APPLICATION NO:
F/2001/5156

LOCATION:
Manor Farm Longwater Road, Finchampstead Wokingham.

APPLICANT:
Oakhill Developments Ltd. C/O IZOD Design

PROPOSAL:
Proposed conversion and extension of redundant farm buildings to form 12 residenti units.

EARLIEST DATE FOR DECISION: **01/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: **Elaine Vashi**

WITHDRAWN.

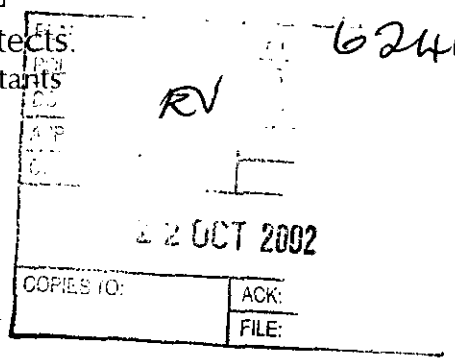
RAILEX
Marbleboard

EASIFILE EP7

D11 266

Izod DESIGN
Chartered Architects
Landscape Consultants

62418



KPI/em/2713
21 October 2002

Wokingham District Council
Environmental Services Department
Planning Department
P.O,Box 156
Shute End
Wokingham
RG40 1WR

For the attention of Elaine Vashi
Planning Officer

Dear Sirs

MANOR FARM FINCHAMPSTEAD
Residential Development / Application F2001/5156

Further to our recent discussions regarding the above it has been agreed that the application for 12 units be withdrawn prior to submission of the revised proposal for 7 units.

On behalf of the applicant, this letter therefore confirms formal withdrawal of application F2001/5156, which was registered on 7 November 2001.

Although an application fee of £2280.00 was submitted for 12 units, I understand that this is not returnable but will be set against the fee of £1540.00, which will apply for the 7 units.

Yours faithfully

PETER IZOD RIBA

c.c. Oakhill Developments

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

STATEMENT SUPPORTING THE PRINCIPLE OF CONVERSION TO RESIDENTIAL OF MANOR FARM BARNS, FINCHAMPSTEAD

FOR

OAKHILL DEVELOPMENTS LTD

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 MAY 2002	
COPIES TO	

May, 02

SOUTHERN PLANNING PRACTICE LTD
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SOUTHERN PLANNING PRACTICE

1.0 INSTRUCTIONS

1.1 Oakhill Developments Ltd initially submitted an application for the conversion of Manor Farm Barns, Finchampstead to twelve dwelling units, which has subsequently been amended to six.

1.2 Southern Planning Practice Ltd has been instructed by the applicant to prepare a report which sets out justification for the scheme in respect of the principle of conversion to residential. The issue of the access will be dealt with under a separate report.

2.0 THE PROPOSAL

2.1 The site is located on the east side of Longwater Lane immediately adjacent to Manor Farm, which has since been severed from the farm holding. The proposal is to convert a range of redundant farm buildings to twelve residential units.

2.2 The farm complex comprises two brick built u-shaped buildings, which together form a quadrangle, and a free standing modern utilitarian barn. Attached to the north east corner of the northernmost range there is a two storey building. This appears to be a more modern addition since it is not shown on the 1876 OS map (**Appendix 1**), unlike the principal buildings. The lean-to fronting the southernmost building also appears to be a more modern addition since it is not shown on the OS map. It is proposed to demolish these structures, together with the free standing barn.

2.3 The latest plans show six dwellings units. It is proposed to provide accommodation on the ground floor and in the roof space, with discrete dormers on the inner roof plane facing into the quadrangle. The quadrangle, consisting of the north court and south court, is shown divided into gardens. Gardens will also be provided to the west, together with parking and garaging, and to the south.

2.4 As the existing access is in third party ownership it is proposed to provide a new access track which runs south east for about 150m before turning south-westwards to link into Cricket Hill. However, the applicant is currently negotiating with the owner to obtain access over the existing track.

3.0 POLICY

PPG3

3.1 This is relevant on two fronts. It directs development to previously-developed land and acknowledges that a limited amount of housing can be accommodated in villages by infill and expansion.

PPG7

3.2 This advises that new development should focus on existing towns and villages (including networks of small villages), where employment, housing and other facilities can be provided close together, in order to provide a more sustainable pattern of development by strengthening settlements and protecting the open countryside.

3.3 Under the heading of *Re-use of buildings,* PPG7 acknowledges that the contribution to economic diversity from the re-use of buildings for residential will be less than from an industrial or commercial use. Nevertheless, residential conversions do have a part to play in meeting the needs for new market housing.

3.4 The PPG also goes onto say that new housing will continue to be required in rural areas, to sustain healthy economic activity and the viability of village communities. Many villages can accommodate modest development without damage to their character or countryside, while at the same time support local services.

Strategic Policy

3.5 At the strategic level, the site is covered by the Berkshire Structure Plan, 1991-2006, which was adopted in February 1998. Policy C2 of the plan favours the re-use of existing buildings in the countryside for "development", particularly where they assist the diversification of the rural economy or enhance the rural environment.

Local Policy

3.6 The local plan for the area is the South East Area Local Plan which was adopted on 15 April 1994. The site is identified as falling in countryside within an Area of Special Landscape Importance (Policies SC3 & SC4) and an Area of Sporadic Development (STV2). The area to the south of the buildings is designated as Blackwater Valley Policies Area (SS1). These polices do not bar development; indeed, Policy STV.2 allows for small scale housing development on the edge of settlements. However, any development must respect the existing landscape.

3.7 There is, however, specific provision under Policy SC20 for the conversion of buildings in rural areas to dwellings provided that:-

- It is in accordance with other policies.
- The buildings are structurally sound and capable of conversion.
- The buildings are of merit.
- The conversion does not detract from its surroundings.
- A satisfactory means of access can be provided.
- Adequate utility services are available.
- It incorporates landscaping measures

3.8 The Wokingham District Local Plan Deposit Draft (WDLPDD) was placed on deposit on the 21 October 1997. A public inquiry was held on the Plan and the Inspector's Report has recently been published. However, following his recommendation to delete the housing allocation at Grazeley and as a consequence the housing chapter of the Plan, the Council must review its housing allocations, beginning with a urban capacity study which is underway.

3.9 Under this Plan the site is again identified as countryside in an Area of Special Landscape Importance (Policies WLL2 and WLL3). It is also designated as an Area of Special Character (WHE 6-8). The Inspector, however, has recommended various deletions and amendments to these policies. Essentially, any development is now expected to respect its historical context and landscape setting.

3.10 The Plan takes a more prescriptive approach to the re-use of buildings for residential use in that it requires the applicant to show that an attempt has been made to secure suitable business re-use. It also requires that the building is suitable for residential use without major re-building or alteration; that the conversion would not lead to dispersal of activity, prejudicial to town or village vitality; and there would be no overriding amenity or highway considerations.

4.0 STATEMENT IN SUPPORT OF THE PRINCIPLE OF CONVERSION

Adopted Policy

4.1 Section 54A requires that an application for planning permission shall be determined in accordance with the plan unless material considerations indicate otherwise.

4.2 The adopted development plans comprise the Berkshire County Structure Plan and the South East Area Local Plan.

4.3 In terms of the Structure Plan, since "development" is not defined under C2 it means that the re-use of farm buildings for housing is not prohibited.

4.4 Turning to the adopted Local Plan, policy SC20 expressly permits the conversion of rural buildings to residential subject to a set of provisos. There is, therefore, no fundamental objection to the proposal in principle

4.5 It is considered that the farm buildings are of architectural and historic merit, worthy of preservation and are structurally sound. Leaving aside the access, it is considered that there is scope to convert the buildings to a residential use without damaging the integrity and character of these buildings, appearance of the countryside and amenities of nearby properties. Adequate utility services are already in place and therefore can be provided satisfactorily. The layout shows indicative planting, the details of which can be agreed by condition. However, with a carefully designed landscaping layout there is no reason why the proposal cannot compliment the existing character of the countryside. Reference is also made in policy for the provision of a suitable access and, as discussed above, this will be the subject of a separate report.

4.6 In principle, there should be no reason to prevent the conversion of the farm buildings since the adopted plan allow for such developments.

Emerging Policy

4.7 Unlike its predecessor, the emerging WDLPDD gives priority to business use over residential use. The Inspector's Report has been published but it has not yet been referred to the Council's Cabinet for approval. As this plan is not formally adopted it carries less weight than the adopted plans. Nevertheless, it is a material consideration.

4.8 The Report by FPD Savills, attached at **Appendix 2**, confirms that the buildings are not suitable for commercial use because the costs of conversion exceeds the capital return, which is exacerbated further by the higher maintenance and upkeep costs associated with these types of buildings.

4.9 There also other practical difficulties which have a bearing on the use of these buildings for commercial purposes. The demand for commercial accommodation in converted traditional buildings is limited, which is further restricted by the site's remote location from a commercial centre. Moreover, there is also a significant over-supply of commercial accommodation in the area. It is therefore very unlikely that there will be a commercial occupier or speculator willing to convert the buildings to a commercial use.

4.10 It is clear therefore that the buildings are not suitable for commercial use and that residential use provides the best means of protecting and retaining these historic buildings.

Other Material Considerations

Inspectors Report

4.11 The Inspector has recommended that the Housing Chapter of the WDLPDD be deleted, following the recommendation to delete the allocation at Grazeley. Instead, it is recommended that a dispersal strategy for housing be adopted across the District based on an urban capacity study, followed by a sequential approach in selecting sites. The Inspector identifies Finchampstead as suitable for modest development in the form of infilling or windfall development.

4.12 The Inspectors' recommendation on housing has serious ramifications since the Council has to start the whole process of site selection again. In other words, little weight can be attached to the WDDLPDD where it relates to housing. It therefore throws into doubt the Council's policy on conversions, which give priority to commercial over housing, since the conversion of rural buildings to housing can make a valuable contribution to meeting housing needs, particularly where the buildings lie on the edge, and form part, of a settlement such as here.

PPG3 - Previously-Developed Land

4.13 While the whole of this site has been previously used, the farming use excludes it from the definition in Appendix C of PPG3. The letter from DETR (as it was then called) attached at **Appendix 3** acknowledges that the PPG does not distinguish farm buildings within or on the edge of settlements from those in open countryside, and consequently leaves an important gap in the guidance. This gap is all the more important because of the radical changes taking place within agriculture which has resulted in the abandonment of these buildings and because of the need to find further land for housing, following the Inspector's Report.

4.14 It should be noted that if the site were used for an employment use it would then qualify as previously-developed land for housing. The definition of previously-developed land therefore is rather arbitrary, particularly as it primarily focuses on the use rather than the physical manifestations of the development and its location. However, the DETR acknowledges that farm buildings, well related to existing settlements, can be considered as an extension to the settlement as part of the site selection process. In this instance, the farm buildings are extremely well related to the existing settlement and their presence is manifest. The Inspector recognised that the Finchampstead was a settlement suitable for some limited development.

4.15 Having regard to all these points, it is considered that the conversion would ensure the retention of these attractive buildings, the development of which would have limited impact on the character of the countryside while at the same time meeting local housing needs. In other words, the site forms a natural extension to the settlement because of its physical presence and close proximity to the built-up area, making it an ideal site for housing. It can therefore make a valuable contribution towards the housing needs provision.

Preservation of Farm Buildings

4.16 The proposal would bring benefits in preserving an attractive range of farm buildings, which would otherwise be left to fall into disrepair to the detriment of the environment. In designating the site as part of larger Area of Special Landscape Character under the WDLPDD, the Council recognise that the buildings make a valuable contribution to their surroundings and are worthy of preservation. Furthermore, PPG7 encourages the re-use of rural buildings in order to prevent the dereliction of buildings in the countryside.

Compatibility with neighbouring residential use

4.17 The use would be far more compatible with the neighbouring residential use than a commercial use, which would lead to greater noise and disturbance from comings and goings to and from the site, particularly from commercial traffic. To put this into context, the traffic flow generated by twelve domestic units would be in the order of 36-48 movements a day, less than the traffic generated by a working farm. In contrast a B1 use for the same floor area based on a TRICS generation rate of 8-18 movements per 100sq m per day would result in traffic flows of between 210 and 473 movements. Clearly, the potential for disturbance is significantly greater with a commercial use than residential.

Compatibility with Environment

Parking:-

4.18 Another manifestation of a commercial use is the parking area needed for the business. The plan attached at **Appendix 4** shows the extent of parking required for a B1 commercial use which is substantial. This makes for a much poorer environment which will have a greater detrimental affect on the character and setting of these historic buildings than the residential parking layout which can be made reasonably unobtrusive with a carefully designed scheme of landscaping.

Highway Issues:-

4.19 While it is beyond the scope of this report to discuss the access in any detail, it should be noted that the visibility splay requirement in terms of the x distance is likely to be greater for a commercial use because of the amount and nature of the traffic using the access (See **Appendix 5**) Consequently, this would be detrimental to the environment as more land would be required for the visibility splay of an access used by commercial traffic.

4.20 Even if the existing access were used there are practical difficulties associated with its upgrade for a commercial use because the sight lines would cut across third party land, outside of the control of the applicant.

4.21 Accordingly, the proposal in comparison with a commercial use would be more beneficial for the environment, which is sensitive, given its designation as an Area of Special Landscape Importance and Area of Special Character within The Blackwater Valley.

Public Representations

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4.22 Whilst it is acknowledged that there have been several objections to the scheme these principally focus on the impact of the new access. However, it should be noted that there is a measure of support, in principle, for conversion to residential. The Parish Council also support the development in principle.

5.0 CONCLUSION

5.1 The adopted plans permit in principle the conversion of rural buildings to residential. Section 54A requires that an application for planning permission shall be determined in accordance with the development plans, unless material considerations indicate otherwise. The Wokingham District Local Plan, which is yet to be adopted, gives priority to commercial use before residential. Whilst this is a material consideration, given that the Council is required to review its housing strategy in the light of the Inspector's Report little weight should be attached to this policy. Although not falling within the strict definition of previously-developed land the site is nevertheless built-up and well related to the settlement of Finchampstead. It therefore would form a logical extension of the settlement boundary, making an invaluable contribution to housing provision as a windfall site.

5.2 In any event, the report by FPD Savills makes clear that the buildings would not be suitable for commercial use because the costs of conversion exceeds the capital returns. Furthermore, there is an oversupply of available commercial space within its immediate environs. There is also less demand for converted traditional buildings, which in this case is further affected by its remoteness from a recognised commercial centre.

5.3 Commercial use would create its own difficulties. The close proximity of the buildings to a former farmhouse is likely to adversely affect the living conditions of the neighbours. It would result in significantly more traffic. A higher specification is likely to be required for an access used by a commercial use which would have a greater impact on its surroundings. Furthermore, the use would require a larger parking and manoeuvring area than residential. This would create a poor environment, which would detract from the setting of the buildings.

5.4 The proposal restores the fabric of these farm buildings and their setting; at the same time it would secure the long term future of these buildings which are worthy preservation and which would otherwise fall into disrepair

5.5 The proposal therefore would bring significant environmental benefits while making a contribution towards housing provision.

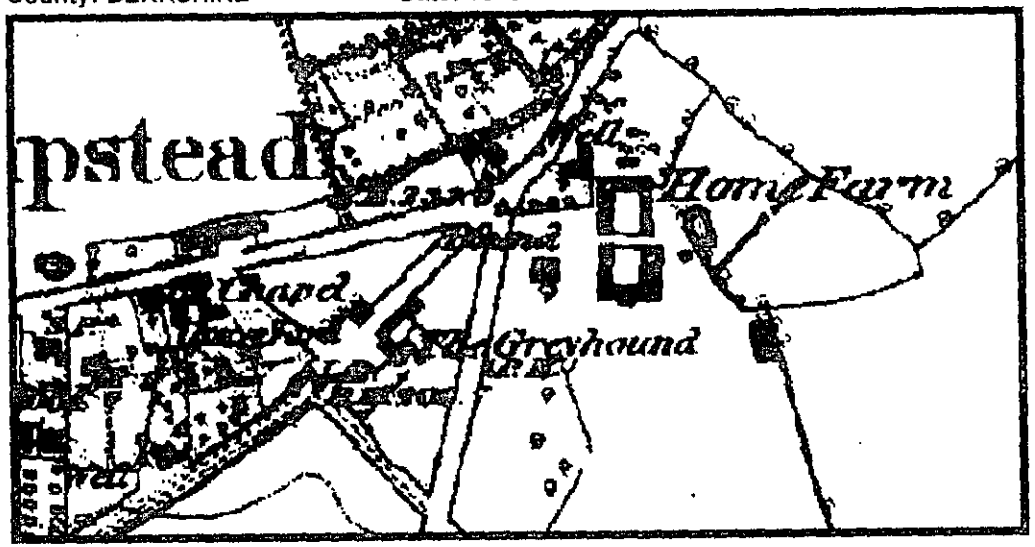
APPENDICES

1. 1876 OS Map of site
2. Report by FPD Savills
3. Letter from DETR
4. Plan showing parking layout of B1 use
5. Plan showing sight lines

APPENDIX 1

Berkshire County map -1876

County: BERKSHIRE Date: 1876 Grid Ref: 479630 , 163160



First Edition 1:10,560 County Series

Scale 1 : 10,560

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TITLE:	CLIENT:
Manor Farm Barns	Oakhill Developments Ltd
PROJECT:	DATE: / PLAN NO:
Berkshire County map 1876	19/2/02 / WOK/2

Note: This drawing must not be scaled and all dimensions are to be checked on site before any work begins. The design and drawing are the copyright of the Consultants and must not be reproduced without their permission.

APPENDIX 2

Private & Confidential

Statement supporting the non-viability of the conversion of Manor Farm Barns, Finchampstead, for commercial use.

February 2002

As prepared by M. J. Loweth M.R.I.C.S.
FPDSavills
Jewry Chambers
Jewry Street
Winchester
Hants. SO24 8RW

1. **Introduction:**

Savills plc

The property services subsidiaries of Savills plc trade as FPDSavills and provide advice on all matters affecting the commercial, residential, agricultural and leisure markets. FPDSavills has 42 offices in the UK and over 40 offices and associates in Europe, Asia, Australasia and South Africa. Local offices to Finchampstead are located at Winchester and Guildford.

2. **Objective:**

This statement sets out the reasons why it is considered that the proposed conversion of Manor Farm Barns, Finchampstead, for commercial use is not viable. This is in response to the submission of a planning application dated 10th October 2001, for conversion and extension to twelve residential dwellings submitted by Izod Design on behalf of Oakhill Developments Ltd.

3. **The Property:**

The conversion of an old property for employment use can be ineffective and the expense prohibitive. This we have illustrated in the projected viability appraisal set out under **Section 6** below.

The provision of a modern and naturally well lit working environment is costly within the structure of an existing traditional building. There is an inefficient gross to net usable floor area ratio which when set against the costs of conversion can result in a marginal or negative cash flow projection.

The location of Finchampstead is not recognised as a commercial destination or district. There is no other similar commercial accommodation to that suggested available in the immediate locale

It is most likely that any potential occupiers of this property for commercial use would be derived from the immediate catchment area. This is extremely limited.

The lack of profile and the immediate residential neighbours will significantly detract from the appeal to commercial occupiers.

It is probable that a conversion of redundant farm buildings for commercial use would adversely affect the character of the building.

4. Demand:

4.1 Commercial Use

In our opinion, demand for accommodation in converted traditional buildings is limited. This is further restricted in this instance by the remote and non-recognised commercial location. Modern high tech. and high value business based consumers seek purpose-built accommodation in established and recognised commercial locations. They generally co-exist with similar producers and consumers.

Lower grade users who require workshop or storage space only consider property and locations outside of recognised and commercial parameters as a result of the lower costs of occupation in low performance, non-commercial buildings in non specific locations.

Again, considering the viability appraisal of such modes of occupation, this highlights a marginal or negative cash flow cash benefit analysis.

4.2 Tourism Use

We cannot envisage any appropriate touristic use for this property that is commercially viable.

5. Supply:

We attach as **Appendix 1** to this report a schedule of available commercial accommodation within the immediate environs and more recognised commercial centres of Wokingham, Hook and Hartley Wintney. It is immediately clear that with a range of circa 179,750 sq. ft. of available commercial space in the form of both office, light industrial and commercial accommodation, there is no shortage of accommodation for prospective occupiers. There is therefore a substantial over-supply of commercial space at the present time.

Some of the properties within the schedule are readily identifiable as accommodation that has been converted from traditional buildings and which have remained unlet/unoccupied.

6. Viability Appraisal

By way of a simple illustration, we have attached as **Appendix 2** a viability appraisal looking at the likely conversion costs of Manor Farm barns for commercial use. This is both for use as offices or a lower grade workshop/storage. In producing this appraisal we have sought to use figures that are realistic in our opinion and which do not seek to create end values that are unrealistically high or low.

Buildings constructed and/or converted for commercial use are usually created on a commercially driven or investment basis. This usually requires a return on capital and repayment of funding etc. within a 10 – 15 year period. Conversely a residential conversion and subsequent purchase and occupation is undertaken over a much longer period with mortgage facilities extending to 25 years and sometimes beyond.

It should be noted that this appraisal allows no deferment for the period of conversion nor any letting or sale void in securing an occupier for the property.

7. Maintenance and Upkeep:

It is our experience that period properties can require a greater degree of regular upkeep and maintenance to keep them in a serviceable condition. A high intensity of use will exacerbate wear and tear anticipated from buildings within an employment use. Where materials and finishes for commercial useage which have high wear values cannot be utilised, a greater frequency of replacement and upgrading will also be required

Requirements of modern technology and the progressive nature of commercial enterprises at the present time necessitates flexibility within working environments. The costs of keeping abreast of technological improvements can be high in implementation and difficult in a period property.

The high cost of maintenance and upkeep of traditional buildings will directly affect a freehold occupier and indirectly affect leasehold occupiers through high service charge arrangements. This can also have a prohibitive effect on achievable rentals. Service charges, together with rates and rent are all annual costs of occupation which in turn can limit demand if prohibitive. At the same time, any reduced rental income or capital value achievable for the property will directly impact on the viability appraisal for conversion.

8. Conclusion:

It is our experience that the demand for the occupation of this property were it converted for commercial use, would be extremely limited. If the accommodation were offered to the market in a useable form, it could take a significant period of time to both identify and secure an occupier. The appraisal although only illustrative, clearly demonstrates that on a purely commercial basis the projected

conversion of the property is not viable. In my experience, it is highly unlikely that a commercial occupier would wish to commit to taking the premises in an unconverted condition by way of a pre-let or forward sale. A speculator would not wish to incur the costs and risk in undertaking the refurbishment of the property for commercial use due to the highly speculative demand for the finished product which when complete may not actually meet a specific occupier's requirements.

APPENDIX 1

Schedule of available accomodation in the district of Finchampstead

Address	Town	Floor Area (sq.ft)	Terms	Rent/Price	Price per sq ft	Comment/Use
Unit C, Osbourne Way	Hook	22,770	Leasehold	£136,620	£6	Detached modern warehouse with ancillary offices (2758 sq. ft)
Bartley House	Hook	21,971				Refurbished office accommodation with air conditioning, a reception area, and parking
12a Murrell Green Business Park, London Road	Hook	1,000	Leasehold	£12,500	£13	New industrial/warehouse unit with offices and parking
8 Murrel Green Business Park	Hook	1,615	Leasehold	£12,500	£8	Industrial/warehouse unit with additional mezzanine floor and parking
Cromwell House, Bartley Wood Business Park	Hook	4,500	Leasehold	£90,000	£20	Three storey, modern, air conditined offices
Strand House, Blackbushe Business Park	Yateley	40,718	Leasehold		£0	Modern office suite
Crown House	Hartley Wintney	9,000	Leasehold		£0	Offices, studio, workshop and stores, 25 parking spaces and swimming pool
1 Murrel Green Business Park	Hook	2,936	Leasehold	£27,500	£9	Modern detached industrial/warehouse unit with parking
First Floor, 23 Murrell Green Business Park,	Hook	775	Leasehold	£7,750	£10	First floor office suite with parking
Suite 2, Pale Lane Farm	Hartley Wintney	730	Leasehold	£14,600	£20	Character farm buildings retored and refurbished into modern fully fitted offices
Suite 3, Pale Lane Farm	Hartley Wintney	509	Leasehold	£10,180	£20	Character farm buildings retored and refurbished into modern fully fitted offices
Unit 6, The Rose Estate, Osbourne Way	Hook	10,810	Leasehold			Steel, portal framed warehouse with ancillary offices and 29 parking spaces
First Floor, Suite A, Monachus House, High Street	Hartley Wintney	263	Leasehold	£9,205	£35	First floor office with car parking
First Floor, Suite B, Monachus House, High Street	Hartley Wintney	295	Leasehold	£10,325	£35	First floor office with car parking
First Floor, Suite C, Monachus House, High Street	Hartley Wintney	220	Leasehold	£7,700	£35	First floor office with car parking
First Floor, Suite D, Monachus House, High Street	Hartley Wintney	320	Leasehold	£11,200	£35	First floor office with car parking
220 Wharfdale Road, Winnersh	Wokingham	45,485	Leasehold			Modern offices to let
West House, Plough Road	Yateley	8,733	Leasehold	£104,359	£12	Offices to let
Old Bank House, 59 High Street, Odiham	Hook	880	Leasehold	£48,400	£55	Serviced offices
Buildings 2 & 3, River Court	Wokingham	6,220	Leasehold	£130,620	£21	Two attached, modern office buildings with parking
Unit 11, Metro Centre, Toutley Road,	Wokingham	4,700	Freehold			Offices for sale

Schedule of available accomodation in the district of Finchampstead

Address	Town	Floor Area (sq.ft)	Terms	Rent/Price	Price per sq ft	Comment/Use
First Floor, Price House	Hook	2,061	Leasehold			Modern offices to let
Ashville Park, Ashville Way	Wokingham	19,575	Leasehold	£220,118	£11	Industrial/offices to let
Oaktree Court, Molly Millars Lane	Wokingham	24,758	Leasehold	£247,580	£10	Industrial/warehouse unit to let
Unit 10, The Business Centre, Molly Millars Lane	Wokingham	4,000	Leasehold	£30,636	£8	Industrial/warehouse unit to let
Unit 1, The Business Centre, Molly Millars Lane	Wokingham	33,847	Leasehold			Industrial/warehouse unit to let
Cyber House, Molly Millars Lane	Wokingham	25,050	Leasehold	£438,875	£18	Offices to let (or for sale)
Monarch House, Waterford Way	Wokingham	5,835	Leasehold	£105,030	£18	Offices to let
	Total	179,750				

APPENDIX 2

Manor Farm Barns
Finchampstead
January-02

Cost / Viability Illustration
for conversion to commercial use

Schedule of accomodation

Ground floor

Net Internal measurements

	SQM	Sqft	Sqft
	1,185	12,755	
Total	**1,185**	**12,755**	

Total **12,755** Total Gross Internal Area

Appraisal

	Sqft
Gross internal area (existing)	12,755
Total net lettable area (existing)	10,842

	Rental @ £/psf net	£/p.a.	Yield %	Capital Value	Exisiting Use Value	Cost of conversion £/psf gross	Capital Cost	Total
Office	£16	£173,468	12	£1,445,567	£451,750	£80	£1,472,177	-£26,611
Workshop	£6	£65,051	14	£464,646	£451,750	£30	£834,410	-£369,764

Important Notice

These figures are given by way of illustration only and do not comprise formal valuation advice.

APPENDIX 3

DETR
ENVIRONMENT
TRANSPORT
REGIONS

PHILIP GRANT
PLANNING POLICIES DIVISION

DEPARTMENT OF THE ENVIRONMENT
TRANSPORT AND THE REGIONS
ZONE 4/H5
ELAND HOUSE
BRESSENDEN PLACE
LONDON SW1E 5DU

DIRECT LINE: 020 7944 3973
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OUR REF: PD1A

9 AUGUST 2000

Mr C M Corcoran
Southern Planning Practice Ltd
Youngs Yard
Churchfields
Twyford
Winchester SO21 1NN

Dear Mr Corcoran

Re-Use of Farm Buildings

Thank you for your letter of 14 July to Mr Raynsford about a reduction in the number of uses for surplus farm complexes. It has been passed to this Division to deal with as we are responsible for policy on this subject.

