



Chairman, Middle Thames, John Skuse, "Moorlands", Pinkneys Green, Berks, SL66QG 01628 624025
John_skuse@hotmail.com

Mr Anthony Hurst,
Principal Public Rights of Way Officer,
RBWM,
Town Hall,
St. Ives Road,
Maidenhead
SL61RF

11th March 2014

Dear Mr Hurst,

Thames Path National Trail

I regret previous correspondence has strayed but I would like to take the opportunity to express the wholehearted support of the River Thames Society for the completion of the "missing link" at Maidenhead.

The RTS has brought up this subject in the past; indeed we have had substantial correspondence with Theresa May and the Council and thus we are very pleased that the completion of this part of the Thames Path has become a possibility.

Yours sincerely


John Skuse, Middle Thames Chairman, RTS

Cc Margaret Bowdery M.B.E. East Berks Ramblers



President: Sir Anthony Durant

Charity No. 288380
Company Limited by Guarantee No. 1747301
Registered Office: 28 Beaumont Road, Windsor, Berks. SL4 1JP

a member of the


**river thames
alliance**

Mr A Hurst
Principal Rights of Way Officer
Royal Borough of Windsor & Maidenhead
Town Hall
St. Ives Road
Maidenhead SL6 1RF

17 February 2014

Dear Mr Hurst

Thames Path National Trail – Missing Link

Thank you for your consultation letter of 5 February and we welcome this fresh initiative to complete the important riverside link in the Thames Path National Trail and our historic Maidenhead Boundary Walk.

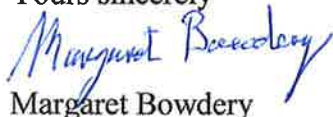
It was in 1950 that the Council proposed infilling the landing steps beside the Thames Hotel to improve the existing riverside path to Bridge Gardens. Since then, the Thames Path has been created as well as The Maidenhead Boundary Walk. Both these routes deserve the highest possible standard of amenity and safety.

To achieve the recommended quality standards for the Thames Path National Trail, we recommend that Maidenhead FP.53, (obstructed by parked cars since 1991) should be relocated to the riverside. If this is agreed, we have no objection to the occupants of Bridge View being allowed the continued use of the paved frontage for parking. This will leave approximately 17m of additional new footpath to be provided along the riverside.

If the riverside route is agreed, our Group is willing to contribute £14,000 towards path construction costs. Furthermore, we are willing to review this donation once the final costs of the riverside footpath are known.

Since 1989 occupants and new tenants of Bridge View have been aware that the Council planned to route the Thames Path along the former boatyard slipway. We therefore hope that the Path Agreement negotiations of 2007 will now be progressed to a satisfactory conclusion for all parties. If a Path Agreement is not possible within a reasonable timescale, a Creation Order should be made as recommended by the Local Access Forum.

Yours sincerely



Margaret Bowdery
Life President



Maidenhead Civic Society

Bryher
Islet Road
Maidenhead
SL6 8HT

Anthony Hurst
Principal Rights of Way Officer
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead SL6 1RF

8 February 2014

Re: Thames Path “missing link”

Dear Anthony,

I was encouraged by the news that there is to be a community engagement about the practicalities of creating a riverside route between Chandlers Quay and Bridge Gardens.

The Civic Society has long been a supporter of the Ramblers' quest for the completion of this “missing link” in the Thames Path.

It's astonishing to us that the route was ever lost in the first place and the alternative is unattractive, inadequate and dangerous.

It's a known fact that 59% of visitors to Maidenhead come because of the Thames. We have a civic duty to make those visitors feel welcome. What better way than by restoring a key segment of a national trail within sight of the town's most historic gateway, Maidenhead Bridge?

Restoring the riverside route is the preferred solution, historically, aesthetically and practically. Moreover, with plans being laid for the redevelopment of the former mill site on the Bucks bank and the installation of a footbridge at Boulters, it sends a timely message that the Borough recognises the importance of this stretch of the Thames as a valuable asset.

Yours sincerely

Bob Dulson, Chairman

TO

Anthony Hurst, Rights of Way Officer RBWM

17th Feb 2014

FROM

Graham Brunsten, Chairman Maidenhead Boundary Walk Committee.

THAMES PATH 'MISSING LINK'

Dear Anthony

On behalf of **The Rotary Club of Maidenhead** I would like you to convey the following submission, to the meeting of The Rights of Way panel on March 4th, in support of The Council completing this path.

