

Welcome

We would like to thank you for coming along to our public consultation event. Inland Homes are proposing a residential development at the land north of London Road and to the east of Riding Court Road in Datchet.

Presented here is information and work on our plans which we would like your feedback and comments on.

While initial discussions with The Royal Borough of Windsor & Maidenhead Council have taken place and continue to do so, a planning application has not been submitted. This process is about engaging with and listening to the local community before a planning application is submitted.

Inland Homes

Inland Homes is devoted to providing high quality residential and mixed used developments. Through their activities as a brownfield regeneration specialist or as a self-delivering housebuilder, Inland Homes are passionate about their sites.

As their business and markets have developed, Inland Homes have begun to focus on the self-delivery of projects to create high quality homes.

With developments in Staines-upon Thames, High Wycombe and Iver Inland Homes is earning a reputation for creating new homes across Buckinghamshire. Their ethos is to deliver high-quality sustainable homes to the community and to enhance the environment in which people live.



Berryfields, Tiptree (Development Now Complete)



St Johns, Chelmsford (Development Now Complete)

London Road, Datchet

Land North of London Road and East of Riding Court Road



The Site and Planning Policy Context

Our site is located on land bounded by the M4 motorway to the north, and by London Road to the south and east as well as Riding Court Road to the west. The site is included within The Royal Borough of Windsor & Maidenhead's emerging Local Plan as a housing allocation (reference HA42) to help meet the Borough's identified housing needs over the plan period.

The current Local Plan for The Royal Borough of Windsor and Maidenhead (RBWM) was adopted in 1999 (subsequently updated in 2003), and planned for development in the Borough up to 2006. As such, this plan is significantly out of date and RBWM is in the process of preparing a new Local Plan to replace it.

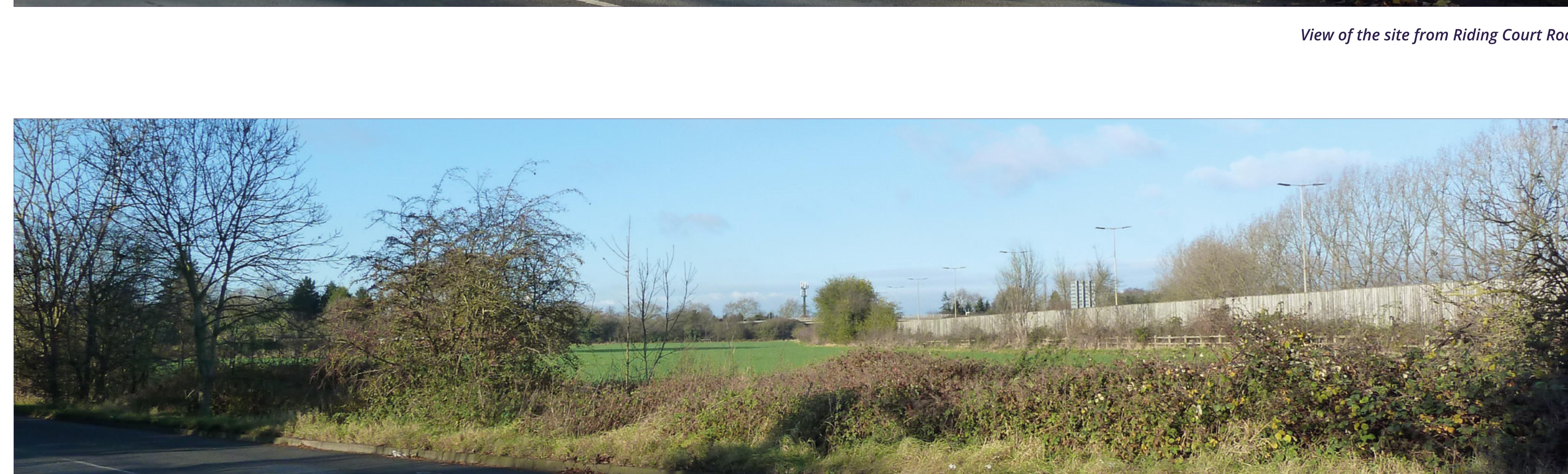
RBWM submitted its emerging Local Plan to the Secretary of State for examination on the 31st January 2018. The Plan will be scrutinised by an Inspector at examination during the summer and, should it be considered 'sound', will progress to be adopted, guiding development and forming the basis of planning decisions within the Borough up to 2033. RBWM is aiming to adopt the Plan in early 2019.