The Government is concerned at the economic situation facing many farmers, and for this reason the Prime Minister announced the Government's Action Plan for Farming in March. It aims to help farmers get through their present difficulties and pave the way for a more competitive and resilient agricultural industry. The Government wants to look for sustainable solutions that improve people's economic prospects, their quality of life and the quality of the environment. It is important to keep a longer-term vision of the kind of countryside we want to see in the future.

One aspect of the plan was an undertaking to revisit planning guidance to give clearer encouragement to farm diversification (including the re-use of redundant farm buildings). Nick Raynsford chaired a special seminar on this subject on 26 May, and I enclose a copy of the accompanying press release, which I hope you will find of interest.

The general view of those attending the seminar, which included Brian McLaughlin of the NFU, was that the existing guidance in PPG 7 is generally helpful- such problems as there are seem to arise from problems "on the ground", for example interpretation of PPG 7 by local planning authorities. However, your comments on this matter have been noted, particularly as the issues you raise were not brought up during the seminar, and this is the first time they have been brought to my attention.

You may be interested to know that a number of regional seminars on farm diversification, similar to the one chaired by Nick Raynsford, are being arranged by the various Government Offices for later this year. I understand that the outcome of these discussions will be made available to interested parties in due course.

The existing guidance in PPG 7 states that new housing should be focused on existing towns and villages, and goes on to say that scattered housing development is not usually the preferable solution. As you will appreciate, the isolated location of many farm buildings means that their conversion to residential use will often not be sustainable in terms of access to shops, schools and all the facilities that people need. It may also be inappropriate, as they are often detrimental to the character or fabric of historic buildings.

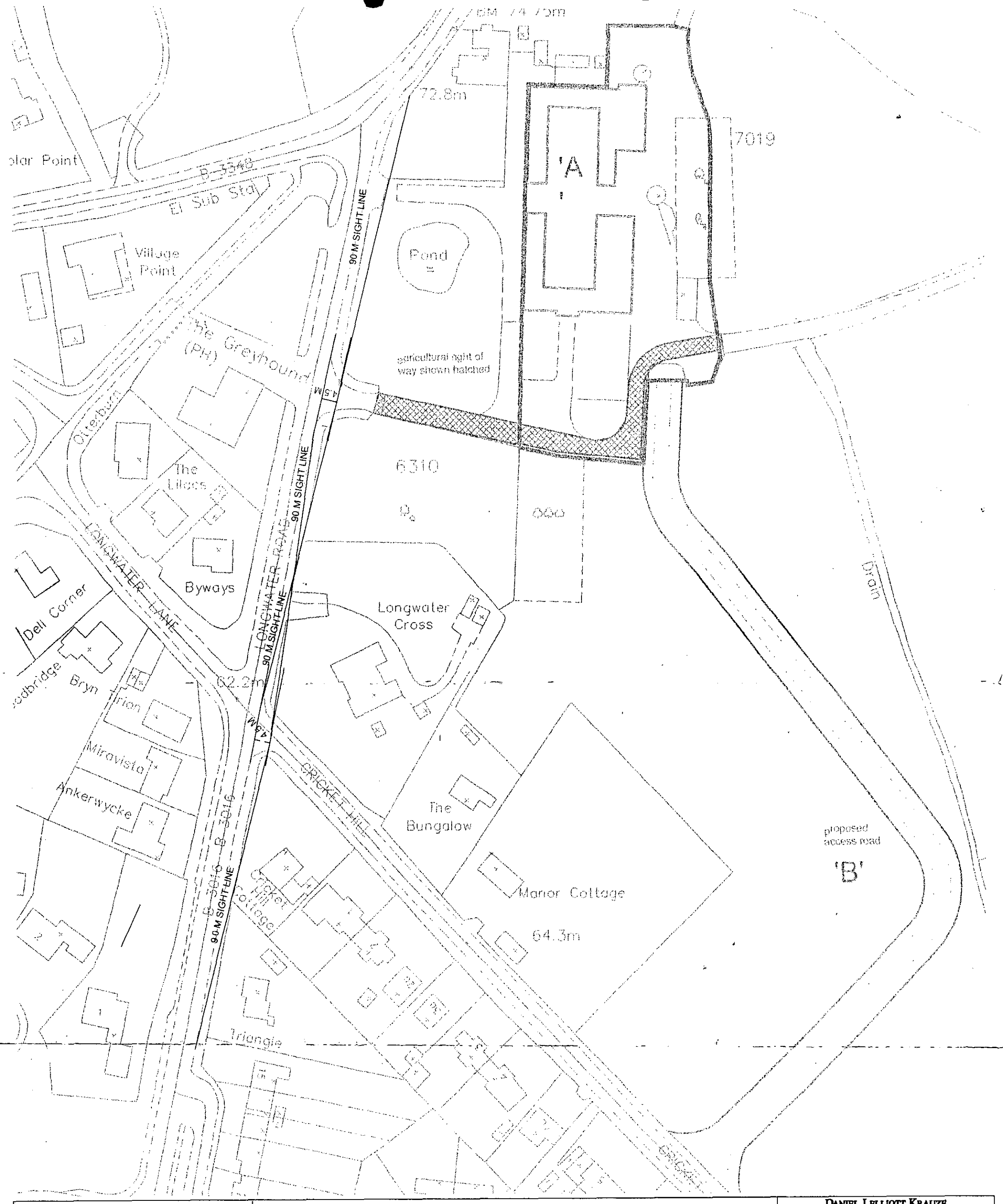
However, I do take your point about buildings that are "well related" to existing settlements. My colleagues who deal with the new PPG 3 have looked at your suggestion for amending the definition of previously developed land, now to be found at Annex C. They have advised me that the aim of Planning Policy Guidance Note (PPG) 3, and its definition of previously-developed land, is to encourage use of recycled land and buildings in urban areas to meet new housing needs. A sequential, plan-led approach should be adopted, giving first preference to recycled urban sites, then extensions of existing urban areas as the preferred approaches to meeting most needs. Where there is a local need for housing in rural areas, or there is a need to support local services, village expansion and infill may be an appropriate means of meeting those needs. Local planning authorities will need to review their development plans to take account of this guidance, so getting sites selected in the local plan is one way forward for owners or developers seeking new uses for old farm buildings.

Yours sincerely

Philip Grant
Administrative Officer

APPENDIX 4

APPENDIX 5



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DANIEL LELLIOTT KRAUZE
CHARTERED ARCHITECTS

PROJECT MANOR FARM, FINCHAMPSTEAD

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22nd January 2002

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

FOR THE ATTENTION OF ELAINE VASHI

Dear Mrs. Vashi

RE : MANOR FARM BARNS - F/2001/5156

Firstly may I thank you for affording the time for our meeting this morning and as discussed, can I please ask you to put our current application on hold, until such times as further discussions have taken place with the neighbour, Mr. Parnell, to see if an agreement can be reached to create a right of way across his drive directly onto Longwater Road.

I believe by putting this application on hold, this will allow us the opportunity to investigate the access directly onto Longwater Road and carry out a feasibility study with regard to reducing the number of units from 12 to 6 in the existing buildings. If our negotiations are successful with Mr. Parnell I would hope to meet, perhaps with yourself and the conservation officer, to discuss the revised plans.

In this respect I would be grateful if you could acknowledge and confirm your agreement to the application being put on hold, until such times as the above matters have been concluded.

Yours sincerely,

C.C. ALDERTON
FINANCE DIRECTOR

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

Mr. Parnell,
The Manor Farm House.
Finchampstead,
Berkshire.
RG11 3SE

8th April 2002.

Dear Mr. Parnell,

Re: Manor Farm Barns, Finchampstead.

Thank you for seeing me on the 20th March to discuss the proposed development of the barns and the use of the existing restricted access as the access for the proposed dwellings.

We have now been discussing the access drive with you for a number of months since last autumn. At our first meeting you suggested that your greatest concern was the number of units we were proposing and that if we brought this number down to four then you might give us rights of access at no cost. This was not a viable scheme for us and at that same meeting we agreed that five would be acceptable to you and that we should redesign the scheme to see how close to this number we could come. You also asked us at that time to withdraw our planning application for twelve units. We asked Wokingham District Council to put the application for 12 units on hold.

We duly submitted a revised scheme to you. You said that you needed time to discuss the proposals with your advisers. At our last meeting I stated that we would be prepared to move forward on a scheme of six units. I was disappointed to learn from you that you no longer wished to negotiate on rights over the drive but had instead decided that you would like us to buy your home from you instead. I was even more surprised when you suggested a value for your property of £3,000,000 but stated that you would sell it to Krauzealdergreen for £2,700,000. We have had a rough value put on your property and are advised that it might achieve £1,250,000. This leaves a deficit of £1,450,000.

It is immediately clear that no possible development of the Manor Farm Barns could support such a deficit and your suggestion that this could be made up by the

development of a number of units in your garden is a proposition that is highly unlikely to receive support from the District Council.

I am therefore sorry to say that your offer to sell at £2,700,000 is not viable for us and I am even more sorry that so much of your and my time has been wasted. We have kept the planners at Wokingham District Council informed of the progress of our negotiations with you and we shall let them know how they concluded.

Yours sincerely,

B. S. KRAUZE.
Director

c.c. Wokingham District Council Planning Department

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ADDITIONAL INFORMATION

5156

STRUCTURAL REPORT

For the

OUTBUILDINGS

At

MANOR FARM
FINCHAMPSTEAD

For

OAK HILL SERVICES LTD

Howes Atkinson Partnership
65 High Street
Marlow
Buckinghamshire SL7 1AB

December 2001

Job No. 5078

BRIEF

To inspect the outbuildings at Manor Farm, Finchampstead, and report on their structural condition and suitability for converting for either residential or office use.

DATE OF INSPECTION

29th November 2001

DESCRIPTION

The buildings are all single storey, arranged in two blocks, with integral courtyards (see plan and photographs in Appendix A).

They are now redundant, but were previously used for stabling livestock, milking and storage, as part of a working farm.

All are constructed with solid masonry walls and traditional tiled pitched roofs. Timber roof purlins span between king post trusses supported on the external brick walls (photograph 8).

INSPECTION

All loadbearing brick walls are in good condition, free from any structural movement.

There is a small amount of cracking at the bearings of the arched openings (photograph 9) to the courtyard side elevations of south court. Also, at timber beam bearings, minor cracking was also observed (photograph 10). Stone padstones have been provided on timber beam bearings.

The timber roof construction is similar throughout all the buildings. The king post trusses supporting the purlins all appear to be in good condition, except for a small area where the ingress of water has caused deterioration of the timber bearing (photograph 10). The adjacent rafters and rooflight framing has also been affected.

All roofs are structurally sound, again free from any excessive rafter and purlin deflection.

There is no apparent spread of the rafter feet at wall plate level.

CONCLUSIONS

Considering the length of time the buildings have been redundant, they are all in a good condition and are structurally sound, with no obvious evidence of subsidence.

The cracked masonry can be repaired by either cutting out the brickwork, or resin injection. The small amount of deterioration to the roof structure, as noted in our inspection, can easily be repaired by replacing or splicing in new timber

In our opinion, all the buildings, which are substantially built, are very suitable for conversion for either domestic of office use, and would not require rebuilding.

Depending upon the final proposals, we consider that any alterations could easily be integrated into the existing building fabric.

David Howes

D.E. Howes, CEng.,MIStructE.,FConsE.
Howes Atkinson Partnership

APPENDIX 'A'

Location Plan

And

Photographs

ADDITIONAL INFORMATION

5156

Commissioned by:

Mr C C Alderton
Oakhill Services Ltd
10 Milton Road
Wokingham
Berkshire
RG40 1DB

REPORT OF A SURVEY OF BUILDINGS AT MANOR FARM BARNS, FINCHAMPSTEAD FOR BATS AND BARN OWLS

Dr Paula R Cox
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF BUILDINGS AT MANOR FARM BARNS, FINCHAMPSTEAD FOR BATS AND BARN OWLS

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- 2.2 Barn owls

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Figure 1: Sites mentioned in text

REPORT OF A SURVEY OF BUILDINGS AT MANOR FARM BARNS, FINCHAMPSTEAD FOR BATS AND BARN OWLS

1.0 Background

Following receipt of an application (F/2001/5156) for planning permission to convert the buildings at Manor Farm Barn to 12 residential units, Wokingham District Council required that the buildings be inspected for the presence of bats and barn owls before the application was determined. Mr C Alderton, of Oakhill Services Ltd, commissioned Dr Paula Cox to carry out the necessary work to comply with the requirement.

2.0 Legislation

2.1 Bats

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments, and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill or injure any wild bat. It is an offence to 'intentionally or recklessly destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place'.

2.2 Barn owls

All wild birds (defined as species that are resident or are visitors to Great Britain, but generally not game birds) are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments. Within this blanket protection there are variations that allow hunting of certain birds at specified times of year, and the killing of pest species by authorised people, subject to the issue of a special licence. As far as planning and development is concerned it is an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy its nest or eggs. Some species, of which the barn owl, *Tyto alba* is one, receive special protection because of their rarity and are listed in *Schedule 1*. It is an additional offence to disturb these species whilst they are nesting.

3.0 Biology

3.1 Bats

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats

congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. Hibernacula are usually in caves, mines, tunnels, or hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

3.2 Barn owls

Although considered very common during the 19th century, barn owl numbers have declined by two thirds since the first census in 1932. In 1989 there were estimated to be only 3,800 pairs in England and Wales. Barn owls are particularly sensitive to cold and wet weather, being more at home in the tropical and sub-tropical regions of the world. Deteriorating climate, combined with loss of the rough grasslands used for hunting and a high level of road mortality have contributed to the decline. The field vole *Microtus agrestis*, is the main prey item with shrews and mice also taken and an average breeding pair and their young may consume as many as 1000 small mammals in a single breeding season. A suitable hunting territory of 300-600ha would need about 15-25km of rough grassland boundary 5-10m wide to provide adequate food (Brazil and Shawyer 1989).

Barn owls are often found in close proximity to man, making use of farm buildings, church towers and bale stacks as well as hollow trees for nesting. Breeding may take place in any month of the year, but most eggs are laid in April and May with an average clutch of 5. No nest is built and as incubation starts after the first egg is laid, the size of the young owlets varies considerably and if food is in short supply only the strongest will survive the 9 weeks to fledging. Of the three that usually leave the nest, only one is likely to survive to breed the following year.

4.0 Buildings

4.1 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats *Myotis daubentonii*, are frequently found roosting in bridges; brown long-eared *Plecotus auritus* and lesser horseshoe bats *Rhinolophus hipposideros* show a marked preference for older buildings, whilst pipistrelles *Pipistrellus pipistrellus*, are commonly found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines *Eptesicus serotinus*, with nursery roosts of pipistrelles frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found along the roof ridge or purlins, often visible from the

inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

During a survey of 92 barns in Hertfordshire and Middlesex various criteria emerged that typified barns most likely to be used by bats. These included an age over 100 years, a floor space of at least 300 square metres and the presence of thick beams and a roof. The features found to be most attractive to bats were crevices in the mortice joints of beams and the species most often present were Natterers *M. nattereri* and brown long-eared (Mitchell-Jones and McLeish 1999).

4.2 Barn owls in buildings

Traditional agricultural buildings can provide potential barn owl nesting sites and are used preferentially by birds, often using two or three different locations within 1.5km of the breeding site (Ramsden and Ramsden 1995). The supply of these buildings is finite and if a barn used by owls is demolished or converted, then the pair will need to find another nest site. In Britain there are potential roosting and breeding sites that are unoccupied by barn owls and most old barns have long since lost their resident birds. The crucial factor in whether a location has barn owls breeding is the year-round availability of suitable food supplies.

Therefore if any buildings are to be demolished or renovated, they should be surveyed for the presence of bats and barn owls by an experienced ecologist prior to works being carried out.

5.0 Methodology

A full survey of the buildings at Manor Farm Barn was carried out on 4 December 2001. The exteriors were checked on ledges, walls, boards etc where droppings could lie undisturbed. The buildings were scanned for potential access points such as gaps in the fabric, broken or open windows, loose ridge tiles and raised flashing using 10x50 binoculars where necessary. The interiors of the buildings were examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on the floor and walls, or staining caused by urine, faeces or fur rubbing. Old beams are often split, allowing access to gaps caused by rot. Where splits were accessible they were checked to see if they led to cavities or were cobwebbed over indicating lack of use. Any crevices in the mortice joints of beams that could be reached were examined. Where the undersides of the pitched roofs were visible from the ground, these were examined to see if bats were present on the beams or rafters.

As the work was carried out in December when bats are hibernating, an evening survey with a bat detector would not have been appropriate..

The interiors of the buildings were checked for the presence of nesting or roosting barn owls. Signs looked for included the presence of white 'splashes' on beams or floor accompanied by black, oblong pellets about 50mm long. The pellets contain the undigested prey remains such as fur, feathers and bones (Cox 1996). Platforms or bale piles that could potentially provide a nest site and means of access to the interior were

also looked for. Young owlets are noisy, emitting snoring cries as a demand for food and hissing if disturbed. However in December it is unlikely that a brood would be present and so the survey was confined to searching for signs.

6.0 Results of survey - read in conjunction with Figure 1.

6.1 General description

The buildings to be surveyed are located around the barn at Manor Farm, the farmhouse itself being in private ownership and not part of the current application. Manor Farm Barn is located just east of the B3016 on the edge of Finchampstead in Berkshire. The buildings have been redundant since the cessation of farming some years ago. There are two main parts, both comprising a central section with a wing at either end, located north and south of a central courtyard. The land surrounding the site is mainly rough grassland and bramble scrub, with hedgerows and trees. Immediately adjacent is the farmhouse, with landscaped grounds and an ornamental lake.

6.2 Building 1

A modern open fronted building facing south and currently used for the storage of fertilizer and machinery. It was constructed on a metal frame with corrugated panels, some of which were missing with ivy growing through. The debris on top of the stored items was examined, but no evidence of bat or barn owl presence was found and the building appeared to be unsuitable for these species.

6.3 Building 2 (South Court)

This is the main barn with full height double doors facing south, and open at the rear facing a courtyard. It was brick-built with a clay-tiled roof with two panels covered with corrugated iron. The southern side had a single storey, flat roofed extension with glass roof lights on one side and all the doors and windows blocked with wood. The ground in front had become overgrown with rough grass, bramble and weeds.

2a) 3 pens, wooden roofed with cobwebbed beams and stone floors. Access to the interior of 2 of the pens would have been possible for bats via the rotted soffits, but no droppings were visible on the white painted walls or the beams. The third pen had no access from the roof, as the soffits were intact. The whole building was covered in cobwebs and no evidence of the presence of bats was found and there was no space large enough for barn owls to enter.

2b) A single story section used as a pesticide store. The interior of this building was damp and mouldy, with water dripping from the ceiling and walls. Two glass skylights reinforced with wire had one panel missing allowing access to the interior, but the windows were boarded up. The roof was wooden planked with beams visible, lined with fibre-board most of which had fallen off. The floor was concrete and covered with oil and chaff.

The partially white painted walls were examined for bat droppings and none were present. There were old bird droppings on the cobwebbed windowsills. No evidence

of the presence of bats or barn owl was found here and the building appeared to be unsuitable for occupation by them.

2c) The main section of the barn had the double doors closed, but the building was open to the north. This section had a roof of king post construction where the tiles, rafters and beams were visible from the ground, and plastic covered skylights. A small area of the roof was under-felted and thus not possible to check. The floor was covered with straw and the walls partially painted white. The whole building was very draughty. There were white doves and feral pigeons present and a fox had visited regularly, evidenced by the characteristic smell and droppings, killing some of the birds.

The beams were not ancient and had no large splits or mortice joints suitable for bat roosting. Ventilation holes in the brick walls were checked and one contained an old bird's nest. No actual bats were present and no signs of recent occupation by bats were found.

A single barn owl pellet was found in a manger, but the main area of occupation was just inside the south facing porch, marked x on Figure 1. Here there were a number of pellets containing small mammal skulls and bones, and some feathers. The perch was a metal bar and white splashes were present on the wall. There was no obvious place for nesting and this site would appear to be used for roosting.

6.4 Building 3

This section faced east and was mainly open-fronted with double wooden doors at the southern end. The roof was clay-tiled and supported at the front by brick pillars.

3a) The two sets of wooden doors had gaps around them, and were partially obstructed by brambles to a height of about a metre. Inside, wooden beams that had some bird's nests on them supported the roof. The wooden ceiling was lower than the tiled roof, part of which was visible. The tiles that could be seen were very cobwebbed and no bats were present. However parts of the area between the tiles and the ceiling were inaccessible without scaffolding and partial demolition. On the floor stored items such as boats and boxes plus all the walls were checked. No droppings or other evidence of bats were found. There was no way for barn owls to gain access to this part of the building.

3b) This was the open sided section and had brick walls separating it from section 4. Open beams and some of the tiles were visible and well cobwebbed, indicating lack of use by bats but part of the roof was boxed in with wood and therefore could not be examined. The building held two large circular metal tanks whose tops were covered in plastic. Some bird droppings were present but no signs of bats either here or on top of the beams that were reached by standing on straw bales. Although such bales may be used for nesting by barn owls, no evidence of their presence was found here.

6.5 Building 4

These were open-fronted pens at the rear of building 3, facing west and fronted by a concrete yard overgrown with moss. The roof tiles and beams were visible and no

bats were present. The walls and beams were white painted with no bat droppings on them. The troughs, railings and wire were also negative for bats and barn owls, although pigeon droppings were much in evidence. The whole building was exposed and draughty and appeared to be unsuitable for bat roosting.

6.6 Building 5

The northern end of building 6 was separated from the rest and had been used as an office and washroom, with a door opening into the garden of the farmhouse. It had a ceiling and walls lined with plasterboard and the interior would not have been accessible to bats. The area above the false ceiling could not be examined.

6.7 Building 6

This was the western side of the southern building, linking 2 with 5. It was built of brick with a clay-tiled roof and had windows that were open to allow access to the interior and stable type divided doors, some of which were open making it possible for bats and barn owls to enter.

Inside, the building was sub-divided but not up to the roof, which was visible to the beams although underfelting concealed the tiles. The beams were cobwebbed, and no bats were present and no droppings were present on the walls. Again the building was draughty and no evidence that barn owls had been using it was found.

6.8 Building 7 (North Court)

7a) This was the west side of the single storey building and had three stable type doors, closed, and nine windows, seven of which were partially open at the time of survey. There were two louvered ventilation turrets that would allow access to the interior for bats but not owls. The walls were brick and cobwebbed with no signs of bats. The construction of the clay-tiled roof was of the king beam type, but appeared more modern than the North Court, and rafters were visible as no under-felting was present. They were dirty and cobwebbed with no bats seen. The floor was concrete, covered with debris and a search for bat droppings proved negative. No barn owl signs were found in this building.

7b) This was a continuation of the previous section but facing south. It was similar except that there were glass skylights in the roof, part of which was felted and thus not visible. Again no evidence of bats or barn owls was found.

6.9 Building 8

This was a two storied, more modern building to the rear of 10 and approached through it. There were wooden stairs to the first floor and the roof was boarded under the tiles. Access would have been possible for bats via open ventilation holes, gaps around the door and the windows that were partially open with some of the anti-bird wire absent. The first floor was heavily used by pigeons with the walls and rusty metal cross beams dirty and cobwebbed. There were no signs of bats or barn owls in the open section of the first floor.

Part of the ground floor was occupied by machinery and again well used by pigeons. The ceiling was planked with wood, and the beams and steel joists were visible. Access for bats and birds would be possible from the adjacent building and via windows and gaps in the brickwork. A small cupboard at the northeastern corner was used for storage of harness. No signs of bats or barn owls were found in this building.

6.10 Building 9

This was a tall, circular silo reached through a gap in the northern wall of building 8. It was open to the sky at the top and had a ladder on one side. There were gaps at the top with ivy growing through. It was here that further signs of the presence of a roosting barn owl were found, marked x on Figure 1. The wall and rungs of the ladder were splashed with white droppings and there was a pile of pellets. It would appear that the owl was roosting near the top of the silo. This building appeared to be unsuitable for bats, having no obvious niches and being open to the elements.

6.11 Building 10

Two brick built stalls behind a series of open brick arches similar to 4. Walls that did not extend to the ceiling separated these stalls. Rafters, beams and tiles were visible and there were windows in the roof allowing free access, and making the interior very draughty in winter. No signs of bats or owls were found here, or in the adjoining room with a ceiling, which had been used as a washroom/cloakroom.

6.12 Building 11

A freezer and cold storage room, with the ceiling making it impossible to view the roof void. The louvers in the roof were open and a broken window and the half open door would all allow bats to reach the interior. The walls were covered with ceramic tiles to half their height, and a chiller cabinet and shelves were present. There was no evidence of bats or barn owls in this room.

6.13 Building 12

A lean-to garage with an asphalted roof at the eastern side of section 8 was overgrown with brambles. The building was padlocked and so the interior could not be examined.

6.14 Building 13

A circular stone building with a domed roof thought to be a bull pen. Two open doors allowed access to the interior that was cement rendered. The roof was metal and the whole building was covered with ivy and bramble. There were no holes or beams suitable for bat roosting, and no signs that it had been used by barn owls.

6.15 Trees likely to be affected by proposals

Most of the vegetation to be removed comprises bramble scrub, grass and ruderal weeds. The only trees are to the northeast of the bull pen, 13, and one was dead. The others were young, multi-stemmed sycamores that were covered in ivy. There were no visible holes or splits suitable for bat roosting.

6.16 Summary of results

No bats or evidence of their presence were found in the accessible parts of any of the buildings surveyed. Some sections could not be examined without the use of scaffolding and removal of portions of the fabric.

Two barn owl roost sites were found: one in the main part of the barn 2 and the other in the silo, building 9.

7.0 Impacts of the proposed development on barn owls and bats

There is evidence that parts of the buildings are currently, or have been recently, used by a barn owl/owls for roosting. A local ornithologist and the owner of the neighbouring property have confirmed seeing this species. Conversion to dwelling units could have an adverse effect on one or more birds in the locality.

Certain parts of the buildings were not accessible during the survey so it is impossible to be categorical, but no evidence was found to indicate that bats are breeding in any of the buildings. None of the buildings appear to be suitable for use as hibernacula, although where access is possible to the interior there could be occasional, temporary use. Bats have been seen emerging from an adjacent building, not part of the current application, and have been observed feeding over the gardens and lake next to the site (pers.com.)

On current evidence, proposals are unlikely to have an adverse effect on local bat populations, but a summer survey is recommended (see 9.2 below).

8.0 Discussion

Bat populations are very mobile, with individuals and social groups changing roosts regularly at various times of the year, adapting to changing temperatures, weather conditions and food supplies. As there is open access to some parts of the interiors of the buildings, it is possible that bats may use them for roosting in the future. The pitched roofs could be suitable for long-eared bats, although access to the area between the underfelting/boarding and tiles favoured by pipistrelles appears to be limited. There were few visible splits in the beams and none of the gaps around mortice joints favoured by Natterer' bats.

Therefore, if planning permission is granted for this development, contractors should be advised that if a bat is encountered work in the vicinity should stop immediately whilst advice is sought from English Nature.

9.0 Suggested mitigation

9.1 Barn owls

As barn owls are known to use these buildings, it is suggested that one or more of the new units be designed to incorporate an 'owl window' into a gable, with access to a partitioned section of the new loft. Construction of such a window requires 10 standard house bricks with the 2 base bricks laid end out, with half their length protruding from the wall to provide a landing platform. The side bricks are laid on their faces, ends out, and the apex bricks are trimmed and laid with their faces out. The 'owl loft' should have sides of insulation board to reduce noise and incorporate an inspection door to allow occasional cleaning. Barn owls do not construct a proper nest, but a layer of wood shavings should be placed on the floor of the owl loft. Tree plantings and overhead wires should be positioned to allow a clear flight path to the new owl windows. (Further details in Ramsden 1995 and Cox 1996).

The available evidence indicates that currently the buildings are used for roosting only, but it is possible that breeding may take place in the future. As barn owls are a *Schedule One* species, they should not be disturbed whilst nesting. It is therefore advisable to avoid the breeding season, March to August, when carrying out works in the vicinity of the two sites identified. If this is not possible, the buildings should be checked just prior to works to ensure that breeding is not taking place. As a precaution, several nest boxes could be placed in nearby buildings not affected by development, to provide alternative roosting/breeding opportunities. If any part of the site is being used by barn owls whilst work is in progress, site workers should be advised to keep away, thus avoiding any disturbance. The surrounding land is ideal for barn owl foraging, incorporating linear features such as hedgerows and rough grassland as habitat for field voles, the favoured prey.