During our annual event 'The Maidenhead Boundary Walk' approximately 500 people use this path and have to cross the main road twice because of the missing link. Despite the assistance of marshals we consider this to be one of the most dangerous parts of the whole 13 mile route for pedestrians.

Also as a Riverside resident I think that if the Thames Path National Trail was complete in this section it would be a worthwhile improvement to local amenities.

Unfortunately I am unable to attend the meeting on March 4th, but I hope a representative of Rotary will be there.

Yours sincerely

Graham Brunsten

Rotary Club of Maidenhead

73, Ray Park Avenue MAIDENHEAD SL68EG

Anthony Hurst

From: Kate Ashbrook <hq@oss.org.uk>
Sent: 25 February 2014 11:47
To: Anthony Hurst
Subject: Thames Path National Trail

Dear Mr Hurst

Margaret Bowdery has passed to me a copy of your letter of 5 February. You may have sent one to OSS and it has been mislaid; I apologise for responding late.

We are delighted to hear that a report is to be submitted to the council's Rights of Way and Highway Licensing Panel on 4 March to consider the Thames path 'missing link' to the north of Bridge Gardens.

The Open Spaces Society strongly supports the creation of a public path here as part of the Thames Path National Trail, to avoid the dangerous road which puts walkers at considerable risk. This path is of international and national as well as local significance and it would make a massive difference to people's enjoyment and safety to be able to walk by the river rather than on the narrow road.

We urge councillors to resolve to make a public path creation agreement or creation order for this stretch of path.

Yours sincerely

*Kate Ashbrook
General Secretary
The Open Spaces Society
25a Bell Street
Henley-on-Thames RG9 2BA
tel 01491 573535, mob 07771 655694
email: hq@oss.org.uk
website www.oss.org.uk
The Open Spaces Society is a registered charity (no 1144840) and a company limited by guarantee, registered in England & Wales (no 7846516).*

Robert Hunter Centenary

Support our [appeal](#) and make his legacy live



Read my blog at <http://campaignerkate.wordpress.com/>

--
This message has been scanned for viruses and dangerous content by **Lushsoft Email Security Scanner**, and is believed to be clean.

17th March 2014

Dear Cllr Burbage,

on behalf of the residents of Bridge View, I would like to propose an alternative scheme to your proposal of the Thames "Missing Link" footpath.

Your current proposal extends the path along the river side of these properties for approximately 30 metres, of which you have allocated a budget of £350K.

This is in response to a campaign by Rambler's, with a petition of a thousand names, and local people who responded to a council scheme to make known what improvements the Council could make. Although, the response is clearly driven by the ramblers due to the disproportionate amount of votes received for this particular scheme, and their willingness to put £14,000 into the kitty. I also understand a misleading letter, stating, the owners knew of this plan was sent by a campaigner, yet four individual solicitors turned up nothing, in their searches.

The main reason given for this course of action is there is no pavement and that people would have to cross the road twice, stating it was dangerous, although not one accident has taken place.

The other point that everyone seems to be missing, is that if the council is going to go ahead with this project on the basis of road safety, almost everyone that uses the Thames path has to cross the road twice, either Ray Mead Road or the A4, (A) to get onto the path and (B) to leave it.

Even if you build the 'missing link footpath' the majority of people still have to cross the road twice.

If the council thinks that it is dangerous for ramblers to cross the road twice, at this section, then it is dangerous for everyone, and you should immediately increase your total budget to include pedestrian crossings here. To date there has never been an accident on this section of road. However, if there ever was one, with the concerns the council is voicing, and some of the council documents stating this, you are opening yourselves up for a massive law suit.

In addition, it was also marketed as the Thames footpath "Missing Link" almost suggesting it was the only one, where there are in fact hundreds if not thousands along the river. So in reality it is 30 metres of Thames path. . In fact just after Boulter's Lock you cannot walk along the river or after Maidenhead Bridge.

So rather than the somewhat dramatic " Missing Link" we just mean 30 metres of riverside path.

Current Council Proposal

Advantages of this proposal are:-

1. The road safety issue is covered as there are no roads to cross, except getting to, and leaving the path, two in total

Disadvantages of this proposal are :-

1. A totally unrealistic budget.
2. Higher build costs
3. Higher maintenance costs due to railings , safety, etc
4. Massive compensation payments
5. A reduction in council tax payments
6. Loss of moorings
7. Compensation for moorings
8. Compromising the security of Bridge View properties
9. Compensation for compromising the security of bridge view properties
10. Altering part of Maidenheads heritage by changing the only example of a boathouse on this stretch of the river.
11. Distress caused to Bridge View residents
12. Unable to use path 365 days a year due to flooding
13. Unsympathetic time for such a riverside project due to the recent flooding

Our Suggestion is as follows, negotiate with the Bridge View homeowners, that means talking to us, to take the path in front of our buildings in return for a small piece of the park where cars can be parked.