The housing need for the Borough up to 2033 is identified within the emerging Plan as 14,260 dwellings. In order to accommodate these growth requirements the Council has had to review the Green Belt boundaries.

Land at Riding Court Road, Datchet is allocated to provide circa 150 dwellings, and must also accommodate the following:

- Pedestrian and cycle links through the site
- High quality design
- On site open space and play facilities
- Retention of valuable trees, and appropriate boundary treatments
- Improved linkages to the village centre

The proposals presented here for the site are consistent with the emerging Local Plan.



View of the site from Riding Court Road



View of the site from London Road

London Road, Datchet

Land North of London Road and East of Riding Court Road



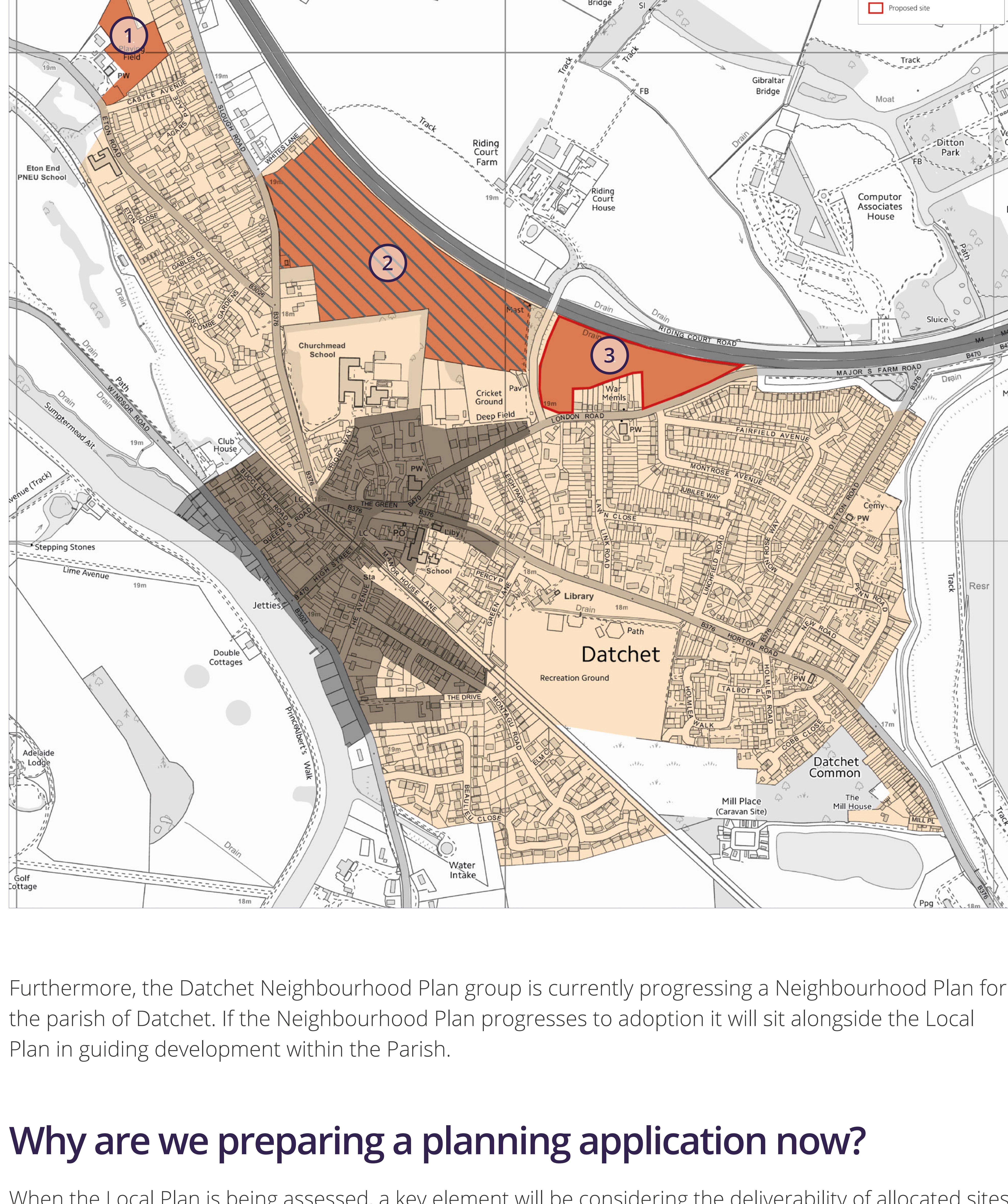
Planning Policy Context continued

Alongside our site, the Local Plan also allocates two further sites in Datchet to provide housing which are shown on the below map as 1 and 2, with our site labelled 3.

These sites and their expected housing numbers are outlined below and locations shown on the map

1. Land north of Eton Road, adjacent to St Augustine's Church - 35 dwellings (allocation reference HA43).

2. Land north and east of Churchmead Secondary School - 175 dwellings plus education facilities that may include an extension to Churchmead school (allocation reference HA41)



Furthermore, the Datchet Neighbourhood Plan group is currently progressing a Neighbourhood Plan for the parish of Datchet. If the Neighbourhood Plan progresses to adoption it will sit alongside the Local Plan in guiding development within the Parish.

Why are we preparing a planning application now?

When the Local Plan is being assessed, a key element will be considering the deliverability of allocated sites. We therefore consider that the submission of a planning application to coincide with Local Plan examination will help prove the deliverability of the site and support the overall soundness of the Local Plan.

Given the site's Green Belt location, planning permission would only be granted for its development if the removal of the site from the Green Belt remains in the version of the Local Plan that is adopted.

A decision on the planning application will not therefore be made until the Local Plan is adopted.

