GRA 2

APPLICATION NO:
O/2001/5276

LOCATION:
6 Johnson Drive, Finchampstead Wokingham.

APPLICANT:
Cala Homes South Ltd C/O Chancellors Town Planning

PROPOSAL:
***Outline application for the redevelopment of* the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.**

EARLIEST DATE FOR DECISION: **16/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

CASE OFFICER: **Angela Odell**

WITHDRAWN

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CHANCELLORS

Chartered Town Planning Consultants
45 High Street, Odiham, Hook, Hants. RG29 1LF
Tel: 01256 703090
Fax: 01256 703142
E-mail: chancellors.planning@dial.pipex.com

FACSIMILE TRANSMISSION

TO: Angela O'Dell

FAX NO: 0118 9~~746483~~ 8 9078

FROM: Douglas Bond

SUBJECT: Johnsons Drive, Finchamstead

TOTAL NO. PAGES (including this page): 2

DATE: 29.11.01

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SPECIAL MESSAGES:

If this information has been faxed to the wrong address, please telephone Chancellors immediately on the above number.

01256703142

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our ref: DCB/CJB

29th November 2001.

Wokingham District Council,
Environmental Services Department
Planning Services
PO Box 157
Shute End,
WOKINGHAM,
Berkshire,
RG40 1WR

FAX 0118 9746484

For the attention of Angela O'Dell

Dear Sirs,

APPLICATION NO. 0/2001/5276
LAND AT 6, JOHNSONS DRIVE, FINCHAMSTEAD, WOKINGHAM
PROPOSED RESIDENTIAL DEVELOPMENT

In respect of the above application I write to confirm that the Applicants wish to withdraw this application and that no further action take place. An alternative outline planning application for 50 No. units is being submitted on the 3rd December 2001. As discussed with Michael Thorpe of your department, it is hoped that this can be registered as speedily as possible.

I trust this letter is sufficient for your needs but should you have any queries please do not hesitate to contact the writer.

Yours faithfully,

NFA faxed 4/12/01

Douglas Bond, BA(Hons), MRTPI

c.c. Chris Law – CALA Homes (South) Ltd.

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf BA (Hons) MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2116427

WORK SHEET FOR : Angela Odell

Application Number : O/2001/5276

Applicant : Cala Homes South Ltd C/O Chancellors Town Planning.

Location : 6, Johnson Drive, Finchampstead, Wokingham.
Proposal : Outline application for the redevelopment of the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/11/2001

Earliest Date for Decision : 16/12/2001

Latest Consultation Date/Site Notice Expiry Date : 16/12/2001

This application will have expired on: 07/01/2002. You need to make a *decision 1 day prior to this date for this application to count as* determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2001/5276

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number O/2001/5276
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 6 Johnson Drive Finchampstead Wokingham.

APPLICATION NUMBER: O/2001/5276

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

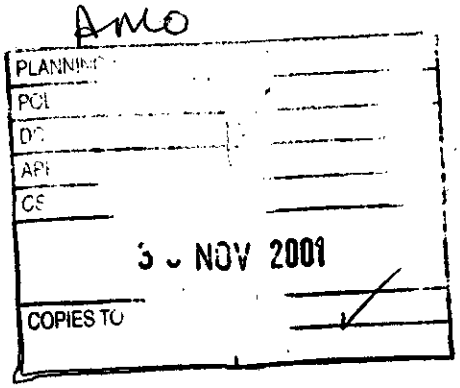
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

AMO



1 Johnson Drive
Wokingham
Berkshire RG40 3NW

Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1WR

29th November 2001

Dear Madam

Application No: O/2001/5276
Site Address: 6 Johnson Drive, Finchampstead, Wokingham

We refer to the above planning application for the redevelopment of the above site from car storage to provide 48 dwellings including proportion of affordable housing. We would like to register our objections to this proposal as follows:

1. We had always understood that this land is designated countryside and for separation of settlement and not for settlement itself.

2. We believe that the number of proposed houses is totally out of proportion to the site area. We are currently in a small, quiet cul de sac of just six detached houses and the number and type of houses proposed would not be in keeping with the existing character of the area. Any development of this size would also seriously deteriorate the outlook we currently enjoy.

3. The amenities, e.g. water, sewage, electricity are already overstretched in our area. We regularly have power cuts and water pressure is low and unpredictable. Sewage would also be a problem since the drain and pump for the existing houses in Johnson Drive is owned and managed by the residents and its capacity is only for those houses.

4. Traffic – we feel that Nine Mile Ride and the surrounding roads are already very heavily used. Trying to exit from Johnson Drive especially during peak times is increasingly problematic with traffic on Nine Mile Ride frequently ignoring speed limits. We would in addition have great difficulty in exiting our own property since to do so currently we have to stop in Johnson Drive in order to close our gates. We are just six houses in Johnson Drive but if the proposed development went ahead this would make it quite dangerous to exit our property and even more so to exit onto Nine Mile Ride. We feel that Johnson Drive would be unable to cope with the extra vehicles that this development could attract once complete which could number from say 48-70 vehicles.

5. We believe that the noise, disturbance and air pollution that this type of development would create would seriously impinge on the amenity and privacy we currently enjoy at our property.

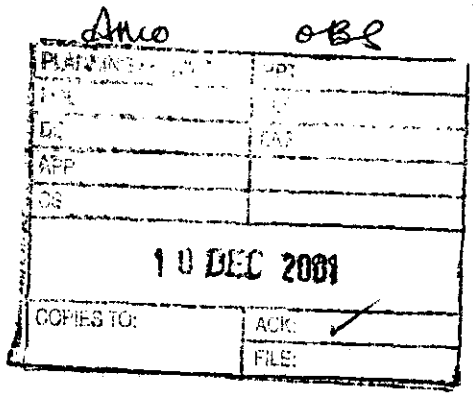
6. Last, but by no means least, we understand that the policy is to preserve trees in this area, a policy we are in favour of. To allow a development of this size and nature would presumably mean that trees would have to be felled which would diminish the attractive woodland that currently surrounds us.

We very much hope that our above comments can be taken into consideration prior to determining the application.

Yours faithfully,

R & S Eckert

c.c. The Highways Officer



2 JOHNSON DRIVE
WOKINGHAM
BERKSHIRE
RG40 3NW

3rd December 2001

Angela Odell
Wokingham District Council
Environmental Services Department - Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Ms Odell,

RE PLANNING APPLICATION O/2001/5276

With reference to the above planning application, we are registering our dis-agreement with this application on the following grounds:

1. The application is for 48 dwellings. We consider this excessive considering the amount of land available. In addition the style of planned properties is completely out character with the existing properties that already exist in Johnson Drive and the Nine Mile Ride environs. There is also inadequate provision for vehicle parking; inevitably this will cause an overspill into the existing part of Johnson Drive, creating a safety hazard due to the limited width of the road and making emergency access difficult.

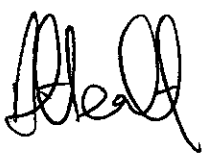
2. Johnson Drive has a single road access point to the Nine Mile Ride. Nine Mile Ride already has to cope with an excessive amount of commuter traffic during rush hour periods. This road has a 40 M.P.H. speed limit; in practice due to it's straight nature at this point many vehicles travel in excess of the speed limit making the exit from Johnson Drive already something of a challenge. This situation is exacerbated by the restricted visibility due to a large tree on the Nine Mile Ride. In particular exiting right by motor vehicle into Nine Mile Ride from Johnson Drive can take 3 to 5 minutes during busy periods. If one imagines the proposed development going ahead this would introduce up to an additional 80 + vehicles into this scenario. Inevitably significant traffic queues in Johnson Drive are likely to occur, encouraging motorists to take risks, resulting in a greatly increased risk of a road traffic accident occurring

3. As a consequence of the level of increased of road traffic and queuing that will be caused by this proposed development the expected levels of pollution and noise are likely to rise to unacceptable levels, particularly in the winter time.

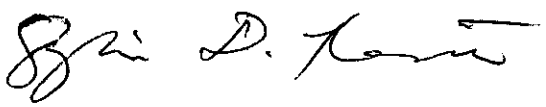
4. When purchasing my property in Johnson Drive, we sought professional advice on the likelihood of future developments in the close proximity. We were advised that further developments should not be permitted as the land is designated as 'Separation of Settlements'. We believe therefore that this proposed application is in breach of this designation. In addition there is precedent from a previous planning application for housing development was rejected.

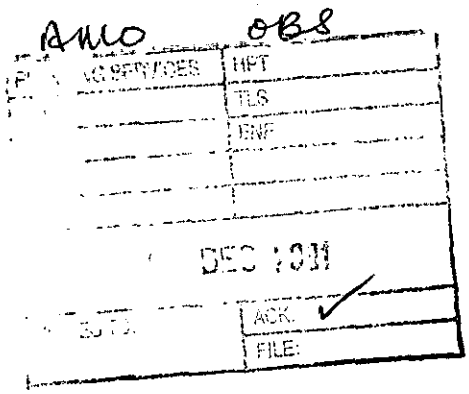
Yours sincerely

Andrew Heath



Sylvia Heath





Ms A. Odell
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1BN

3 Johnson Drive
Finchampstead
Berkshire
RG40 3NW

5 December 2001

Planning Application Reference: O/2001/5276 – Land to the rear of 6 Johnson Drive

Dear Ms Odell,

We are writing this letter to register strong objection to the proposed housing development in Johnson Drive, planning reference: O/2001/5276.