We believe that this will satisfy the ramblers and increase their walk by some 60 paces. There is NO point of the Thames that cannot be seen by taking this route as everything is visible from both side points.

Bridge View Owners Proposal

Advantages of our Proposal are :-

1. The road safety issue is covered as there are no roads to cross, except getting to, and leaving the path, two in total
2. A solution that could suit everybody.
3. A defined much cheaper budget
3. Less distress to existing homeowner.
4. Much lower compensation payments.
5. Lower build costs
6. Lower maintenance costs
7. No reduction in council tax payments
8. No loss of moorings
9. No mooring compensation
10. No compromise to existing security
11. No compensation budget for compromising the security of Bridge View residents.
12. No change to Maidenheads heritage
13. A path that can be used 365 days of the year.

Disadvantages of our proposal are :-

1. Unsympathetic time for such a riverside project due to the recent flooding.

I hope this demonstrates a willingness to talk and negotiate by the Homeowners, which if you are honest is more than the council has done.

We request that this information be included in your Cabinet Report

Yours sincerely

Mike Cahill

Owner of 5 Bridge View

Tel :- 0777 1864 222

Anthony Hurst

Subject: FW: Objection to Thames Footpath Link

From: Mike Cahill [<mailto:mikecahill@hotmail.co.uk>]
Sent: 17 February 2014 17:13
To: Anthony Hurst
Cc: Cllr Quick
Subject: Objection to Thames Footpath Link

To Cllr John Stretton
Cllr Eileen Quick
Anthony Hurst

5 Bridge View,
Raymead Road
Maidenhead
Berks
SL6 8NL

My name is Mike Cahill. I own the above property, and I completely object to your proposal.

It is the property that will be affected the most by your proposed 'missing link'.

I brought the property some years ago due to it's uninterrupted river views,
it is a leasehold property and the lease has a couple of hundred years to run.

As you are aware there is very little room between the river and the buildings to develop
a path and as the bedroom for the property is DOWNSTAIRS it will all but destroy the value
of the property and take away its biggest feature, so I have a question for you all.

HOW WOULD YOU FEEL IF YOUR COUNCIL PROPOSED A FOOTPATH 5 FEET FROM YOUR BEDROOM WINDOW
AND YOU WOULD THEN HAVE TO PUT UP AT LEAST A 7 FOOT FENCE SO PEOPLE COULD NOT LOOK IN ?

SERIOUSLY HOW WOULD YOU FEEL ?

Well it would be totally unhelpful and too colourful to tell you how I am feeling, as you want to completely
destroy my property.

In addition to this have you explored the cost of such a short piece of footpath, because COMPENSATION
is just not going to cut it, I will not want to live there after you ruin the property.

I am unable to attend your meeting on the 4th March as I will be abroad, but I will fight this with everything I've got.

If you want to do something constructive with your time, I would suggest you sort out the mess
on the other side of the river then at least there would be something attractive to look at.

Yours a very hacked off resident
Mike Cahill
Tel :- 07771864222

ps

HOW WOULD YOU FEEL IF YOUR COUNCIL PROPOSED A FOOTPATH 5 FEET FROM YOUR BEDROOM WINDOW
AND YOU WOULD THEN HAVE TO PUT UP AT LEAST A 7 FOOT FENCE SO PEOPLE COULD NOT LOOK IN ?

Anthony Hurst

From: Philippa Haederle <aghservices@live.com>
Sent: 25 February 2014 18:50
To: Anthony Hurst
Subject: Path Creation issues

Dear Mr Hurst

Following our meeting on 25 February we wanted to set out our viewpoints with regard to the proposed riverside pathway which would run in front of our premises.

- We note that it is accepted by the Council that no current right of way exists on the riverside of the buildings and that earlier discussions on this topic in the Maidenhead Advertiser were misinformed.
- We believe that even once compensation is taken into account, such a path creation would be a very expensive and time consuming exercise.
- We are not convinced that informed Maidenhead voters would consider this a good value for money spend, given other obvious priorities in the Borough. Saying yes to a question of "would you like a riverside path" is one thing. However, if it is a choice between a riverside path (that probably only relatively few would use), and vital local services, we think the answer would be very different.
- There would be significant flooding issues with a river side path - during the recent floods it would have been highly dangerous to have an accessible path across the properties.