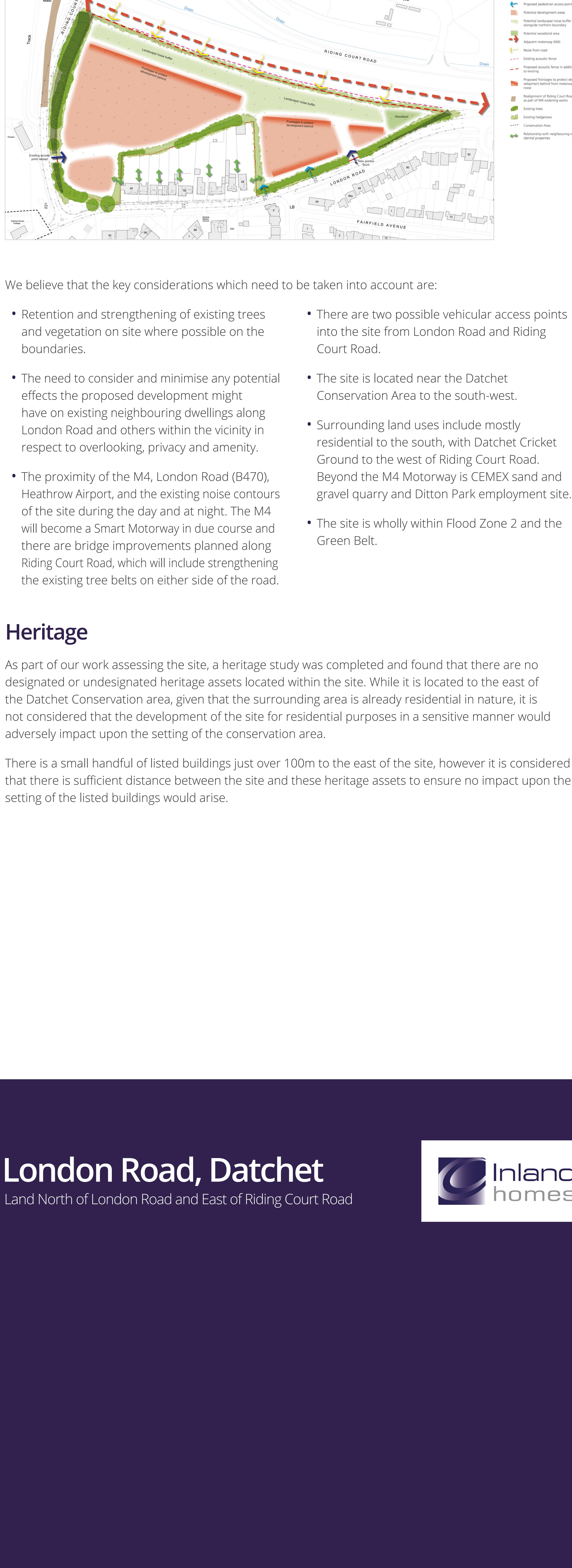
London Road, Datchet

Land North of London Road and East of Riding Court Road



Constraints, Opportunities and Our Approach

As part of our work, we have studied key characteristics of the site which need to be considered as part of our emerging proposals. The below plan outlines these characteristics as well as the opportunities that are available at this site.



We believe that the key considerations which need to be taken into account are:

- Retention and strengthening of existing trees and vegetation on site where possible on the boundaries.
- The need to consider and minimise any potential effects the proposed development might have on existing neighbouring dwellings along London Road and others within the vicinity in respect to overlooking, privacy and amenity.
- The proximity of the M4, London Road (B470), Heathrow Airport, and the existing noise contours of the site during the day and at night. The M4 will become a Smart Motorway in due course and there are bridge improvements planned along Riding Court Road, which will include strengthening the existing tree belts on either side of the road.
- There are two possible vehicular access points into the site from London Road and Riding Court Road.
- The site is located near the Datchet Conservation Area to the south-west.
- Surrounding land uses include mostly residential to the south, with Datchet Cricket Ground to the west of Riding Court Road. Beyond the M4 Motorway is CEMEX sand and gravel quarry and Ditton Park employment site.
- The site is wholly within Flood Zone 2 and the Green Belt.

Heritage

As part of our work assessing the site, a heritage study was completed and found that there are no designated or undesignated heritage assets located within the site. While it is located to the east of the Datchet Conservation area, given that the surrounding area is already residential in nature, it is not considered that the development of the site for residential purposes in a sensitive manner would adversely impact upon the setting of the conservation area.

There is a small handful of listed buildings just over 100m to the east of the site, however it is considered that there is sufficient distance between the site and these heritage assets to ensure no impact upon the setting of the listed buildings would arise.