9.2 Bats

No signs of bats were found, but the surrounding countryside would appear to provide the high numbers of insects required for a viable bat colony and bats are known to be present in the vicinity. Planting of native species trees and shrubs would increase the value of the area to bats in the future, and if possible bat roosting sites should be incorporated into buildings during construction. These can be kept separate from residential sections and be accessed by bats via specially designed bricks or tiles (Cox 1996).

If planning permission is granted and construction is delayed until the spring/summer, it is advised that further surveys be carried out in the evening, using a bat detector. Thus it can be established if any parts of the buildings are being used for roosting, and if necessary a licence can be applied for from DEFRA, with mitigation proposed to protect the colony or individuals.

10.0 Summary

No evidence of the presence of bats was found in the accessible sections of any of the buildings at Manor Farm Barns. However as some sections could not be searched and bats are known to be present in the locality, if work is delayed until the summer, further evening surveys are advised.

As bat populations are mobile and any of the accessible parts of the buildings could be used in the future, advice is given for contractors if a bat is encountered during works.

As barn owls were found to be present, advice is given to protect them during works and to provide alternative roosting/breeding sites within the new development. If suitable mitigation is incorporated, no adverse effects on populations should result from this development.

11.0 Bibliography

Brazil, MA and Shawyer, CR (1989) *The Barn Owl* The Hawk Trust

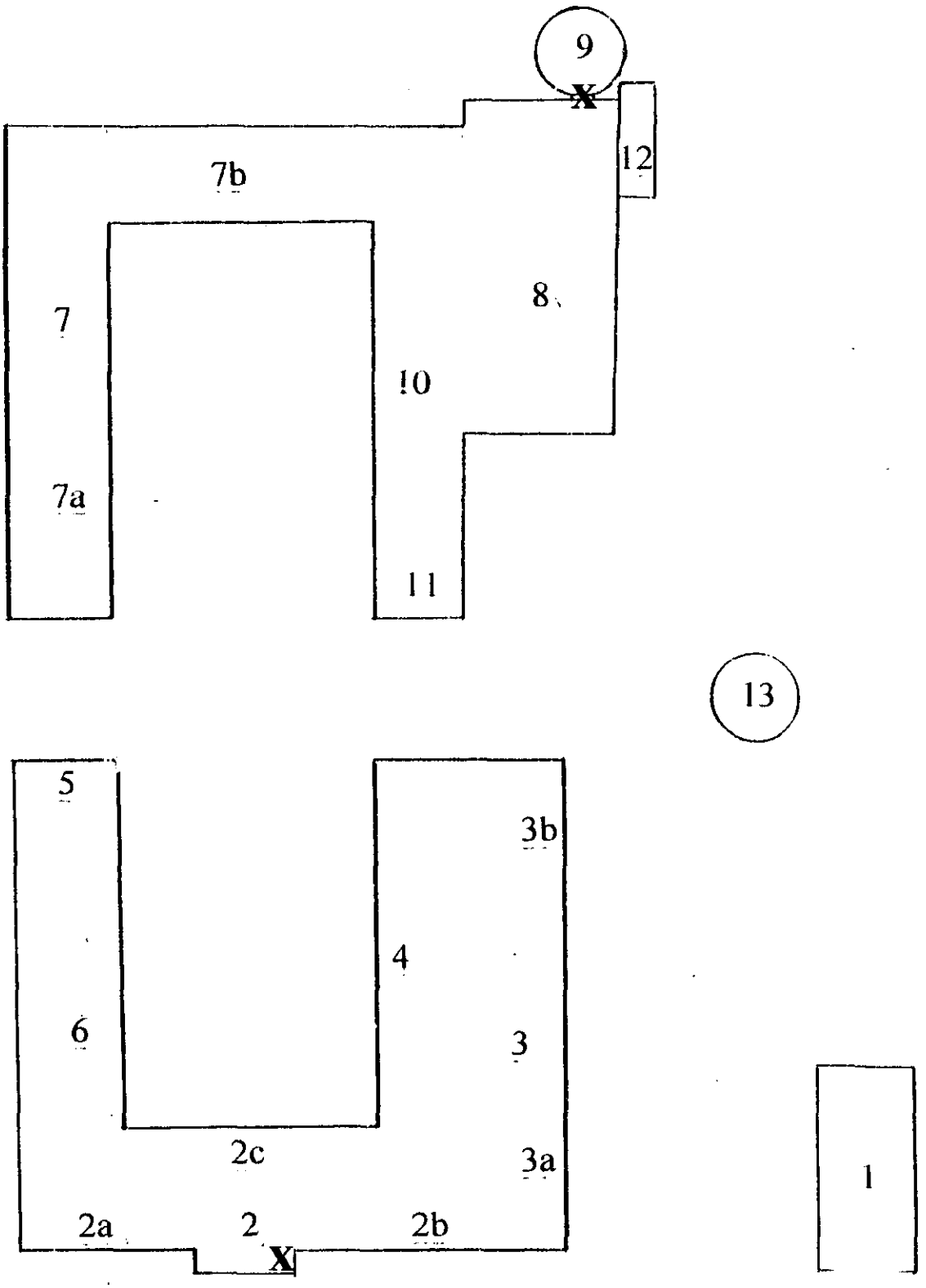
Cox, PR (1996) *Wildlife on Site – a Guide for Developers and Planners* Babtie Group Ltd

DETR (Sep 2000) *European Protected Species: Guidance Note*

Mitchell-Jones, AJ and McLeish AP ed. (1999) *The Bat Workers Manual* JNCC

Ramsden, F and Ramsden, D (1995) *Barn Owls on Site* Barn Owl Trust

Figure 1:
Manor Farm Barn
Sites mentioned in text
NTS
December 2001





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POL | TLS
DC EV | ENF
APP
CS
07 OCT 2002
COPIES TO | ACK:
FILE:

Charles Russell

SOLICITORS

BURYFIELDS HOUSE, BURY FIELDS, GUILDFORD, SURREY, GU2 4AZ
PHONE: 01483-252525 FAX: 01483-252550 DX: 2436 GUILDFORD 1
WEB: www.charlesrussell.co.uk
www.charlesrussell.co.uk/guildford

Our ref: NJP/MFS/057678/00002

Direct Line: 01483 252524
Direct Fax: 01483 252555
E-mail: nikp@cr-law.co.uk

3 October 2002

Wokingham District Council

DX: 33506
WOKINGHAM

Dear Sirs

Development of Manor Farm Barns
Planning Application No F/2001/5156

We wrote to you on the 19th April, and you acknowledged receipt, and we have since spoken to you on two occasions to monitor the progress of this planning application.

However, our client was surprised to be advised that although the letter from Oakhill Developments of 8th April remains on the planning file our response to you of 19th April is not on the file.

We enclose a fresh copy of the letter, and please can you let us have your specific confirmation that the letter will remain on the planning file, and will be drawn to the attention of the planning committee.

It is right that our client should have the right to respond to the comments made by Oakhill Developments Limited, which have been aimed at the members of the planning committee.

For the avoidance of doubt we can confirm that our client is still prepared to contemplate access to this development across Manor Farm House, on commercial terms.

Yours faithfully

Charles Russell

Charles Russell
SOLICITORS
BURYFIELDS HOUSE, BURY FIELDS, GUILDFORD, SURREY, GU2 4AZ
PHONE: 01483-252525 FAX: 01483-252550 DX: 2436 GUILDFORD 1
WEB: www.charlesrussell.co.uk
www.charlesrussell.co.uk/guildford

Our ref: NJP/MFS/NJP/TEMP

Direct Line: 01483 252524
Direct Fax: 01483 252555
E-mail: nikp@cr-law.co.uk

19 April 2002

Wokingham District Council

DX: 33506
WOKINGHAM

COPY

FAO: Mrs E Fashi

Dear Sirs

Development at Manor Farm Barns
Planning Application No F/2001/5156

We have been consulted by Mr and Mrs C Parnell, the owners of Manor Farm, which adjoins the above development in respect of the current planning application and, in particular, in respect of the letter from Oakhill Developments of 8th April, a copy of which was forwarded to you.

We have to put on record that our clients strongly object to Oakhill Developments copying in the letter to the Planning Authority as it revealed, what our client considered were confidential matters.

Our clients question why Oakhill Developments felt it was necessary to copy in the Planning Authority on the correspondence, and can only conclude it is to try and persuade the planners that the only viable access is that originally shown across a field and entering Cricket Hill.

It is therefore appropriate that our clients should put matters in perspective.

Our clients have always felt that the proposed scheme for 12 units was excessive for the development and surrounding area. Therefore, when they were approached by Oakhill Developments they gave an indication of their view and a discussion took place as to the feasibility of our clients granting a right of access for a development with fewer units.

There was no question of our client ever agreeing that the right of access would be granted at no cost and, in deed, Oakhill Developments when initially discussing the matter with our

client, sought their own accountants' view on our clients potential Capital Gains Tax liability. This hardly accords with the suggestion made in the second paragraph of their letter.

Our clients were concerned that granting a right of access on commercial terms could leave them with a taxation liability, and together with their general concern as to the infringement of their privacy at Manor Farm, due to the close proximity of the adjoining barns, and plans showing that they would be overseen decided that the best course of action would see whether negotiations could take place on the basis of a sale of Manor Farm to the developers, which would give the developers the right to create their own access.

Our clients took advice on the matter, and put their proposals to Oakhill Developments. Oakhill Developments rejected those proposals out of hand, and in doing so, seemed to rely on what they admit was a rough value of the property.

Therefore, in reality, the issue between our clients and Oakhill Developments is one of valuation. Our clients are still prepared to consider a disposal of their property, which would allow the proposed development to proceed provided that they received full value for their property. They are quite willing to consider taking further valuation advice, if appropriate.

Therefore, it is entirely inappropriate for Oakhill Developments to try and give the planners the view that access cannot be obtained via Manor Farm Cottage.

We are sure you agree that it is not for the planners to become concerned as to the commercial aspects of securing the access way.

Our clients still strongly object to a development of 12 units, which they consider far too intensive and they also object to the access way across the field leading to Cricket Hill for the reasons set out in Mr Hedges' letter to you of 7th December last.

Yours faithfully

Charles Russell

Izod DESIGN

Chartered Architects
Landscape Consultants

PLANNING SERVICES	HPT 613/64
POL	TLS
DC EV	ENF
APP	
CS	
23 SEP 2002	
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CR/cr/2713
23 September 2002

Mrs Elaine Vashi
Planning Officer
Wokingham District Council
Planning Department
P.O. Box No. 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Vashi

RE: MANOR FARM BARNS

I am writing to confirm your availability for a meeting dated Friday 11 October at 10am in Wokingham District Council. Further to our conversation on Friday 20 September I trust this time is convenient.

Mr Steve Alton (Highways Officer), Mr Collin Alderton (Oakhill Services) and Peter Izod (RIBA) have all confirmed they are available for the date discussed. Mr Harold Sanders (Conservation Architect) who will play an important role in the meeting is on holiday until Monday 30th September. If you could arrange his attendance we would appreciate it.

Thank you for your cooperation and if you have any other queries please do not hesitate to call.

Yours sincerely

CHRIS RULE Izod Design.

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

OAKHILL DEVELOPMENTS

TEL NO. 01189 789942 FAX NO. 01189 789492

PLANNING SERVICES	HPT 52116
PO	TLS
DC EV	ENF
ADM	
CS	
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	FILE:

Our Ref: CCA/rhb/WDC.02

21st January 2002

ADDITIONAL INFORMATION

5156

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

BY FAX AND POST

FOR THE ATTENTION OF ELAINE VASHI

Dear Mrs. Vashi

RE : MANOR FARM BARNS - F/2001/5156

I have pleasure in attaching, in support of our Planning Application, in respect of the above development the following :

1. A Structural Engineers Report in respect of the proposed conversion works.
2. A Report of a Survey of Buildings for Bats and Barn Owls.

Dealing with the Structural Survey, as you will see from the report the structural engineer confirms that this is not a difficult structural conversion for an alternative use to that of farm buildings.

Referring to the Report for Bats and Barn Owls, Dr. Paula R Cox has not found any signs that bats are occupying the buildings. However, there does appear to be a pair of barn owls roosting in the front barn. It obviously goes without saying that if we were successful on our planning application that provisions will be made for a temporary roosting site and then ultimately a permanent roosting site built within the structure of the existing buildings. Also, again if we were successful with our planning application, Dr. Cox would be retained to advise on all these aspects.

Cont..../.....

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

Continuation letter to : **Elaine Vashi - Wokingham District Council**

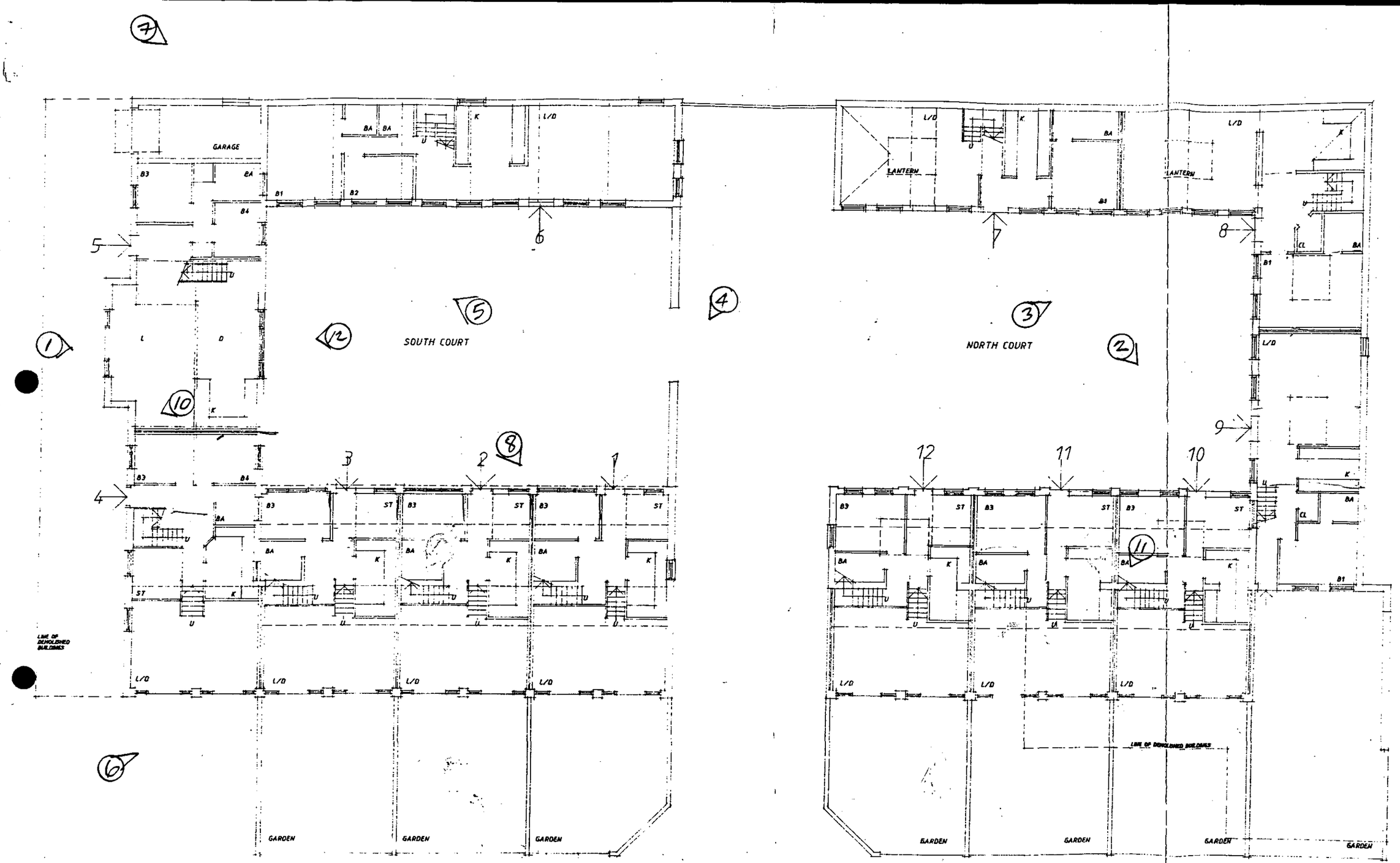
With regards to the Report I promised you for the sustainability of using the buildings for B1, this has unfortunately been delayed. However, I do hope to have this with you shortly.

Yours sincerely,

C.C. ALDERTON
FINANCE DIRECTOR

Enc.

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605



LOCATION PLAN

PHOTOGRAPH LOCATIONS. SHOWN THUS.

DO NOT SCALE

Any discrepancies to be referred to Izod Design.

This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description

IZOD DESIGN

Chartered Architect & Landscape Consultant

14 Milton Road Wokingham
Berkshire RG40 1
Telephone 0118 977 0
Facsimile 0118 977 0

Client

OAKHILL

Project

MANOR FARM
FINCHAMPSTEAD

Description

LOWER FLOOR LEVELS
LAYOUT PLAN

Scale	1 : 10
Project No.	271
Drawing No.	
Revision	Date 22 JUL 9

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/5156

Proposal:
Proposed conversion and extension of redundant farm buildings to form 12 residential units.

Location:
Manor Farm Longwater Road Finchampstead Wokingham

This application is being advertised in the Wokingham Times newspaper on the 21/11/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **12/12/2001**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 21/11/2001

Received by Wokingham District Council

Application No: F/2001/5156

Proposal:
Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access.

Location:
Manor Farm, Longwater Road, 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 F/2001/5156 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04.01.2002 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

13 December 2001

Received by Wokingham District Council

Application No: F/2001/5156

Proposal:
Proposed conversion and extension of redundant farm buildings to form 12 residential units.

Location:
Manor Farm, Longwater Road, 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

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Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/12/2001. 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

07 November 2001

Date: 31 January 2002

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/5156

Location: Manor Farm, Longwater Road, Finchampstead, Wokingham.

Proposal: Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access.

Applicant: Oakhill Developments Ltd. C/O IZOD Design.

Case Officer: Elaine Vashi

The new plans show the following: Structural engineers report and bat and barn owl surveys.

Comments are required by 21/02/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL ~~PLANS~~ INFORMATION | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5156 (Planaps) / (Ludhouse) Date Rec. 23rd Jan. 02.

Location: MANOR FARM, LONGWATER LANE, FINCHAMPSTEAD

Parish "

Applicant: OAKHILL DEVELOPMENTS LTD.

Description of attached plans STRUCTURAL ENGINEERS REPORT AND BAT & BARN OWL SURVEYS.

Drawing No's: N/A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

* BAT & BARN OWL SURVEY - ANDY GLENCROSS & ENGLISH NATURE.
* STRUCTURAL REPORT. to HAROLD.

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 21 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER EV.

Consultations Sent by Admin. on 31.01. PS.

Yellow - Part One Copy
Green - Officer's Copy

Arthur J. Hedges
– Planning

43 Bartholomew Street
Newbury, Berkshire
RG14 5QA
Newbury (01635) 552020

Chartered Town Planner • Building Design Consultant

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Planning Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

OUR REF:AJH/HLN
YOUR REF:F/2001/5156

1st February 2002

For the attention of Ms E. Vashi

Dear Ms Vashi,

Manor Farm, Longwater Road, Finchampstead

We are concerned to note that, apart from a brief acknowledgement, no progress has been made on the above application.

We pointed out in our letter of 7th December 2001 that not only are there major policy objections the applicant has included land not in his ownership.

We trust that the application as it stands is either refused on many relevant grounds or withdrawn.

We trust we can have a detailed response.

Yours sincerely,

Arthur Hedges

c.c. Mr & Mrs C. Parnell

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/5156

Proposal:
Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access.

Location:
Manor Farm Longwater Road Finchampstead Wokingham

This application is being advertised in the Wokingham Times newspaper on the 05/12/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **26/12/2001**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 05/12/2001

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

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Elaine Vashi
Wokingham Unitary
Environmental Services Dept.
Planning services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Your ref: F/2001/5156
Our ref: C1.04.01
6 February 2002

Dear Ms Vashi,

MANOR FARM, LONGWATER ROAD, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 31 January 2002 in relation to the above planning application. English Nature does not object to the above planning application, however I would like to draw your attention to the following:

The survey of the site has indicated the presence of roost sites for barn owls and has not ruled out the presence of bats. Bats and barn owls are protected species and therefore a material matter in planning.

English Nature agrees with the consultant that provision for barn owls should be incorporated into the development site prior to development. The mitigation measures for barn owls suggested in the report are satisfactory and should be adhered to. I would strongly recommend that the consultant is on site during initial demolition work to advise should owls be discovered in the buildings. English Nature would also recommend that building work in areas where owls are suspected does not start until September to avoid the breeding season.

As bats may exist in some areas of the site, English Nature would advise that the consultant is on hand to advise if a bat is encountered during works. We would also encourage regular evening surveys to identify potential bat roosts. If bats are discovered in the buildings then appropriate action must be taken to protect colonies or individuals.

Thank you for consulting English Nature.
Yours sincerely,

DAVID SLATER
Assistant Conservation Officer
david.slater@english-nature.org.uk

100% Recycled paper
INVESTOR IN PEOPLE
Awarded for excellence
working today for nature tomorrow

Date: 31 January 2002

To: Harold Sanders, Conservation

We have received Additional Information for the following planning application:

Application Number: F/2001/5156

Location: Manor Farm, Longwater Road, Finchampstead, Wokingham.

Proposal: Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access.

Applicant: Oakhill Developments Ltd. C/O IZOD Design.

Case Officer: Elaine Vashi

The new plans show the following: Structural engineers report and bat and barn owl surveys.

Comments are required by 21/02/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

THE ENGINEER HAS COVERED THE STRUCTURAL CONDITION IN ONE, HALF PAGE COMMENTCIE. CONCLUSION)

A MORE DETAILED STATEMENT MAY BE REQUIRED IF THE LAND OWNERSHIP / ACCESS ARRANGEMENT IS RESOLVED ..

DETAILED DESIGN COMMENTS WOULD ALSO FOLLOW.

I UNDERSTAND THE APPLICATION IS NOW 'ON HOLD' AWAITING DISCUSSIONS WITH AN ADJOINING LAND OWNER

Harold Sanders. 04.02.02.

OAKHILL DEVELOPMENTS

TEL NO. 01189 789942 *FAX NO. 01189 789492*

PLANNING SERVICES	HPT 52116
PO	TLS
EV	ENF
CS	
COPIES TO:	ACK:
	FILE:

Our Ref: CCA/rhb/WDC.02

21st January 2002

ADDITIONAL INFORMATION

5156

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

BY FAX AND POST

FOR THE ATTENTION OF ELAINE VASHI

Dear Mrs. Vashi

RE : MANOR FARM BARNS - F/2001/5156

I have pleasure in attaching, in support of our Planning Application, in respect of the above development the following :

1. A Structural Engineers Report in respect of the proposed conversion works.
2. A Report of a Survey of Buildings for Bats and Barn Owls.

Dealing with the Structural Survey, as you will see from the report the structural engineer confirms that this is not a difficult structural conversion for an alternative use to that of farm buildings.

Referring to the Report for Bats and Barn Owls, Dr. Paula R Cox has not found any signs that bats are occupying the buildings. However, there does appear to be a pair of barn owls roosting in the front barn. It obviously goes without saying that if we were successful on our planning application that provisions will be made for a temporary roosting site and then ultimately a permanent roosting site built within the structure of the existing buildings. Also, again if we were successful with our planning application, Dr. Cox would be retained to advise on all these aspects.

Cont..../.....

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

Continuation letter to : **Elaine Vashi - Wokingham District Council**

With regards to the Report I promised you for the sustainability of using the buildings for B1, this has unfortunately been delayed. However, I do hope to have this with you shortly.

Yours sincerely,

C.C. ALDERTON
FINANCE DIRECTOR

Enc.

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

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DC	EAF
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22 JAN 2002	
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ADDITIONAL INFORMATION

STRUCTURAL REPORT

5156

For the

OUTBUILDINGS

At

MANOR FARM
FINCHAMPSTEAD

For

OAK HILL SERVICES LTD

Howes Atkinson Partnership
65 High Street
Marlow
Buckinghamshire SL7 1AB

December 2001

Job No. 5078

BRIEF

To inspect the outbuildings at Manor Farm, Finchampstead, and report on their structural condition and suitability for converting for either residential or office use.

DATE OF INSPECTION

29th November 2001

DESCRIPTION

The buildings are all single storey, arranged in two blocks, with integral courtyards (see plan and photographs in Appendix A).

They are now redundant, but were previously used for stabling livestock, milking and storage, as part of a working farm.

All are constructed with solid masonry walls and traditional tiled pitched roofs. Timber roof purlins span between king post trusses supported on the external brick walls (photograph 8).

INSPECTION

All loadbearing brick walls are in good condition, free from any structural movement.

There is a small amount of cracking at the bearings of the arched openings (photograph 9) to the courtyard side elevations of south court. Also, at timber beam bearings, minor cracking was also observed (photograph 10). Stone padstones have been provided on timber beam bearings.

The timber roof construction is similar throughout all the buildings. The king post trusses supporting the purlins all appear to be in good condition, except for a small area where the ingress of water has caused deterioration of the timber bearing (photograph 10). The adjacent rafters and rooflight framing has also been affected.

All roofs are structurally sound, again free from any excessive rafter and purlin deflection.

There is no apparent spread of the rafter feet at wall plate level.

CONCLUSIONS

Considering the length of time the buildings have been redundant, they are all in a good condition and are structurally sound, with no obvious evidence of subsidence.

The cracked masonry can be repaired by either cutting out the brickwork, or resin injection. The small amount of deterioration to the roof structure, as noted in our inspection, can easily be repaired by replacing or splicing in new timber

In our opinion, all the buildings, which are substantially built, are very suitable for conversion for either domestic of office use, and would not require rebuilding.

Depending upon the final proposals, we consider that any alterations could easily be integrated into the existing building fabric.

David Howes

D.E. Howes, CEng.,MIStructE.,FConsE.
Howes Atkinson Partnership

APPENDIX 'A'

Location Plan

And

Photographs

DO NOT SCALE
Any discrepancies to be referred to Izod Design.
This drawing remains the Copyright of Izod Design.

REVISIONS

Date	Description

GARAGE
SOUTH COURT
NORTH COURT
LANTERN
LANTERN
LINE OF DEMOLISHED BUILDINGS
GARDEN
GARDEN
GARDEN
GARDEN
GARDEN
GARDEN
NORTH

LOCATION PLAN

0 10 20 30 40 50 60 70 80 90 100

PHOTOGRAPH LOCATIONS. SHOWN THUS.