The main points of our objection are as follows:

1. **Separation of Settlement:** As we understand the current Council policy, the land to the rear of 6 Johnson Drive falls into an area categorised as 'separation of settlement' and so approval for this planning application would be in conflict with the Council Plan.
2. **Road Safety within Johnson Drive:** The proposed plan contains 30 additional dwellings. This means that a minimum of 60 additional vehicles will pass up and down Johnson Drive, daily. There are young children already resident in Johnson Drive (ours included) and we believe that the additional traffic would represent a significant safety hazard for these children. We would like to note that Finchampstead is not supported by extensive public transport services and as a consequence, an estimate of 60 additional cars is an absolute minimum.
3. **Road Safety on Nine Mile Ride:** Access into and out of Johnson Drive currently represents a safety hazard due to a number of factors;
    a. Visibility up and down Nine Mile Ride is restricted due to many protected trees and at certain times, cars overflowing from the car park of Cedar House Surgery
    b. Speed and density of existing traffic on Nine Mile Ride means that access onto Nine Mile Ride from all side turnings represents a challenge. Increasing traffic levels through Johnson Drive will only increase the risk of accidents, particularly at peak commuting times as people are pressured with time constraints and queuing traffic behind them. We believe that the

Council has already acknowledged this to be a problem with the recent work carried out at the junction of Nine Mile Ride and Kiln Ride.

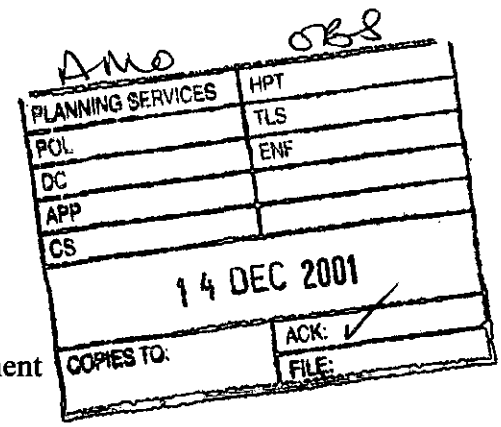
4. **Increased Traffic Congestion:** There already exist severe problems with congestion along Nine Mile Ride during commuting times. Further housing will exacerbate this problem.
5. **Number & Style of Houses**: We believe that the number & style of housing proposed is inconsistent with housing within the surrounding area. Property prices for the Finchampstead area do not typically provide for 'affordable housing' regardless of the size of property so we believe that this development will not support the Council's requirements for further affordable housing.
6. **Parking capacity**: We do not believe that adequate parking has been provided for 30 new dwellings within the scope of this planning proposal. As previously indicated, anywhere between 60 and 90 additional vehicles will be resident in the new development. We believe that cars will regularly be parked kerbside around the existing part of Johnson Drive and it is quite likely that parking will spill out onto Nine Mile Ride.
7. **Loss of Landscape:** The land to the rear of 6 Johnson Drive provides a beautiful woodland view and environment for trees, plants and wildlife. We believe that it would be detrimental to the environment of the general area is this land is re-developed for housing. In particular, it will degrade the outlook from the existing houses in Johnson Drive.
8. **Environmental issues:** The increased traffic and population created as a result of this development will generate significant increases in noise and pollution for existing residents.

In addition, the Planning Committee has recently rejected a previous application against this site (Ref: O/2001/4116) and cited five main reasons for this decision. This revised planning application does not mitigate the continued validity of these five reasons.

We appreciate the opportunity to provide comments on this planning application.

Yours sincerely

Nick & Joanna Henry



4 Johnson Drive
Finchampstead
Berkshire
RG40 3NW

28 November 2001

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR
Attention Angela Odell

Dear Mrs. Odell

Re: Application Number: 0/2001/5276, Development of 6, Johnson Drive.

I am writing to object to the proposed development of the land to the rear of Johnson Drive (6 Johnson Drive). The main reasons supporting my objection are, as follows (not listed in any specific order):

1) The numbers of houses proposed are excessive for this area in Finchampstead.
2) The land is designated as Separation of Settlement only and should not be changed.
3) The Nine-Mile Ride and immediate surrounding area is already far to busy and this new development if accepted by the Wokingham planning office, will create further and unacceptable environmental damage to Finchampstead.
4) There is also danger and difficulty when exiting Johnson Drive at present, the increased volume of traffic and uncontrolled vehicle speeds can only make this bad situation worse.
5) The increase in possible accident risk due to the speed of traffic travelling on the Nine-Mile Ride will increase to unacceptable proportions.
6) The so far pleasant outlook from existing houses overlooking the proposed development will deteriorate.
7) The proposed housing types are way out of character with the area.
8) The existing utility provision is inadequate to support large numbers of further housing.
9) Sewerage disposal through Johnson Drive can not be permitted, as the residents Association legally own the drain and pump.
10) Many trees that may be protected will be removed from the site.
11) This proposed development would set an unwelcome and unacceptable precedent for additional building in the area of Finchampstead.
12) There will also be unacceptable levels of noise and pollution created during and after development completion if the Wokingham planning office grants permission to proceed with this development.

In conclusion, the proposed development of land to the rear of 6 Johnson Drive is not acceptable to the residents of this immediate area of Finchampstead for sound and valid reasons. We expect the Wokingham planning office to reject this and any further proposals to develop this designated settlement separation land.

Yours faithfully



I.A. Griffin

Amo OBS

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5 Johnson Drive
Finchamstead
Berkshire
RG40 3NW

Tel/Fax. 0118 9328717

7th December 2001

For attention Angela Odell - Planning Officer

Re: Application Number : 0/2001/5276

Site Address : 6 Johnson Drive, Finchamstead
Proposal : Development of site from car storage to provide 48 dwellings including proportion of affordable housing

We, Mr Maurice B Sandom and Mrs Henriette Sandom , who reside at 5 Johnson Drive, Finchamstead are firmly against the application to construct 48 dwellings at 6 Johnson Drive, for the following reasons :

The number of houses is excessive for the area and location
These houses would cause overlooking of existing housing and the overlook from existing houses would deteriorate

Nine Mile Ride and surrounding roads are already congested in peak periods and the uncontrolled speed limit on Nine Mile Ride is a potential accident black spot which would be further aggravated by increased traffic volumes entering and exiting Nine Mile Ride which this development would cause

There presently exists a severe safety hazard when exiting Johnson Drive for entry onto Nine Mile Ride resulting from a large tree on the left corner of Johnson Drive which obscures visibility of approaching fast moving traffic

Severe peak traffic congestion and long term noise and pollution would increase

Water utility provision would be inadequate as the water pressure in Johnson Drive is already low and variable to poor

We also understand that this development would breach the "separation of settlements" for the local plan

We object even more strongly against this application than against application 0/2001/4418 because the increased density of dwellings would further exasperate our points of objection listed above

Yours faithfully,

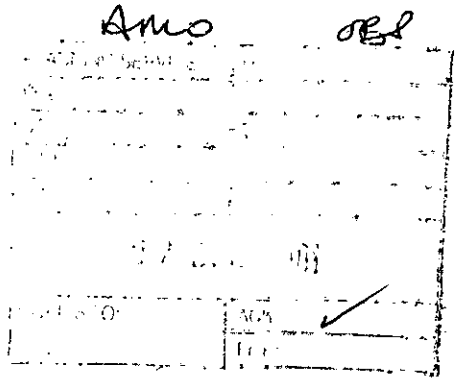
Mr Maurice B Sandom

Mrs Henriette M Sandom

Copies to:

Steve Auton - Highways Officer
Ann Ballard - Tree Officer

0118 9328717



5 Johnson Drive
Finchamstead
Berkshire
RG40 3NW

Tel/Fax. 0118 9328717

7th December 2001

For attention Angela Odell - Planning Officer

Re: Application Number : 0/2001/5276

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Proposal : Development of site from car storage to provide 48 dwellings including proportion of affordable housing

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We also understand that this development would breach the "separation of settlements" for the local plan

We object even more strongly against this application than against application 0/2001/4418 because the increased density of dwellings would further exasperate our points of objection listed above

Yours faithfully,

Mr Maurice B Sandom

Mrs Henriette M Sandom

Copies to:

Steve Auton - Highways Officer
Ann Ballard - Tree Officer

AMO 0158

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APP	
CS	

10 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

Gary & Sally Levy
Gresham Mill, 7 Johnson Drive, Finchampstead, Berks. RG40 3NW
Tel: 0118 973 0253

Ms Angela Odell
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham
Berks. RG40 1WR

7 December 2001

Application Number: **0/2001/5276**
Site Address: **6, Johnson Drive, Finchampstead, Wokingham**
Proposal: **Outline application for the redevelopment of site from car storage to provide 48 dwellings.**

Dear Ms Odell

As residents of Johnson Drive, we are writing to object in the strongest possible terms to this second planning application for the development of the land at 6 Johnson Drive.