Emerging Masterplan



- A site area of 3.83 hectares
- 151 dwellings of high quality design in accordance with site's allocation in The Royal Borough of Windsor & Maidenhead Local Plan
- A mix of 1 and 2-bedroom apartments, along with 2, 3 and 4-bedroom houses
- 30% affordable housing across the site equating to 46 affordable units
- Vehicular access points from London Road and Riding Court Road
- Space provided for potential new public art

- New cycle and pedestrian links through the site to improve access to the village centre
- Improving the existing tree belts with additional planting
- On-site open space and play facilities
- Sustainable drainage strategy (SuDS)
- Reducing noise impact on new and existing residents through landscaping to the north of the site along with additional acoustic fencing and planting

Appearance

Having studied local buildings in Datchet and considering the Datchet Conservation Area, we would want to use similar and established materials, details and features found in Datchet.

Therefore the development will use an Arts & Crafts style, creating a distinctive character area to this part of Datchet. We anticipated that the key materials used will be reflective of the variety of materials found in the local area, dominated by brick and partial render at upper floors or timber decorative gable or projecting attic gable features.

Local details such as chimneys, open storm porches, bay windows, gable features and barge boards will be used. Roofs will be a variety of gable, half-hipped or hipped, and some of the dwellings will have exposed rafter feet.



London Road, Datchet

Land North of London Road and East of Riding Court Road



Transport

Accessing the site

We plan to provide two vehicular access points into our proposed site. One from London Road and another at Riding Court Road. These would be simple priority junctions and access for pedestrians and cyclists would also be provided onto London Road and Riding Court Road.

Access to public and sustainable transport

There are bus stops located on London Road along the front of our site and we are currently exploring opportunities to improve them for all local residents as part of our development.