Izod DESIGN

Chartered Architec
Landscape Consulta

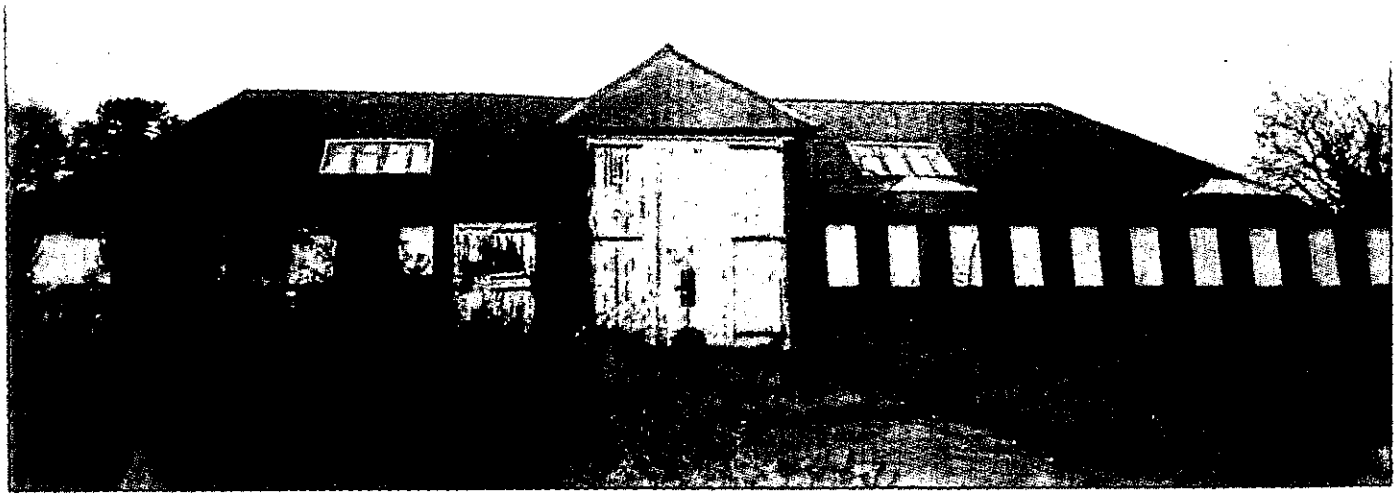
14 Milton Road Wokingh
Berkshire RG40 1
Telephone 0118 977 0
Facsimile 0118 977 0

Client
OAKHILL

Project
MANOR FARM
FINCHAMPSTEAD

Description
LOWER FLOOR LEVELS
LAYOUT PLAN

Scale 1 : 10
Project No. 271
Drawing No. -
Revision Date 17 JUL 0



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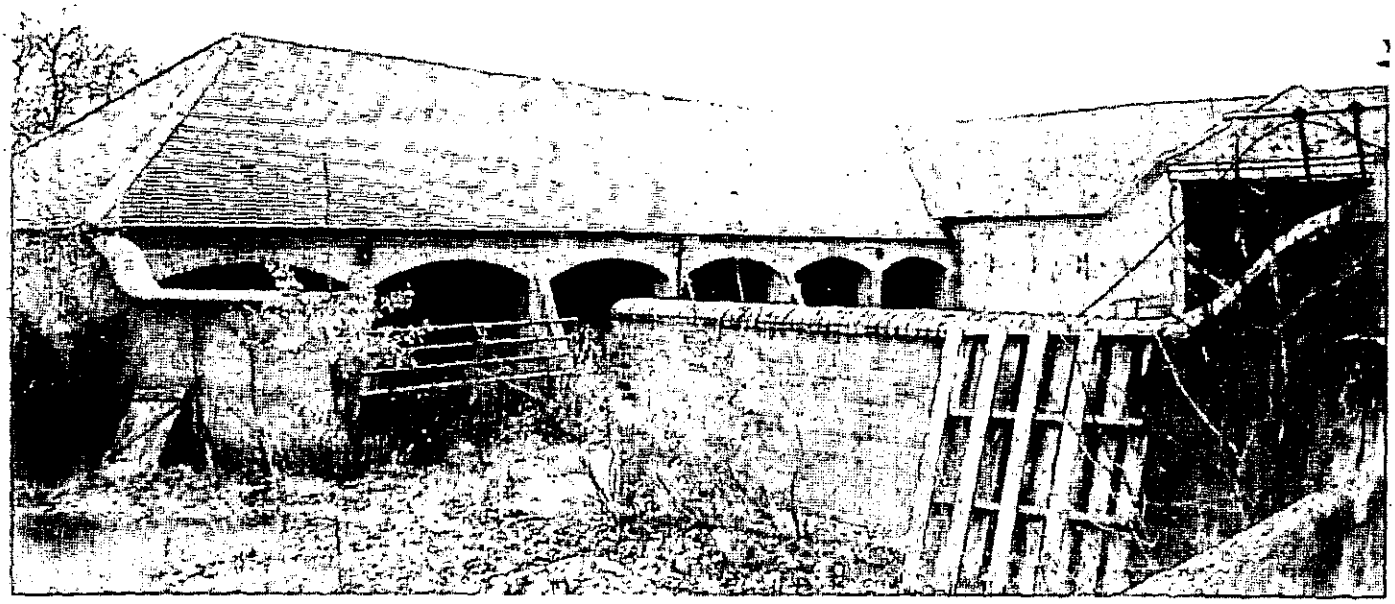
Howes Atkinson Partnership

MANOR FARM ENGLEMERE



3



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Howes Atkinson Partnership



5



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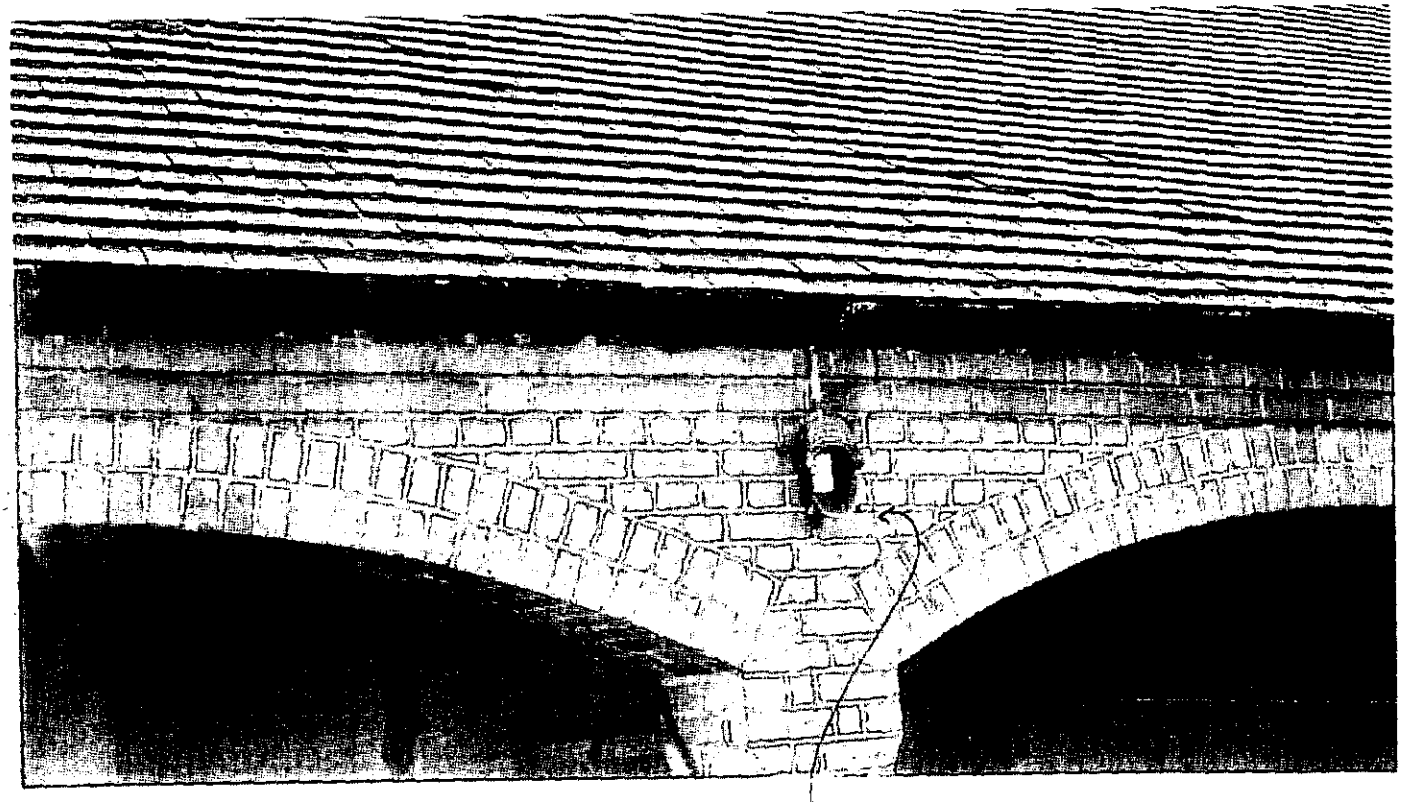
Howes Atkinson Partnership

MANOR FARM EINCHAMPSTEAD.



(7)



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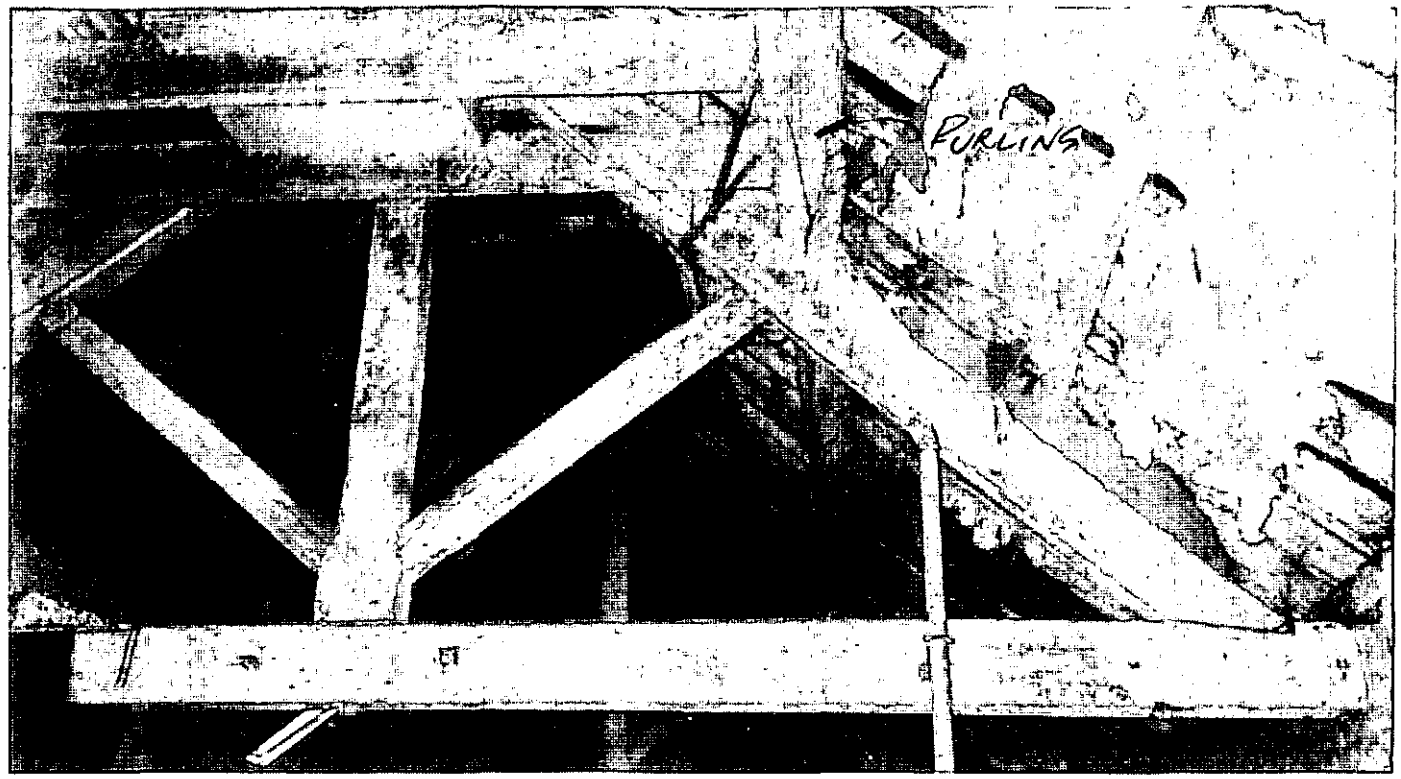

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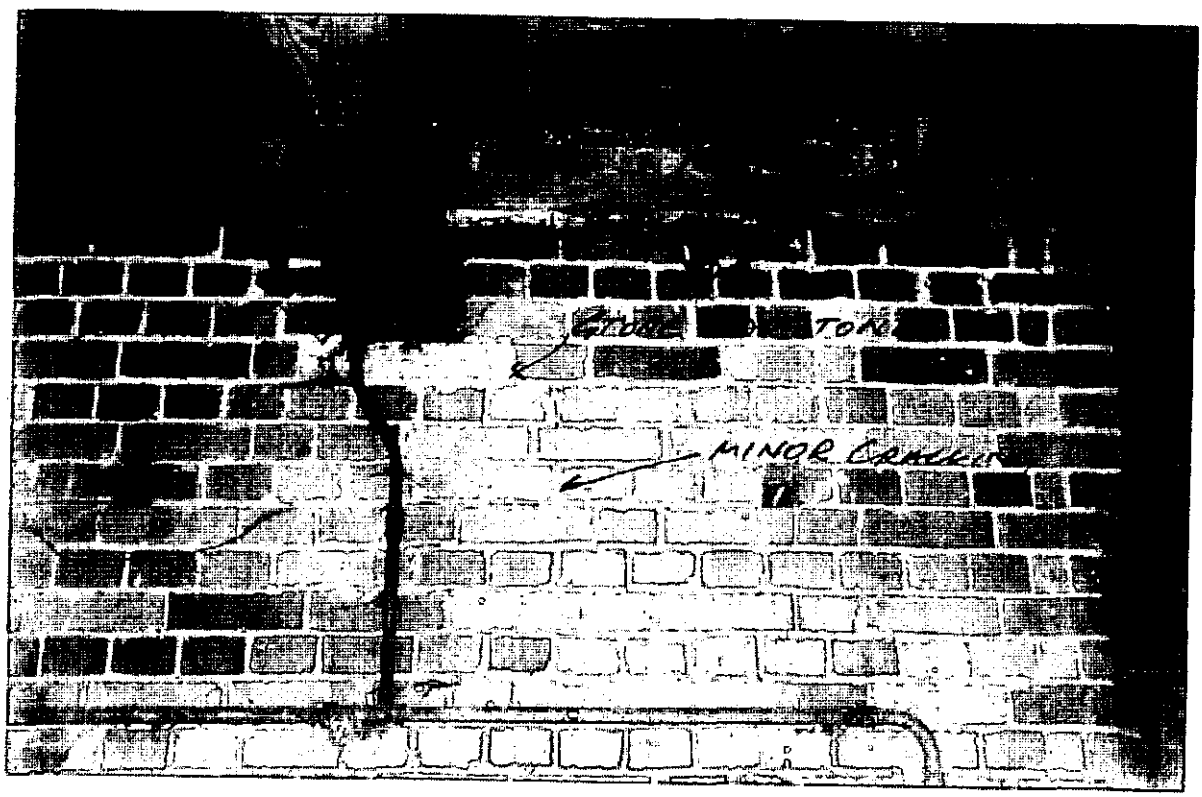

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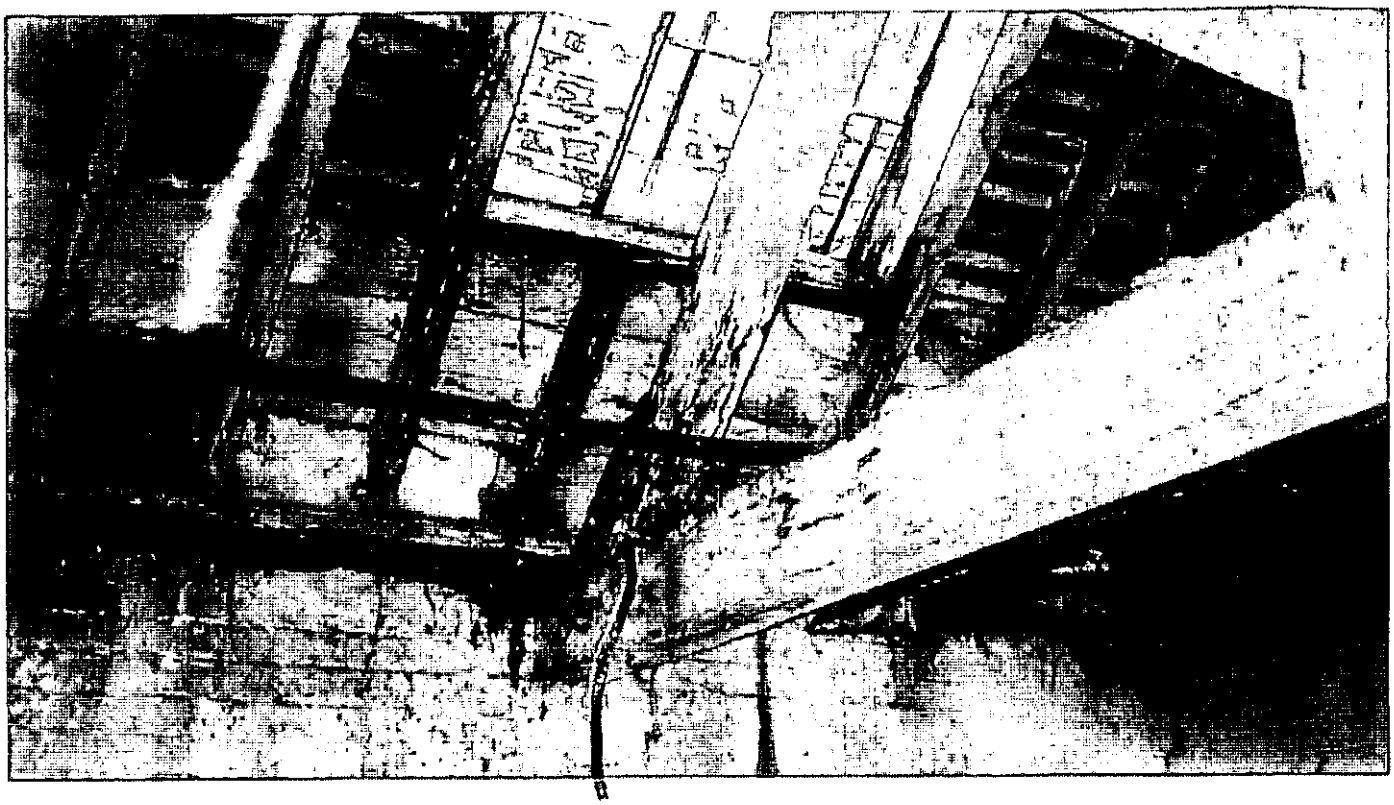
Howes Atkinson Partnership



KING POST TRUSS AFFECTED BY ROT.

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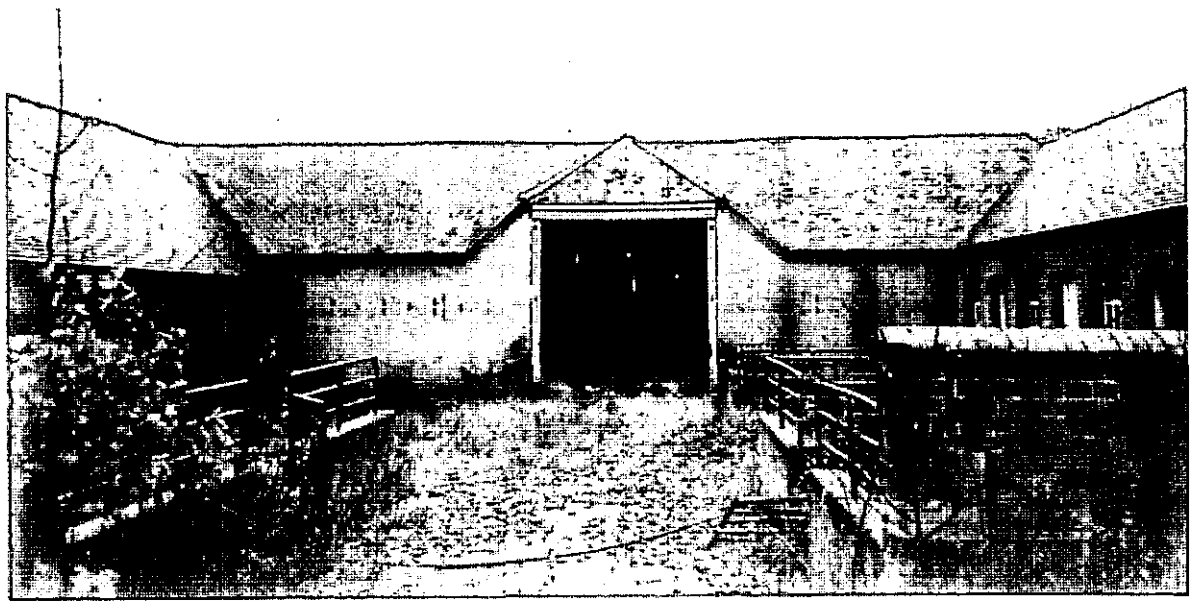


(12)

Howes Atkinson Partnership

MANOR FARM FARMHOUSE

26 NOV 2001
ACK:
FILE:

MANOR FARM, LONGWATER ROAD, FINCHAMPSTEAD

BRIEF FOR AN ARCHAEOLOGICAL RECORDING

Prepared For
Wokingham District Council
By
Babtie

MANOR FARM, LONGWATER ROAD, FINCHAMPSTEAD
BRIEF FOR RECORDING A FARM BUILDING

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Babtie Group on behalf of Wokingham District Council. The brief is valid for six months only, after which time Babtie should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Manor Farm, Longwater Rd, Finchampstead, at grid reference SU 7968 6315.

3 PLANNING BACKGROUND

3.1 Planning application F/2001/5156, submitted to Wokingham District Council, proposes the conversion and extension of redundant farm buildings to form 12 residential units.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The building is an agricultural building and English Heritage are currently undertaking a study of agricultural buildings. Therefore this building should be recorded to no less than level 2 as recommended in the Royal Commission on the Historic Monuments of England publication 'Recording Historic Buildings' second edition 1991.

5 REQUIREMENT FOR WORK

5.1 All demolition works will be halted and a professional and competent archaeological specialist shall carry out a programme of archaeological recording to the above-described level.

6 AIMS AND OBJECTIVES

6.1 *The aims and objectives of this recording work are as follows:*

(i) To record by written account the precise location of the buildings, by name and or street number, civil parish, town, etc, and National Grid Reference. Whether listed or *scheduled.*

(ii) The date when the record was made and the name of the recorder.

(iii) A summary statement describing the building's plan, form, function, age and development sequence. The names of the architects and builder should be researched and reported, the report shall include a description of all internal funerary monuments

(iv) An account of the buildings overall form and of its successive phases of development, and of the evidence supporting this analysis.

(v) Any evidence for the former existence of demolished structures associated with the building.

(vi) Plans of all floors as existing.

(vii) Sections to illustrate the buildings overall form.

(viii) The form of roof timbers etc, to include details of jointing.

(ix) Elevations of the buildings design

(x) A site plan of 1:500

(xi) Copies of any earlier plans.

(xii) A photographic record of the building's external appearance, having regard to and special features.

(xiii) Any external detail, structural or decorative, which is relevant to the building's design, development and use that does not show adequately on general photographs.

(xiv) The buildings relationship to its setting, to other buildings, or to a significant viewpoint.

(xv) The overall appearance of principal rooms as far as possible recreating the lighting conditions in which they would have been used.

(xvi) Internal structural and decorative detailing.

7 STAGES OF WORK AND TECHNIQUES

7.1 The project specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as above.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of recording work, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the work including records, and photographs. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.7 Provision shall be made for the deposition of archive and any artefacts in Reading Museum. The museum shall be advised of the proposed investigation before work starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of photographic material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the recording.

11.2 The report will address the aims and objectives of the recorded works.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (eg. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice.* The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document.

13.2 The archaeological contractor will supply the Wokingham SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the recording process.

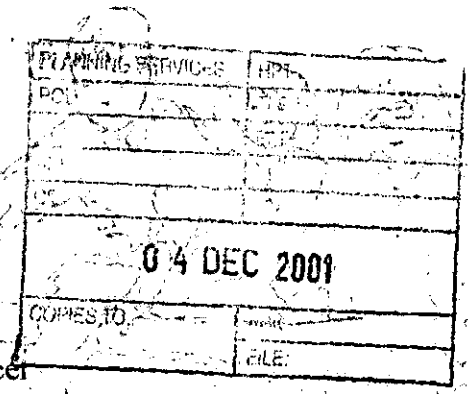
14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant, if required. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

Elaine Vashi

From: Sarah Hollamby
Sent: 11 December 2001 12:49
To: Elaine Vashi
Subject: Manor Farm - App No F/2001/5156

Apologies for not getting back to you sooner - as far as I can see (correct me if I'm wrong) this application falls below any affordable housing thresholds, and therefore no affordable housing contribution is sought.

Regards.
Sarah.



Blackwater Valley Countryside Service
Ash Lock Cottage
Government Road
Aldershot
Hampshire GU11 2PS
Tel: 01252 331353
Fax: 01252 331354

Emy Circuit
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

29th November 2001

Dear Emy

Proposal : Conversion and extension of redundant farm buildings to form 12 residential units.
Location : Manor Farm, Longwater Road, Finchampstead.
Ref : F/2001/5156

Thank you for sending Blackwater Valley Countryside Service further information on the above proposal after examining the application and consulting our records we object to the proposal on the grounds that it contradicts Wokingham District Local Plan, Policies WLL2 and WLL5.

- The Blackwater Valley Strategy takes the River Valley Policy area and policies as our area of interest within Wokingham.

  The application falls within this boundary and the Other River Valley Policy WLL5 states:

  'Within Other River Valleys and their settings, as defined on the proposals map, land uses or built development will not be allowed that would have a detrimental impact on the character of the riverside and its surrounding area.'

- The proposed access road goes through an Area of Special Landscape Importance. Wokingham District Local Plan 1996-2006, Policy WLL2 : Areas of Special Landscape Importance states:

  'Within the designated areas of special landscape importance, as defined on the proposals map; land uses or built development will not be permitted that would have a detrimental impact on the open, countryside character, or special landscape qualities of the area.'

The Blackwater Valley Countryside Service gratefully acknowledges the sponsorship by: Hampshire County Council, Surrey County Council; the District, Borough and Town Councils of Blackwater & Hawley, Bracknell Forest, Farnham, Guildford, Hart, Rushmoor, Sandhurst, Surrey Heath, Waverley, Wokingham and Yateley.

Please do not hesitate to contact if you have any further queries regarding this matter.

Yours Sincerely

PP

Steve Bailey
Manager

F/2001/5156

PLANNING SERVICES | HPT | TLS | KNS
ENV
0 3 DEC 2001
COPIES TO:

Response from Consultee

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 30 November 2001 16:57
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/51/56
Correspondent_FullName: Blackwater Valley Countryside Service
Correspondent_StreetAddress: Ash Lock Cottage
Correspondent_Address2: Government Road
Correspondent_Town: Aldershot
Correspondent_County: Hampshire
Correspondent_PostCode: GU11 2PS
Correspondent_Telephone: 01252 331 353
Correspondent_Email: enquiries@blackwatervalleyservice.com

Comments:

Thank you for sending Blackwater Valley Countryside Service further information on the above proposal. After examining the application and consulting our records we object to the proposal on the following grounds:

The Blackwater Valley Strategy takes the River Valley Policy area and policies as our area of interest within Wokingham.

The application falls within this boundary and the Blackwater Valley Strategy 2000-2005, Policy 1 states:

The Blackwater Valley Authorities will maintain the Open Gap within its current boundaries through policies within the Local and Structure Plans.

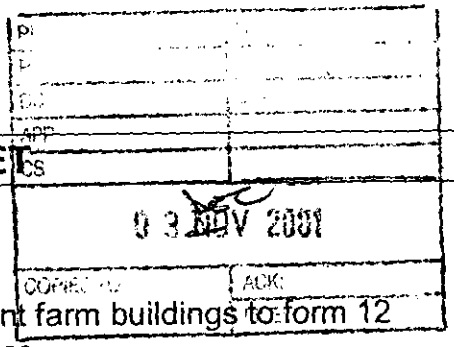
The proposed access road goes through an Area of Special Landscape Importance.

Wokingham District Local Plan 1996 - 2006, Policy WLL2: Area of Special Landscape Importance states:

Within the designated areas of Special Landscape Importance, as defined on the proposals map; land uses or built development will not be permitted that would have a detrimental impact on the open,countryside character, or special landscape qualities of the area.

FROM: Elaine Vashi

DATE: 20 November 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5156

Proposal: Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access.

Site Address: Manor Farm, Longwater Road, Finchampstead, Wokingham.

Applicant: Oakhill Developments Ltd. C/O IZOD Design.

Your observations are required in respect of this application **by 01/12/2001** .

Objection on the grounds that the proposed access road would be totally unacceptable since it would open onto Cricket Hill creating a dangerous access onto a busy lane with speed restrictions. The access road would also cross land in an area of Special Landscape Importance and could open up this land for possible further development. It was agreed that the Committee had no objections in principal to the development proposed under this application.

SIGNED: C.S.Cl DATE: 30 – 11 – 01

Clerk To Finchampstead Parish/Town Council.

OAKHILL DEVELOPMENTS

TEL NO. 01189 789942 FAX NO. 01189 789492

PLANNING SERVICES | HPT 50485
POL | TLS
DC | ENF
APP |
CS |
30 NOV 2001
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FILE:

Our Ref: CCA/rhb/WDC.01

28th November 2001

BY FAX AND POST

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

FOR THE ATTENTION OF ELAINE VASHI

Dear Mrs. Vashi

RE : MANOR FARM BARNS - F/2001/5156

Just a note to inform you I have instructed a structural survey to be carried out this Thursday 29th November. Also, I have instructed a company to carry out a survey in respect of bats and owls. They will also provide, as part of the survey, a full report and recommendations if applicable.