Your sincerely
Philippa Haederle

Anthony Hurst

Subject: FW: Path Creation Issues

From: Michael Landers [<mailto:mike.landiers@icloud.com>]

Sent: 26 February 2014 09:34

To: Anthony Hurst

Subject: Path Creation Issues

Dear Councillor Hurst,

Like Philippa I am a resident at Bridge View and I share her concerns about the proposed possible creation of a path.

I'd like to share my situation with you and get your views.

I have lived in Maidenhead since 1997 originally in Boyn Hill Close and then between 1999 and 2007 in Cannon Lane. Whilst living in Maidenhead I was employed in the Video and Audio Conferencing Industry and was obliged to visit Bridge View House several times during 1998/9 to conduct business with a Company called First Virtual. Frankly I was blown away by the uninterrupted riverside views that Bridge View offered and asked the business owner Bruce Withington to let me know if any of the flats above First Virtual came up for sale.

A number of other properties in the same area came up for sale during the decade between 1998 and 2007 and I viewed many of them. Chandlers Quay opened during that period and I viewed all the flats available there before deciding against buying any of them despite their riverside views, secure parking and luxurious fittings. The reason was very simple, Chandlers Quay did not enjoy the additional security and privacy that Bridge View enjoyed because Chandlers Quay had open access to the front, a public pathway. I waited another 5 years until a property at Bridge View became available and bought it in 2007 specifically because it didn't have public access between the property and the river.

I wouldn't want to create an impression that I'm 'anti rambler', I'm not. I'm a rambler too. I spend a week or two each summer walking in the Lake District, enjoy the breathtaking scenery and the challenge of Catbells and Sharp Edge. However having been burgled years ago it's an experience I'm not keen to repeat. My view is very clear, I wouldn't have purchased this property had there been the possibility of public access being granted between the property and the river. Can you offer me your thoughts on the following please:

How would you feel if the Council elected to represent you decided to effectively place you in a property that you had deliberately avoided purchasing?

How much monetary compensation would you seek if you found yourself living in a property that you would not chosen to purchase?

I look forward to hearing from you.

Kind Regards

Mike Landers
2 Bridge View

Anthony Hurst

From: Carol Farmiloe <cfarm@pinetrader.co.uk>
Sent: 26 February 2014 13:20
To: Anthony Hurst
Subject: Riverside path creation issues

Dear Mr. Hurst,

Further to our meeting on 25 February I felt that I should write to let you know my thoughts regarding the Council's proposal to extend the riverside path across my river frontage and the adjoining frontage at Bridgeview.

Firstly, I would say that there has never been public access to the river across my river frontage or that of Bridgeview at any time. I have lived in Maidenhead for more than 40 years, most of that time in Ray Mead Road, and my late husband was member of the Andrews family who operated their boatyard in Ray Mead Road since the mid 1800s, so I have extensive knowledge of the history of the area. I have lived at 4 Bridgeview since 1991 and own the adjacent strip of land where 5 Bridgeview is situated. I have direct access to the river, where I moor my small boat in the summer. One pays a premium to own property with direct access to the river and this proposal seeks to devalue my property considerably. I am also particularly concerned with the loss of security and privacy that the construction of a riverside path would bring.

I understand that the Council is keen to provide a riverside path for ramblers and walkers and to this end they have already provided dropped kerbs and signs to help walkers cross Ray Mead Road safely at this point. However, I feel that the expense of creating a path to join the path in front of Chandler's Quay with Bridge Gardens would be extremely costly in view of construction costs and compensation to landowners. It seems to me that the money would be better spent by the Council in continuing to improve flood relief schemes in the borough, which are obviously needed in view of the recent disastrous floods in the Datchet and Wraysbury areas. Furthermore, there are a lot of potholes in the roads from damage over the last few harsh winters which have never been repaired.

One further point that I would like to add. There are other areas along the Thames Path where it does not follow the riverbank, but is directed away from the river and around riverside properties without any problem, so I cannot understand why it is considered necessary for the path to follow the riverbank at this location, when provisions are already in place to bypass these properties. I would, therefore, ask the Council to consider seriously whether the creation of this path is the best way to spend the borough's money.