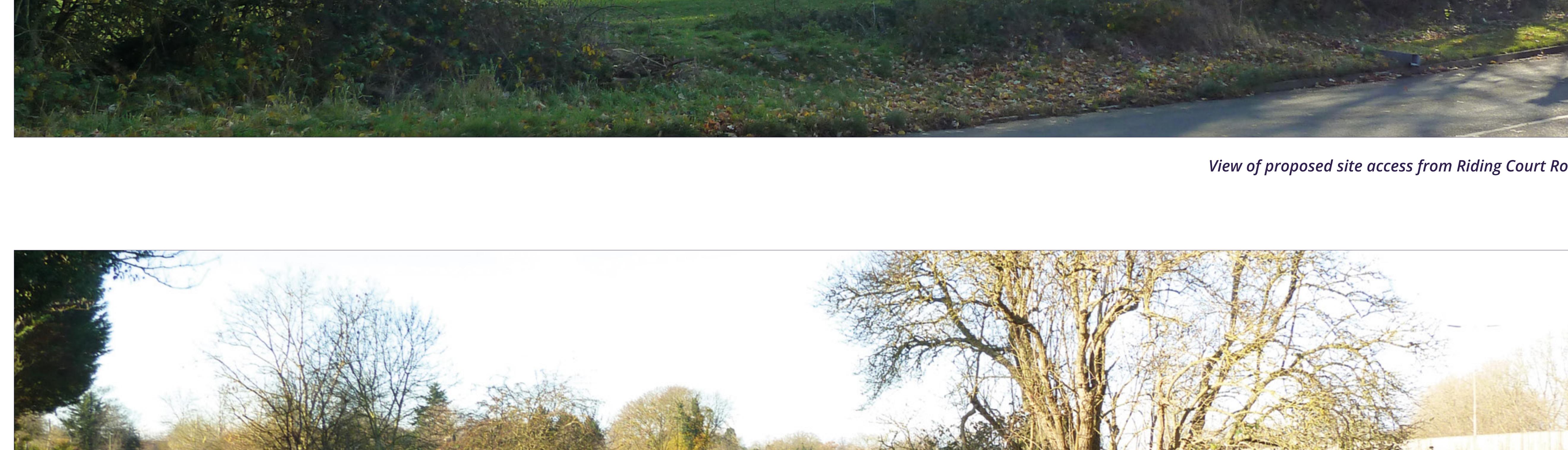
Datchet Station is a short walk / cycle (within 800m) from our proposed development and provides two services per hour to destinations including Windsor, Clapham Junction and London Waterloo.

As part of our work, a walking and cycling audit will be undertaken on the existing pedestrian and cycle infrastructure in the vicinity of the site. This will identify any routes between the development and existing local services and facilities that require improvement.

How will traffic be impacted

A detailed Transport Assessment is currently being produced which will assess the traffic impact of the proposals. The work will consider the capacity and safety of local junctions, taking into account background traffic growth.

The scope of the Transport Assessment has been agreed with the Local Highway Authority and Highways England who are responsible for the operation of the M4.



View of proposed site access from Riding Court Road



View of proposed site access from London Road



Datchet Train Station

London Road, Datchet

Land North of London Road and East of Riding Court Road



Landscaping & Ecology

Landscaping is a key factor in our planning for the site. Structural tree planting will frame the avenue road and continue towards the green buffer along the northern boundary. A tree lined verge located between the road and footpath, will provide separation between pedestrians and cars while also providing height and structure.