The following points apply:

- The objections made against application number 0/2001/4418 are equally valid against this application with the addition that most are even more crucial given the increase in the amount of housing proposed: more housing means more cars, more people, more strain on services, more noise and other pollution, more danger and congestion on the roads, more loss of rural amenity.

- When we purchased our property 5 years ago, there were applications made to develop this land at that time. These were rejected and nothing has changed to make property in this area acceptable. We understand that the outer boundary of settlement for Finchampstead is Tomlinson Drive and that this land is designated as 'separation of settlements', this should mean that it's amenity value as undeveloped land is secured. Otherwise such designation has no meaning.

- This second application for an increased density of housing is patently a cynical attempt to benefit financially from the wish to have more less-expensive housing in the Wokingham area. But this is not Wokingham, it is not a town and deserves to be treated with the respect deserved of a semi-rural area. If not, Finchampstead and Wokingham will become one large built-up area with no town / village distinction. This would be to the detriment of everyone.

- The application refers to the replacement of car storage with housing which is misleading given the size of the proposed development and the area of land legally allowed to be used for car storage. This supports our concern that there is a cynical intention to turn this land into an industrial area by stealth, presumably thus increasing its value as potential building land.

Objections to building on this land are summarised as follows:

- The land is designated for separation of settlements in the local plan. This, alone, should surely be sufficient to prevent further building and protect the area.

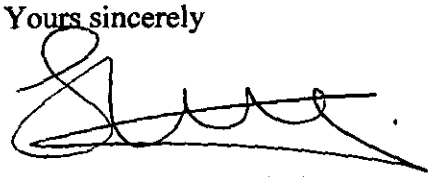
- The house types and density of housing proposed would be totally out of keeping with the rest of the housing in the immediate vicinity. What is currently a pleasant semi-rural area would become heavily built-up and make it more akin to a town than a village.

Gary & Sally Levy
Gresham Mill, 7 Johnson Drive, Finchampstead, Berks. RG40 3NW
Tel: 0118 973 0253

- Additional housing would cause overlooking of existing homes and negatively affect the outlook from our homes.
- Nine Mile Ride is an already busy and fast road (despite the speed limits) and putting even more traffic on this road will be detrimental to the area and all the houses along the road, most of which are family homes.
- Johnson Drive was built to support just 6 houses; it is patently unsuitable for a large number of properties to use as a main thoroughfare. We do note, however, that means of access is yet to be determined.
- There is an existing difficulty negotiating an exit from Johnson Drive onto Nine Mile Ride, particularly when turning right, due to a preserved Oak Tree on the left at the exit and, at times, parked cars alongside the tree. More traffic negotiating this, especially given the speed of traffic on Nine Mile Ride, would make this an accident black spot.
- Increased traffic on Johnson Drive would cause queuing problems; particularly in the mornings as people leave to go to work, aggravated by the difficulty joining Nine Mile Ride as mentioned above.
- More housing would result in increased noise, disturbance, pollution and loss of amenity to all residents in the area and a loss of privacy to those houses overlooking the site.
- The utility provision for Johnson Drive is inadequate for more houses:
  - The current water pressure would not support greater usage.
  - The sewerage is handled via a private pump owned and paid for by the residents of Johnson Drive and dispersal from additional houses through this pump is not an option.
- In order to build houses, very many trees will be cleared, some of which are protected (or should be), resulting in a loss of amenity and a further erosion of England's green and pleasant land. In addition there will be a considerable danger to wildlife, such as deer and badgers, which would no longer be free to roam the area.
- Building on this land would cause an unwelcome precedent for additional building in this part of Finchampstead and greatly detract from the appeal of the area as a place in which people choose to reside and currently enjoy living.

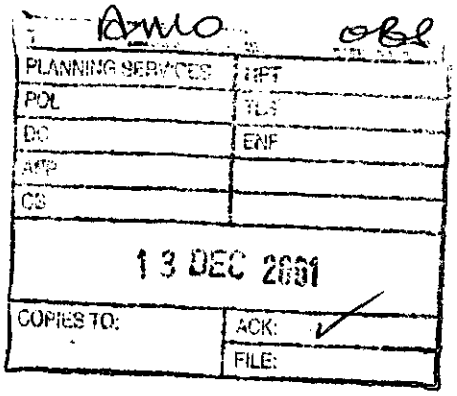
In summary we object strongly to the building of any new houses on the land adjacent to Johnson Drive and Tomlinson Drive believing it would set undesirable and unwelcome precedents, put increased pressure and danger on local roads and destroy what is currently a very pleasant area of Finchampstead, assumed by those who chose to live here to be protected by you as guardians of the separation of settlements policy.

Yours sincerely



GARY & SALLY LEVY

cc Steve Auton, Highways Officer



5 Tomlinson Drive
Finchampstead
Wokingham
Berkshire
RG40 3NZ
27th November 2001

APPLICATION NUMBER: 0/20001/5362

Dear Sir/Madam,

Re: the outline planning for a housing development on land currently used for car storage. Application:0/2001/5362 (formally Ref: O/2001/5276 and formally No: 4418).

These continued planning applications for this land are a farce and surely are a joke!! All objections to any development point to less units. Not continued application for even more units.

I am writing once again to express my objection and concern for this planned development (O/2001/5276) which will mean the extension of the small cul-de sac of Johnson Drive.

Johnson Drive is one of a number of side roads that come off Nine Mile Ride all in a space of a few hundred yards. Firstly there is the 'x'-roads of Kiln Ride and Nine mile Ride with Belmont Stores. Then there is Tomlinson Drive with the Doctor's surgery on the corner with Nine Mile Ride, (cars visiting frequently park on the pavement and road creating 'blind spots' due to lack of parking facilities at the surgery,) and next there is Johnson Drive.

This new proposed development of approximately 50 units, (more than 50% increase on the first application!!), may well create at least another 100 plus cars trying to enter and exit Nine Mile Ride on this section of the road which is notorious for road accidents. The road speed limit has already has been reduced to 40mph but it needs to be reduced to 30 mph with speed cameras if necessary to control the speeding motorists and the number of accidents.
This development should not go ahead for many reasons. The extra traffic, the existing water drainage and sewage problems already 'stretched', total over development of the area, previous application was rejected. Insufficient parking facilities at the site etc .
The development would be popular with younger families and apparently the local junior schools do not have the places available.
If **ANY** development is to go ahead, then **BOTH** the number of proposed dwellings needs to be reduced substantially and there has to be some improved form of speed control on this section of Nine Mile Ride.

This letter has been copied to the Planning Department.

Yours faithfully,
Mr. R. Owens

AMO 0838

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

5 Tomlinson Drive
Finchampstead
Wokingham
Berkshire
RG40 3NZ
27th November 2001

APPLICATION NUMBER: 0/20001/5362

Dear Sir/Madam,

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Johnson Drive is one of a number of side roads that come off Nine Mile Ride all in a space of a few hundred yards. Firstly there is the 'x'-roads of Kiln Ride and Nine mile Ride with Belmont Stores. Then there is Tomlinson Drive with the Doctor's surgery on the corner with Nine Mile Ride, (cars visiting frequently park on the pavement and road creating 'blind spots' due to lack of parking facilities at the surgery,) and next there is Johnson Drive.

This new proposed development of approximately 50 units, (more than 50% increase on the first application!!), may well create at least another 100 plus cars trying to enter and exit Nine Mile Ride on this section of the road which is notorious for road accidents. The road speed limit has already has been reduced to 40mph but it needs to be reduced to 30 mph with speed cameras if necessary to control the speeding motorists and the number of accidents.
This development should not go ahead for many reasons. The extra traffic, the existing water drainage and sewage problems already 'stretched', total over development of the area, previous application was rejected. Insufficient parking facilities at the site etc .
The development would be popular with younger families and apparently the local junior schools do not have the places available.
If **ANY** development is to go ahead, then **BOTH** the number of proposed dwellings needs to be reduced substantially and there has to be some improved form of speed control on this section of Nine Mile Ride.

This letter has been copied to the Planning Department.

Yours faithfully,
Mr. R. Owens

AMO OBS

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11 DEC 2001

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12 Tomlinson Drive
Finchampstead
Wokingham
Berkshire
RG40 3NZ

10th December 2001

Ms. Angela Odell
Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Odell,

Application Number: **O/2001/5276**
Site Address: **6 Johnson Drive, Finchampstead, Wokingham**

Further to my letter of 2nd August, concerning Application Number 4418, I also object to the above application for broadly the same reasons.

1. The proposed number of houses is excessive and they would be totally out of keeping with the area. The previous application was for 30 houses this application is for 48.
2. Johnson Drive is too narrow to provide adequate access to the proposed houses.
3. Johnson Drive, Tomlinson Drive, Kiln Ride and Kiln Ride Extension all feed onto Nine Mile Ride over a 500m distance and this is already very dangerous at peak traffic times. A serious accident occurred at the intersection of Kiln Ride and Nine Mile Ride around 18 months ago. The increased traffic from 48 houses (probably additional 100 cars) would make this situation even more dangerous.
4. We already suffer considerable traffic noise and this would increase considerably as the access to the proposed houses will run alongside our rear garden.
5. I understand that badgers have been seen in the gardens of the Tomlinson Drive houses that adjoin 6 Johnson Drive and their set is probably in the proposed development area. It would be destroyed by any construction activity.