Best regards,

Carol Farmiloe

The Thames Path Missing-Link

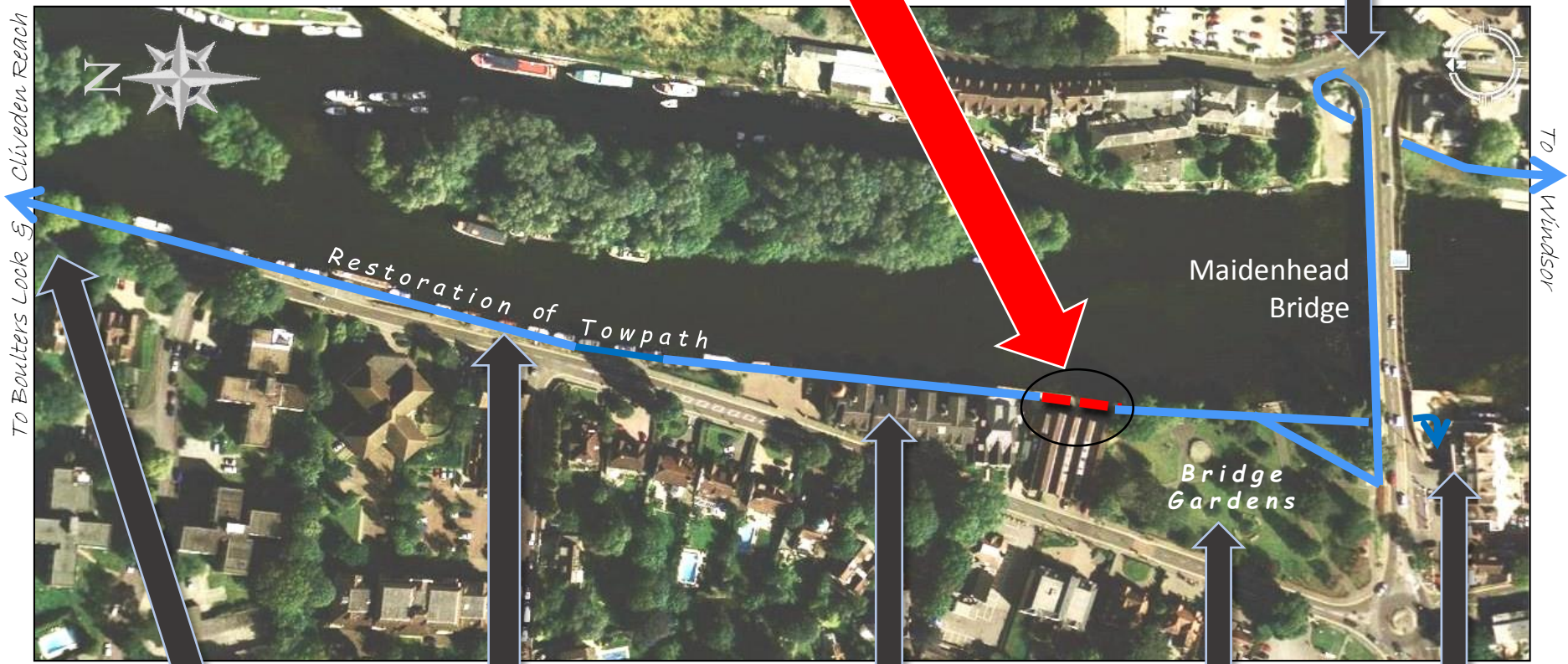
A continuous Riverside Promenade from Thames Hotel to Bridge Gardens
Agreed by the Maidenhead Borough in 1950

Prepared by the Ramblers with support from -
The Maidenhead Civic Society,
River Thames Society,
Maidenhead Rotary Club,
Open Spaces Society, and others
Incl. The Right Honourable Theresa May MP

May 2014

- ✓ Supported by the Countryside Commission 1990
- ✓ Supported by Berkshire County Council 1990
- ✓ Adopted as Corporate Policy of Council 1995
 - ✓ Supported by Local Plan Policy 1999
- ✓ Included in the Rights of Way Improvement Plan 2005