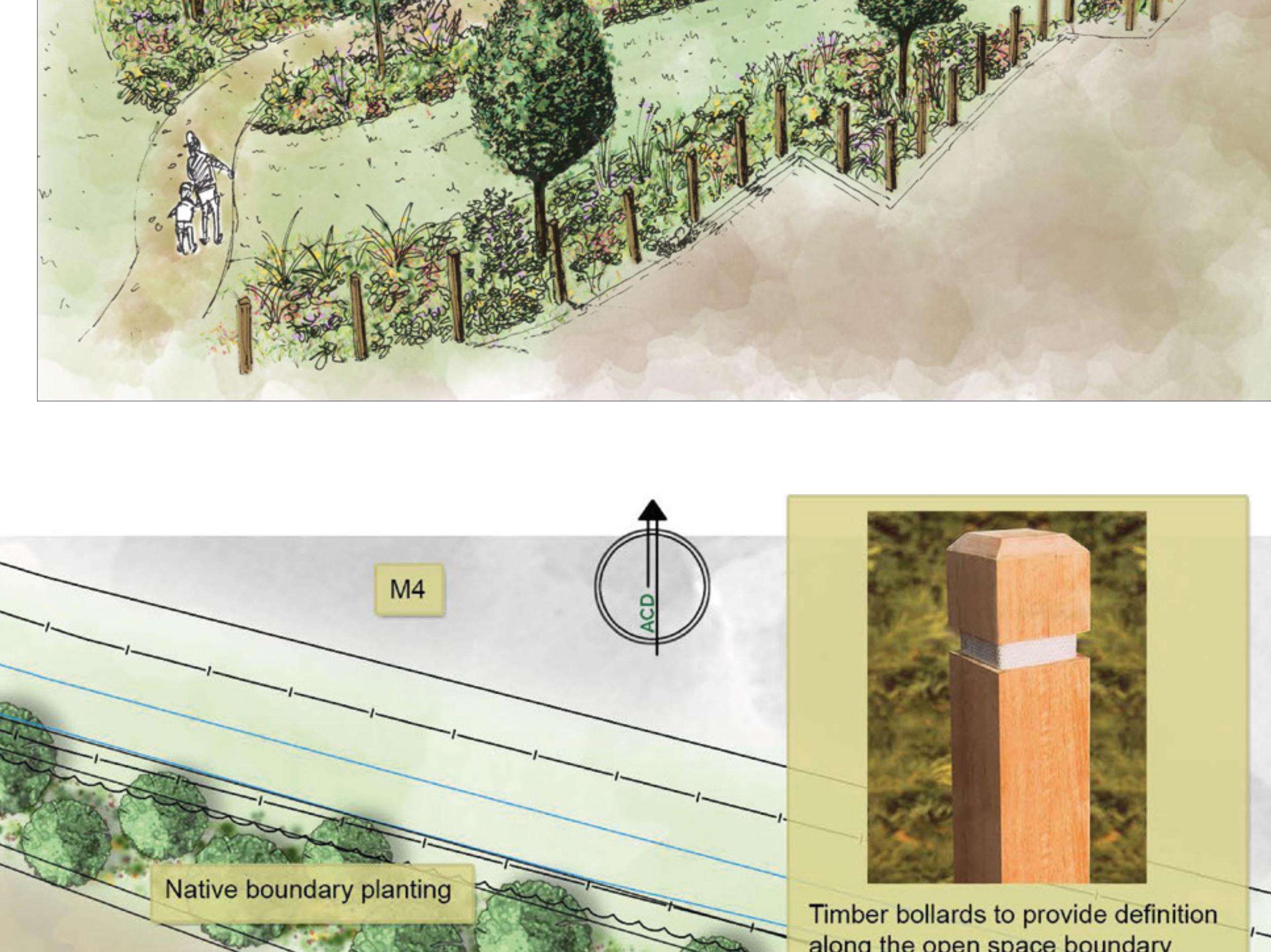
Shrub and herbaceous species will include evergreen and deciduous species that are wildlife friendly.

We will add to and enhance the native boundary hedge planting at the northern boundary. This will provide a strong landscaped buffer, natural in appearance with stock selected of local provenance to ensure longevity.

Pockets of open space are located throughout the site in areas which will receive good levels of natural surveillance. Two small play areas are proposed within these to provide play activities and nature play which are easily accessible throughout the development. Examples of play space styles which could be incorporated here are shown below.

Formal and informal areas of grassland will enhance the play value of the open space while providing additional wildlife benefits and habitats. Tree species will be chosen for their upright and clear stem form and include rear garden fruiting species, including apple, plum, cherry, decorative pear and maple varieties.

As part of our work, we have also carried out studies on local plant and wildlife that would need consideration as we come forward finding that there are no constraints to potential development of the site. While there is some bat activity on the site, it is concentrated in the south-west section of the site and at a level low enough to not constrain development taking place.