Finally, I am surprised that site clearance work has started in advance of planning permission being granted. Tree felling started on Saturday 8th December and several large trees that, from my inspection of the plans, I thought were going to be retained, appear to have already been felled.

Thank you for your consideration.

Yours sincerely,

Malcolm Maclean

Malcolm Maclean

14 Tomlinson Drive
WOKINGHAM
Berks. RG40 3NZ

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DSP	
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	FILE:

PMH/BJH
10 December 2001

Angela O'Dell
Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks.

Dear Ms. O'Dell

APPLICATION No. 0/2001/5276

We wish to object to the proposed development.

Whilst we appreciate that the application is only outline, this is surely the opening gambit to the overall development.

We are concerned that the proposed development will further increase the amount of traffic onto an already very busy Nine Mile Ride. Furthermore, there would be further congestion in the area and in particular the 'rush hour' in the immediate vicinity and roads into Wokingham and Bracknell.

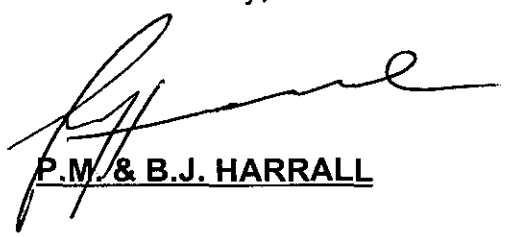
We are also concerned that should such a development be approved, it would open the flood gates by creating a precedent for further developments off Nine Mile Ride and Kiln Ride as there are several properties in the area which would be ripe for development. I attach an OS map extract showing other sites of a similar nature.

Having viewed the proposals we would also like to make the following comments. The proposed density is too high and affordable housing in this area would not be appropriate. There were many substantial trees on the site but on Saturday 8 December the majority of these trees were felled. Either the present owner or Cala Homes had arranged to have these trees removed pending planning consent. There now being no trees they cannot be preserved. We trust that this does not mean that the Local Authority has 'done a deal' on this site.

Additionally, we understand that there may be a badgers sett on this ground and as such, being a protected species this should also be borne in mind when considering the application.

Our property backs onto 6 Johnson Drive and as such we are concerned at the proposed closeness of the proposed houses to our boundary. We did not purchase our house on the basis that one day we would have 48 houses in our back garden and we are sure that such a development would have a detrimental affect on our property's visual amenity and market value.

Yours sincerely,



P.M. & B.J. HARRALL



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 12 November 2001

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Wilmington
16 Tomlinson Drive
Finchampstead
Wokingham
Berks
RG40 3NZ
Tel : 0118 973 1776
Fax : 0118 973 6894

A Odell, Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham Berks RG40 1WR

11th November 2001

Your Ref : 0/2001/5276

Dear Ms Odell

Application No: 0/2001/5276 - 6 Johnson Drive, Finchampstead
Outline application for 48 dwellings

I wish to lodge an objection to the above application on the following basis :

1. I understand this area of land is designated to remain green land to provide a break between areas of housing. How this was allowed to be used for commercial purposes seems very strange.
2. Access on to Nine Mile Ride, which is currently very difficult especially in the twice daily rush hours, will be increasingly difficult should this development go ahead with potentially another say 90 cars trying to emerge on to Nine Mile Ride.
3. Trees have already been felled in this area, despite earlier applications stating they would be preserved, although some do have TPO's on them. This area should therefore be protected from further tree clearance. In addition there are three very large trees at the rear of our property which are subject to TPO's and if these are disturbed during building there is a danger of these becoming unstable.
4. In Tomlinson Drive surface water is currently carried away through a large underground drain built under the front gardens of houses on the right hand side of the road in the newer part of this close. This has to deal with a

substantial volume of water from Nine Mile Ride as Tomlinson Drive joins Nine Mile Ride at a dip in the latter. This is made worse in the winter when drains on Nine Mile Ride get blocked up with leaves. This drain in Tomlinson Drive discharges into an area of land at the rear of No.22. My concern is that if this discharge area is interfered with in any way or surface water from the new development also has to find an outlet in the same area we may experience flooding problems.

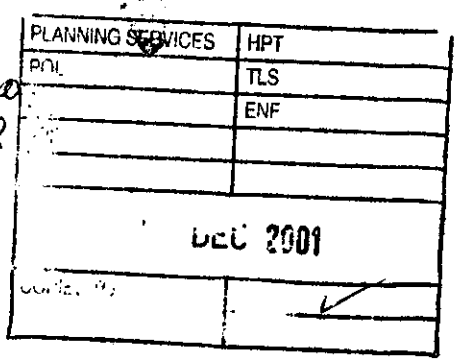
5. There will naturally be an increase in noise in this area from a further 48 properties.
6. One of the attractions of this house when we purchased it was that we were not overlooked at the rear. This will change if the development is allowed to go ahead.
7. There is an increasing trend in this area for back-land development and this is putting an ever increasing strain on the local infrastructure.
8. Stating affordable housing will be included is just a sop to planning authorities as in this area, even these houses, if they are ever built, will be out of the financial reach of anyone earning less than say £40,000 unless they can raise a substantial deposit.

Please consider these matters in determining the outcome of this application.

Yours sincerely

J M Hill

Rec'd by hand 07/12/01



06 December 2001

Ms Angela Odell
Development Control Officer
Wokingham District Council
PO 157
Shute End
Wokingham
RG40 1WR

18 Tomlinson Drive
Finchampstead
Wokingham
RG40 3NZ

Dear Ms Odell

Planning Application Number: 0/2001/5276
Site Address: 6 Johnson Drive, Finchampstead, Wokingham
Proposal: Outline planning permission for the development of site from car storage to provide 48 dwellings including a proportion of affordable housing ..

We the Lyness family are vehemently opposed to this development for the following reasons:

- This land is not scheduled for development in the Wokingham District Development Plan and is intended as a green gap between settlements.

- The site is not used for car storage. The impression given by the planning application is that this site is 'brown land'. This is patently not the case. A large proportion of this land comprises a single dwelling with extensive grounds. The owner has obtained permission to store cars in a small designated area, having being able to prove continuous use of this designated area for the purpose. As you are aware, the owner is in ongoing dispute with the District Council regarding the illegal storage of cars outside the designated area and the illegal storage of building materials.

- This site is **green** land, it is home to a wide variety of woodland birds, some quite rare such as the Tree Creeper, and other species. We and our neighbours have seen wild deer grazing and badgers also visit our garden and therefore there must be a badger sett on this land 'used for car storage', should we not be working to protect their habitat rather than destroying it? We have also seen slow worms from this site in our garden.

- If this proposal is allowed it may well set a precedent for the future development of green sites in the Finchampstead area. We are aware of the pressure on the council to meet its housing development targets but we believe that there are many more alternatives to the development of **green** land.

- In an already over developed area this increased development will have a detrimental effect on the natural beauty of the area.

- The proposed development is a monstrous over development and the applicant is using the obvious ploy of providing 'affordable' housing to gain favour with the District Council who are currently under pressure to provide suitable accommodation for key workers such as teachers, nurses, firemen and police e.t.c.

- The development proposes 48 dwellings most of which will have double garages and be owned by two-car families. It is our experience that in this area, the smaller dwellings proposed will also be occupied by two car owners. This will mean somewhere in the region of sixty to ninety additional cars entering and leaving the site by Johnson Drive at peak times. The entrance to Johnson Drive is very narrow and was not designed to take this volume of traffic. This extra traffic will also put intolerable pressure on Nine Mile Ride, which is extremely busy already at peak periods. The nearby Kiln Ride/Kiln Ride Extension crossroads is already extremely dangerous at peak times in the mornings with traffic, schoolchildren waiting for buses and crossing the road and buses stopping. The added danger for schoolchildren catching school buses in this area may well lead to a fatality.

- People from the proposed development working in Wokingham will be turning right into Kiln Ride at this dangerous junction and eventually find there way onto Finchampstead Road, one of the busiest roads in Wokingham, which is at almost gridlocked at peak times. Those person working in Reading or further afield will use the Waterloo Road, Rances Lane/Priest Avenue 'rat run' to gain access to the A329 M and M4, putting more undue pressure on these residential roads.

The owner of 6 Johnson Drive should not be allowed to manipulate the planning rules, by giving the impression that this site is brown land or be seen to profit from this.

Yours sincerely,

Brian Lyness, Caroline Lyness, Alexander Lyness, Mark Lyness

c.c. Andrew McKay MP

Recd 2.20pM 6.12.01

22 TOMLINSON DRIVE, FINCHAMPSTEAD
WOKINGHAM, BERKSHIRE RG40 3NZ

AMO 088

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5 December 2001

Your ref: Angela Odell/O/2001/5276

Environmental Services Department
Planning Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

Application Number: O/2001/5276
Site Address: 6 Johnson Drive, Finchampstead, Wokingham
Outline application for 48 dwellings

Further to the Council's letter dated 22 November 2001, we object to the above application and have the following comments to make:-

1. We understand that this site is outside a settlement boundary and in a green wedge, any development on this land would have a harmful and urbanising affect on the character and appearance of the area. An outstanding outline application for 30 houses on the same site was objected to by, amongst others, Finchampstead Parish Council and the Council for the Protection of Rural England, we would ask the Council to refuse this application in order to preserve our green areas.