I would hope to have both reports by the end of week commencing 7th December and these I will then pass on to you in support of our application.

Yours sincerely,

C.C. ALDERTON
FINANCE DIRECTOR

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

01189789492

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POL | TLS
DC | ENF
APP |
30 NOV 2001
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OAKHILL DEVELOPMENTS

TEL NO. 01189 789942 *FAX NO. 01189 789492*

Our Ref: CCA/rhb/WDC.01

28th November 2001

BY FAX AND POST

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

FOR THE ATTENTION OF ELAINE VASHI

Dear Mrs. Vashi

RE : MANOR FARM BARNS - F/2001/5156

Just a note to inform you I have instructed a structural survey to be carried out this Thursday 29th November. Also, I have instructed a company to carry out a survey in respect of bats and owls. They will also provide, as part of the survey, a full report and recommendations if applicable.

I would hope to have both reports by the end of week commencing 7th December and these I will then pass on to you in support of our application.

Yours sincerely,

C.C. ALDERTON
FINANCE DIRECTOR

Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

PLANNING SERVICES	HPT 5027
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CS	
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Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

22nd November 2001

Elaine Connor
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Elaine,

APPLICATION F/2001/5156
Manor Farm, Longwater Rd, Finchampstead

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advice you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be by means of an archaeological recording to be completed once its results are submitted to yourselves *before* determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

Brief for recording enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
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Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

ENVIRONMENT AGENCY

Our Ref : SP/2001/004849-1/1
Your Ref : F/2001/5156

Date : 21 December 2001

51190

PLANNING SERVICES	HPT
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CS	
24 DEC 2001	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

CONVERSION AND EXTENSIONOF A FARM BUILDING TO 12 RESIDENTIAL UNITS. MANOR FARM, LONGWATER ROAD. FINCHAMPSTEAD, WOKINGHAM.

Thank you for your letter dated 20th November 2001, received on 21st November 2001. Please quote the following reference in any correspondence: SU76SE/20/10.

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposals include development in close proximity to the adjacent watercourse. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in future; and preclude the creation of an adequate buffer zone.

Implementation of Buffer Zones

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

The EA's objection relates to the Garages 6, 10, 11 and 12. If they are relocated to provide an adequate buffer zone, the Agency's objection may be overcome.

If the issue relating to the protection of the watercourse is resolved, the Agency may advise further on sustainable building techniques and pollution prevention measures.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Izod Design

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 20 November 2001 22 NOV 2001

Application Number: F/2001/5156

Proposal: Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access..

Site Address:
Manor Farm, Longwater Road, Finchampstead, Wokingham.

Applicant:
Oakhill Developments Ltd. C/O IZOD Design.

Your observations are required in respect of this application within **7 days** of the above date.

THE ACCESS ARRANGEMENT MUST BE THE MAJOR CONSIDERATION.

THEREFORE, ALTHOUGH MANOR FARM BARNS ARE NOT LISTED STRUCTURES IT WOULD APPEAR INAPPROPRIATE TO PROVIDE DETAILED COMMENT ON THEIR CONVERSION UNTIL THE HIGHWAYS AND PLANNING POLICY CONCERNS HAVE BEEN RESOLVED.

MY INITIAL CONCERNS WOULD BE:

1. NUMBER OF UNITS
2. EXTENT OF DEMOLITION
3. EXTENT OF NEW BUILD CONSIDERED NECESSARY TO SUPPORT THE PROPOSED CONVERSION.

A DETAILED STRUCTURAL + CONDITION SURVEY SHOULD BE PROVIDED

Harold Sanders
04.12.01.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 20 November 2001

Application Number: F/2001/5156 steve.

Proposal: Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of a new access.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Manor Farm, Longwater Road, Finchampstead, Wokingham.

Applicant:
Oakhill Developments Ltd. C/O IZOD Design.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☑ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

- Discussions are ongoing with the applicant regarding visibility splays and sustainability.
- Access not acceptable via Cricket Hill.

Signed: _____ **Print name:** S N ANTON

6.12.01

Elaine Vashi

From: Andy Glencross
Sent: 19 November 2001 17:21
To: Elaine Vashi
Subject: Planning Application Manor Farm Longwater Rd Finchampstead

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be substantially altered and in at least one case demolished. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

In addition I have been informed by a local bird watcher that he old barns are used for nesting by a pair of barn owls. Consequently we should ask for a survey of the site for nesting/roosting birds.

As this is the conversion of old agricultural buildings it would be beneficial to the local barn owl population if barn owl nestboxes could be built into the roof spaces of at least a couple of the new residences.

There is a pond directly in front of the site which has not been surveyed for great crested newts. If the pond is in the ownership of the developer then we should insist on a survey for great crested newts.

In addition the access arrangement are unusual at this site.Why is an extensive 200metres access road from Cricket Hill is proposed when access can already be secured from Longwater Lane.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Memo

To: Elaine Vashi

From: Conrad Moore

Date: 19/12/01

Re: **Policy Comments upon F/2001/5156**

Proposed conversion and extension of redundant farm buildings to form 12 residential units plus the creation of an access at Manor Farm, Longwater Road, Finchampstead.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that this settlement should not be regarded as a locality suitable for additional dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. It is important to look at his category settlements on page 1-8 of the report. Another housing site to look at for these comments is at land west of Longwater Lane, Finchampstead on page 5-149. Policy WOS2 is re-worded to take account of PPG3 requirements of a sequential approach to housing. This site is outside the Finchampstead Settlement boundary, which is a category B settlement. The recommended wording does not allow building on the edge even in this case. The application will be subject to potential planning obligations contained in Policy WOS4. (Please note that there is a report to full cabinet on 7th January 02 regarding the adoption of new supplementary planning guidance on planning obligations. If approved, this new SPG (that has been through a full consultation process) will have greater weight as a material consideration. Subject to the recommendations being agreed, it will replace the former October 1999 A9 guideline from the date of the Cabinet decision. You may need to re-visit any earlier SAI Group requirements and consider Royal Berkshire Fire & Rescue Service obligations. I would advise, in any respect, consulting the Royal Berkshire Fire & Rescue Service on a farm re-use proposal.

Countryside Policies

The site is within the countryside. PPG 7 as amended makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. PPG7 as amended makes a number of important points on building re-use. Paragraph 3.4B clearly states it is preferable for re-use schemes to use good quality buildings, however that they should be for business re-use. It should not be used to circumvent normal planning policies on new building in the countryside. Residential re-use should be considered as a final option. There is no evidence accompanying this application of the efforts to diversify the farm enterprise into other commercial uses. This site is not brownfield using the definitions in PPG3 appendices.

re-use & adaptation of existing buildings

Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. Policy WCC1 applies and the broad principle may be considered acceptable under Catergory D. However considerations in the final paragraphs after the criteria are important and the concerns regarding the location of a large housing site in the countryside remain. The Inspector has recommended changes to the categories, but this one still applies. The final paragraph is still applicable.

This scheme cannot be considered against Policy WCC6 as no dwellings associated with countryside land uses has been established or put forward.

Policy WCC5 demands that the applicant has made every attempt to secure business re-use of the premises or it forms part of a wider business diversification. This has not been complied with. The second section of the policy has a requirement in criterion (iii) to comply with other policies. These concerns form part of this memo. There also seems to be a substantial element of new build to achieve 10 dwellings. This is contrary to criteria (i). It should not be used to circumvent normal planning policies on new building in the countryside. This policy is unaltered by the Local Plan Inspector.

Nature Conservation & Landscape Policies - LANDSCAPE / BIODIVERSITY - see natural comments.

The site involves works to established agricultural buildings. However it will be necessary to investigate whether any protected species are present, under the latest English Nature advice and detailed comments from Andy Glencross should be sought to assess this. If protected species such as bats/barn owls are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. This policy is unaltered by the Local Plan Inspector.

Detailed comments from the Tree Section should be sought, as this site is adjacent to a sensitive settlement edge. I note that trees exist on the site. They may be physically damaged by construction and potentially impeded from future growth. Ground compaction and proximity to the building and road could affect both roots and crown of adjacent trees. These factors could threaten their longevity. These are factors to consider under Policy WBE11. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same.

The site is within the Blackwater Valley Area of Special Landscape Importance and subject to policy WLL2. Landscape comment will assist in assessing any potential impact on this landscape important in the County context. I attach for your information the working paper produced for this ASLI that identifies key characteristics of this area that should be protected. This can also be cross-linked with the criteria issues set out in Policy WOS3. I am concerned that the new access is excessive and will lead to urbanising factors from use and appearance. I consider it would be inappropriate in this sensitive location.

Historic, Design & Building Context

Whilst the site is not within an identified area the Blackwater Valley is an area of high archaeological potential (Policies WHE15 & 17). You may wish to see if there is an implication from these building conversions and the construction of the new access. This aspect is not satisfactorily controlled by a planning condition as we need to know the value of the site in archaeology terms prior to a decision. Note that there will be an archaeological planning obligation topic appendix recommended in the Cabinet papers. The site has been identified as an Area of Special Character to which policies WHE6 to WHE8 apply. You will need to consult Harold Sanders on these aspects. However do take into account that the Inspector has recommended that Policy WHE6 is deleted, Policy WHE7 is deleted, and Policy WHE8 is amended.

Highways
You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Conclusion
There would appear to be clear policy objections and other concerns on the basis of:

- Business re-uses have not been sought and/or evidenced – Policy WCC5;
- The site is not in a sustainable location for a large housing site – Policies WCC1 & WOS2;
- There is a significant element of new build (that replaces modern industrial type buildings) – Policies WCC1 & WCC5;
- There are potential adverse impacts upon the ecological aspects – particularly noting protected species such as barn owls and bats. Andy Glencross will advise – Policy WNC3;
- There could be significant impacts on the ASLI from urbanising features arising from the residential use, parking requirements and creation of the new access. There could be impacts upon the existing landscape character and features. Catherine Brimble will advise – Policy WLL2;
- There are potential impacts upon Highway safety or arising from parking requirements – Policies WT6 & WT7;
- Archaeology issues need to be resolved – Policies WHE15 & 17;
- Planning Obligation requirements need to be taken into account prior to any decision. This may increase the level of development (through on-site provision of affordable housing, or public open space, for example,) and/or prejudice economic viability of the scheme to the landowner – Policy WOS4.

Conrad Moore

Policy and Plans Team.

18.11.01

3. AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1. POLICY BACKGROUND

Policy EN9 of the Replacement Structure Plan for Berkshire provides for Areas of Special Landscape Importance (ASLIs) to receive protection from development which would "detract from the rural character of the area" and from "proposals which would detract from the special qualities of the landscape." The Policy does not identify the criteria for ASLIs but the area to the east of Remenham and Wargrave (the former Area of Great Landscape Value) is identified as one to be included.

2. COUNTY INTERPRETATION

The consultation document "Development in the Countryside" produced by the County Council in July 1986, immediately before the Examination in Public into the Structure Plan, identifies the following criteria for ASLI designation:

(a) that the area should represent a felicitous combination of land-form with the evidence of human occupation and cultivation,
(b) that it should be an extensive tract of land largely comprising countryside,
(c) that the pattern of cultivation and occupation should generally reflect the influence of man over a long period in the past, and should therefore retain a range of features reflecting that continuity,
(d) that the landscape is not marred or intruded on by built or engineered features of non-traditional appearance, either in large numbers, or of a size and distribution sufficient to be prominent over substantial tracts of land.

The document has been the subject of inconclusive discussions between County and Districts which has established;

(a) that the identification and boundaries of ASLIs will be undertaken by Districts through their local plans,
(b) that the County Council will prepare strategic guidance in consultation with the District Councils in the form of criteria.

The draft criteria in the 1986 document have not been the subject of detailed discussion but are felt to be insufficiently precise in their present form. In particular they do not positively require the landscape to be "special" nor do they consider its relationship with other land. It is hoped that new criteria can be drawn up and agreed in due course.

The document goes on to identify two areas within the District (in addition to the Wargrave and Remenham area) which the County Council felt worthy of ASLI status. It should be emphasised that the District Council is in no way bound by these areas, though clearly it is advisable to bear them in mind. The two areas are the Blackwater Valley, largely as already identified in the South-East Area Local Plan, and Farley Hill.

3. FORM OF SURVEY AND CRITERIA ADOPTED

A complete landscape survey has been carried out of the Wokingham District outside the Green Belt. As far as the countryside is concerned this has encompassed:

(a) identification of main landscape features (eg. hilltops, ridges, slopes, views, river valleys and woodland)
(b) identification of areas of open landscape,
(c) identification of areas of enclosed landscape,
(d) identification of main features of enclosure (eg. ridge, tree-belt, woodland),
(e) identification of landscape features which are unusual/special in the local context.

In determining whether any areas should be identified as ASLIs the criteria suggested by the County Council have been employed, together with the following additional criteria: (a-d are the county criteria in 2 above)

(e) the landscape of the area should be distinguished from surrounding landscapes by its character and high scenic quality,
(f) the area should be distinctive in terms of the plan area and should have a variety and abundance of natural features of high quality.

In addition it is felt that ASLIs should normally:

(g) exhibit a variety of topography, land-form and vegetation,
(h) have an importance beyond their boundaries by reason of external views and features visible from a distance.

These final criteria should not be taken to exclude enclosed landscapes without a variety of form and cover where they meet the other criteria.

4. RESULTS

The survey and application of the criteria above have led to the identification of three areas within the District, in addition to the Wargrave Remenham area, as meriting ASLI designation. They are:

(a) Farley Hill (Within Loddon Area Local Plan and SE Area Local Pla
(b) Bearwood (Within both Local Plan areas)
(c) The Blackwater Valley (Within SE Area Local Plan)

The character and boundaries of each area are described separately.

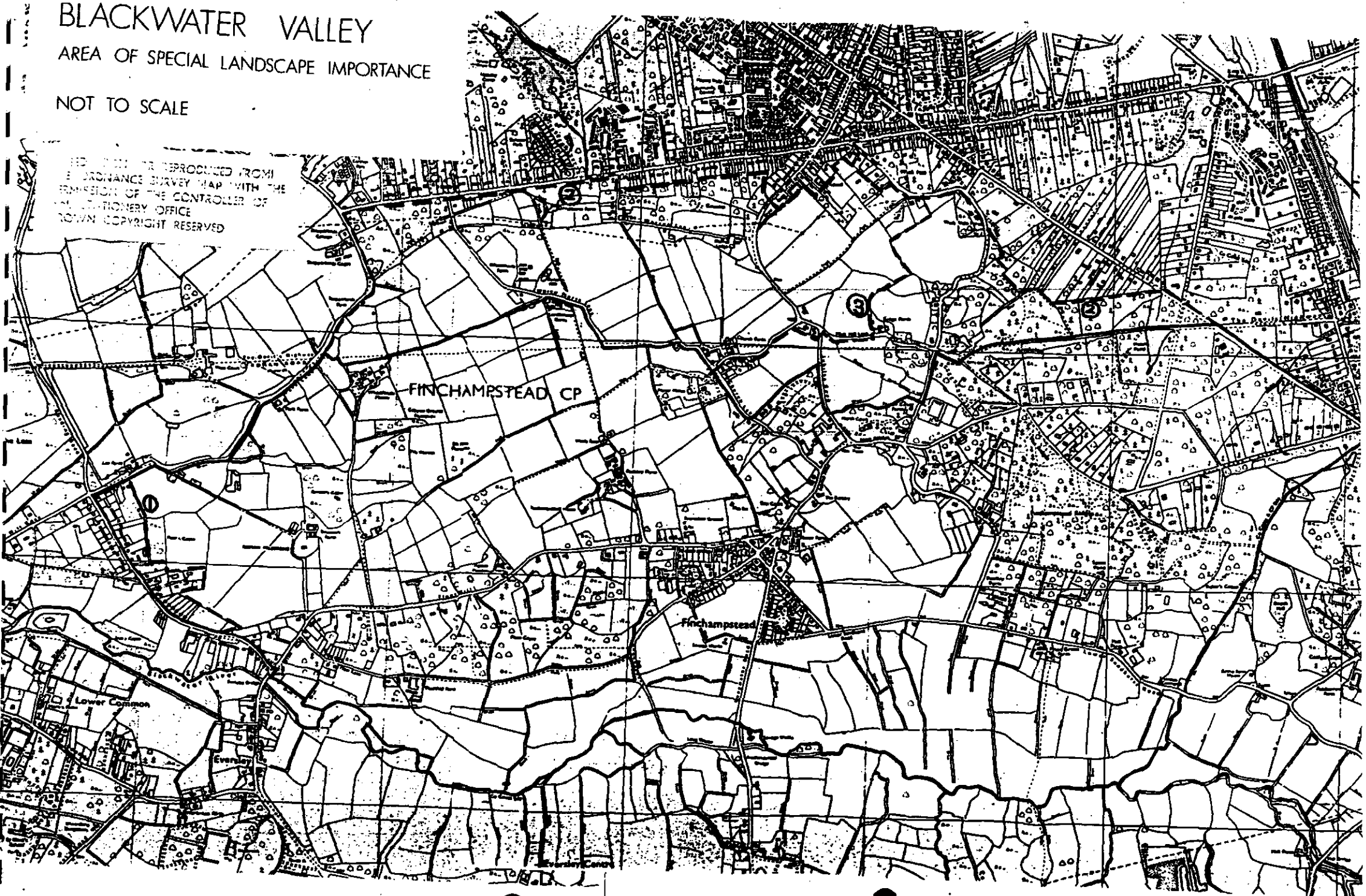
IMPORTANT NOTE

This Working Paper is not a part of the Loddon Area or South East Area Local Plans but has been produced to explain the thinking behind Policy LC3 of them and the considerations used to identify the boundaries shown on the Proposals Maps. The Working Paper was presented in its original form to the Forward Planning Sub Committee on 17th November 1987 and the Planning Committee resolved on 10th December 1987 to agree to the identification of the Farley Hill and Bearwood areas as of Special Landscape Importance pending formal designation in the local Plan. The Blackwater Valley had already been so identified in October 1985. There have been subsequent minor amendments to the text and identified areas following discussion with the County Council.

BLACKWATER VALLEY

AREA OF SPECIAL LANDSCAPE IMPORTANCE

NOT TO SCALE



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...STATIONERY OFFICE
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THE BLACKWATER VALLEY

1. DESCRIPTION OF THE AREA

The area comprises the valley floor, slopes and northern ridge of the Blackwater Valley between the District boundary in the east and Eversley Bridge in the west. Further west, within Bracknell Forest Borough there is landscape of a similar character.

The valley bottom is at its widest at the eastern end of the area where the Lower Sandhurst Road runs along the bottom of the valley side. There has been gravel extraction in the region of Moor Green Farm which has led to the creation of lakes. Further west a more traditional landscape of fields and hedgerows has been retained. The area downstream of Longwater Road has a more intimate landscape and here the narrower valley bottom and small field pattern is framed on its north by the woodland of Fleet Copse.

The valley side in the eastern part of the area, from the District boundary to Dell Road, is wooded, consisting largely of nineteenth century re-growth on former heath, together with nineteenth century ornamental plantations. This woodland, of which the Finchampstead Ridges forms the greater part, is prominent in extensive views from the Hampshire side of the river in the Yateley and Eversley areas.

Between Dell Road and Finchampstead Village the lower valley slope is open and this provides a panoramic vista from the War Memorial. The slope is, however, capped with woodland thus continuing the wooded character of the land to the east.

Finchampstead Village sits immediately above the flood plain on the gentle lower slope of the valley side. The eastern side of the village is well framed with trees but there is an undistinguished approach from the south along Longwater Road. On the northern side there is an attractive open slope leading up to the Church and Manor House which caps the top of the slope and provides a vantage point from which extensive views may be obtained.

West of Finchampstead Village the lower slope is covered by the woodland of Fleet Copse, much of which is classified as ancient woodland. North of Fleet Hill there is a more open, agricultural landscape with isolated farms and substantial buildings in a parkland setting.

The ridge which forms the northern side of the valley is most pronounced near to Finchampstead Church. At the eastern end of the area it is entirely wooded and there is a shallow northern facing slope towards the development of The Rides. Around Finchampstead Church there is a steeper slope of open farmland again leading to The Rides, the southern boundary of which is attractively framed by trees, including Warren Copse. To the west of the church a footpath follows the top of the slope but to the north the area is of undulating farmland sloping gently northwards and westwards. The field pattern here is larger than in the lower part of the valley with fewer hedgerows but blocks of woodland, such as Banisters Copse, assist to break up the open appearance.

2. SPECIAL FEATURES

For most of its length the River Blackwater runs through a wide open valley within which there is extensive development. The section of the valley, though important in recreation terms and providing a valuable "green lung" for the residents of Aldershot, Frimley, Camberley, Sandhurst and Yateley, is a

landscape contained by urban development and much changed by gravel extraction and lake creation. The part of the valley within Wokingham District contrasts strongly in that it represents a much more traditional agricultural landscape and it has a scale created by the sloping valley sides on its northern bank. The importance of the northern slope and ridge is heightened by the much flatter topography on the southern side of the river and it thus provides panoramic views to, and can be seen from, a large area in northern Hampshire. A particularly well known viewpoint is from the Finchampstead War Memorial, though the footpath west of Finchampstead Church provides equally impressive views. The National Trust proposes through management to open up views from Finchampstead Ridges which have been closed by growth over the years.

The wooded nature of the northeastern part of the valley around Finchampstead Ridges and Simons Wood is an important landscape, wildlife and historical feature. Both the fine avenue of Giant Sequoias along Wellingtonia Avenue, and the Finchampstead Ridges, owned by the National Trust, are important local landmarks.

3. BOUNDARIES

Two existing, and largely compatible boundaries have been proposed. The 1985 Development Control Draft South East Area Local Plan boundary has been re-affirmed in this review. The other source is the "Development in the Countryside document" referred to above. The differences between the two boundaries are noted below.

The principles which have been adopted in drawing the boundary are that it should include the whole of the valley floor, sides and ridge on the northern side. It should additionally include land immediately north of the ridge because of its importance to the setting of the ridge and thus the valley. The boundary should follow clear boundaries, either of roads or natural features, wherever possible even though this may include small areas of development, providing they are subsidiary to the area as a whole.

A. SOUTHERN BOUNDARY

A327, Reading Road from Park Lane to Eversley Bridge then River Blackwater to District boundary, then following District boundary to Wellingtonia roundabout.

The area between Reading Road and Farley Hill has a less special character than that to the east. Though lined by ribbon development the A327 forms a clear feature which is appropriate to use as the boundary. The river is the District and County boundary and the differences between land to the north and south has been referred to above. Land of a similar landscape character to that included in the proposed ASLI occurs to the south-east in Bracknell Forest Borough and extends as far as the A321, or possibly the Wokingham Guildford railway line. Logically this area should be identified for inclusion as an ASLI and similar policies adopted for it by Bracknell Forest Borough Council.

Alternative:

1. Follow rear boundary of properties facing A327 rather than the road itself (BCC suggestion in "Development in the Countryside")

Disadvantage: Less clearly defined boundary and unsympathetic development within rear gardens of the properties concerned could have an adverse impact on the ASLI.

B. NORTHERN BOUNDARY

Park Lane, field and track at Wheatlands Manor, Whitehorse Lane, northern boundary of woodland off Jubilee Road, Devils Highway, Heath Ride.

Includes land north of the ridge but not the whole area of farmland between Finchampstead and The Rides. The latter area is identified as important

to the setting of the settlements and is considered to be more important from that rather than the Blackwater Valley point of view.

Alternatives:

2. Include all of the open agricultural land as far as Nine Mile Ride.

Disadvantage: Whilst the boundary proposed is somewhat arbitrary in extent to include all of the land would extend the ASLI considerably away from the Blackwater Valley and thus be difficult to justify. Much of this area is identified in the local plan under the setting of settlements policy.

3. Adopt a more northerly boundary between Finchampstead Church and Heath Ride (BCC suggestion in "Development in the Countryside").

Disadvantage: Includes open agricultural land between Finchampstead and The Rides which is largely identified for protection under the setting of settlements policy and is also visually separated by woodland form the main area of the Blackwater Valley.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 07 November 2001 8 NOV 2001

Application Number: F/2001/5156

RE: Area of special character.
Proposal: Proposed conversion and extension of redundant farm buildings to form 12 residential units..

Site Address:
Manor Farm, Longwater Road, Finchampstead, Wokingham.

Applicant:
Oakhill Developments Ltd. C/O IZOD Design.

Your observations are required in respect of this application within **7 days** of the above date.

DESCRIPTION CHANGED TO INCLUDE NEW ACCESS ROAD.

22. NOV. 01.

Harold Sanders

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

06.NOV.2001 * 5156

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: OAKHILL DEVELOPMENTS LTD
ADDRESS: 10 MILTON ROAD
WOKINGHAM
POST CODE: RG40 1DB PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: IZOD DESIGN
ADDRESS: 14 MILTON ROAD
WOKINGHAM
POST CODE: RG40 1DB PHONE: 0118 977 0075

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: MANOR FARM
FINCHAMPSTEAD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CONVERSION AND EXTENSION OF EXISTING REDUNDANT FARM BUILDINGS TO 12NO. RESIDENTIAL UNITS

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1·7 Ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: AS LISTED LETTER DATED 10 OCT 2001

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	✓	REDEVELOPMENT	
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	✓

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

REDUNDANT FARM BUILDINGS AND ADJACENT LAND

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

NO FELLING

14. STATE EXTERNAL MATERIALS TO BE USED.

ALL TO MATCH EXISTING

RED FACING BRICKS
PLAIN CLAY (RED) ROOF TILES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING HEDGES + FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING DITCHES

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NEW ACCESS ROAD FROM CRICKET HILL

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES / LEVEL ACCESS ETC

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	12/60 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO If YES, complete Part 2 of the form

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?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

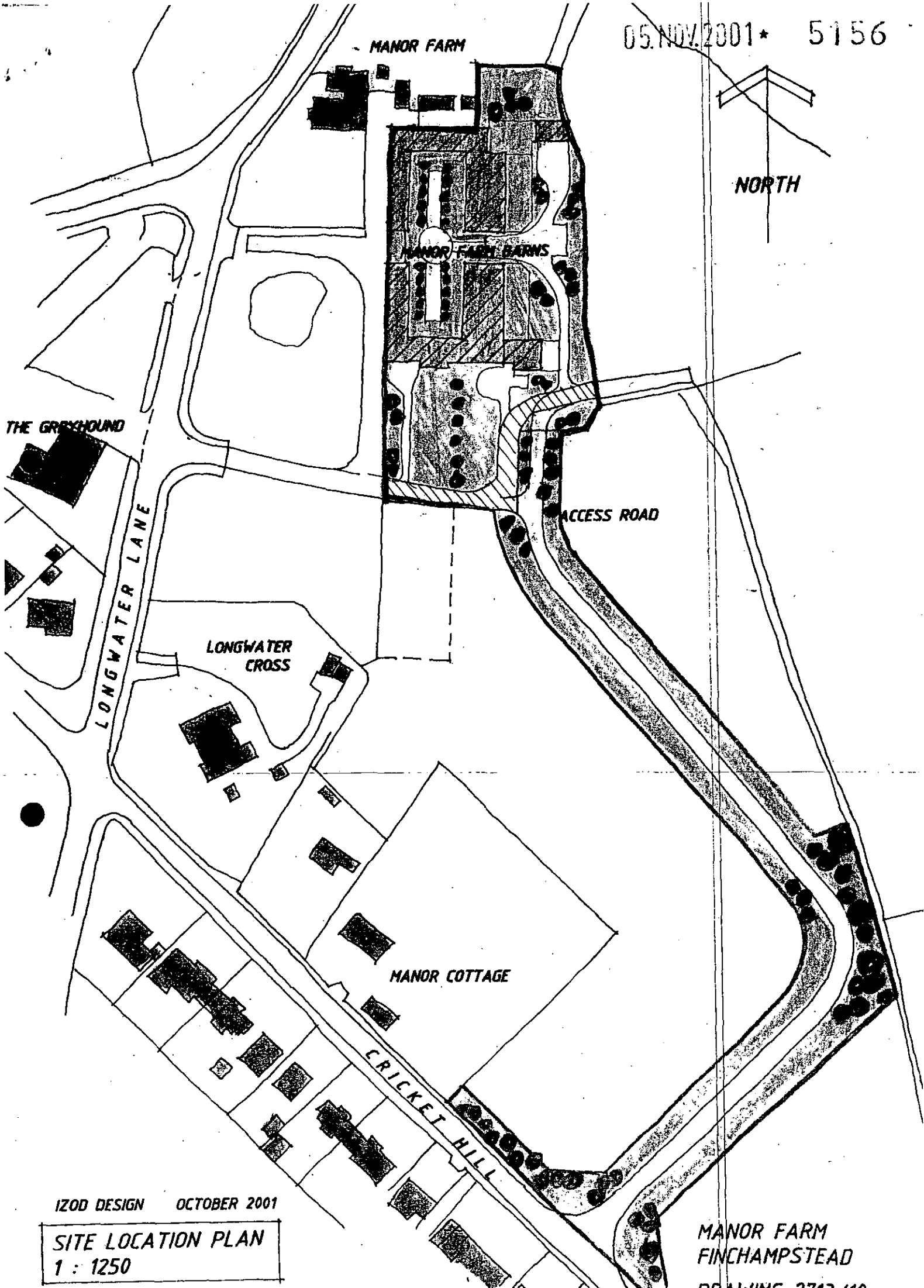
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£2280-00 (12 × £190-00)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF OAKHILL DEVELOPMENTS LIMITED DATE 10 OCT 2001

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".