London Road, Datchet
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 Inland homes

Flooding, Noise and Air Quality

Flooding

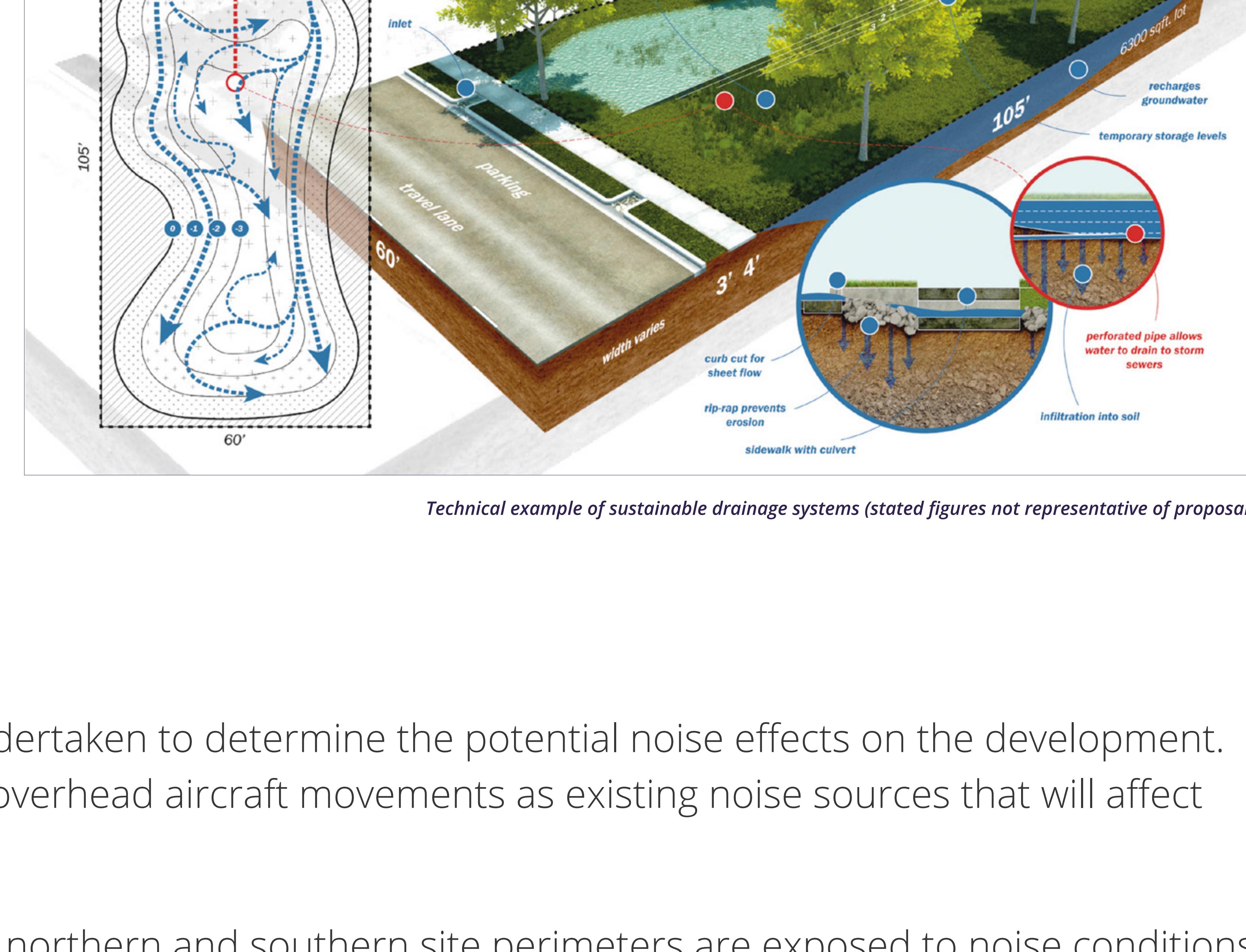
The Environment Agency flood map places the site outside of Flood Zone 3 (the highest risk category) and as such, the site has less than a 1 in 100yr probability of flooding from main rivers.

The site is however entirely within Flood Zone 2, land classed as having between a 1 in 100yr and 1 in 1000yr annual probability of river flooding. The normal measurement of how flooding effects an area is to test it against a 100 year + 20% climate change event.

