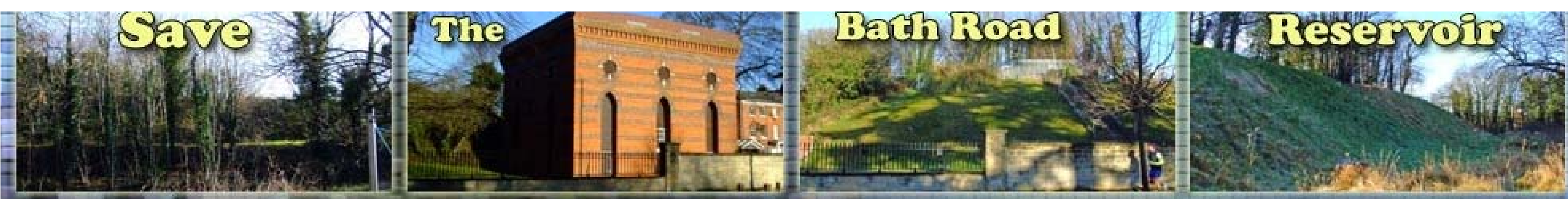




Bath Road Reservoir - Public Meeting

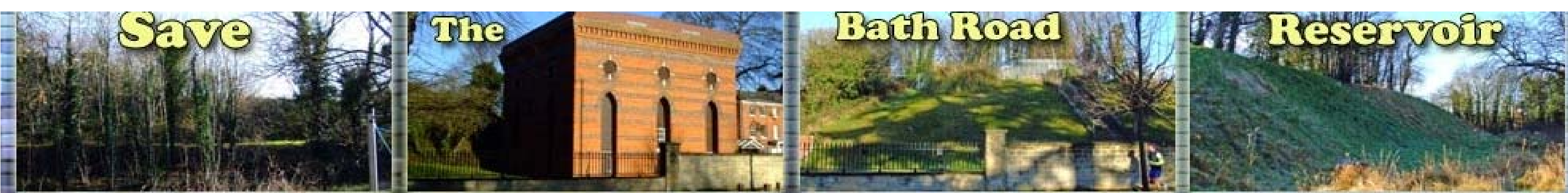


Save the Bath Road Reservoir Group
www.savethebathroadreservoir.co.uk



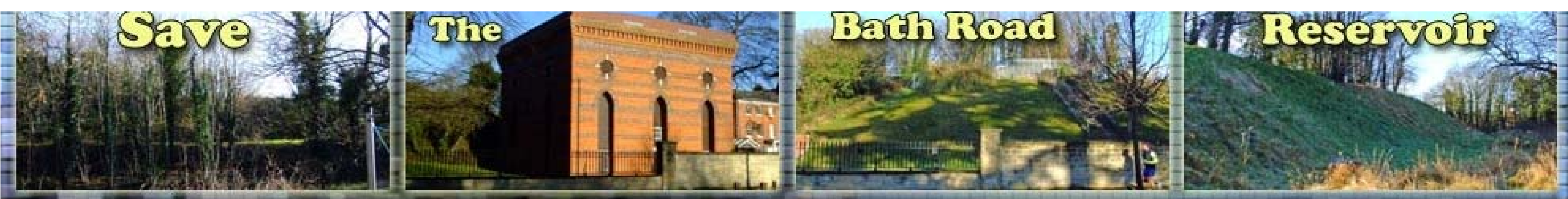
Massive overdevelopment

- Density of proposed development too high
 - Way out of scale with surrounding area
 - Density figures of surrounding area are questionable
- Guidelines for site state 80 dwellings
 - 100+ dwellings plus office conversion of Water Tower – significant overdevelopment



What will this mean for the surrounding area?