IZOD DESIGN OCTOBER 2001

SITE LOCATION PLAN
1 : 1250

MANOR FARM
FINCHAMPSTEAD

OAKHILL DEVELOPMENTS

TEL NO. 01189 789942 *FAX NO. 01189 789492*

PLANNING SERVICES HPT 56135
POL TLA
DC RV FNE
A
CS
08 MAY 2002
COPIES TO

Our Ref: CCA/rhb/WDC.04

7th May 2002

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

FOR THE ATTENTION OF ELAINE VASHI

Dear Mrs. Vashi

RE : MANOR FARM BARNS

Further to your recent request, I have pleasure in attaching a report, compiled by Southern Planning Practice, in respect of the supporting evidence for the principle conversion of Manor Farm Barns, Finchampstead.

If you wish to discuss any matters arising from the report, please do not hesitate to contact me.

Yours sincerely,

C.C. ALDERTON
FINANCE DIRECTOR

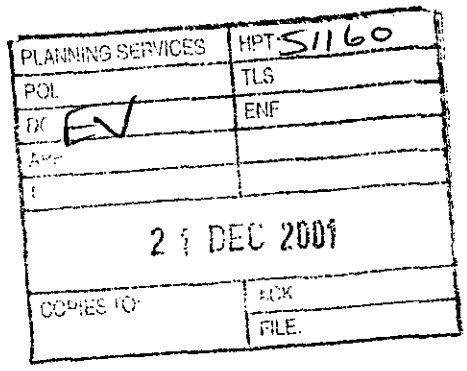
Krauzaldergreen Developments Limited
t/a Oakhill Developments
10 Milton Road
WOKINGHAM, Berkshire, RG40 1DB
Company Registration No. 3448605

Rec'd 9.40 AM 21-12-01

IZOD DESIGN

Chartered Architects
Landscape Consultants

KPI/em/2713
20 December 2001



Wokingham District Council
Environmental Services Department
Planning Department
PO Box 156
Shute End
Wokingham
RG40 1WR

For the attention of Elaine Vashi

Dear Sirs

MANOR FARM FINCHAMPSTEAD
PROPOSED RESIDENTIAL DEVELOPMENT
Application number F/2001/5156

I refer to the above application, which you are currently considering.

I have prepared an additional aerial perspective drawing to support the application and enclose six copies of drawing 2713/14 for your information.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

IZOD DESIGN
Chartered Architects
Landscape Consultants

05.NOV.2001 * 5156

KPI/em/2713
10 October 2001

Wokingham District Council
Environmental Services Department
Planning Department
PO Box 156
Shute End
Wokingham
RG40 1WR

Dear Sirs

MANOR FARM FINCHAMPSTEAD
PROPOSED RESIDENTIAL DEVELOPMENT

On behalf of my client, Oakhill Developments Limited, I have prepared proposals for the conversion of existing redundant farm buildings at the above to twelve residential units.

I now enclose the formal application for Planning Consent for the development, comprising the following documentation.

1. Six copies of the application form.

2. One copy of Certificate B.

3. Six copies each of the following drawings:

   2713/A Existing Building/South Block
   2713/B Existing Building/North Block

   2713/3B Ground Floor Plan
   4A First floor plan
   6 Site layout plan
   7A Building Footprint analysis
   8 Elevations/North Block
   9 Elevations/South Block
   10 Site Location Plan

4. A cheque for £2280.00, being the statutory application fee (12 units x £190.00)

continued.....

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

05 NOV 2001

In considering the proposals, the following points should be noted.

a) Later additions to the original courtyard development, including the large mill building at the north east corner, will be demolished.

b) The proposed extension to the north block will reflect the east wing of the south block.

c) The proposed development reduces the existing footprint by 164M².

d) Matching materials will be used throughout and the timber framework will be largely retained.

e) Extensive landscaping of the site is proposed, with a formal scheme in the courtyard areas and a more rural free form around the site.

An additional sketch perspective of the development proposals will be submitted shortly but I now await formal registration of the application, and acknowledgement of receipt of the planning fee cheque.

I would be pleased to discuss the proposals in further detail once the registration process has been completed, and await your comments in due course.

Yours faithfully

PETER IZOD RIBA

Izod
DESIGN
Chartered Architects
Landscape Consultants

KPI/em/3713
2 November 2001

05 NOV 2001

Wokingham District Council
Environmental Services Department
Planning Department
PO Box 156
Shute End
Wokingham
RG40 1WR

For the attention of Mrs C Hurst

Dear Sirs

MANOR FARM FINCHAMPSTEAD
PROPOSED RESIDENTIAL DEVELOPMENT

I refer to your comments on the drawings submitted in support of the above application dated 24 October 2001.

Amendments have been incorporated to co-ordinate plans and elevations fully and I enclose six copies each of drawings 2713/3C, 8A and 9A for your information. One additional set is also enclosed upon which I have highlighted the revisions.

I trust this will now enable you to progress the application.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING DEPT
2 - NOV 2001
COPIES TO

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2001/5156

From: John Mullaney
Environmental Heath

My Ref:

Date. November 20, 2001

PROPOSED: EXTENSION OF REDUNDANT FARM BUILDINGS TO FORM 12 RESIDENTIAL UNITS

LOCATION: MANOR FARM, LONGWATER ROAD, FINCHAMPSTEAD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that the following conditions are 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 construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 22 November 2001

Location:	Manor Farm, Longwater Lane, Finchampstead
Proposal:	Proposed conversion and extension of redundant farm buildings to form 12 residential units.
Application Number:	F/2001/5156

In response to your consultation dated 7 November 2001 for the above application, the landscape comments are as follows:

The site is located in a sensitive position within the ASLI. The barns are just on the edge of the Blackwater River valley with the land to the south falling towards the river. Views are gained from Lower Sandhurst Road up towards the site across the agricultural land on the valley side.

I consider the proposal to convert the barns with the access to the site from Cricket Hill to be unacceptable and completely insensitive to the surrounding character of the countryside. I therefore would recommend refusal of the application.

As the land rises from Lower Sandhurst Road to the farm buildings, the proposed access road will be visually intrusive due to length and positioning of the road across the field to the south of the site and with open views into this area. It will be almost impossible to integrate the road into the surrounding landscape by planting trees and shrubs as this will not be keeping with the open field character of Blackwater Valley.

In order to construct the access road onto Cricket Hill and to comply with the requirements of Highways for sightlines, a significant length of hedgerow will need to be removed. This hedgerow comes under the Hedgerow Regulations Act 1997 and an assessment will need to be made to determine if the hedgerow is important. If it is deemed important then WDC will have to decide if the circumstances justify the removal of an important hedgerow, however the strong presumption is that important hedgerows will be protected and the removal of the hedgerow will be prohibited.

The proposed access seems to be unsustainable when there is already an existing access into the site from Longwater Lane and which would be much more acceptable from a landscape perspective than the current proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

05.NOV.2001 5156

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑ See below

12) The following elevational plans are required: ☑

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

✓ Elev B - window missing for Plot 9, Bedroom 2

✓ Elev C - middle door for Plot 7 shown in different position on floor plan & elevation.

✓ Elev D - one extra window shown on ground floor plan

✓ Elev F - Downstairs windows & doors don't correspond to floor plan

✓ Elev G - 4 downstairs windows missing & side elevations of garage block

✓ Elev K - for plot 4, windows for bedroom & cloakroom are different on floor plc

✓ Elev L - side door for lounge room, Plot 5, not included

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

05.NOV.2001 *

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is *not applicable, answer N/A in space. Please submit* **SIX** *copies of this* form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	OAKHILL DEVELOPMENTS LTD
	ADDRESS	10 MILTON ROAD
		WOKINGHAM
	POST CODE	RG40 1DB PHONE
	AGENT'S NAME	IZOD DESIGN
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	14 MILTON ROAD
		WOKINGHAM
	POST CODE	RG40 1DB PHONE 0118 977 0075
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	MANOR FARM
		FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERSION AND EXTENSION OF EXISTING REDUNDANT FARM BUILDINGS TO 12NO. RESIDENTIAL UNITS
5. Give the area in hectares or part of a hectare	AREA OF SITE	1·7 Ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AS LISTED LETTER DATED 10 OCT 2001

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐	
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☑	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

N/A

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

REDUNDANT FARM BUILDINGS AND ADJACENT LAND

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ NO FELLING If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ALL TO MATCH EXISTING

RED FACING BRICKS
PLAIN CLAY (RED) ROOF TILES

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING HEDGES + FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING DITCHES

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NEW ACCESS ROAD FROM CRICKET HILL

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES / LEVEL ACCESS ETC

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	12 / 60 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO If YES, complete Part 2 of the form

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? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£2280-00 (12 × £190-00)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF OAKHILL DEVELOPMENTS LIMITED DATE 10 OCT 2001

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No. 05.NOV.2001* 5156

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
PETER RICKETTS	WIDGERYS FOX CORNER WORPLESDON GU3 3PP	10 OCT '01

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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 relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . .

On behalf of OAKHILL DEVELOPMENTS LTD

Date . 10 . . OCTOBER . . 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~11 OCT 2001~~	05 NOV 2001
Officer: EV	Application No. F/2001/5156

Map No. 14121 Site 1.10

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION AND EXTENSION OF REDUNDANT FARM BUILDINGS TO FORM 12 RESIDENTIAL UNITS

Location: MANOR FARM, LONGWATER LANE

Parish: FINCHAMPSTEAD Ward: FINCH SOUTH

Applicant: OAKHILL DEVELOPMENTS LTD

Fee Received (1) 2280-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Elev B – window missing for Plot 9, Bedroom 2. Elev C – middle door for Plot 7 shown in different pos. on F. plan & elevations.		05 NOV 2001
6	Floor plans	Elev D – one extra window shown on ground floor plan Elev F – Downstairs windows & doors don't correspond to floor plan.		
7	Metric scale disclaimer	Elev E 4 downstairs windows missing, + side elevs of garage block Elev J For Plot 4, windows for Bedroom 4 & cloakroom are shown differently on floor plan.		
8	Encroachment letter	Elev L Side door for living room, Plot 5, not included.		requested 24/10
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ...Major development ✓.....

Date Site Notice Sent : 1/11..... Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

Building Control : .....

Landscape ASLI ✓ .....

Trees ✓ .....

Conservation Officer Area of Special Character ✓

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 ✓

Dinton Pastures – A. Glencross – possible Bats? ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency – Access Road ✓ – Drains ✓ – > 0.5 hectares ✓

Rail Track .....

Police Arch. Liaison Officer ✓ .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS: (Rural Area Countryside)

.....

.....

Pre-app attached

NEIGHBOURS:

S/N + see map

1764

② MANOR FARM

ADDRESS LONGWATER ROAD PARISH LYNCHAMPST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
227/49		BLDGS TO CALF HOUSE ETC	16.6.49	APP
128/53	MR. W. PHILLIPS	ADDITIONS	17.3.53	APP
	SEE ALSO LOWER SANDHURST ROAD			
32530 -	W/DR. ACCESS TO LONGWATER ROAD		FOR	FARMLAND TO SOUTH.
32551 -	CAMAS AGGREGATES	EXTRACTION OF SAND & GRAVEL - RESTORATION. PROCESSING PLANT - BUILDING - RESTORATION TO LAKES - AGR.	21.3.95	C/A
			31.10.95	C/A
44949	MRS. S. OWENS	BUILDING FOR STORAGE HAY & HORSE SHELTER		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

② MANOR FARM

ADDRESS LONGWATER ROAD PARISH LYNCHAMPST.

PLOT No. SEE ALSO LOWER SANDHURST ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64733/F	HALL AGGREGATES	RMD RIVER CROSSING	25.4.97	C/A
97/65431/V	RMC Camas aggregates	Mode of Working & restoration scheme	25.3.97	C/A
97/65985/F				
99/69229/V	RMC Aggregates.	Variation to cond. 9 of app 97/65431/V to delay diversion of Cricbrook cut until phase 4.	22/6/99	C/A
VAR/2000/2562	"	Var to cond's in consent 32551 to change methods of working & restoration of site	4/9/01	C/A

MINISTRY DECISION

SPECIAL ORDERS * 32551 - CLAUSES 4/5 DISCHARGED - 27.3.98

EV OBL

PLANNING SERVICES	HPT
POL	TPS

26 NOV 2001

COPIES TO:	ACK: ✓
	FILE:

PF & MJ GRAYSON
EAST COURT
FINCHAMPSTEAD
BERKS UK
RG40 3SD
Tel 0118-9734514
e-mail philip@graysonf.freeserve.co.uk

MS ELAINE VASHI
DEV CONTROL OFFICER
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
BERKS RG40 1WR

20-11-01

Dear Ms Vashi

PLANNING APPLICATION No. F/2001/5156
MANOR FARM LONGWATER ROAD FINCHAMPSTEAD – conversion of farm buildings to 12 residential units

Thank you for your letter of 7th November and 20th Nov advising of the above application.

Having reviewed the plans, we recognise the effort that has been made to devise a sympathetic scheme. However, the high intensity design appears to us to be out of character for this rural setting.

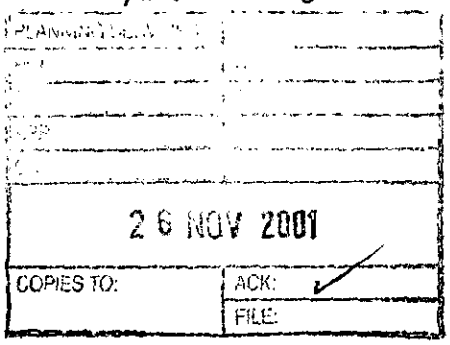
The other point of concern to us is that adding another dozen households to what is now a very busy road junction puts additional pressure on a rural traffic route that is already overloaded. The turn out of Cricket Hill is already a hazardous point with traffic sweeping down the Longwater Lane hill having come through what is a relatively blind junction. Living beside this road we are regularly reminded of how busy (and potentially hazardous) this junction has become. I have personally witnessed 3 accidents in a relatively brief period.

One final point: the proposed number of car parking spaces appears to us to be inadequate to accommodate the vehicles that will inevitably accompany 12 new households. (Or put another way, there are too many households for the parking!) We see everywhere the problem of houses with too few parking spaces: we should not exacerbate this problem by allowing NEW developments with such a built-in flaw.

Yours sincerely

P F Grayson

EV OBS



Mr & Mrs M Wilson
Manor Farm Cottage
Cricket Hill
Finchampstead
Berkshire
RG40 3TP

Mrs Elaine Vashi
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

25th Nov 2001

Objection to Planning Application
F/2001/5156

Dear Mrs. Vashi

Although we have no objection to the proposed application to convert the existing farm buildings at Manor Farm into 12 dwellings, we do however strongly object to the creation of a new roadway across the field into Cricket Hill.
This field and surrounding area is designated as an Area of Special Landscape Importance in the Wokingham District plan, entry onto Cricket Hill would not only have a devastating impact visually but would also present serious safety aspects on a narrow, width restricted, country lane.

Our only real concerns with converting these farm buildings into residential dwellings are, is this farm subject to an agricultural tie?, what becomes of the 100 acres of land that is part of the existing farm? and where would this land be accessed from?.

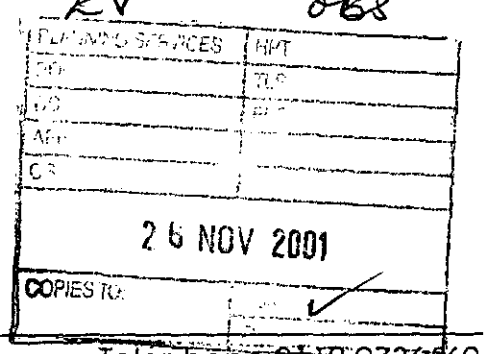
The plans submitted show minimal details regarding the removal of the existing hedgerow, fencing, planting and even lighting if required by highways department, Cricket Hill is of a rural nature, with no lighting or road markings.

The existing entrance to Manor Farm from Longwater Road, opposite the Grey Hound Pub, is more than adequate and would seem to be the obvious solution, we actually question the motive of the proposed entrance, is it intended to open the way to future developments in Cricket Hill and the surrounding fields?.

We cannot see a good reason for the proposed new access when the existing entrance is already in place, it would meet all safety issues and would look exactly the same as it does today.
We feel this application should be rejected in its current form.

Yours Sincerely
Mr & Mrs M Wilson

KV 0BB



Box Cottage
Dell Road
Finchampstead Berkshire RG40 3TB

Telephone 01189736569
E-mail: thegrahams2@btopenworld.com

Mrs. E.Vashi, Planning Services
PO Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

22nd November 2001

Dear Mrs.Vashi,

Re: Objection to F/2001/5156
Manor Farm, Longwater Road, Finchampstead

We wish to support the objections to the above application to allow access to the above development from Cricket Hill, Finchampstead.
Cricket Hill is a very narrow country lane with no footpath and a signed 6'6" width restriction. It is used extensively by horse riders, cyclists and walkers as it forms part of a series of publicised rural recreational routes. Any substantial increase in traffic movements will have serious safety implications at the existing Cricket Hill/ Longwater Road junction and also, in the other direction, along Lower Sandhurst Road and Dell Road, which are both narrow, twisty and used for the same recreational activities.
We are also concerned about the removal of around 300 feet of ancient hedgerow from the north-east side of Cricket Hill.

Regarding the farm building development, we object to the proposal to extend the existing buildings to cover a greater area. The adjacent fields have not been farmed for many years and provide a natural wildlife habitat which should be preserved.

Yours sincerely

Mrs. W.I.Graham
Mr. K.Graham

RV 088
PLANNING SERVICES | HPT
PCS | TLS
ENF
26 NOV 2001
COPIES TO: | ACK: ✓
FILE:

Martins, Cricket Hill,
Finchampstead
Wokingham
Berkshire RG40 3TN

22 November 2001

Mrs. Elaine Vashi
Environmental Services Department
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

Objection to F/2001/5156
Manor Farm, Longwater Road, Finchampstead

Dear Mrs. Vashi,

We do not object to the above application to convert and extend redundant farm buildings to form twelve residential units at Manor Farm BUT we definitely object strongly to the proposed new access roadway on to Cricket Hill, which is a long way from the existing wide, very visible entrance from Longwater Road.

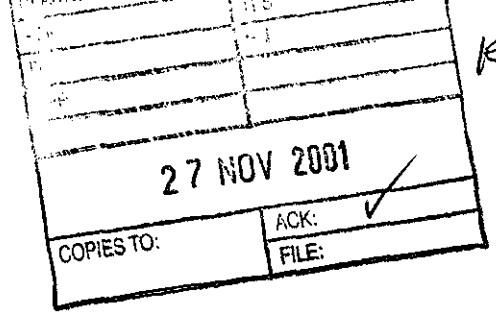
The entrance to Cricket Hill from Longwater Road is difficult because Cricket Hill is at an acute angle to Longwater Road - cars coming up from The Chequers tend to cut the corner when turning into Cricket Hill, thus presenting a danger to those coming out of Cricket Hill.

The proposed development will certainly mean very many more cars having to use Cricket Hill, a narrow road without footpaths,already overburdened by traffic coming from new development along the Lower Sandhurst Road, including farm vehicles and farm lorries. There are still children who are taken to school on foot by their parents, and they have to share the road with early morning joggers, riders and dog walkers, so let us not make their lives more hazardous and nip this proposal in the bud before it gets out of hand.

The ancient hedgerow should not be removed on Cricket Hill, which is an old established country lane. No trees should be removed - we still miss the great oak that was cut down opposite our house in haste and for no valid reason.

Yours sincerely,

J.F. Colbeck & Mrs. M.M. Colbeck



KEV OBJ

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire RG40 3TH
01252-873314
18th November 2001.

Mrs Elaine Vashi
Planning Services, P O Box 157
Wokingham District Council

Dear Mrs Vashi.

Application No. F/2001/5156
Manor Farm, Longwater Road, Finchampstead.

I would like to register my **strong objection** to this application to convert and extend the redundant farm buildings as detailed in the currently presented plan. I have no objection in principle to the use of the buildings for this purpose, or for sympathetic extension to provide residential units. I believe this is acceptable within the structure plan. My objections are centred on the proposed access road from Cricket Hill that cuts across land that is protected by classification as Green Belt land and that is adjacent to an Area of Special Landscape Importance.

The road will present very unpleasant visual intrusion especially as it descends from high ground that acts as a backdrop to the overall area. It will involve the removal of a large part of ancient and protected hedgerow that is protected by both statute and precedent. Agricultural land that is an important wildlife habitat would be disturbed. This is of increasing importance as adjacent farmland is being destroyed by gravel extraction. Newly approved restoration plans will further reduce available agricultural land. Skylarks that are a protected species use the area.

The proposed access road, and the corresponding additional traffic would create serious hazards to safety of other road users. Cricket Hill is narrow road with a six foot six width restriction and no footpath. The road is used extensively by walkers, joggers, cyclists and horse riders and is part of well-publicised recreational routes. The junction of Cricket Hill onto Long water Road is also dangerous and totally inadequate to deal with the increased level of transport that this development would create.

The site already has access onto Longwater Road at a point where visibility is good; the road is capable of taking this traffic. Accessing the site in this way would not have the damaging environmental or safety implications that tare inherent in the current proposals.

In conclusion therefore I have no objection to the principle conversion of redundant farm buildings for residential use including. I can in no way however support the proposed application because of the proposed access road and the impact it would have on the adjacent Area of Special landscape Importance, the incursion it represents into Green Belt land and the danger it poses in terms of safety for road users.

Yours sincerely

J. P. Davies

Jeremy Davies (Mr)

KV OBS

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
FS
27 NOV 2001
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FILE:

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire RG40 3TH
01252-873314
18th November 2001.

Mrs Elaine Vashi
Planning Services, P O Box 157
Wokingham District Council

Dear Mrs Vashi.

Application No. F/2001/5156
Manor Farm, Longwater Road, Finchampstead.

I would like to register my **strong objection** to this application to convert and extend the redundant farm buildings as detailed in the currently presented plan. My objection is centred on the proposed access road from Cricket Hill.

I have no objection in principle to the use of the buildings for this purpose, or for sympathetic extension to provide residential units. I believe this is acceptable within the structure plan. The site itself is within white belt but it is immediately adjacent to Green belt and an Area of Special Landscape Importance and the access road proposed cuts across land that is protected by both of these classifications where any development is closely controlled.

My objections to the road descending into Cricket Hill are: -

1. The road will present very unpleasant visual intrusion especially as it descends from high ground that acts as a backdrop to the overall area.
2. The plan involves the removal of a large part of ancient and protected hedgerow. There is precedent for the protection of this hedge; the owner of farmland bounded by Cricket Hill and Lower Sandhurst Road was required to replace, with a grant from WDC, a large length of hedge that was removed some years ago.
3. Cricket Hill is narrow road with a six foot six width restriction and no footpath. The road is used extensively by walkers, joggers, cyclists and horse riders and is part of well-publicised recreational routes. Extra traffic will have serious safety implications.
4. The junction of Cricket Hill onto Longwater Road is also dangerous and totally inadequate to deal with the increased level of transport that this development would create.
5. Agricultural land that is an important wildlife habitat would be disturbed. This is of increasing importance as adjacent farmland is being destroyed by gravel extraction. Newly approved restoration plans will further reduce available agricultural land. Skylarks that are a protected species use the area.
6. The site already has access onto Longwater Road at a point where visibility is good; the road is capable of taking this traffic. Accessing the site in this way would not have the damaging environmental effect that tare inherent in the current proposals.

In conclusion therefore I have no objection to the principle conversion of redundant farm buildings for residential use. I would not object to sympathetic extension if this were to increase the number of units available and thereby help to meet the government requirement for housing in the area. I can in no way however support the proposed application because of the proposed access road and the impact it would have on the adjacent Area of Special landscape Importance, the incursion it represents into Green Belt land and the danger it poses in terms of safety for road users.

Yours sincerely

Anne Davies (Mrs.)

EV 088

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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ES	
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	FILE:

Mr K.H. Dawe
19 Cncket Hill
Finchampstead
Wokingham
Berkshire
RG4O 3TN
23/11/2001

Mrs Elaine Vashi
Planning Services, P0 Box 157
Wokingham District Council
Shute End
WOKINGHAM
RG4O IWR

Dear Mrs Vashi,

Re: Objection to *F1200115156*
Manor Farm, Longwater Road, Finchampstead

I am writing to express my concern about the above planning application to convert the existing farm buildings at Manor Farm and the creation of a new access road via Cricket Hill.

Whilst in principle I have no objection to the conversion, provided that it is only the barns which are converted and no additional dwellings are created.

However I strongly object to the proposal to create an access road via Cricket Hill. This would result in the destruction of a large amount of ancient hedgerow, thereby detracting from the rural nature of the road. It would also create a considerable amount of increased traffic flow into a road which is frequently used by walkers and horse riders, and forms part of a network of rural walks and footpaths.

The road would need to be of a considerable length and would bisect an agricultural field, also detracting from the rural nature of the area it could also lay the way open for further development on the surrounding land.

This area has been designated an area of special scenic interest, and should be preserved for everyone to enjoy.

Yours sincerely,

W N Dawe

Mrs Wendy Dawe

EV ORS

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Mrs Elaine Vashi
Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

4 Cricket Hill
Finchampstead
Wokingham
Berks
RG40 3TN

25th November 2001

Dear Mrs Vashi

APPLICATION F/2001/5156 MANOR FARM, LONGWATER RD, FINCHAMPSTEAD

I wish to object to the above application to convert and extend redundant farm buildings to form residential units at Manor Farm. My principal objection is the proposal to establish a substantial and lengthy new access road across an Area of Special Landscaping Importance with a consequent severe detrimental impact on the rural appearance of Cricket Hill and adjacent area

Cricket Hill is a narrow country lane with access and width restrictions. It also has no footpath. Both Cricket Hill and Lower Sandhurst Rd have become valuable recreational assets for the community and are extensively used by walkers, horse riders and cyclists. Development of the northern side of the lane would severely reduce the value of this asset and create substantially increased traffic hazards. The additional vehicle movements would also increase the danger at the sub-standard Cricket Hill/Longwater Rd junction.

Most significantly, the proposed new access is completely unnecessary as Manor Farm is already served by the wide and substantially safer access from Longwater Road.

The impact on wildlife in the derelict buildings and adjacent area should also be properly assessed during consideration of this proposal

Yours sincerely

Peter Cardy

EV 0B8

15

PLANNING SERVICES	
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	FILE:

Mr K.H. Dawe
19 Cncket Hill
Finchampstead
Wokingham
Berkshire
RG4O 3TN

Mrs Elaine Vashi
Planning Services, P0 Box 157
Wokingham District Council
Shute End
WOKINGHAM
RG4O IWR

22 November 2001

Dear Mrs Vashi,

Re: Objection to *F1200115156*
Manor Farm, Longwater Road, Finchampstead

I strongly object to the above application for planning consent to convert and extend the existing farm buildings at Manor Farm with its access being by way of Cricket Hill.

The farm buildings already have a very adequate access road via Longwater Road, albeit across private property. In the first instance, access to the buildings, via this route, should be explored.