2. Only a small area of the site has Certificate of Lawful Use, the remainder has an Enforcement Order placed upon it, which was upheld at Appeal.

3. If allowed, this could add in excess of 70-80 vehicles to a heavily congested area, and is in close proximity to the Nine Mile Ride/Kiln Ride accident blackspot.

4. If development of this site were permitted, it could encourage an influx of similar applications, as there are many such sites in the surrounding area.

5. The site has a large drainage ditch running directly behind the rear of our property and numbers 20, 18, 16, 14 and 12 Tomlinson Drive. The water from this ditch drains directly into a pond on land next door to us belonging to a property on Kiln Ride. We frequently suffer flooding to our rear garden from this pond, and as the land owner of 6 Johnson Drive has in recent times raised the level of his land in an area directly behind the pond, with no retaining wall to contain the earth, we are very concerned that not only could the flooding problems become much more severe, but also that some sort of landslip could occur after periods of heavy rainfall.

With regard to the inference that part of this development consists of "affordable housing" we enclose a copy of an advertising feature from the local Property Paper showing "affordable" accommodation with prices starting at £152,500 for a two bedroom flat in a cheaper area than Finchampstead, so the word "affordable" is very misleading.

As the owners of the site have clearly been breaking planning regulations for many years, and the Planning Department are well aware of this, it would seem most unjust that they be allowed to profiteer from their actions, and allowing this application to go ahead would encourage others to do the same.

We would be grateful if our objections could be taken into consideration.

Yours faithfully

M & E Allan (Mr & Mrs)

floor with an en-suite to the master, a (01276) 609500.

Affordable living in Bracknell

AT LAST some reasonably priced property within a stone's throw of Bracknell.

Wokingham estate agency Connell is marketing Braeside, which is situated in Binfield and within a short distance of The Coppice Beech Hotel.

It is a Key Properties Ltd development of 30 apartments and duplexes designed with a European concept in mind.

The construction details are drawn from many European countries and each property consists of carefully planned space, fitted kitchens and stylish bathrooms.

They have been built by using efficient energy-saving low maintenance products and materials throughout.

There is a choice of one or two-bedroom accommodation and prices, as an example, for a ground floor two-bedroom apartment start at £152,500.

A visit to the on-site sales office will give you more idea of the choice on offer.

● The sales office is open from 10am to 5pm, seven days a week. Alternatively, call Gill Wilson on (01344) 307740, or Connell Estate Agents on (01344) 301911.

VFD 55,137 January June 2001 ABC 12,471 further copies distributed through the Wokingham Times series An additional 4,000 distributed to Estate Agents

/ww.richard-worth.

Property Paper 22/11/2001

Ano OBS

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Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 06 December 2001 14:31
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: O/2001/5276
Correspondent_FullName: Mrs. L. Baker
Correspondent_StreetAddress: 287B Nine Mile Ride
Correspondent_Address2: Finchampstead
Correspondent_Town: Wokingham
Correspondent_County: Berks.
Correspondent_PostCode: RG40 3NS
Correspondent_Telephone:
Correspondent_Email:

Comments:

Objections to the application are:

1. Far too large a development on a site previously occupied by only one house.
2. Noise and disruption from a large community.
3. A significant amount of extra traffic onto the Nine Mile Ride - already very busy.
4. Local resources already stretched without additional burden of another community.
5. Detrimental effect on local environment.

Verandah Cottage
289 Nine Mile Ride
Wokingham,
RG40 3NS

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5 December 2001

Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham,
Berks,
RG40 1WR

Re: O/2001/5276 - 6 Johnson Drive, Finchampstead

Dear Sirs

We have strong misgivings about this redevelopment. These are not just based on the fact that when complete, it will change our garden from a quiet haven to somewhere where the sound of traffic will be intrusive.

Our main reservations are;

- **The safety of yet another road opening onto the Nine Mile Ride,** which is busy and fast at all times of the day. At peak times it can take us longer than 5 minutes to get off our drive way, and 35 - 40 minutes to drive the 3 miles into Wokingham.
- **Schools** - There are no secondary schools in the vicinity, all children between 11 - 16 years will have to be bused (at council expense) to and from school.
- **Public Transport** is very sparse - one bus per hour during the day. Anyone moving to this development will have to have their own transport.
- **Doctors** - All the local surgeries are packed.
- **Where will this development end?** Currently the outline illustrative layout looks very pleasant, but will the final plan leave convenient gaps to enable further houses to be slotted in as more land is acquired?

So basically, this area does not have the infrastructure to cope with another 75 - 100 cars, and up to another 100 children. Please reconsider this development very carefully.

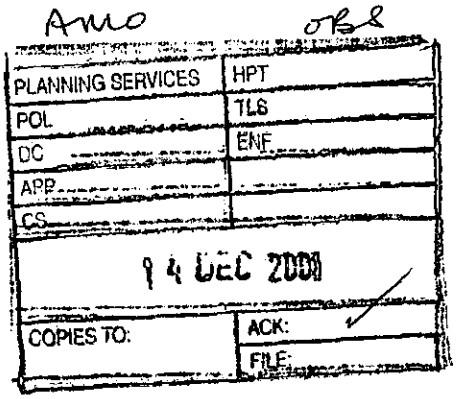
Yours sincerely

Sue Lewis. Mike Lewis

Mike & Sue Lewis

'Cherrywood' 294 Nine Mile Ride Finchampstead Berkshire RG40 3NT
Telephone: 0118 973 5537
Fax: 0118 973 3880
Email: jim.manns@virgin.net

December 12, 2001



Environmental Services Department
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sir or Madam:

Application No: 0/2001/5362 – subsidiary of 0/2001/5276

I am in receipt of two letters one dated 5 December, 2001 and another dated 07 December 2001, The first telling me that the Application Number: 0/2001/5276 for 43 Dwellings in Johnson Drive has been withdrawn, giving us much relief – only to be told that **CALA HOMES have put in another Application to put up 50 Dwellings in the same place!**

I am well aware that the 'Big Boys' (i.e. CALA, Charles Church etc.) can put pressure on local councils to 'Steam Roller' applications through, as has apparently I have been told happened in the past, but I and I am sure many other local residents who live in the area do not welcome the addition of 100+ vehicles along Nine Mile Ride. "Quality of life is more important than Cash, Holidays, etc. for the influential few!)

I would hope, that you are at least aware of the many Personal Injury and major damage only accidents including the assistance of Emergency Helicopter Paramedics that occur along this strip of road!

Lets not forget that we have Tree Preservation Orders on our Trees (South of NMR); surely this was in the interest of **conservation and Pollution Control**. Just because the present occupier has had the foresight to see the possible implications and remove his trees, in order to avoid this hic-up – we the remaining residents have the inconvenience, whilst he walks away with several Million £!! to enjoy his retirement! – Good luck to him for playing the system.

We do object to this Application most strongly, not only for the reasons above but also, because we moved to and want to live in an environment that is reassuringly pleasant, not Highly Polluted, Highly Stressful, has extreme Traffic Congestion (already in the Rush Hour there are 2,000+ vehicles stationary in Nine Mile Ride!) basically we were/are prepared to pay the Wokingham District Council **excessive premiums** to live in the Wokingham Area, **but only** - if the quality of life is better, but if you as Councillors want Quantity instead of Quality then Wokingham will be just another Home Counties Suburban Ghetto!

Please take note we do not need or want another 100+ people trying to live in and use Nine Mile Ride!

Yours faithfully

Mr & Mrs J H Manns

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WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

Your Ref: O/2001/5276

From: John Mullaney
Environmental Heath

My Ref:

Date. December 13, 2001

PROPOSED: DEVELOPMENT OF 48 DWELLINGS

LOCATION: 6 JOHNSON DRIVE, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planning consent be granted:

(i) The ground conditions on the site must be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination must be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority is to be consulted at all key stages in this investigation process.

(ii) Standard planning condition C070 regarding hours of work.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

25 Tomlinson Drive, Finchampstead, Wokingham, Berks. RG40 3NZ

Case Officer
Angela Odell
Planning Services
P.O. Box 157
Shute End
Wokingham

Amo obs

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Advised application withdrawn 05.12.01. SV

Finchampstead, 03.12.01

Ref: 0/2001/5276
6, Johnson Drive, Finchampstead

Dear Mrs. Odell,

We strongly object to the proposed development at 6 Johnson Drive for the following reasons:

Density:
The number of dwellings planned is by far in excess of any sensible limits in a residential area which is green and peaceful and part of the rural community for which Finchampstead is (still) reknowned.

Traffic:
The density of the proposed development will impact local traffic safety. An additional 48 dwellings would mean a devastating increase to volume on Nine Mile Ride, where capacity has long surpassed safe and acceptable level at peak times.

Noise, disturbance, loss of privacy:
In addition, the effect on the environment in terms of air pollution and noise would be considerable. The residents of numbers 12 to 22 Tomlinson Drive would be particularly affected. Any development would cause loss of privacy and great disturbance from the noise of traffic entering and exiting site.