- Dust/air pollution – 1. decommissioning, 2. construction & 3. new development
- Original Planning Brief – non-adherence
- Traffic
- Loss of open space
- Wildlife and Ecology
- Flood risk
- Land/Visual
- Sustainability
- Parking
- Noise
- Increased crime risk
- Altering the character of the area as we know it
- Loss of Heritage



Dust/air pollution

- Decommissioning and building will cause dust
- Impact on surrounding area's amenity esp. during Summer
 - Can't open windows
 - Can't put washing out
 - Can't sit in garden etc

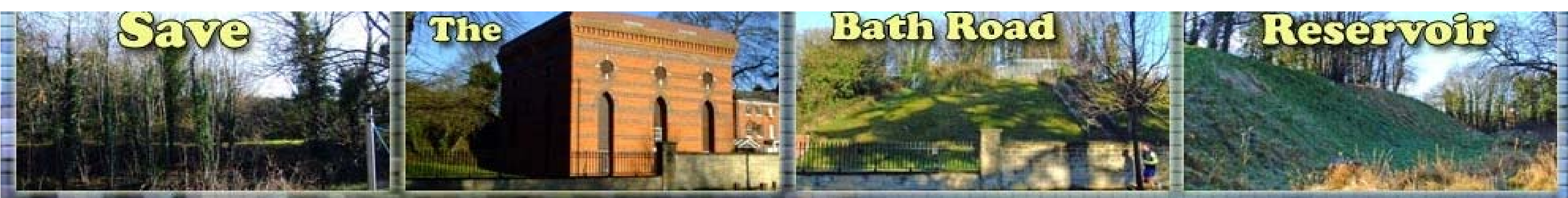


Traffic/Transport and access

- Development will have an impact on surrounding area
- Bath Road already congested
- Junction with Berkeley Avenue is recognised traffic bottleneck
- Surrounding junctions will become saturated

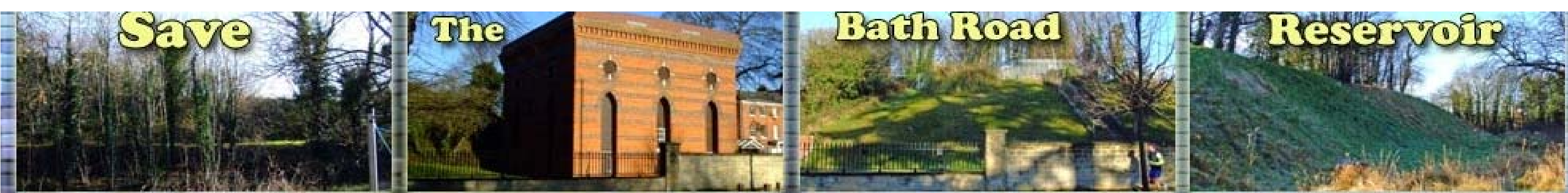
Loss of open space

- Local people gain considerable pleasure in from the wildlife and natural character of the area
- Reservoir site can be described as 'Open Space' even without access
- RBC objectives – to reject any development proposal that results in loss of open space



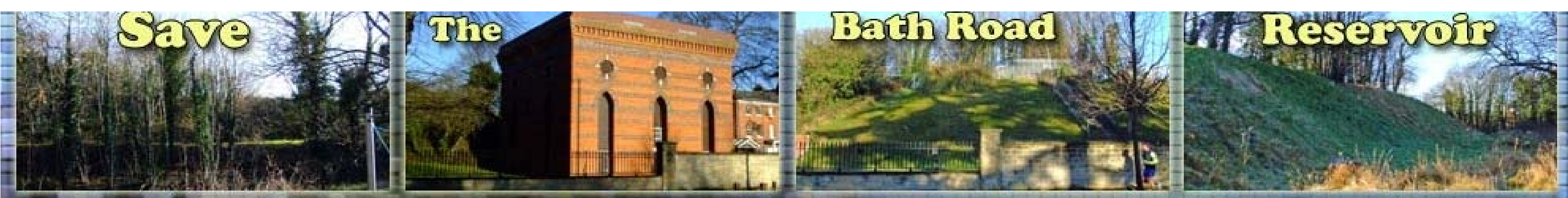
Wildlife and Ecology

- Site is home to rare and protected flora and fauna and contains a number of important habitats rarely found in town centres
- Important and rare 'green lung' in otherwise built-up area
- This area of Reading already recognised to be deficient in green/open space
- Biodiversity – buffer zone to established green corridor (railway embankment)