To build a new entrance via Cricket Hill would, in my opinion, amount to a criminal act. To gain a safe and adequate entrance, building a new road would require an enormous amount of hedgerow being removed, which would change the whole appearance of one of the few original lanes left in rural Finchampstead. The road itself, some 1000 ft in length, would cut a swathe across the open countryside, spoiling it forever.

Cricket Hill is a narrow country road with barely room for two cars to pass each other, and great difficulty is experienced when a lorry (i.e. a refuse vehicle) has to be passed. Imagine a typical Thursday with all the extra vehicles trying to negotiate the lane and gain exit via an already dangerous route which has limited vision onto Longwater Road.

The road is extensively used by walkers, cyclists, joggers and horse riders and to add further to the traffic would be unsafe and foolhardy. Cricket Hill joins with Lower Sandhurst Road on a particularly dangerous bend, which regularly floods and freezes over, which is an already existing hazard.

The proposed new road appears to me to be a diverse way to then be able to submit further applications to build throughout that whole field.

So please, for the existing residents and future generations, REJECT THE PROPOSAL.

Yours sincerely,

K. Dawe

Keith Dawe

EV 068

PLANNING SERVICES	REF
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27 NOV 2001	
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	FILE:

Holly Cottage
3 Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN
Tel 01189 735358

Mrs Elaine Vashi
Planning Services
PO Box No 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

24th November 2001

Dear Mrs Vashi

OBJECTION TO F / 2001 / 5156
MANOR FARM, LONGWATER ROAD,FINCHAMPSTEAD

I object most strongly to the Proposed Conversion Plans of the above for the following reasons.

1] THE PROPOSED ACCESS ROAD.
Firstly and most importantly, the Proposed Access Road is completely unacceptable.
The route of this road would be sited through land which has been officially designated as within an AREA OF SPECIAL LANDSCAPE IMPORTANCE and is not within the boundaries of the site itself. It appears to me to be especially arrogant and unfeeling for the Proposer to expect that this should be acceptable to the residents of Cricket Hill. This Access Road should not be allowed to affect other Residents so drastically. This access road will be over 1000 ft long. !!!!

2] TRAFFIC EFFECT ON COUNTRY LANE
Cricket Hill is a narrow Country Lane (Officially restricted to 6' 6") and the increase in traffic from 12 extra dwellings would change the environment in this road for ever.

3] ANCIENT HEDGEROW
This proposal would mean the removal of at least 200 feet of hedgerow which is home to many species of Flora and Fauna. This Hedgerow has been in this position for many years and is part of the reason, along with the view, why many of the Residents of Cricket Hill moved here in the first place.

4] EFFECT ON RECREATIONAL ACTIVITIES
Cricket Hill is used extensively by many people engaged in their recreational activities of Walking, Horse Riding, Bird Watching ,Cycling and Jogging and this would increase risk to them from extra vehicle movements and pollution. Cricket Hill has no footpath and is a part of the "Quiet Routes" network. Does this mean nothing ?

5] JUNCTION OF CRICKET HILL AND LONGWATER ROAD (ROAD SAFETY)
This Junction is already considered to be Sub-Standard and would increase the danger of a serious accident. This Junction has already been the subject of some potentially serious incidents.

Whilst it is appreciated that these Farm Buildings could be usefully employed as Dwellings and would add to the life of the Village, the Proposed Access is totally unacceptable. The Proposer should investigate the use of the existing entrance to this land and find a more direct and logical entry.

Please reject this inappropriate and unnecessary application.

Yours sincerely

John Murphy

RV OBS

PLANNING SERVICES	HPT
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CS	
27 NOV 2001	
COPIES TO:	ACK ✓
	FILE

Holly Cottage
3 Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN
Tel 01189 735358

Mrs Elaine Vashi
Planning Services
PO Box No 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

24th November 2001

Dear Mrs Vashi

OBJECTION TO F / 2001 / 5156
MANOR FARM, LONGWATER ROAD,FINCHAMPSTEAD

I object most strongly to the Proposed Conversion Plans of the above for the following reasons.

1] THE PROPOSED ACCESS ROAD.
Firstly and most importantly, the Proposed Access Road is completely unacceptable.
The route of this road would be sited through land which has been officially designated as within an AREA OF SPECIAL LANDSCAPE IMPORTANCE and is not within the boundaries of the site itself. It appears to me to be especially arrogant and unfeeling for the Proposer to expect that this should be acceptable to the residents of Cricket Hill. This Access Road should not be allowed to affect other Residents so drastically. This access road will be over 1000 ft long. !!!!

2] TRAFFIC EFFECT ON COUNTRY LANE
Cricket Hill is a narrow Country Lane (Officially restricted to 6' 6") and the increase in traffic from 12 extra dwellings would change the environment in this road for ever.

3] ANCIENT HEDGEROW
This proposal would mean the removal of at least 200 feet of hedgerow which is home to many species of Flora and Fauna. This Hedgerow has been in this position for many years and is part of the reason, along with the view, why many of the Residents of Cricket Hill moved here in the first place.

4] EFFECT ON RECREATIONAL ACTIVITIES
Cricket Hill is used extensively by many people engaged in their recreational activities of Walking, Horse Riding, Bird Watching ,Cycling and Jogging and this would increase risk to them from extra vehicle movements and pollution. Cricket Hill has no footpath and is a part of the "Quiet Routes" network. Does this mean nothing ?

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This Junction is already considered to be Sub-Standard and would increase the danger of a serious accident. This Junction has already been the subject of some potentially serious incidents.

Whilst it is appreciated that these Farm Buildings could be usefully employed as Dwellings and would add to the life of the Village, the Proposed Access is totally unacceptable. The Proposer should investigate the use of the existing entrance to this land and find a more direct and logical entry.

Please reject this inappropriate and unnecessary application.

Yours sincerely

SJ Murphy

Susan Murphy

Objection to F/2001/5156
Manor Farm Longwater Road.
Finchampstead.

Mrs J Jarrett
17 Cricket Hill
Finchampstead
WOKINGHAM
RG40 3TN

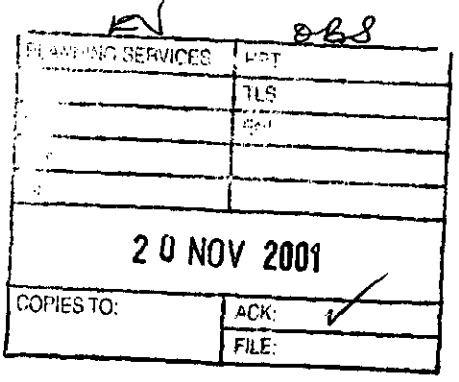
12

21.11.01

Dear Mrs Voski

I strongly object to the above application to form 12 New Residential Buildings. The Idea of a New Road onto Cricket Hill is ridiculous. Too Much traffic on a very narrow Rural road already having a C/C Weight Restriction on it. This is a Rural Area and must not Repeat Must not be allowed to become a Rat Run for Impatient Motorists contenually in and out. Local Public Transport almost non-existant. The Resulting traffic would be horrendous. We as Villagers still enjoy walking, cycling and Riding on these roads. Your becoming more & more difficult. We also enjoy the Bonfire, Dear and Bats who all would be disturbed by so much Building. Could not the existing entrance to Manor Farm be utilized. It would surely make more sense.

Yours Sincerely
Joyce M Jarrett



SAUTERELLE
CRICKET HILL
FINCHAMPSTEAD
RG40 3TN

19TH NOVEMBER 2001

Mrs Elaine Vashi
Planning Services, P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Mrs Vashi

Objection to F/2001/5156.
Manor Farm, Longwater Road, Finchampstead.

I object to the above application to convert and extend redundant farm buildings to form 12 residential units at Manor Farm. The proposed site is immediately adjacent to an Area of Special Landscape Importance and the proposed new access roadway (almost one thousand feet long) from Cricket Hill would have a visually detrimental impact on the surrounding area and would intrude directly upon this Area of Special Landscape Importance.

I do not object to a sympathetic redevelopment of the farm buildings but access to the site should be via the existing wide entrance from Longwater Road. Cricket Hill is a narrow country lane, with no footway and a signed six foot six inch width restriction. It is also extensively used by horse riders, cyclists and walkers, as it forms part of a series of well publicised rural recreational routes. I estimate that the proposed new development would result in towards 200 additional vehicle movements per day since there is no public transport in the locality. The existing junction between Cricket Hill and Longwater Road is already recognised as a sub-standard junction by your Highways Department. Any substantial increase in traffic movements in Cricket Hill will inevitably have serious safety implications, for Cricket Hill and the junction, both for residents and for the many recreational users of this narrow country lane.

The proposed new roadway visibility splays would appear to involve removing approximately 300 feet of ancient hedgerow from the north east side of Cricket Hill, which would significantly detract from the rural appearance of the lane. The farm buildings and surrounding land are also used by a resident Barn Owl (only 40 left in Berkshire) and a considerable number of bats, deer also roam this area since the adjacent fields have not been farmed for many years and now provide a natural wildlife habitat.

There is no need for the proposed new access road, which will be visually intrusive and will introduce significant road safety and environmental issues. The existing entrance should be used. Please reject this inappropriate and unnecessary application in its current form.

Yours sincerely

Keith Atton

Phone 01252 874754

EV OBS

PLANNING SERVICES	HPT
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South Ridge
Dell Road
Finchampstead
Wokingham
Berks
RG40 3TG
17th Nov 01

10

Mrs Elaine Vashi,
Planning Services PO Box 157,
Wokingham District Council
Shute End
Wokingham RG40 1WR.

OBJECTION TO F/2001/5156

Dear Mrs Vashi,

I object to the above application.

1. Twelve houses are too many. Conversion should be limited to a 50% increase based on the 1948 footprint in keeping with the policy WDC imposes on individual applicants.
2. Access to any development of the farm should be by way of the existing entrance. The proposed access road would endanger a large length of ancient hedgerow and its use, both by day and by night, would disturb valuable local wildlife. There would also be an unacceptable increase in traffic.
3. Any development creates a precedent for further building and the siting of the ~~new~~ proposed new access road facilitates the building of houses each side of it!! It also provides access to additional land (owned by the same owners) to the East and could be the thin end of a wedge which opens up a huge housing estate between Cricket Hill and Dell Road. This would be contrary to WDC's local area plan and would be totally unacceptable to residents. Please reject the Plan.

Yours sincerely Grahame Blackman

EV OBS

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21 NOV 2001	
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2A Cricket Hill
Finchampstead
Wokingham
RG40 3TN

Mrs E Vashi
Planning Dept
Wokingham DC
Shute End Wokingham

19 November 2001

Dear Mrs Vashi

F2001/5156 - Manor Farm, Longwater Road, Finchampstead.

I wish to record my objection to the above application to convert and extend redundant farm buildings to form 12 residential dwellings with a new road access.

The applicant should use the existing wide entrance from Longwater Road rather than create an entirely new and unnecessary entrance from Cricket Hill. Cricket Hill has a 6'6" width restriction and increasing the volume of traffic would create significant road safety issues, particularly at the difficult junction of Cricket Hill with Longwater Road.

The proposed dwellings are large and allowing for local levels of car ownership and the total absence of public transport it would be fair to assume 2.5 vehicles per dwelling. Assuming 8 car movements per day, this results in 2.5 cars x 12 dwellings x 8 movements = 240 additional car movements per day. Cricket Hill is quite simply not suitable to take this huge increase in vehicle movements.

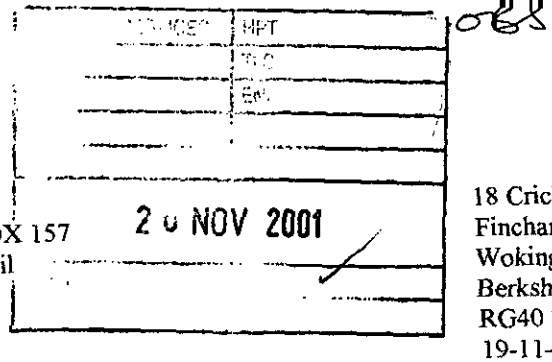
I see from the Wokingham District Plan (Deposit Draft) that the proposed site is land designated as an Area of Special Landscape Importance. The proposed new access road would be an ugly and highly visible scar on this attractive unspoilt piece of countryside.

Please refuse this application since an alternative,long established and more direct access to the site is clearly available from Longwater Road.

Yours sincerely

Edrian Tabby

E. J. Kilsby



MRS Elaine Vashi
Planning Servicies P O BOX 157
Wokingham Distrct Council
Shute End
Wokingham RG40 1WR

18 Cricket hill
Finchampstead
Wokingham
Berkshire
RG40 3TN.
19-11-01.

Dear Mrs Vashi.

OBJECTION TO F/2001/5156
MANOR FARM LONGWATER ROAD FINCHAMPSTEAD

I object to the above application to convert and extend redundant farm buildings to form 12 residential units at Manor Farm. The proposed site is immediately adjacent to an Area Of Special Landscape Importance and the new access roadway (almost 300 meters long) from Cricket Hill would have a det retrimental effect on the view from Cricket Hill to the Ridges.

I do not object to a redevelopment of the redundant farm buildings if it is done in a sympathetic style But the access to the site should not be from Cricket Hill this is a narrow country lane with no footway and a signed six foot six inches width restriction. It is also used regularly by hose riders, cyclists and walkers as it leads to Moor Green Lakes and The Ridges. This new development will result in upwards of 200 extra car movements per day since no public transport is available in the village, the existing junction with Longwater Road is judged as sub-standard by the Highways Department of your council.

The proposed new roadway will mean cutting down and removing 300 ft hedgerow to give a good sight line vehicles exiting on to Cricket Hill, also the wildlife ie birds , dormice shrews and grass snakes will lose their habbitate. The Farm Buildings also house a Barn-Owl one of only about 40 left in Berkshire In the surrounding fields there are deer , this year there have been 4 fawns born within 20 yards of the buildings, also within a 150 yards is a foxes earth that as been used for the last 30years to my personal knowledge.

There is no need for the proposed new access road ,the existing entrance could be used. PLEASE REJECT THIS APPLICATION IN ITS CURRENT FORM.

Yours sincerely
John Sephton Patricia Sephton

JOHN SEPHTON PATRICIA SEPHTON.

6

EV OBS

PLANNING SERVICES	HPT
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APP	
23 NOV 2001	
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Mrs Elaine Vashi
Planning Services, P.O. Box 157
Wokingham District Council
Shute End, Wokingham RG 40 1 WR

"Little Paddock"
9, Cricket Hill
Finchampstead
Berks. RG 40 3 TN

Dear Mrs Vashi

21 November 2001

Objection to F/ 2001/ 5156
Manor Farm, Longwater Road, Finchampstead

I strongly object to the proposed new access roadway from Manor Farm to Cricket Hill contained in the above application. My reasons are as follows:

- There already exists a wide, open entrance and roadway from the farm into Longwater Road, which should serve the proposed 12 new residential units. This road can readily and safely absorb the additional traffic from the proposed development , without the senseless need to massacre ca 300 feet of ancient hedgerow and it's wildlife in Cricket Hill.
- Cricket Hill is very narrow with a 6ft.6inch width restriction and is without foot paths or street lighting- the road surface is also generally in poor condition at the verges. This country lane is clearly not able to sustain any higher volume of traffic, which will arise from the proposed new access road. It is also currently unsafe for small children and animals due to the existing high volume of speeding traffic, over the 40 mph limit. The proposed new roadway into this lane will make matters considerably worse.
- Cricket Hill is currently seen by local residents as a delightful country lane with superb views of the countryside and is regularly enjoyed by dog walkers, horse riders, walkers /ramblers for recreational purposes. The wild life is also rare and considerable here and has established itself in the fields, trees and hedges over the many years since the farm has not been worked. The proposed new road and the additional traffic would negatively and severely impact on the rarity, beauty and safety of this lane.
- I am also very concerned that if a roadway is allowed to be opened into Cricket Hill, then this will potentially open the gates to future applications to build more residential units on the farmland.

I certainly have no objections to the building of 12 new residential units in a tasteful development as "a cul -de -sac" and servicing these homes via the existing farm entrance in Longwater Road. I strongly request you to reject the proposed new access road on the grounds of it being totally unnecessary and for the safety and environmental issues raised. Please help us to preserve the unique beauty of Cricket Hill for all to enjoy.

With thanks
Yours sincerely

Celia A. Reuter

Celia A Reuter

5

Mrs E. Vashi
Planning Services
W. D. C.

12 Cricket Hill
Finchampstead
Wokingham
RG 40 3TN
18/11/01

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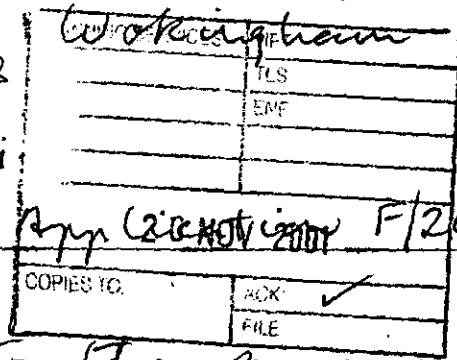


Dear Mrs Vashi

Reference Application F/2001/5156

I object to the proposed plan to convert the redundant farm buildings into 12 residential units at Manor Farm as inappropriate for this rural area.

I also object to the construction of a lengthy roadway across green belt land for access to the development.

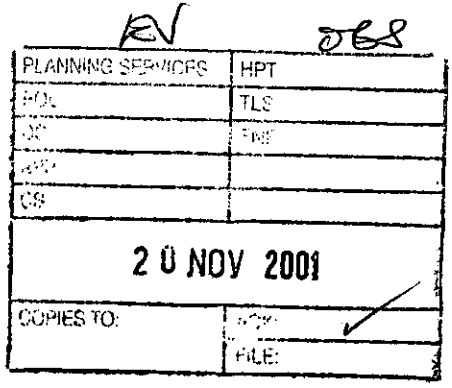
This will lead to a large increase in the number of vehicles using Cricket Hill which is narrow and unsuitable.

It will also involve the destruction of a considerable length of mature hedgerow which would radically alter the character of the lane.

The access road would be better sited along the existing entrance to Manor Farm on Longwater Road which has a 30 mph speed limit as apposed to the 40 mph limit on Cricket Hill.

Yours sincerely.

PAUL GOUGH



Willows
11, Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN

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

19th November, 2001

For the kind attention of Mrs Elaine Vashi

Dear Sirs,

Proposed Development of Manor Farm, Finchampstead – Application F/2001/5156

I acknowledge receipt of your letter of the 7th November concerning the above and I have seen the plan of the proposed development.

I have no objection to the proposed conversion of the redundant farm buildings at Manor Farm to form residential properties. However, I object most strongly to the proposed new road from the site into Cricket Hill.

Cricket Hill is a narrow country lane with a six foot six inch width restriction. There are no footpaths and there is no street lighting. It is a recreational route and, at weekends in particular, is well used by walkers, cyclists and horse riders. The junction of Cricket Hill and Longwater Road is particularly hazardous. It is controlled by a 'Stop' sign but visibility into Longwater Road is so limited that most vehicles are almost bound to cross the stop line – and do so – to enable drivers to get a view of traffic on the major road.

Traffic from the new dwellings is likely to be reasonably substantial – certainly in terms of usage of Cricket Hill – and almost certainly the majority, if not the total, likely to want to egress through the hazardous junction into Longwater Road.

The road safety issues alone demand that the proposed new road should not be approved. There is an existing entrance to the farm buildings and this should be used.

Yours faithfully,

(L.A.G.Soper)



01252 874754

South Ridge,
Dell Road,
Finchampstead.
Wokingham,
Berks.
RG40 3TG

17th. Nov. 2001

EV OBS

PLANNING SERVICES	HPT
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21 NOV 2001

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	FILE:

Mrs. Elaine Vashi,
Planning Services PO Box 157,
Wokingham District Council,
Shute End,
Wokingham RG40 1WR

OBJECTION TO F/2001/5156

Dear Mrs. Vashi,

I object to the above application.

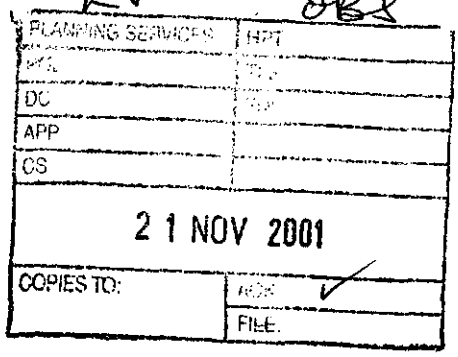
The proposed new access would destroy a large length of ancient hedgerow and create over 1000 feet of concrete across what is now a pleasant field. Cricket Hill is a narrow country lane, poorly maintained and not able to sustain probably over 200 more vehicle movements per day, and especially considering its substandard junction with Longwater Road. Access to the farm buildings should be via the existing access to Manor Farm.

If permitted the development of the farm buildings should be sympathetic as is the case at Ambarrow Farm. Twelve dwellings would appear to be excessive especially considering the restrictions that WDC imposes on individual applicants. A recent application for a single dwelling in Dell Road was refused. If this is inappropriate surely twelve dwellings with access from Cricket Hill is even more so.

Yours sincerely

Carol Blackman.

EV ORS



Mrs Elaine Vashi
Planning Services, P>O Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

8 Cricket Hill,
Finchampstead,
Wokingham,
Berks
RG40 3TN

Dear Mrs Vashi,

Objection to F/2001/5156.
Manor Farm, Longwater Road, Finchampstead.

I object to the above application to convert and extend redundant farm buildings to form 12 residential units at manor farm.

REASONS:

- It is adjacent to an area of "Special Landscape Importance".
- It will be visually detrimental to the surrounding landscape
- The road has a six foot six inch width restriction and no footpath, and additional traffic would be hazardous.
- Cricket Hill is frequently used by walkers, ramblers, children, Bicycles and Horse riders.
- Increased traffic movement will have a serious impact on the safety of both resident and recreational users.
- The hedgerow is many years old and well established planet and wild life will be effected.
- The existing entrance on the Longwater road would be more appropriate.

Yours sincerely,

David Manuel

RV OBS

PLANNING SERVICES	HPT
	T.S
	EM

20 NOV 2001

COPIES TO:	ACK: ✓
	FILE:

Hollyoak
Cricket Hill
Finchampstead
Wokingham
Berkshire
RG40 3TN

Mrs Elaine Vashi
Planning Services, P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

16 November 2001

Dear Mrs Vashi

Objection to F/2001/5156.
Manor Farm, Longwater Road, Finchampstead.

I object to the above application to convert and extend redundant farm buildings to form 12 residential units at Manor Farm. The proposed site is immediately adjacent to an Area of Special Landscape Importance and the proposed new access roadway (almost one thousand feet long) from Cricket Hill would have a visually detrimental impact on the surrounding area and would intrude directly upon this Area of Special Landscape Importance.

I do not object to a sympathetic redevelopment of the farm buildings but access to the site should be via the existing wide entrance from Longwater Road. Cricket Hill is a narrow country lane, with no footway and a signed six foot six inch width restriction. It is also extensively used by horse riders, cyclists and walkers, as it forms part of a series of well publicised rural recreational routes. I estimate that the proposed new development would result in towards 200 additional vehicle movements per day since there is no public transport in the locality. The existing junction between Cricket Hill and Longwater Road is already recognised as a sub-standard junction by your Highways Department. Any substantial increase in traffic movements in Cricket Hill will inevitably have serious safety implications, for Cricket Hill and the junction, both for residents and for the many recreational users of this narrow country lane.

The proposed new roadway visibility splays would appear to involve removing approximately 300 feet of ancient hedgerow from the north east side of Cricket Hill, which would significantly detract from the rural appearance of the lane. The farm buildings and surrounding land are also used by a resident Barn Owl (only 40 left in Berkshire) and a considerable number of bats, deer also roam this area since the adjacent fields have not been farmed for many years and now provide a natural wildlife habitat.

There is no need for the proposed new access road, which will be visually intrusive and will introduce significant road safety and environmental issues. The existing entrance should be used. Please reject this inappropriate and unnecessary application in its current form.

Yours sincerely

Simon Weeks

EV OBS

8

PLANNING SERVICES
POL
I.C. | FINE
APP
CO

22 NOV 2001

COPIES TO: | VOX
FILE

Mrs Elaine Vaski
Planning Services P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR.

17 Cricket Hill
Finchampstead
Wokingham
Berks

21-11-01

Dear Mrs Vaski,

Objection to F/2001/5156

Manor Farm Longwater Road Finchampstead.

I object to the above application to convert redundant farm Buildings. Having worked on the above farm for 50 years knowing it will upset Bats Owls that are resident in the buildings plus Bats & Deer.

As for application for new entrance from Cricket Hill it will cause chaos in the narrow Lane that has six foot six width restrictoin. The existing junction from Cricket Hill

onto Longgate Road is already recognised as a Sub-Standard junction by your Highways Department. The new entrance will mean removing a great deal of ancient Hedges that would spoil the rural appearance and would also want Street Lights that we do not want.

Please reject this application in its current form.

Yours Sincerely

W. G. Tomlin

43

EV SDS

Mrs Elaine Vashi
Planning Services
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 4JW

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS	

24 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

May Cottage
3A Cricket Hill
Finchampstead
Wokingham
Berks

1st December 2001

Objection to planning application F/2001/5156 re Manor Farm Longwater Road, Finchampstead.

Dear Mrs Vashi,

I wish to OBJECT to the planned development of the buildings at Manor Farm. Whilst I appreciate the importance of the creation of additional homes in the area the proposed new access is most objectionable due to:

1. There is an adequate access road already available from Longwater Road which is already in use and feeds into a 30 m.p.h. limit with street lighting, whereas the proposed access onto Cricket Hill would be to a country lane with no lighting and a 40 m.p.h. limit.

2. The proposed access road is within approximately 70 metres of a de-restricted road and would create a dangerous junction whilst destroying in excess of 50 metres of mature hedgerow which would take many years to replace.

3. The proposed road would cross land, which has been earmarked as of Special Landscape Importance identified by W.D.C.

4. The proposed access road would set precedence as an estate road and encourage further development in the area, which would be undesirable.

5. The proposal would destroy the habitat of barn owls, deer and other wild life in the area.

I understand that there have been numerous objections to the proposal and wish to add to the numbers of objectors.

Yours sincerely,

Mr R J Harris.

42

EV 088

PLANNING SERVICES	HPT
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DC	ENF
APP	
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20 DEC 2001

COPIES TO.	ACK: ✓
	FILE:

Keekorok
5A, Cricket Hill
Finchamstead
Berkshire
RG40 3TN

Mrs Elaine Vashi
Planning Services
Wokingham District Council

Dear Mrs Vashi,

Objection to F/2001/5156
Manor Farm, Longwater Road, Finchamstead.

The intended creation of an entirely new side access to Manor Farm via Cricket Hill lane means an 'environmental maggot' is being nurtured that threatens to slowly but surely eat away at the locality's charm, tranquillity and especially SAFETY .

Cricket Hill is a delightful rural lane linking directly into a network serving an area of Special Landscape Importance containing the award winning Moor Green Lakes bird and nature reserve. But it has a 6'6" width restriction, a total absence of public transport and NO FOOTWAY .

This will result in some 200 extra car movements daily. Compounding this is the NATURE of Cricket Hill and adjacent routes. Cricket Hill is fed from its Yately end by Lower Sandhurst road. Because of its straight stretches and lack of speed restrictions will veer into it having been travelling up to 50/60 m.p.h. With Cricket Hill being straight as well their speeds tend to 'carry over': we get not just cars, but sizeable farm trucks and delivery vehicles easily doing 40 m.p.h - even more ! In effect we have a DOUBLE safety situation here; from direction Yately AND from the other end where its junction with Longwater road is already deemed sub-standard by the Highways Department .

Very commendably the recent Appeal ruling against an extension to Manor Farm House itself came down against destruction of ancient hedgerow which shields a natural habitat ideal for deer, bats and birds such as the Berkshire Owl. It also wanted to nip in the bud the beginnings of creeping ribbon development along the North side of Cricket Hill.

The singular siting of the access road in question can only mean it is the 'camel in the tent' to lead to the development of the whole field. It is therefore against both spirit and letter of the aforementioned Appeal ruling and why I object to this proposal (along with my mother.)

Yours sincerely ,

Kathleen Haynes Peter Haynes

4

EKC 068

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

12 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

D J Howe,
The Bungalow
Cricket Hill
Finchampstead
Berkshire.
RG40 3TP.

5th December 2001

Wokingham District Council
Planning Dept.
Shute End
Wokingham
Berks
RG40,1BR

Application No. F/2001/5156

FAO. Elaine Vashi

Dear Madam,

Re Manor Farm, Longwater Road, Finchampstead, Berks.