Having examined the site against this, the extent to which it would affect our site has been found to be very low. It is reasoned that the higher elevations along London Road and Riding Court Road, act as a form of embankment to flood water; this in turn protects the site above a certain threshold.

The site is not shown to flood during the 100 year + 20% climate change event, however a 35% climate change allowance is now generally applied in the Thames region, and the site is partially located in the historical floodplain.

Therefore, to ensure robust mitigation it is recommended that finished floor levels are raised above predicted flood levels.



Noise Impact

A noise assessment has been undertaken to determine the potential noise effects on the development. This identifies the M4, B470 and overhead aircraft movements as existing noise sources that will affect future development of the site.

The assessment showed that the northern and southern site perimeters are exposed to noise conditions which will require specific mitigation. A 2m high noise fence is already in place adjacent to the M4 and a range of technical solutions will be available to the developers in order to mitigate noise from the existing roads. The proposed masterplan has evolved to protect not only future residential use of the application site but also enhance the noise protection for the existing residential properties off London Road.

The design of the proposed development will include the provision of specific noise barriers and buffers, optimum orientation of buildings and integration of appropriate glazing and ventilation to protect new and existing receptors. Further, the layout of the site make provision for taller buildings in this location to assist in providing noise mitigation to the remainder of the site as well as London Road receptors, together with potential for landscape buffers

Air Quality

The impact on air quality during the construction and operational phases will be assessed. Should the application be approved, through the implementation of suitable mitigation measures, it is anticipated that construction related impacts will be insignificant.

Air quality impacts from road traffic associated with the site once it is constructed will be assessed using detailed dispersion modelling. Air pollutant concentrations at the site will also be assessed by detailed modelling which will determine concentrations across the entire site.

Due to the fact that traffic is usually moving at speed when travelling along the M4, elevated pollutant concentrations directly adjacent to the M4 motorway drop off quickly with distance from the road and it is expected that pollutant concentrations at residential dwellings will be below air quality objectives.

However, suitable mitigation measures would be incorporated into the design of the proposed development should these be required following completion of the detailed assessments.

London Road, Datchet

Land North of London Road and East of Riding Court Road



Illustrative Views of proposed development



Indicative Street Scene with Housing



Indicative Street Scene with Apartments

London Road, Datchet

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Thank You

Thank you for taking the time to attend our public consultation event. We will take away and analyse your comments as part of our work to further the proposals for this development.

What happens now

You can leave your feedback in a number of ways outlined below. The easiest way is to fill in a feedback form before you leave today and leave it with us.

We will be developing the scheme using the feedback received here and a planning application for the site will be submitted in the coming weeks.

How to leave your feedback



Feedback Forms

These can be filled out here at the event or at home and posted free of charge



Write to us

We have a freepost address, just write it on an envelope and pop it in the post. Freepost: RTSY-BYYK-CZZT, Cratus Communications, West Wing, 25 Lavington Street, London, SE1 0NZ



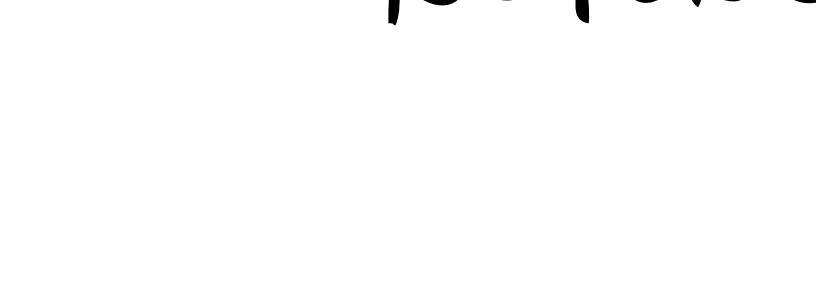
Call us

You can get in touch with our Consultation Manager Sebastian by calling: **020 8629 7207**



Email us

Email us at: londonroaddatchet@cratus.co.uk



London Road, Datchet

Land North of London Road and East of Riding Court Road





Proposed Housing Mix

London Road, Datchet

Land North of London Road and East of Riding Court Road



Indicative Masterplan

London Road, Datchet

Land North of London Road and East of Riding Court Road