

ARBORFIELD SDL COMMUNITY FORUM

Date: October 23 2014
 Venue: Henry Street Garden Centre
 Time: 7pm
 Chair: Cllr Dianne King

Item	Notes	Actions
<p>1. Welcome: Cllr Dianne King</p>	<p>Cllr King welcomed attendees to the meeting</p>	
<p>2. Update on new Arborfield Secondary School WBC Project Director John Wood</p>	<p>John Wood set out the latest progress and next steps to deliver a new secondary school in Arborfield. See separate presentation.</p> <p>No question were asked</p>	
<p>3. Planning application process Principal Planning officer Matt Melville</p>	<p>Matt Melville explained the two planning applications that have submitted for Arborfield Garrison SDL by the Arborfield Garrison Landowners Consortium and the Marino Family. He explained the process by which they will be determined and gave some guidance for people wanting to respond. See separate presentation.</p> <p>MM also explained that the Arborfield Relief Road is moving forward with recommendations for the detailed route due to go to the council's decision-making executive in spring next year.</p>	
<p>4. Presentation on Hogwood Farm application – Roger Bullworthy from the Marino Family</p>	<p>Roger Bullworthy set out brief details of the application for 1,500 homes and accompanying infrastructure (including a primary school and neighbourhood centre). He also stated that Finchampstead CofE church had requested the opportunity to provide a church as part of the development.</p> <p>He also explained that the new application was very similar to the proposals that had been in the public domain in recent years, but that there were differences in the access to Hogwood park Industrial Estate.</p> <p>Questions/comments:</p> <p>Q. Would the church be ecumenical? A. Request is from Church of England but other possibilities could be explored.</p> <p>Q. How big will the primary school be? A. Initially two-form entry but site area provides scope to expand to three-form entry if required.</p> <p>Q. Will the drainage strategy have any impact upon the small lake at</p>	

	<p>Robinson Crusoe Park?</p> <p>A. The drainage in that area will not change. Much of the SUDS will be in the SANG, which will need to be delivered early in the development.</p>	
<p>5. Presentation on Arborfield Garrison Landowners Consortium application Hugo Reeve, Crest Nicholson Development Director</p>	<p>Hugo Reeve set out the outline of the AGLC application and highlighted where it is different from the previous withdrawn application. See separate presentation.</p> <p>Question and Comments;</p> <p>Q. Will the existing officer and soldier accommodation be kept? A. Yes – the existing military homes are not part of the development</p> <p>Q. Concern raised that the primary school is now too close to The Coombes and will overlap catchments. A. Two schools are required to serve the SDL development. WBC will be responsible for ensuring catchments work properly.</p> <p>Q. What will happen to the rights of way and will new paths be linked to existing network? A. The developments will connect into existing external footpaths and bridleways to maximise opportunities for connectivity. Developers will contribute to WBC’s Greenways project to create improved walking, cycling and bridleway links between SDL and areas of employment and housing</p> <p>Q. Why was California Crossroads not mentioned in AGLC’s presentation? A. Improvement at California Crossroads is largely the responsibility of the Marino Family application and their application sets out two options for what could be done there.</p> <p>Q. What is the plan for drainage and will it be in place at the start of development? A. Drainage will be phased and will be in place as housing is provided.</p> <p>Q. What sort of mitigation is envisaged at the junctions? A. It will depend on location. Examples may be road narrowing to slow vehicles or changing the priority at junctions to improve flow.</p> <p>Q. Concerns were raised about what can be done to improve junctions in Eversley. A. Developers acknowledged that improvements are needed on the A327 and are part of the plans although some of the existing issues cannot be resolved.</p> <p>Q. Does the transport modelling take into account other developments such as the application by Reading FC for a new training ground at Bearwood Golf Course? A. WBC stated that all planned and approved development in the period</p>	

	<p>up to 2026 is factored in to the modelling</p> <p>Q. Concerns were raised that a Rapid Transport system mentioned in the presentation would not work as no rapid movement is possible on the roads now. Also query as to what a rapid transport system is.</p> <p>A. Rapid Transport is a term to describe public transport such as buses that can move significant number of people out of an area. Public Transport Strategies were provided with each planning application.</p> <p>Q. Are other areas such as Winnersh Crossroads and Shinfield included in the transport planning?</p> <p>A. Yes the modelling is done at two levels – a detailed local level and a wider level across the area and issues further afield are considered in this.</p> <p>It was also highlighted that recent initiatives such as the Leopard buses are proving successful and the developers are talking to bus operators and developers to expand and improve these as part of their public transport strategy.</p> <p>Q. Will contacts be provided by developers if residents wish to clarify points.</p> <p>A. Yes – AGLC can be contacted via website http://www.arborfieldgarrison.co.uk/ (enquiries should be copied to WBC). Comments on the applications need to be formally submitted to WBC.</p> <p>Q. Has the heights of building gone up or down in new application?</p> <p>A. Down.</p> <p>Q. What is the relationship between the secondary school application and the outline AGLC application.</p> <p>A. WBC is submitting a separate application and is working closely with the developers on this.</p> <p>Q. Is there a covenant on the SANGs?</p> <p>A. Yes – SANGs are protected in perpetuity (through the Section 106 agreement) and an ongoing maintenance plan and funding must be approved by Natural England for SANG before any homes can be occupied.</p> <p>Q. What plans are in place for construction traffic?</p> <p>A. Developers will be obliged to provide a construction management plan that includes how they will control and mitigate the impact.</p> <p>Q. Lack of trust about the effectiveness of mitigation, as the Arborfield Cross roundabout does not work even after it was rebuilt.</p> <p>A. Understand the point and will avoid repeat of past mistakes.</p> <p>Q. Why don't the Eastern and Arborfield Cross Relief Roads meet?</p> <p>A. The overall impact will be to improve traffic flow as the junctions at</p>	
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	<p>either end of the roads will be improved. Other improvements are also planned along the A327 corridor, including addressing the impact of flooding.</p> <p>Q. It would help to be able to see how many cars use individual junctions. A. That information is available in the Transport Assessments submitted with the planning applications.</p> <p>Q. Will an access road be provided for the school before it is open. A. Yes – though this may be a temporary access until the Nine Mile Ride Extension is constructed.</p>	
<p>6. Arborfield & Newlands and Barkham Parish Councils preparation for response to the planning application – Ken Lane</p>	<p>Ken Lane from Barkham Parish Council explained that working groups are being set up by the two parish councils to look at the two planning applications and prepare a joint response. He invited residents to volunteer for these groups. Mr Lane also explained that the two parish councils are working together on a Neighbourhood Plan and that those people who helped prepare the response to the consultation may also want to be involved in this.</p>	
<p>7. AOB</p>	<p>Chair Cllr King invited Jim May from Finchampstead Parish Council to invite residents to attend an exhibition on the two applications at Nine Mile Ride School from 3pm to 5pm on November 22. This will be a drop-in session and developers will be available to answer questions.</p>	