Land/Visual

- Overlooking: raised levels of proposed development – ground floor windows of new development looking into bedroom windows of existing properties
- Overbearing – buildings of up to 4-storeys high will be higher than all buildings in surrounding area
- Overshadowing – surrounding houses/flats will suffer from loss of light
- Loss of Outlook – trees, slopes and woodland replaced with buildings
- Out of character with surrounding area
 - Victorian-style terraces



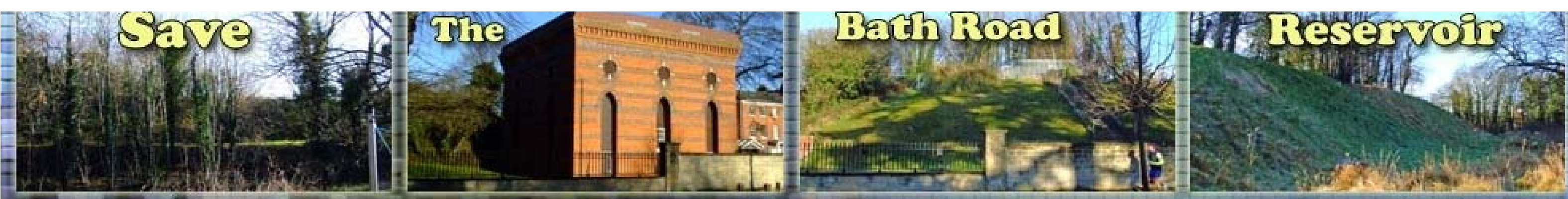
Parking

- National guidelines state 1.4 spaces per residential property
- Without this, cars will be looking for spaces on the surrounding roads, adding to the existing parking problems
- TW considering enforcing controlled parking on Western Road
 - Existing residents would be detrimentally affected for the benefit of a new development which will itself not be subjected to any controlled parking



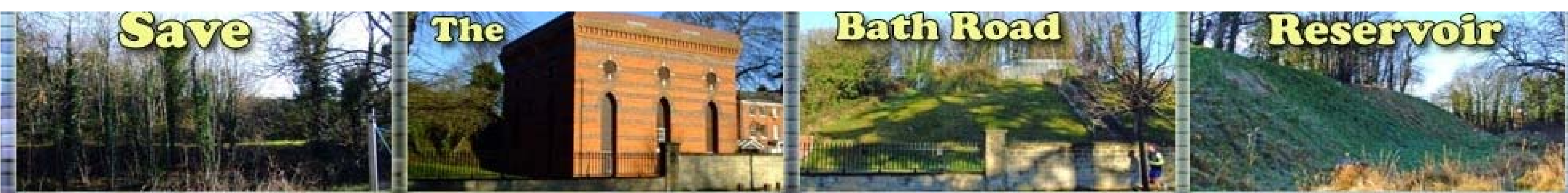
Noise

- Both from decommissioning process AND construction of new development
 - Builders will work long hours and weekends to save costs (think of waking up every Saturday morning at 7am to the sound of heavy machinery)
 - Breaking up of the reinforced concrete
- Loss of embankments
 - Embankments help deaden traffic noise from busy Bath Road
- Noise from new development
 - Area will cease to be quiet



Increased crime risk

- Construction sites attractive to thieves – tools left on site, worth a lot of ££
- Cycle paths - good for opportunist criminals – quick escape route
- Eg Milton Keynes: quiet, poorly-lit pathways, not overlooked – attract criminals, residents too scared to walk along them



RBC biodiversity responsibilities

- Official quotes from Council documents:
 - *“Value, protect and enhance the amount and diversity of habitat and wildlife and other contributors to natural diversity”;*
 - *“Development proposals that will result in the loss of open space or jeopardise its use or enjoyment by the public will not be permitted”*