THE THAMES PATH ACHIEVEMENTS TO DATE
&
Location of the outstanding issue



RA/RBWM
1991
Avoids road crossing

RBWM
Zebra crossing
opposite Jenner's Cafe
2011

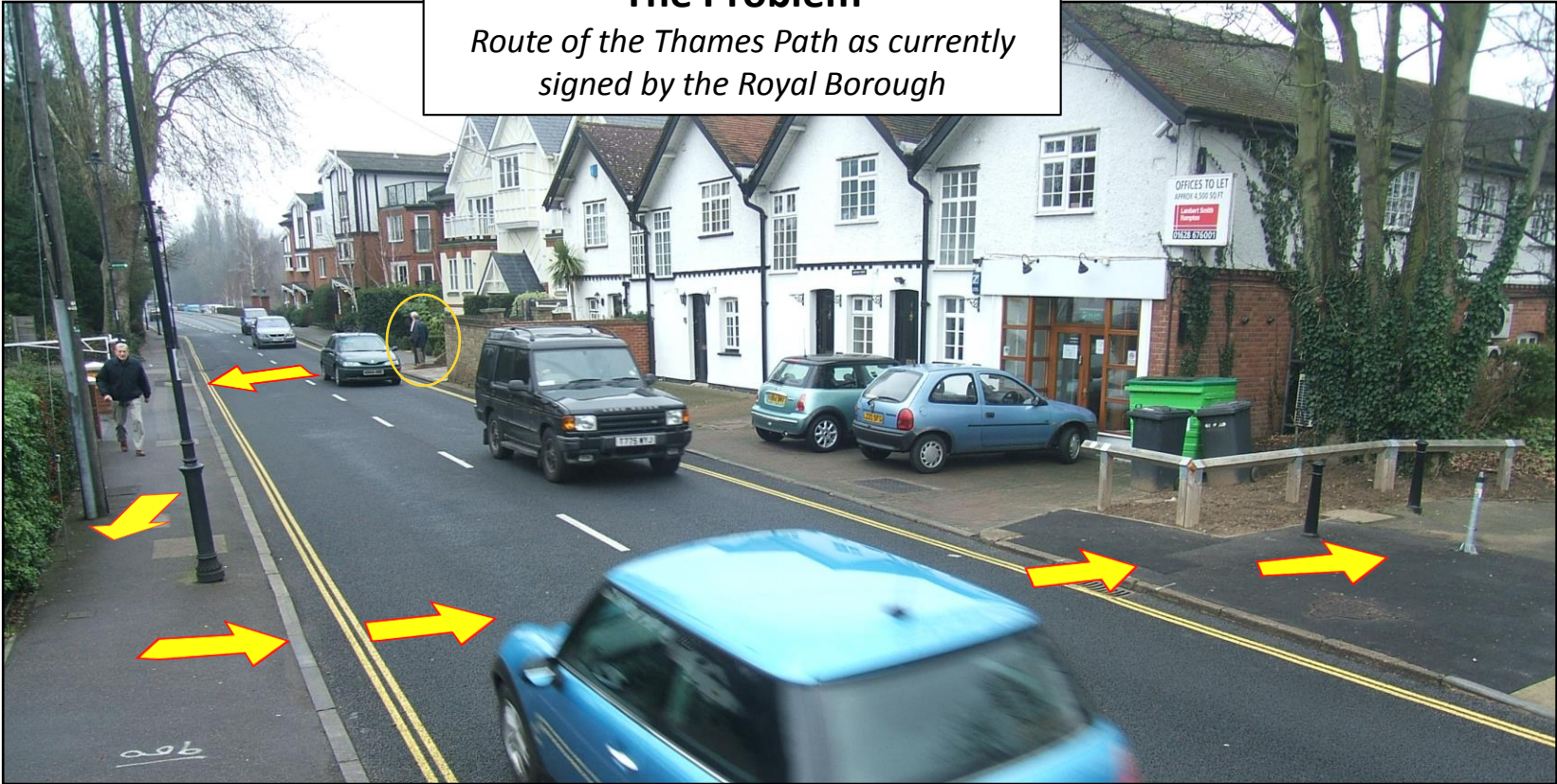
RA/RBWM
Avoids 3 road crossings
2007

SHANLY DEVELOPMENT
Avoids roadside walking
1998

RBWM
Compulsory Purchase Order
1946

RBWM
Avoids road crossing
2006

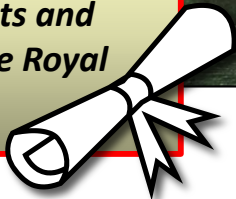
THE THAMES PATH MISSING LINK
The Problem
Route of the Thames Path as currently signed by the Royal Borough



THE THAMES PATH MISSING LINK
The Solution
A riverside path mostly along a disused slipway.