Enforcement of Planning Decisions
As we are informed by our neighbours whose property abuts the proposed site for development, there have been difficulties with the landowner for a number of years. Car storage was never permitted to the extent that has been practised, and enforcement has been lacking. We fear that whatever is decided in the long term, plans will go ahead regardless, as has been the case in the past and the council should take a firm stand to prevent this happening.

Conclusion
Whilst we appreciate that there is ever increasing pressure upon WDC to provide additional housing, particularly in established residential areas such as this, we strongly oppose the proposed development on this site which would severely change the peaceful rural nature of our immediate environment.

Yours sincerely,

Anne & Svante Stenbom

Amo OBL

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PO:	TLS
DR:	ENF

29 NOV 2001

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5 Tomlinson Drive
Finchampstead
Wokingham
Berkshire
RG40 3NZ
27th November 2001

Dear Sir/Madam,

Re: the outline planning for a housing development on land currently used for car storage. Ref: O/2001/5276 (formally No: 4418)

I am writing once again to express my objection and concern for this planned development (O/2001/5276) which will mean the extension of the small cul-de sac of Johnson Drive.

Johnson Drive is one of a number of side roads that come off Nine Mile Ride all in a space of a few hundred yards. Firstly there is the 'x'-roads of Kiln Ride and Nine mile Ride with Belmont Stores. Then there is Tomlinson Drive with the Doctor's surgery on the corner with Nine Mile Ride, (cars visiting frequently park on the pavement and road creating 'blind spots' due to lack of parking facilities at the surgery,) and next there is Johnson Drive.

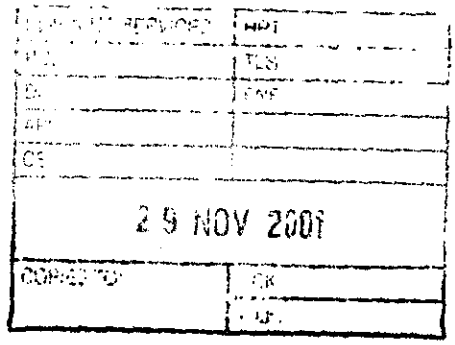
This proposed development of approximately 48 units, (more than 50% increase on the first application!!), may well create at least another 90 plus cars trying to enter and exit Nine Mile Ride on this section of the road which is notorious for road accidents. The road speed limit has already has been reduced to 40mph but it needs to be reduced to 30 mph with speed cameras if necessary to control the speeding motorists and the number of accidents.
This development should not go ahead for many reasons. The extra traffic, the existing water drainage and sewage problems already 'stretched', total over development of the area, previous application was rejected. Insufficient parking facilities at the site etc .
The development would be popular with younger families and apparently the local junior schools do not have the places available.

If **ANY** development is to go ahead, then **BOTH** the number of proposed dwellings needs to be reduced substantially and there has to be some improved form of speed control on this section of Nine Mile Ride.

This letter has been copied to the Planning Department.

Yours faithfully,

Mr. R. Owens



5 Tomlinson Drive
Finchampstead
Wokingham
Berkshire
RG40 3NZ
27th November 2001

Dear Sir/Madam,

Re: the outline planning for a housing development on land currently used for car storage. Ref: O/2001/5276 (formally No: 4418)

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This letter has been copied to the Planning Department.

Yours faithfully,

Mr. R. Owens

ANO 068

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David & Angela Jones
Flint Cottage
99A Kiln Ride
Finchampstead
Wokingham
Berkshire
RG40 3PD

4th December 2001

Angela Odell
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham, RG40 1WR

Dear Angela

Re: Application Number: O/2001/5276

Following a review of the plans at your Wokingham Office I would like to register my concern regarding approval of the above application on the following grounds:

- The development appears to be situated on land 'not approved' for new building according to the local plan. How can anyone think that 48 dwellings can be accommodated on this plot!. What about the impact it will have on the local community?.
- The damage to existing trees, shrubs and hedges would be considerable. Such a development would markedly change the nature of the local environment.
- The development is not in keeping with existing homes and properties in the immediate and surrounding area. Such intensity of homes detracts from the rural nature for which North Finchamsptead is renowned.
- Are local amenities really able to cope with such an increase in the populous?. I believe that North Finchampstead is already overcrowded and that such high-density housing schemes only compound what is already a serious problem.
- Ninemile Ride is already an extremely busy road. Access to the proposed estate from Ninemile Ride will increase the likelihood of a serious accident.
- Increased levels of traffic will also cause increased vehicle congestion, noise and a greater risk of accidents.
- Such extensive building work will also cause considerable disruption to local residents e.g. noise, increased traffic, dust and debris etc.

Commonsense must prevail!. The North Finchampstead area is already heavily populated given its rural nature and busy road network. The development identified above will compound what is a growing problem for local residents. I therefore strongly object to the proposed development and ask that the application be rejected.

Yours sincerely

David Jones

AMO 088

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	

0 5 DEC 2001

COPIES TO:	ACK: ✓
	FILE

266 Nine Mile Ride
Finchampstead
Wokingham
Berkshire RG40 3NT

3rd December 2001

Ref: Angela O'Dell
O/2001/5276

Dear Ms. O'Dell

Application Number: O/2001/5276
Site Address: 6 Johnson Drive, Finchampstead, Wokingham
Proposal: Outline application for the redevelopment of site from car storage to provide 48 dwellings including a proportion of affordable housing.

We were somewhat dismayed to receive your letter of 22nd November concerning the above outline planning application, which shows a 60% increase in the volume of houses applied for in the previous application No O/2001/4418.

We have very strong opposition to this application for the following reasons: -

- The application seems to be outside the structure plan and will only increase the urbanisation of what is largely a rural area. Although the site is currently used for car storage it is still technically a green field site.

- From the plans the development of the site off Johnson Drive would appear to be the thin end of the wedge, and will only create a precedent for further development eastwards towards Range Road and beyond. Something, which the local eco-structure is unable to support.

- The section of Nine Mile Ride between California Crossroads and Kingsmere Roundabout is a very busy and dangerous length of road. Drivers frequently ignore the 40 mph speed limit and there have been several accidents around the Kiln Ride junction. Road safety measures to deal with this are long overdue. Any increase in the number of houses would mean an increase in the number of vehicles already using this road and public transport is so poor in this area that it does not provide an alternative solution.

- Schools in Finchampstead are already overcrowded and an increase in the number of children "bussed" to Secondary schools in Wokingham, which are also overcrowded, will only aggravate the already congested roads.

- After viewing the plans we feel that the minimal amount of "affordable housing" included in the application is a token gesture thrown in as sop merely to support the application.

- The amount of open land is disappearing very quickly and can only serve to destroy the quality of life in Finchampstead.

We hope you will consider these comments and reject the application.

Yours sincerely

K.E.W. Greaves

Mr Keith Greaves

J.A. Greaves

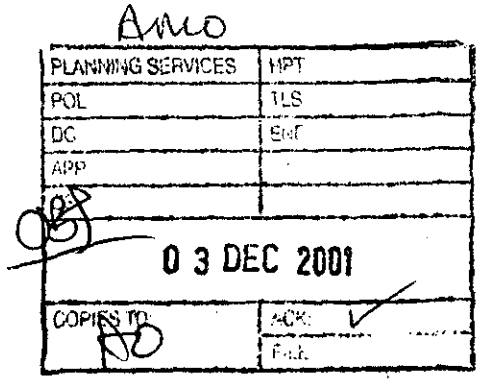
Mrs Jean Greaves

Ms A O'Dell
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham,
Berkshire RG40 1WR

c.c. Mr Tim Charlesworth,
District Councillor, Finchampstead North

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 27 November 2001 18:10
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

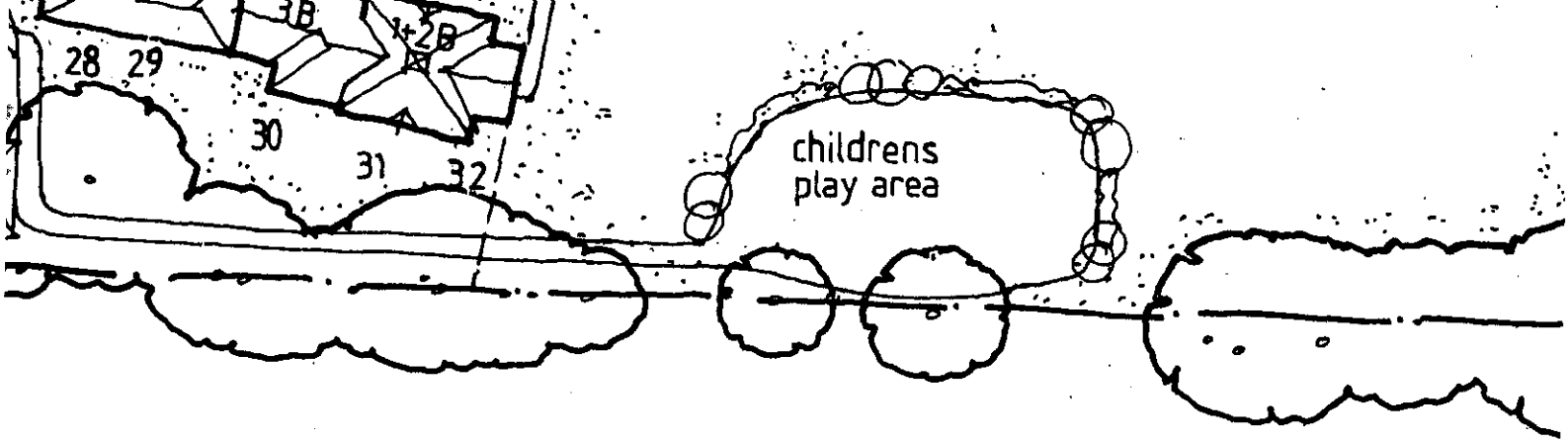


****

NatureofEmail: Object
ApplicationNumber: O/2001/5276
Correspondent_FullName: J H Manns
Correspondent_StreetAddress: 294 Nine Mile Ride
Correspondent_Address2: Finchampstead
Correspondent_Town: WOKINGHAM
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3NT
Correspondent_Telephone:
Correspondent_Email: jim.manns@vingin.net