Thames Water statutory environmental responsibilities

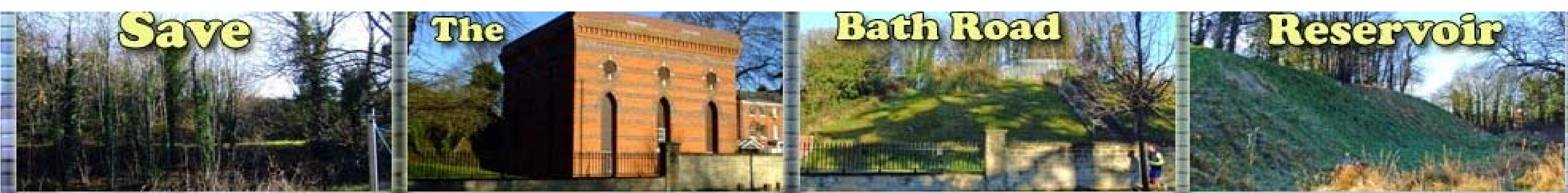
Countryside Act 1968:

“have regard to the desirability of conserving the natural beauty and amenity of the countryside”

Water Act 1973:

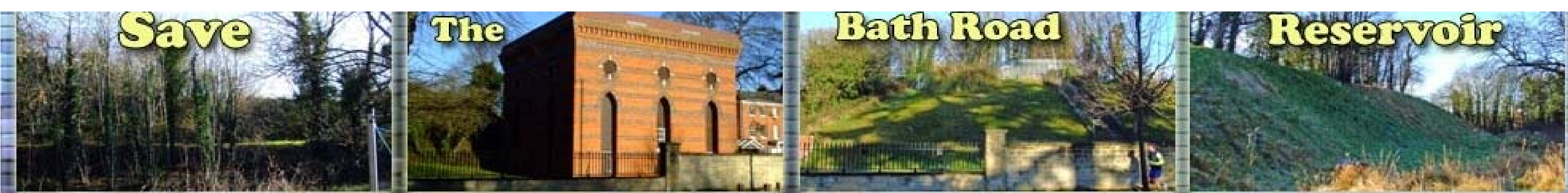
“further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest”

“take into account any effect which the proposals would have on the beauty of, or amenity in, any rural or urban area or on any such flora, fauna, features, buildings or objects”



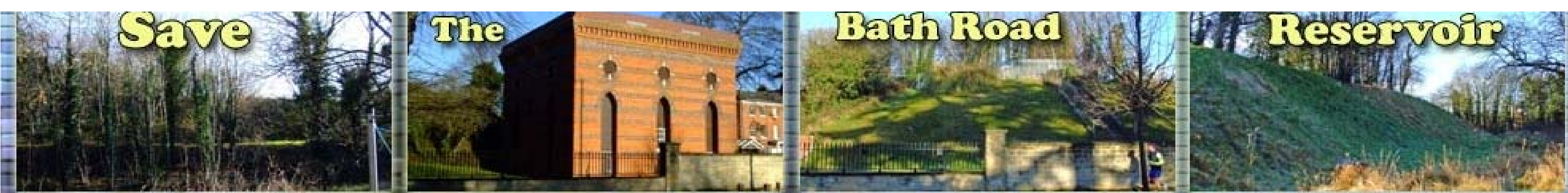
Alternative uses for the site

- Educational resource for local schools
 - Site contains diverse and contrasting range of ecosystems - something rarely found in town centres
 - Classroom with wildlife display boards
 - Could be used by all local schools for field trips
- SNCI (Site of Nature Conservation Importance)
 - Contains good examples of semi-natural habitat, species of flora and fauna which have restricted distribution in the area
- Wildlife Heritage Site
- Local Wildlife Resource