A petition to establish a footpath here, signed by over 1,000 residents and visitors, was presented to the Royal Borough in February 2009



Unanimously approved by the Rights of Way and Highway Licensing Panel on 4th March 2014

THE THAMES PATH MISSING LINK
Safeguards residents' car-parking
Maintained & legitimised



Relocation of FP 53 to the riverside will enable occupants to have continued use of the frontage for parking

THE THAMES PATH MISSING LINK
Safeguarding residents' privacy
Lowering the path-level past the patio

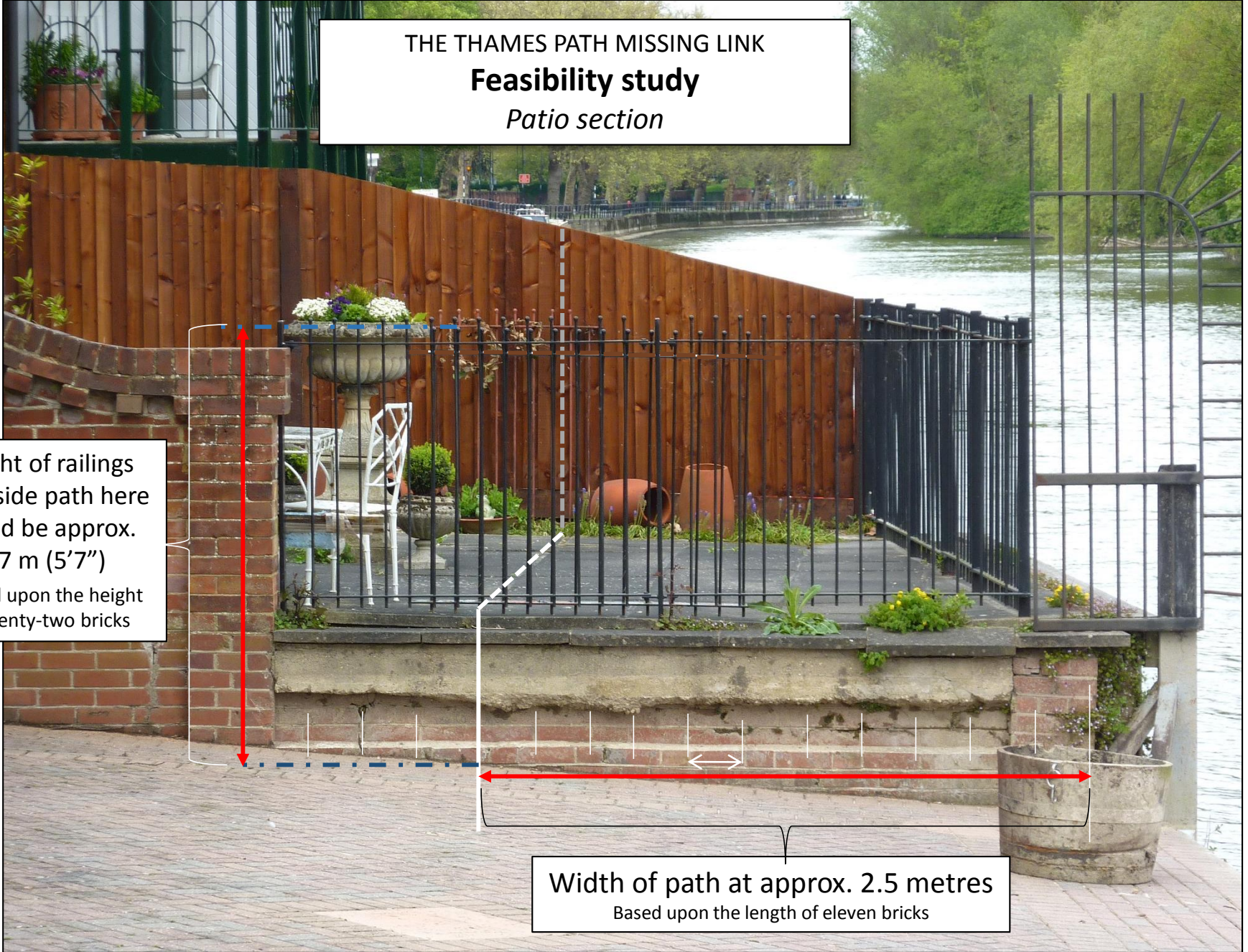


*Screen planting added to railings
around the raised patio*

THE THAMES PATH MISSING LINK
Feasibility study
Patio section

Height of railings
alongside path here
would be approx.
1.7 m (5'7")
Based upon the height
of twenty-two bricks

