

██████████
Sandhurst Road
Crowthorne RG45 ██████
5th March 2018

Bracknell Forest Council
Licencing Dept.
Times Square
Bracknell

Dear Sirs,

Re: Potential Trading Licence Application for a Kebab Van in
Wildmoor Heath Car Park, Crowthorne

We were very surprised and concerned to hear about the above potential licence application. Having taken a few days to consider the matter, we are now formally writing to request that any such application be refused.

Wildmoor Heath car park sits within an SSI/SPA which prohibits new building. BFC's has recently issued Consultation paper Thames Basin Heath Special Protection Area (SPA) Supplementary Planning. Paragraph 2.2 of this Document identifies the following three "Potential Adverse Effects on the Integrity of the SPA".

- (a) Human disturbance – fly tipping, cat predation, uncontrolled fires and the creation of many additional pathways.
- (b) More visits to the SPA (recreational pressures), disturbance to sensitive species and dog fouling.
- (c) More air pollution resulting from increased car traffic.

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The Document also identifies Suitable Alternative National Green Spaces (SANGs) and Buffer Zones as "avoidance"/mitigation" measures to take the pressure off SPI/SSIs.

As residents we have noticed an increase in each of these three factors over recent years which is having a detrimental effect on the SPA. There has also been an increase in vandalism, anti-social behaviour and in the number of groups of visitors meeting in the car park late at night. We have also experienced cars coming up our private driveway. This raises safety/security concerns particularly when it happens late after dark.

The introduction of a kebab (or burger) van will inevitably draw more people into the SPA during the late afternoon and evening and deterioration from increased traffic noise and light, litter and groups congregating in the car park. This is likely to continue beyond the hours in which the van is trading.

We are very surprised and disappointed that the Applicant has considered Wildmoor Heath as a potential location for the licence application given its environmental protection and sensitivity. Introducing commercial trading at this location is totally at odds with legal requirements to protect the SSI/SPA.

One alternative solution would be for the Applicant to consider other potential locations which are not subject to SSI/SPA protection and do not adversely impact domestic residents. This could include sites on industrial settings or possible locations such as the car park in Shepherds Meadow or Ambarrow Court.

BFC's "Avoidance/ Mitigation" measures to reduce pressures on the SPI/SPA by offering SANGS and Buffer Zones seem to be an excellent solution. However, the introduction of trading in Wildmoor Heath car park would inevitably increase the pressures on the SPA/SSI rather than reducing them.

Consideration could also be given to locating the van in one of the SANGS or Buffer Zones. This would have the attraction of meeting the Applicant's commercial needs on the one hand and also meet BFC's objective of promoting these new recreational facilities at the same time.

Should an Application be received, we request that a meeting is arranged to discuss the issues at the earliest possible opportunity. Please can you ensure this is well in advance of the any formal meeting is convened. Thank you.

Yours Sincerely

A solid black rectangular box used to redact the signature of the sender.

Cc Parks & Countryside Department