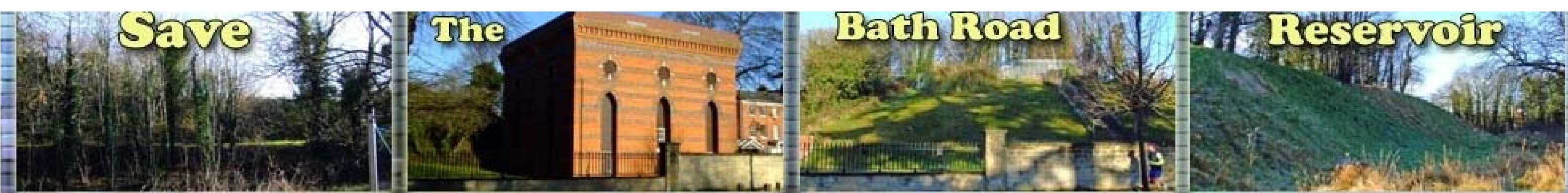
What will happen at the consultation?

What TW will say	What we say
The site is dangerous and needs to be demolished	Nothing has changed for the last 75+ yrs. Why has it suddenly become urgently dangerous?
The site is dangerous and needs to be demolished	The site cannot be declared dangerous without a full civil engineer's report – do you have one?
The site has been included in the Local Plan since 1996	Local Plan also specifies retaining embankments, limit of 2-storey height, preserving semi-rural nature of the site, & including an element of community use in the Water Tower – we are not satisfied that the plans respect this
Decommissioning will require removal of all embankments anyway	We are not satisfied that TW have investigated this option thoroughly enough. We want to see a civil engineer's report stating unequivocally that this is the only method
OFWAT are constantly on our backs to maximise profits – we must sell the site to keep them happy	OFWAT are only concerned with the level of customer service that you are providing. They are not interested in property transactions.



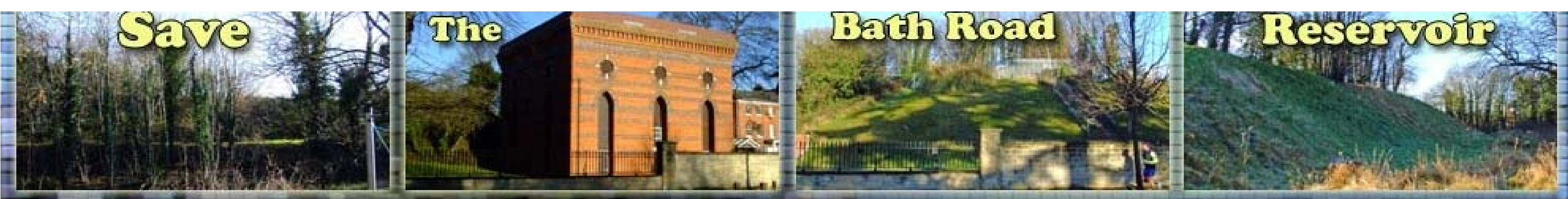
What can you do to protect yourselves?

- Attend the consultation sessions
 - Downshire Sq Church Hall: **Thurs 14th May 2-7pm, Sat 16th May 10am-2pm**
 - Fill in the comments forms
- Write Email/Write to RBC - Justin Turvey (planning officer), local councillors – and Thames Water
 - Voice your concerns about the proposed redevelopment giving ***valid planning reasons***
 - Suggest ***alternative uses*** for the site



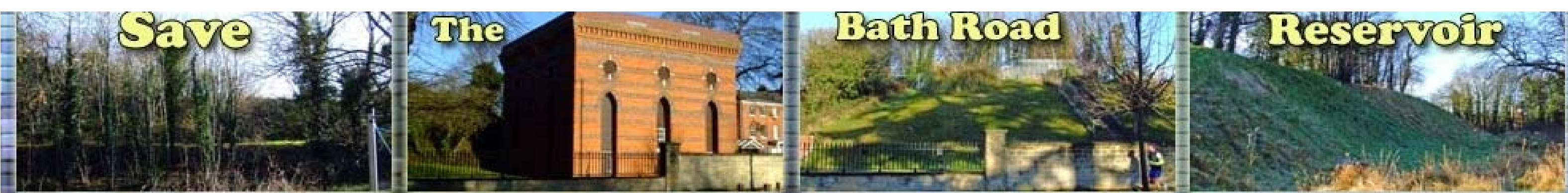
What can you do to protect yourselves?