Comments:

I object to this application because - there is already an enormous amount of traffic using nine mile ride on a daily basis (i.e. between 8am - 9am 2,000++ vehicles) when not rush hour the vehicles travel in excess of 50mph despite the 40mph speed limit - there have been numerous accidents and incidents being Pets killed or maimed. To add another 100+ vehicles would exacerbate the situation - we live in the Wokingham District because we want Quality of Life - NOT Traffic Noise, Polution and frustrated speeeding motorists!



Schedule of Accommodation.

8 no. **1 Bedroom Apartments & Houses**	**62%**
23 no. **2 Bedroom Apartments and Houses**	
11 no. **3 Bedroom Houses**	**22%**
8 no. **4 Bedroom Houses**	**16%**

50 UNITS IN TOTAL

TOTAL SITE AREA	**1.76 Hectares**
NET DEVELOPABLE AREA	**1.64 Hectares**
AREA OF POS	**0.50 Hectares**
DENSITY	**30.1 units per hectare**

Trees for retention

Trees for removal

New Trees and Planting

Received by Wokingham District Council

Application No: O/2001/5276

Proposal:
Outline application for the redevelopment of the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.

Location:
6, Johnson Drive, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5276 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

22 November 2001

Tel: (0118) 974 6445

Date:

My ref: O/2001/5276

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: O/2001/5276
6, *Johnson Drive, Finchampstead, Wokingham.*
Outline application for the redevelopment of the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2001/5276**
6, Johnson Drive, Finchampstead, Wokingham.
Outline application for the redevelopment of the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date:

My ref: O/2001/5276

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: O/2001/5276
6, Johnson Drive, Finchampstead, Wokingham.
Outline application for the redevelopment of the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2001/5276**
6, Johnson Drive, Finchampstead, Wokingham.
Outline application for the redevelopment of the site from car storage to provide 48 dwellings inlcuding proportion of affordable housing.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor T Charlesworth

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Applicationo	Name & Address
O/2001/5276	Mr R Owens 5 Tomlinson Drive FINCHAMPSTEAD RG40 3NZ
O/2001/5276	R & S Eckert 1 Johnson Drive FINCHAMPSTEAD Wokingham. RG40 3NW
O/2001/5276	J H Manns 294 Nine Mile Ride FINCHAMPSTEAD RG40 3NT
O/2001/5276	Mr Keith Greaves Mrs Jean Greaves 266 Nine Mile Ride FINCHAMPSTEAD RG40 3NT
O/2001/5276	David & Angela Jones Flint Cottage 99a Kiln Ride FINCHAMSPTEAD RG40 3PD
Application Withdrawn	Letters sent 05/12/01

1933

ADDRESS 6 JOHNSON DRIVE PARISH LINCHAMPSTEAD

PLOT No. X 279A NINE MILE RIDE ORD. SHEET No. SU 8065' (99)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
103/70	ORBIS PROPERTIES	BUNGALOW & GARAGE	29.10.70	APP CIA
1161/71	"	"	28.10.71	CIA
O 3100	MR. K. BRANT	"	7.8.75	CIA
BR 3260	"	"	1.9.75	APP
96/64687/TP	"	R/O STORAGE OF NEW CARS	10.02.97	REF
CLU(E)105		"	1.10.98	REFUSED
TP/2001/3383	"	temp. change of use of land for storage of motor veh. (Retro)	05.04.01	Ref.
CLE/2001/3818				
O/2001/4418	Cala Homes	Re-dev of site 30 dwells		

MINISTRY DECISION CLU(E) 105 - APPEAL ALLOWED 10/11/99

SPECIAL ORDERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: AO	Application No. O/2001/5276

Map No. 91 Site 174
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (O) OUTLINE APPLICATION FOR ~~RESIDENTIAL DEVELOPMENT~~ THE REDEVELOPMENT OF SITE FROM CAR STORAGE TO PROVIDE ~~OF~~ 48 DWELLINGS INCLUDING PROPORTION OF AFFORDABLE HOUSING

Location: ROSEWELLS 61 JOHNSON DRIVE

Parish: FINCHAMPSTEAD Ward: Finch North

Applicant: CALA HOMES SOUTH LTD

Fee (8) Received 3420-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..xx.. Major dev.....
+ departure from local plan

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
CPRE
R. Berks Fire & Rescue Service } major development
Dinton Pastures

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency >0.5hectares .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: Green Gap & Wedge
Rural Area
Countryside
.....
No pre-apps

NEIGHBOURS:

SIN + see map (pls note: no address point for 291 Nine Mile Ride)
+ pls include all people who sent letters of objection re 0/2001/4418 (26 to date)
+ Mr & Mrs K. Brant, Rosewells, Johnson Drive, Nine Mile Ride, Wokingham (= site inside red line)

21.NOV.2001* 5276

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

CL/lr/562

9th November 2001

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Ref: Land at Rosewells, Johnson Drive, Nine Mile Ride, Wokingham

Dear Sirs

Please find enclosed our second outline application for residential development at Rosewells, Johnson Drive, Nine Mile Ride, Wokingham.

This includes:

6 x Application forms and Certificates B
Fee £3420.00
6 x Indicative layout OUT2, including location plan

A detailed planning report in support of the application will be forwarded shortly by Douglas Bond MRTPI of Chancellors Town Planning.

I trust these details are all acceptable.

Yours sincerely

Christopher Law.

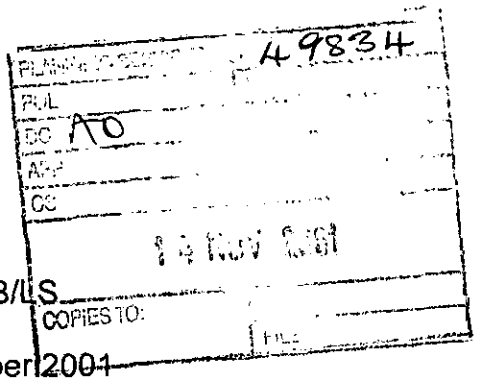
Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Ltd

Encs

21.NOV.2001* 5276

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS



Our ref: DCB/LS

12th November 2001

Wokingham District Council,
Civic Offices,
Shute End,
WOKINGHAM,
Berkshire,
RG40 1BN

0/2001/4418.

Dear Sirs,

LAND AT 6, JOHNSONS DRIVE, FINCHAMSTEAD NORTH
PROPOSED RESIDENTIAL DEVELOPMENT

Our client's, CALA Homes (South) Ltd have submitted a second outline planning application for residential development at the above site following the recent submission of an appeal on the grounds of non-determination. The reasoning behind this second application is to consider a scheme that better respects the characteristics of the site and the Local Authority's requirements on large housing sites.

The planning application is in outline form with all matters reserved except access.

Characteristics of Site

The application site extends to 1.76 hectares and lies on the edge of Finchamstead North. The defined built-up area boundary with residential development abuts the site to the south and west. The site is contained by mature extensive woodland to the north and east. In contrast the site is more open in character and relates very much to the existing built-up area to the south and west. This relationship is also reinforced by the land uses on the site.

The site itself comprises three distinct areas. The southern half consists of the residential curtilage of No. 6 Johnsons Drive (formerly No. 279A Nine Mile Ride). This area extends to 0.87 hectares. The central part of the site has a lawful use (granted by a Certificate of Lawful Use or Development) for the unlimited storage of motor cars. This area extends to 0.49 hectares. The remaining part of the site lies to the north. This triangular area is open and unused in lawful use terms.

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

The site has direct access onto Johnsons Drive which in turn leads to an appropriate junction with acceptable visibility onto Nine Mile Ride (B3430).

The southern and central parts of the site constitute previously developed land having regard to the definition in PPG3, Annex A.

The site lies within 400 metres of bus stops, 800 metres of a defined Local Shopping Centre and 1.1km of a local school.

Proposed Development

The proposed redevelopment will extinguish a non-conforming lawful use which will enhance the overall visual appearance of the site and surrounding area. The proposed development is limited to the southern and central parts of the site. It is these areas that are characterised by previously developed land. Development confined to this area will not extend housing any further north than that existing to the immediate west in Tomlinson Drive.