Width of path at approx. 2.5 metres
Based upon the length of eleven bricks

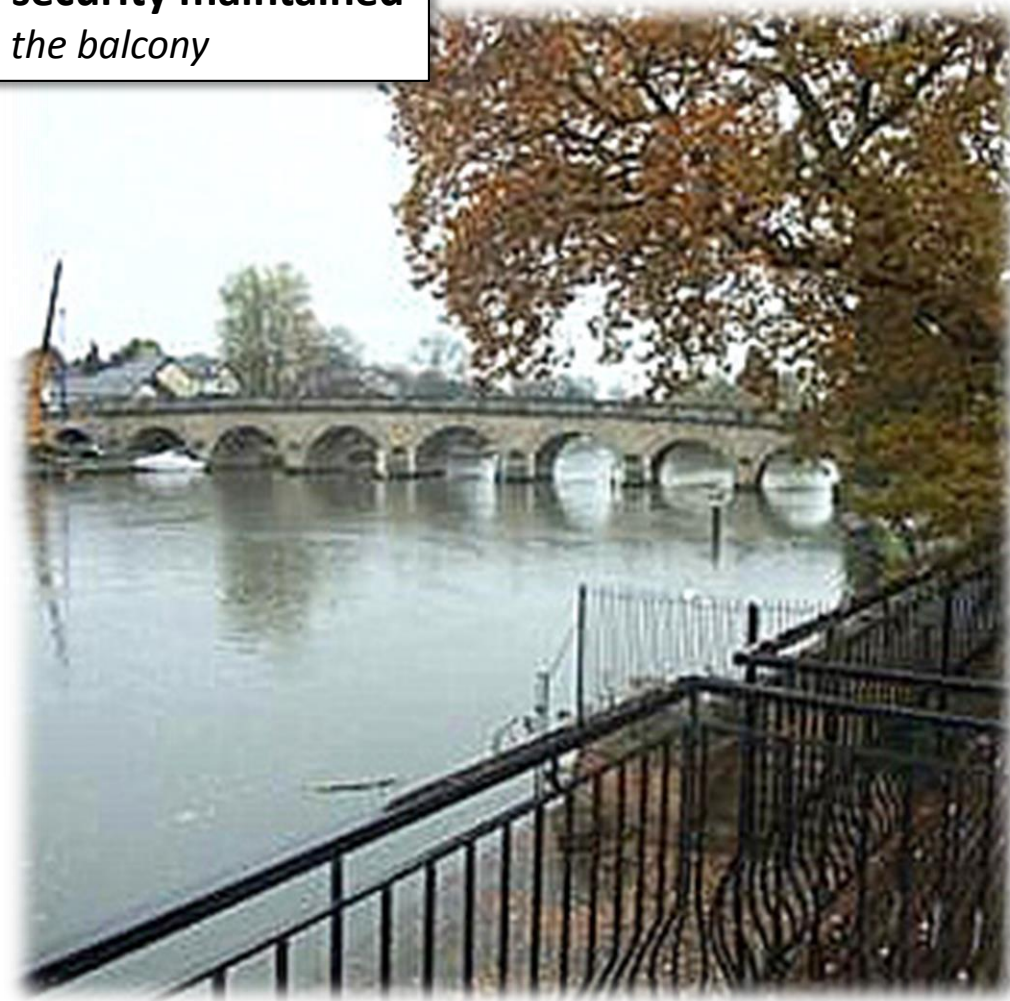


THE THAMES PATH MISSING LINK
Safeguarding residents' privacy
Extent of patio unaffected



*More than
15 feet of patio
will still remain*

THE THAMES PATH MISSING LINK
Residents' privacy & security maintained
A view from the balcony



Residents' riverside views would be uninterrupted by establishment of the new path below.

THE THAMES PATH MISSING LINK
Maidenhead needs a riverside to be proud of!



10

ARTIST'S IMPRESSION

The Council only has to show that the Creation Order is made in the Public Interest and provisions made for compensation *

* See overleaf for more detail



Making a public path creation order.

The main issues are whether or not, on the balance of probabilities, there is a need for the proposed path and that it is expedient to make the Order, having regard to

- (a) the extent to which it would add to the convenience or enjoyment of a substantial section of the public or to the convenience of local residents and
- (b) the effect which creation of the footpath would have on the rights of persons interested in the land affected, account being taken of the provisions for compensation.