- Ask questions at the consultation sessions:
 - **Challenge** what you are told about dangerous nature of site/OFWAT/decommissioning process
 - Ask if they will be providing a **Community Liaison Officer** during decommission and construction process
 - Ask if the reinforced concrete will be taken **off site** to be broken up to minimise disruption/noise
 - Ask **what benefits** proposed development will bring to us as local residents
 - Ask how they calculated **density** of surrounding area



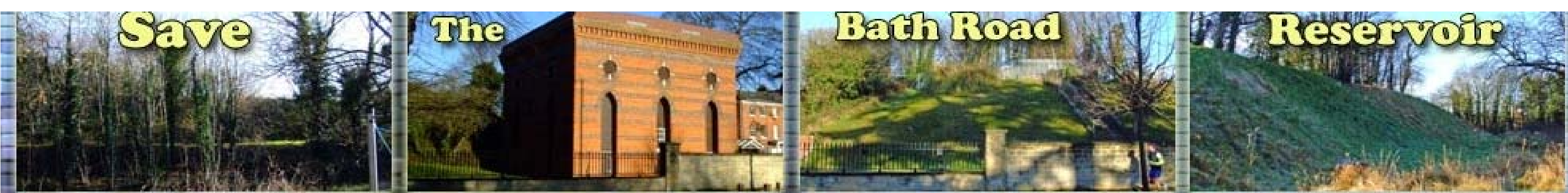
What can you do to protect yourselves?

- Help the campaign!
 - Leaflets – photocopying and delivering
 - Donations (even £1 per person would pay for the cost of hiring this room)
 - Please leave your details at the end of the meeting if you can help in any way



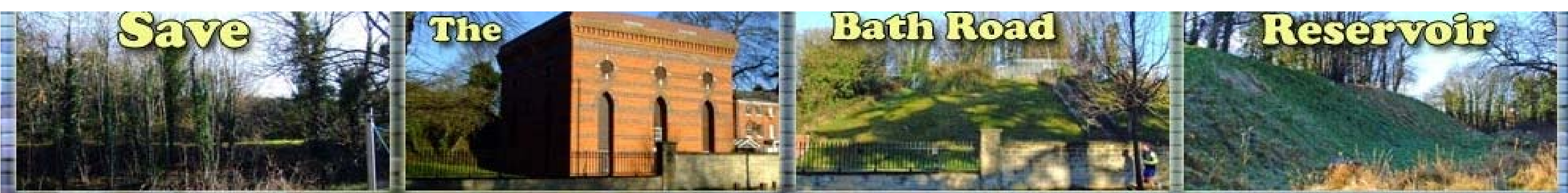
What can you legitimately object to?

1. Dust/air pollution – 1. decommissioning, 2. construction & 3. new development
2. Original Planning Brief – non-adherence
3. Increase in traffic
4. Loss of open space
5. Loss of Wildlife and Ecology
6. Flood risk
7. Overlooking/overbearing/overshadowing and loss of outlook
8. Sustainability
 - » (cont...)



What can you legitimately object to? (cont.)

9. Risk of causing parking problems to surrounding streets
10. Noise from decommissioning, construction and new development
11. Increased crime risk
12. Altering the character of the area as we know it
13. Loss of Heritage
14. Overloading of local resources – schools, transport, roads...
15. Contravention of RBC's biodiversity objectives
16. Contravention of TW's statutory environmental responsibilities
17. Proposed development brings no benefits to local area/local residents



**Speak NOW to stall the planning application – or
forever hold your peace!**

- Once planning permission is obtained – it's too late

Address details

RBC Planning Dept

Justin Turvey

Planning Dept

Reading Borough

Council

Civic Centre

Reading

RG1 7AE

Local Councillors:

Paul Gittings/

Debbie Watson/

Terry Byrne

Reading Borough Council

Civic Centre

Reading

RG1 7AE

Thames Water

Richard Aylard

Thames Water

Utilities Ltd

Clearwater Court

Vastern Road

Reading

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