Added to this the natural containment of the site will ensure that the proposed development does not impact on the gap between Finchamstead North and outlying settlements to the north and east in either a physical or visual sense. Similarly by confining the proposed development to the previously developed areas of the site the character and appearance of the countryside and the policies that seek to protect it for its own sake will not be harmed.

The proposed development will provide a compatible land use with the surrounding area.

Development Scheme

The proposed development has had regard to the recent guidance published by Wokingham District Council for large sites. In particular:

- A net density of 38 dwellings to the hectare is proposed, consistent with advice in PPG3. This has been achieved in a way that does not compromise the quality of the residential environment of the surrounding area. In particular the proposed layout will not create a harsh change in intensity of development with the Tomlinson Drive scheme to the west. The proposed scheme will create a high quality living environment, yet still make efficient use of the site.

- The proposed development illustrated comprises a mix of 1, 2, 3 and 4 bedroom units. The proposed mix accords with the Local Planning Authority's Guidance. In particular 1 and 2 bed units comprise 60% of a scheme, against a requirement of at least 45%. The 3 bed units amount to 23%, similar to the requirement for 25%, whilst the 4 bed units equate to 17%, against a requirement for 30%.

- The proposed relationship of the dwellings illustrated on the indicative layout respects the amenities of existing dwellings adjoining the site, in particular those to the south and west.

- In terms of impact on trees, the important trees on the site boundaries are retained within the scheme.

- Discussions have taken place with the recreation and Open Space Officer. The proposal incorporates a 0.5-hectare area of Public Open Space. This meets your Council's requirement for on-site Public Open Space of 4.3 hectares per 1000 population calculated at 2.5 persons per household. This area also incorporates a fully equipped children's play area (400m2). From discussions with Lisa Jarvis of your Recreation Department this level of provision meets the Council's Open Space requirements, whilst in some respects, in particular the children's play area, provides an additional benefit to the existing resident population.

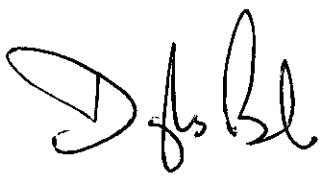
- The applicant's confirm that they are prepared to enter into a Section 106 agreement to secure at least 25% of the net increase in dwellings for affordable housing.

- Similarly the applicant confirms that they are prepared to enter into a Section 106 agreement to pay a financial contribution towards education provision in the district.

To conclude the characteristics of the site, the exceptional circumstances and benefits arising from the redevelopment of this brownfield site and the merits of the proposed development itself confirms that this scheme is acceptable such that planning permission can be granted.

I am happy to discuss any issue arising and if needs be meet your Officers to agree any outstanding issues. In this regard I look forward to hearing from you in due course.

Yours faithfully,



Douglas Bond, BA(Hons), MRTPI

c.c. Chris Law – CALA Homes (South) Ltd.

1769

PLANNING APPLICATION PART I

21. NOV. 2001 *

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

1.	YOUR NAME	CALA HOMES SOUTH LTD
	ADDRESS	BURGAN HOUSE, THE CAUSEWAY
		STAINES, MIDDLESEX
	POST CODE	TW18 3PR Tel. No. 01784 225300
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	CHANCELLORS TOWN PLANNING
	ADDRESS	45 HIGH STREET, ODIHAM
		HOOK, HANTS
	POST CODE	RG29 1LF Tel. No 01256 703090
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	ROSEWELLS, JOHNSON DRIVE
		NINE MILE RIDE
		WOKINGHAM, BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	1.76H
5. Give brief details of the proposal.	ABOUT THE APPLICATION	REMOVAL OF OPEN CAR STORAGE USE & REDEVELOPMENT OF SITE FOR RESIDENTIAL
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan	✓	1:100 Floor Plan	
		1:500 Block Plan ILLUSTRATIVE LAYOUT	✓	Other	
		1:100 Elevations			
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE	✓	ALTERATION or EXTENSION		
	CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓	
	OTHER				

9. What type of Planning application are you applying for?	RESERVED MATTERS		Go to Question 10.
	OUTLINE PERMISSION	✓	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION		Go to Question 11.
	TEMPORARY PERMISSION		State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE		SITING	
	MEANS OF ACCESS	✓	DESIGN	
			LANDSCAPING	

1769B

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL & OPEN CAR STORAGE
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	TO BE PROVIDED LATER
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? If NO, please give details of any new system to be constructed.	~~YES~~ / NO — SOAKAWAYS
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? *If YES, please complete the following table.* — YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. — YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. — ~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Berkshire County Council. — ~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 3,420 – 00 — 18 x £190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Christopher Law RIBA — ON BEHALF OF CALA HOMES SOUTH LTD — DATE 9.11.01.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1000

CERTIFICATE A(a)

OWNERSHIP CERTIFICATE (APPLICANT SOLE OWNER OF SITE)

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal* relates.

Signed .....

*On behalf of .....

Date .....

CERTIFICATE B(a)

OWNERSHIP CERTIFICATE (APPLICANT NOT OWNER OF SITE/WHOLE SITE)

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner(b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's(b) name	Address at which notice was served	Date on which notice was served
MR & MRS. K. BRANT	ROSEWELLS JOHNSON DRIVE NINE MILE RIDE WOKINGHAM	9-11-01

Signed Christopher Law RIBA

*On behalf of CALA HOMES SOUTH LTD

Date 9.11.01

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate (see overleaf)

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

Agricultural Holdings Certificate*(a)*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

• None of the land to which the application/appeal relates is, or is part of, an agricultural holding.

or

• I have/The applicant has/The appellant has given the requisite notice to every person other then my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

~~Tenant's name~~	Address at which notice was served	Date on which notice was served

Signed Christopher Law RIBA

*On behalf of CALA HOMES SOUTH LTD

Date 9.11.01

* delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

21.NOV.2001* 5276

Applicationo	Name & Address
O/2001/4418	J E Fitch 105 Kiln Ride Finchhampstead Wokingham Berks RG40 3PD
O/2001/4418	Jason Longley Rose Cottage, 261A Nine Mile Ride, Finchampstead Wokingham Berks RG40 3NS
O/2001/4418	John Dennis 270 Nine Mile Ride Finchampstead Wokingham Berks RG40 3NT
O/2001/4418	Miss Barnes Suntop 290B Nine Mile Ride Wokingham Berks RG40 3NT
O/2001/4418	Owner/Occupier 272 Nine Mile Ride Finchampstead Wokingham Berks RG40 3NT
O/2001/4418	Anne and Svante Stenbom 25 Tomlinson Drive FINCHAMPSTEAD Wokingham Berks RG40 3NZ
O/2001/4418	Owner / Occupier 275 Nine Mile Ride Finchampstead Berks RG40 3NS

O/2001/4418	The Lyness Family 18 Tomlinson drive Finchampstead Wokingham Berks RG40 3NZ
O/2001/4418	Timothy Craig 67 Kiln Ride Wokingham Berks RG40 3PJ
O/2001/4418	Malcolm Maclean 12 Tomlinson Drive Finchampstead Wokingham Berks RG40 3NZ
O/2001/4418	Mrs J Lenihan 79 Kiln Ride Finchampstead Wokingham Berks RG40 3PJ
O/2001/4418	Mr and Mrs M Allan 22 Tomlinson Drive Finchampstead Wokingham Berks RG40 3NZ
O/2001/4418	Alexis and Peter Fraatz Little Acorns 299a Nine Mile Ride Finchampstead Berks RG40 3NL
O/2001/4418	Mr R Owens 5 Tomlinson Drive Finchampstead Wokingham Berks RG40 3NZ
O/2001/4418	Mr/Ms Barnardo 287a Nine Mile Ride Finchampstead Wokingham Berks RG40 3NS

O/2001/4418	Mr and Mrs Greaves 266 Nine Mile Ride Finchampstead Wokingham Berks RG40 3NT
O/2001/4418	Dr Mark Lee 20 Tomlinson Drive Finchampstead Wokingham Berks RG40 3NZ
O/2001/4418	Andrew Heath 2 Johnson Drive Wokingham Berks RG40 3NW
O/2001/4418	Mr & Mrs M Sandom 5 Johnson Drive Finchampstead Berks RG40 3NW
O/2001/4418	J M Hill Wilmington 16 Tomlinson Drive Finchampstead Wokingham Berks RG40 3NZ
O/2001/4418	P M and B J Harrall 14 Tomlinson Drive Wokingham Berks RG40 3NZ
O/2001/4418	Linda Baker 287B Nine Mile Ride Finchampstead Wokingham Berks RG40 3NS
O/2001/4418	Gary and Sally Levy Gresham Mill 7 Johnson Drive Finchampstead Berks RG40 3NW

O/2001/4418	R and S Eckert 1 Johnson Drive Wokingham Berks RG40 3NW
O/2001/4418	Probir Dutt Bramley cottage Kiln Ride FINCHAMPSTEAD BERKS RG40 3PD
0/2001/4418	Nick and Joanna Henry 3 Johnson Drive Finchampstead Berks RG40 3NW

21.NOV.2001* 5276 Green line is as for 4418



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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2001 Scale: 1 : 2500

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