Further to your letter dated 20th November 2001, I am writing to object to the overall scheme proposed to convert and extend the redundant farm buildings.

My main objection is to the new access which would cut across open farmland from the bottom of Cricket Hill up to the farm buildings.

The proposed new access would have a detrimental effect on the character and appearance of the whole area which is in the countryside and in area of Special Landscape Importance.

There is already a full sized road opening to Manor Farm and the farm buildings with vehicular access from Longwater Road. This has good sight lines and a safe exit point onto a main road.

Twelve residential units would have in all probability 30 residents vehicles. This in turn would have approximately 150 vehicle movements along the new access road per day without deliveries. All of this across open countryside. The new access would then join Cricket Hill which is but a country lane. The junction of Cricket Hill and Longwater Road is at best a dangerous junction to emerge from in a vehicle.

Unless this new road access across open countryside is part of some larger scheme to further develop into the lands owned by Manor Farm, I cannot see the reasoning for not using the existing access point, which is safe, already exists and does not destroy natural wildlife habitat and blot the countryside

In conclusion, I believe this site is included in the Blackwater Valley Area of Special Landscape Importance and I hope the planning department refuse this application to ruin such a beautiful area of open countryside

Yours sincerely,

David Howe.

Elaine Vashi

From: Cbredavid Judge [djudge@snet.net]
Sent: 28 November 2001 03:37
To: elaine.vashi@wokingham.gov.uk
Subject: Planning Application For Cricket Hill

Dear Elaine,

I am temporarily living out of the country but own 6a, Cricket Hill. It has just been bought to my attention that planning permission has been requested for the conversion of Manor Farm into 12 dwellings and that access would be from Cricket Hill, directly opposite my property.

While I do not object to the conversion of the farm I feel that the need to build new access is unnecessary. Cricket Hill is a very narrow and quiet road and the retention of hedgerows is not only important to the ongoing beauty of Finchampstead but also the preservation of wildlife that live in and around these hedgerows. Clearly the farm already has good access from Longwater Road so I do not understand the need for this additional access. In addition Cricket Hill is not equipped to take the incremental traffic flow of up to 200 cars a day. It has already been judged to be sub standard by the Highways Authority and this traffic would certainly present a hazard to the existing residents and many people who use the road for recreational purposes such as cycling and walking.

I would urge you and the planning department to reject this application and utilise the existing road access that the farm has.

I look forward to your reply

Yours Sincerely

David Judge

240 Ridgebury Road
Ridgefield
Connecticut
USA 06877

KEV OBS

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

Barn End
Cricket Hill
Finchampstead
Berkshire
RG40 3TN

11th December 2001

Mrs Elaine Vashi
Planning Services
P O Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

Re: Objection to Planning Application F/2001/5156 - Manor Farm, Longwater Road, Finchampstead

Your letter of 20th November in relation to the above planning application refers.

I am writing to object in the strongest terms to the above application to convert and extend the redundant farm buildings at Manor Farm to form 12 residential units.

I do not object to the proposed new residential units as such, provided the conversion is carried out in a manner which is consistent with the nature of the area in which the properties are situated, but rather to the access to the site from Cricket Hill.

There is already a suitable access to the site from Longwater Road and this should be used as the access for the future development, regardless of whether or not the developer will have to make a payment in order to secure access at that point.

Cricket Hill, on the other hand, is a narrow country lane, hardly wide enough for two vehicles (certainly two larger vehicles) to pass, without any street lighting or pavements.

The proposed access to the development site from Cricket Hill is just beyond the brow of the hill. Vehicles coming down the road already considerably exceed the speed limit by the time they reach the point of the intended access to this development site, whilst vehicles coming up the hill have also picked up considerable speed at this point. The large number of vehicles which are likely to be coming out in to Cricket Hill at this new junction will inevitably and imminently lead to a serious accident, particularly in view of the speed of vehicles already using Cricket Hill.

In addition, Cricket Hill is used for recreational purposes by horse riders, cyclists and walkers. The safety risk to these recreational users will also be significantly increased as a result of the expected number of vehicle movements generated onto Cricket Hill by the new development.

The proposed new accessway onto Cricket Hill would also be visually detrimental to the surrounding area and remove an extensive length of existing ancient hedgerow. Moreover, the existing junction between Cricket Hill and Longwater Road is, in safety terms, a substandard junction and the increase in traffic in Cricket Hill generated by the new development would undoubtedly escalate the risk of a serious accident occurring at this junction.

It is now established law that a local authority can be held to be negligent by consenting to a footpath without having due regard to the foreseeable dangers which result from their decision. It is not difficult see that in a similar manner, by permitting the creation of an access point onto Cricket Hill, with the evident dangers which would result from that, that a case in negligence could also be made out against the authority granting the consent.

In the circumstances, I would strongly urge the Council to reject this application in its current form.

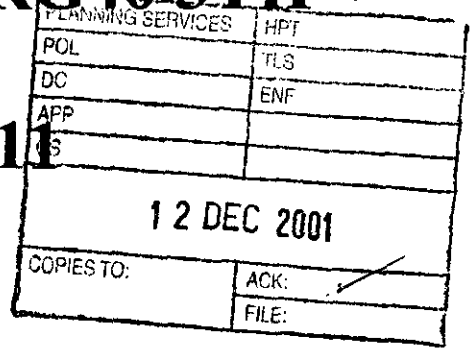
Yours faithfully,

Mr C J Baggs

Craigfoot, Lower Sandhurst Road, Finchampstead, Berks, RG40 3TH

Tel. 01252 871211

EXC 068



10th Dec 2001

Dear Sir

PLANNING APPLICATION F2001/5156

I refer to the above application for planning permission in respect of twelve residential units at Manor Farm.

I strongly object to the proposed access on to Cricket Hill. This will detract from the landscape, which I understand to be protected and will greatly increase traffic movements in Cricket Hill.

I believe that planning permission should be contingent upon logical access directly to Longwater Road. The existing narrow road at Cricket Hill is often restricted by parked vehicles and its use is marginal for recreational road users.

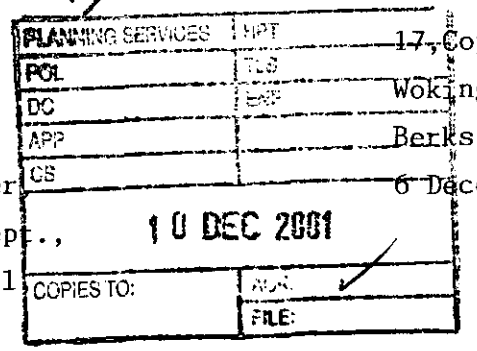
I believe that the junction with Longwater Road is not up to standard for the existing traffic use. The new access, if granted, is likely to give rise to further development north of Cricket Hill

Please give consideration to rejection of the proposed new access.

Yours faithfully,

R.G. Matthews

Elaine
EXC OBS



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

6 December,2001

The Chief Planning Officer
Environmental Services Dept.,
Wokingham District Council
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2001/5156 - CONVERSION OF REDUNDANT FARM BUILDINGS TO FORM 12 RESIDENTIAL UNITS AT MANOR FARM,FINCHAMPSTEAD.

Wokingham District CPRE has no objection to the above development except for the building of a new access road.We consider that the existing access from Longwater Lane would be satisfactory with only minor changes.

Yours faithfully,

S P Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

AV 0168

PLANNING SERVICES	HPT
POL	TLS
[illegible]	ENF
[illegible]	

28 NOV 2001

FILE TO:

Tel/Fax 0118 9734501
e-mail: ajk.crickethill@virgin.net

Broadlands
20 Cricket Hill
Finchampstead
Berkshire
RG40 3TN

24th November 2001

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

For the Attention of Mrs Vashi

Dear Sirs

Manor Farm, Longwater Road, Finchampstead
Planning Application F/2001/5156

I wish to place on record my objection to the application by the proposed developers of the redundant farm buildings at Manor Farm to obtain access to the site via Cricket Hill. My reasons are:

1 I have lived at the bottom of Cricket Hill for 20 years and during that time, consequent upon the development at Blackwater View, the enlargement of several properties along Lower Sandhurst Road, and the utilisation of these roads by non-residents, the daily traffic has, in my estimation, doubled. Any further increase, which would be substantial if the abovementioned development goes ahead, would to my mind be totally unacceptable.

Furthermore the proposed access onto Cricket Hill would seem to be completely out of proportion and would result in the destruction of the existing hedgegrow in that area; something that is in short supply locally as many hedges have already been grubbed up. This I know to my sorrow when I tried to save the hedge which originally ran and as far as I am aware demarcated the western boundary between my property and the properties previously owned by WDC. In most instances the new owners of the properties have dug up the hedge, to the great detriment of the birdlife, and my protestations to WDC in this regard were dismissed in a most peremptory manner.

2 Again with reference to the proposed access road, it is my understanding that the land it would cross is designated for agricultural use and whilst such a road might be acceptable to the authorities in a broad sense it could, I feel, set a dangerous precedent in that it could be a lever to obtain approval for further residential development at a later date within this area. For the record, I objected to the re-siting of the access road to Manor Cottage on the same grounds and I believe that consideration was subsequently given to making application for a further dwelling to be erected on what was previously agricultural land but which was sold for field livery with Manor Cottage.

/ Continued

3 It is my understanding that the proposed developers have not approached the owners of the Manor Farm residence with a view to requesting shared access via the existing junction with Longwater Lane. This would obviously be far more suitable in so far as the junction would meet Longwater Road within the 30mph speed limit and where there is good visibility and an adequate pedestrian area. Such an access road should not impinge upon the Manor Farm residence provided it runs round the southern of the farm buildings.

Finally, it does seem to me that the proposed 12 residential unit development is somewhat excessive for this area, bearing in mind the restrictions previously imposed at Blackwater View and Burnmoor Meadow. Provided access can be obtained via Longwater Road, I would not object to say 6 units of a size and appearance in keeping with the existing local character. I do, however, most vehemently object to the proposed new access on to Cricket Hill.

Yours faithfully

A J Kemp

A J Kemp (Mrs)

EV OBS

PLANNING SERVICES | HPT | TLS | ENF | DL | MFP | CS
03 DEC 2001
COPIES TO: | ACK: ✓ | FILE:

Mrs Elaine Vashi
Planning Services P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG 40 1WR

Robinsmead
The Village
Finchampstead
Wokingham
Berkshire RG40 4JU

28 November 2001

Dear Mrs Vashi

Objection to F/2001/5156
Manor Farm, Longwater Road, Finchampstead.

I object to the size of this development on this site; and the proposal to violate the agricultural land , this country lane, and the area of special landscape importance.

The proposal to convert the farm buildings to 12 residential units bringing a possible 24 cars on to Longwater Road opposite the entrance and exit to the Greyhound car park, when cars are gathering speed as they descend from Rectory Hill, would appear to overload this point, but the proposal to bring a road from the development across agricultural land, an area of special landscape importance, into Cricket Hill will be an act of vandalism. The road is narrow (and there is no foot path- I have personally lost a wing mirror when a driver was not acting with due care), it is a popular lane for walkers, mothers with chidren and buggies, horse riders, and cyclists. Children walking to school from homes in Cricket Hill will be at greater risk.

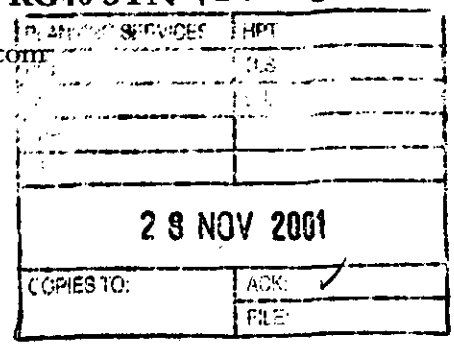
Yours sincerely,

Armorel Billing

Miss Armorel Billing.

7, Cricket Hill, Finchampstead, Berkshire RG40 3TN RV OBP

Tel : 0118 9730027 E-Mail : PowCricket@cs.com



E. Vashi,
Wokingham District Council
Environmental Services Dept.
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

November 25, 2001

Dear Mrs. Vashi,

Re : Application Number F/2001/5156 Manor Farm, Longwater Road, Finchampstead.

With reference to your letter, dated 7 November 2001. We object most strongly to this Application. Whilst the conversion of the existing buildings to residential use is not of itself a concern, the proposed access is unacceptable as a solution to the developer's problem. The creation of the proposed road and access way into Cricket Hill would fundamentally alter the look of the road, the view from our house and the ambience of the area for those of us who live in it and those who enjoy walking, riding and brambling along it. This road is unnecessary as there is access already onto Longwater Road, which could be used if appropriate commercial agreements could be entered into – that being the Developers problem not ours, and bringing all of the additional traffic – estimated as upto 200 vehicle movements per day, is beyond what Cricket Hill should be expected to accommodate; Particularly as the Highways Authority have already deemed the junction of Cricket Hill onto Longwater Road as being sub-standard.

In environmental terms the access road would detrimentally affect the wildlife in the field – Deer, Owls, Bats and Foxes, whose presence adds a lot to the ambience of this area. The development is also adjacent to an area of Special Landscape Importance.

I was also of the impression that recent Planning decisions had found against the removal of hedgerow and in one application on Appeal had stated that there should be no more development down that side of Cricket Hill. This road clearly is a form of development and would result in the loss of a huge amount of hedgerow. We are also concerned what other " building blocks " the Developer is attempting to lay for future development along this new road should it be granted.

Yours Sincerely,

pp Andrew and Linda Powell

Rec'd 1.30 PM 28.11.01

EV OBS

SERVICES	HPT
	TLS
	ENF
29 NOV 2001	
	ACK: ✓
	FILE:

Elaine Vashi
Development Control Officer
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

4 Wimbuhes
Finchampstead
Berkshire
RG40 4XG

27th November 2001

Objection to Planning Application F/2001/5156 – Manor Farm

Dear Mrs Vashi,

We are the owners of Highground, Jubilee Road and the land adjoining the redundant Manor Farm buildings and we are writing to express our concerns with the above planning application recently submitted to Wokingham District Council.

Firstly there is already access into these buildings from the main Longwater Road and the creation of a new access road, through agricultural fields should be rejected. The reasons are: -

1. The principle of a new access road through agricultural land and the effect on the landscape and environment.
2. The illumination of road as well as the additional traffic down this and the narrow Cricket Hill will effect the environment
3. The road is not the most direct nor utilises existing access from Longwater Road. Looking at the route of this road it also looks like a first stage to also increasing housing along this new access road.

Secondly, the creation of 12 units is excessive, this will increase both noise, traffic and parking around this area. When we purchased our property this was done on the understanding that this area was an area of natural beauty and would be protected as such. A scheme of this nature is large and should be in keeping with the surroundings. Using the original access and a smaller scheme of larger units for the redundant buildings would be in keeping with the environment.

We hope these comments are noted and that this application is rejected.

Sincerely,

Philip Andrew Gent and Linda Jane Gent

EV 061

PLANNING SERVICES
PCI
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APP
CS
30 NOV 2001
COPIES TO

Tallius,
Jubilee Road,
Finchampstead,
Wokingham,
Berkshire.
RG40 3SE.

29th November, 2001.

Dear Mrs. Vashi,

Subject: **Objection to F/2001/5156**
Manor Farm, Longwater Road, Finchampstead.

I object to the above application to convert and extend redundant farm buildings to build 12 residential units at Manor Farm.

The proposed new access roadway from Cricket Hill would have a visually detrimental impact on the surrounding area and would intrude directly upon this area of Special Landscape importance.

Cricket Hill is a narrow country lane, with no footway and a large six foot six inch signed width restriction. It is also extensively used by Horse Riders, Cyclists and Walkers, as it forms part of a series of well publicised rural recreational routes. I estimate that the proposed new development would create at least 250 additional vehicle movements a day because there is no public transport facility. The existing junction between Cricket Hill and Longwater Road is already recognised as a sub-standard junction by your Highways Department. Any substantial increase in traffic movements in Cricket Hill will inevitably have serious safety implications for Cricket Hill and the junction, both for residents and for the many recreational users to this narrow country lane.

The proposed new roadway visibility splays would appear to involve removing approximately 300 feet of ancient hedgerow from the north east side of Cricket Hill, which would significantly detract from the rural appearance of the lane. The farm buildings and surrounding land are also used by a resident Barn Owl (there are only 40 left in Berkshire) and a considerable number of Bats and Deer also roam this area since the adjacent fields have not been farmed for many years and now provide a natural wildlife habitat.

Please reject this inappropriate and unnecessary application in it's current form.

Yours sincerely,

Colin Smith

COLIN SMITH

Mrs. E. Vashi,
Planning Services Department,
P.O. Box 157,
WOKINGHAM DISTRICT COUNCIL,
Shute End,
Wokingham, RG40 1WR.

EV OBL 31

THE MANOR FARM
LONGWATER ROAD
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE RG40 3SE
TEL: 01189 732191

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

29 NOV 2001

COPIES TO:	ACK: ✓
	FILE:

November 28th 01

OBJECTION TO PLANNING APPLICATION F 2001/5156

attention of Mrs Elaine Vashi.
Planning Service Dept.
Wokingham District Council. RG40 1WR

Dear Mrs Vashi,

Thank you for your notification for the above which we received on Nov. 21st after my visit (requesting this) to your offices.

We are greatly dismayed by these proposals for the following reasons.

1) The proposed access road to exit into Cricket Hill would be totally unsuitable for the heavily increased traffic. It is very difficult for a lorry and car to pass. Furthermore it would be a tremendous scar across an open field and completely change this quiet rural part of the village.

2) We strongly object to the proposed housing chiefly because the sheer density of twelve houses in such a confined space. People in the country need individual parking for garden and extra car parking (there is no regular bus service)

and room for storage (prams bycycles etc) there is no space for twelve households to attain this.

3) On a personal basis we shall lose all privacy with so many proposed Conkers, windows and roof windows literally on our boundary. The light alone will illuminate the house at night as though we were living in a shopping complex.

We would welcome a visit from you to see just what our concern is about.

Yours sincerely,

Shelagh Parnell

Arthur J. Hedges
– Planning

43 Bartholomew Street
Newbury, Berkshire
RG14 5QA
Newbury (01635) 552020

Chartered Town Planner Building Design Consultant

EV 068

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
SPF	

10 DEC 2001

COPIES TO:	ACK:
	FILE:

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

~~OUR REF:~~AJH/HLN
YOUR REF:F/2001/5156

7th December 2001

For the attention of Mrs E. Vashi

Dear Mrs Vashi,

Manor Farm, Longwater Road, Finchampstead

Further to recent telephone conversations we confirm that we are instructed by Mr & Mrs C. Parnell to object most strongly to application F/2001/5156.

The first issue relates to ownership, lack of proper notices issued to our clients, and incorrect Certificates.

Our clients own Manor Farm to the west, north and southwest of the application site. An area of land approximately 16m deep by 24m wide in the north west corner of the application site is owned by our clients and they have no intention of selling. Furthermore because the walls of the former agricultural buildings form the boundary it is clear that any work/alterations to those buildings will involve entering our client's site and justifies service of a Notice No. 1.

It would appear that the owner/or applicant of Manor Farm Barns owns land (approximately 90 acres) to the east, south and west of the application site but this does not appear to have been coloured blue on the submitted plans in accordance with normal procedures.

The second issue relates to the public notification of the application. The only notice has been displayed on our client's front drive giving the impression that it is their property that is to be developed. This location is not part of the application site and is 50 metres away from that site. No notice was displayed at the point of access to the site, on Cricket Hill, and this should be regularised. Indeed our clients were only notified of the application on 22nd November 2001 as a result of a visit by Mrs Parnell to your offices.

The third issue relates to the development in question. Manor Farm Barns consist of a courtyard of single storey structures with a main barn on the southern end. The buildings are of architectural/historical merit, being built as a model farm unit and due regard should be given to their form, appearance, and architectural detailing.

The development proposed is excessive, introducing first floor accommodation and hence the need to provide many first floor windows (at least 23 windows). This proposal is clearly unneighbourly sited as it is close to their private gardens and main windows to habitable rooms. They are concerned at the overlooking of their property by so many windows.

The northern and western walls may be required to provide terminals for extractors, ventilation etc., and this would not be acceptable to our clients. Furthermore future residents would be likely to consider provision of openings in the external walls, equally unacceptable.

The development would provide inadequate private garden areas and produces a need to locate new garaging/car parking to service the residential units. No space is provided for items such as washing lines etc.

There does not appear to be a structural survey of the building, which contains many structurally suspect walls, and the proposal to introduce first floors will necessitate underpinning of existing walls which form the property boundary.

It should be noted that the large building and grain silo to the north east of the buildings, to be demolished, are on the boundary of our clients site and access would be needed over our clients land to enable these works to be undertaken.

The buildings are currently inhabited by both bats and owls and we trust that an Environmental Study has been submitted which would make provision for access for the existing wildlife.

The access road, which will be exposed by the loss of an ancient hedgerow, crosses a prominent field and will be very obtrusive in this Area of Special Landscape Importance. The introduction of vehicles servicing 12 properties will be excessive with their lights, noise etc., with the likely introduction of formal lighting along the line of the long accessway. A blot on the landscape introduced in a simple agricultural landscape.

Furthermore Cricket Hill is very narrow and most unsuitable to accept further traffic.

There is more concern that the land lying between the accessway and properties in Cricket Hill will be put under pressure for further building and this proposal for a long prominent accessway is regarded as the "thin end of a wedge".

With the various implications on fauna, flora, landscape, highways and buildings it is considered that an Environmental Impact Assessment should be part of this application.

To conclude the proposal is a classic example of overdevelopment of a pleasant group of buildings, taking little regard of their form or the affect on neighbouring properties.

The long tortuous access drive will introduce an alien feature into an open part of the agricultural landscape, allocated as an Area of Special Landscape Importance.

Cricket Hill is not suitable for the introduction of further traffic, which will cause danger to highway safety.

We trust that the issue relating to proper service of Notices and Certificates can be resolved at an early date.

We can only reiterate that Mr & Mrs Parnell are very strongly opposed to this development.

Yours sincerely,

Arthur Hedges

c.c. Mr & Mrs C. Parnell
G. Cockcroft
Mrs M. Long
Finchampstead Parish Council

EV OBJ

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS	

29 NOV 2001

COPIES TO:	ACK ✓
	FILE:

Mrs Elaine Vashi
Planning Services
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

6 Cricket Hill
Finchampstead
Wokingham
Berks
RG40 3TN

25th Nov 2001

Dear Mrs Vashi

RE: PLANNING APPLICATION F/2001/5156 MANOR FARM, FINCHAMPSTEAD

I wish to register my strong objection to the proposed application to develop redundant farm buildings at Manor Farm. I am mainly concerned with the proposed new access from Cricket Hill, which will obviously have a severe detrimental visual impact on this unique and relatively unspoiled area. I am also concerned at the impact on the established wildlife in the derelict buildings and adjacent area and request that this be fully assessed.

My young daughter and her friends regularly play in Cricket Hill which is relatively safe in having low traffic volumes and no access from the Northern side. The proposed access would introduce increased vehicle movements and increase the danger to pedestrians, pets and recreational users.

There is already a good entrance to this site from Longwater Road, therefore the new access from Cricket Hill is completely unnecessary.

Yours sincerely

Mrs Jane Westwood

29

Mrs Elaine Yashi
Planning Services P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

EV OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 NOV 2001

COPIES TO: ACK: ✓ FILE:

Fernlea
Dell Road
Finchampstead
Berkshire
RG40 3TB.

28TH November 2001

Dear Mrs Yashi

Objection to F/2001/5156.
Manor Farm, Longwater Road, Finchampstead.

I object to the above application firstly on grounds of its size. It would be the cause of at least 24 cars entering and leaving Longwater Road at a very busy point near the Greyhound Inn if the existing access were used.

Even worse is the proposed access onto Cricket Hill. This would mean violating agricultural land, which has Special Landscape importance so detracting from the rural character of the road which is narrow, has a 6'6" width restriction, no foot path only soft verges.

The increased traffic would endanger the many walkers, cyclists, joggers, horse riders and children who enjoy the use of this road.

Yours sincerely
M. Mearing. (MISS M. MEARING)

28

KV ORS

PLANNING SERVICES	HPT
AOL	RS
DC	EMF
APP	
CS	
30 NOV 2001	
COPIES TO:	ACK: ✓
	FILE:

Hawthorns
Lower Sandhurst Road
Finchampstead
Wokingham
Berks
RG40 3TL

01252 871811

27 November 2001

Mrs Elaine Vashi
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Mrs Vashi

Objection to F/2001/5156.
Manor Farm, Longwater Road, Finchampstead

We wish to register our objection to the proposal in its present form:

Whilst not objecting in principle to the to the redevelopment of redundant farm buildings, we think it entirely inappropriate to consider access on to Cricket Hill. The proposed roadway cuts a swathe through a field, encroaching on an area of outstanding landscape importance.

The extra traffic from twelve dwellings will further add to the problems at the exit from Cricket Hill to Longwater Road. The proposal is particularly perverse as there is already an existing farm entrance of higher quality directly from Longwater Road, although even this may need upgrading for as many as twelve houses.

We are not clear how seriously the developers have pursued this obvious option.

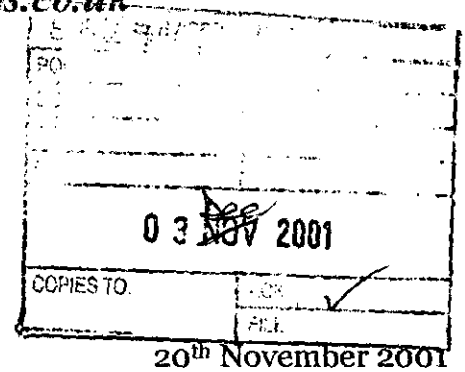
Yours sincerely

Dgm AM Gillies.

Dr D G and Mrs A M Gillies

LONGWATER CROSS, FINCHAMPSTEAD, BERKSHIRE RG40 3TS

Telephone: (0118) 973 3238 Facsimile: (0118) 973 0837
email: markham@longwaterfs.co.uk



Mrs. E. Vashi
Planning Services
P O Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

20th November 2001

Dear Mrs. Vashi,

Planning Application F/2001/5156 - Manor Farm, Finchampstead - Objection

I object to the above application for the following reasons:

1. As a general point the infrastructure of this area is overburdened with traffic, particularly at peak times. The application, if granted, will further increase the traffic on local roads that are in many cases, narrow country lanes. In particular, my daughter was involved in an accident in Ambarrow Lane, Sandhurst that wrote off her car. Traffic from this site would use Ambarrow Lane if going east, and so increase the potential for accidents.
2. Manor Farm already has an entrance in Longwater Road that is perfectly adequate.
3. An entrance to the development in Cricket Hill will destroy a large amount of hedge that appears to have been there for centuries.
4. Additional traffic will be created in Cricket Hill. You will be aware that this lane has a width restriction, and the junction with Longwater Road has poor visibility. I do not want my hedge cut back to accommodate additional traffic.
5. I use Cricket Hill and Lower Sandhurst Road several days a week on my early morning running circuit as far as Dell Road. I choose this route because it is free of traffic hazards and fumes. Granting this application would degrade my enjoyment because of additional traffic.
6. Granting this application for a road in an Area of Special Landscape Importance would set a precedent for further expansion, by placing more houses along the access road.

I urge you to recommend that this application be rejected.

Yours sincerely,

G. J. Markham

LONGWATER CROSS, FINCHAMPSTEAD, BERKSHIRE RG40 3TS

Telephone: (0118) 973 3238 Facsimile: (0118) 973 0837
email: markham@longwaterfs.co.uk

Mrs. E. Vashi
Planning Services
P O Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

20th November 2001

Dear Mrs. Vashi,

Planning Application F/2001/5156 - Manor Farm, Finchampstead - Objection

I object to the above application for a number of reasons. Firstly and most importantly that should this new access to the houses on Manor Farm go ahead, it would greatly increase the volume of traffic on what is a quiet fairly narrow country lane. It would spoil the enjoyment and increase the danger of accident for walkers (and their dogs) horse riders and cyclists.

The junction of Cricket Hill Lane with Longwater Road is a sub standard junction, visibility is not good and since the traffic on Longwater Road is plentiful and fast, despite the speed restriction, accidents would no doubt ensue. This would then lead to alterations at the junction to the detriment of the boundaries of my house.

I understand that the proposed new roadway would be approximately 1000 feet long which seems a ridiculous amount of upheaval when there is a perfectly good access to the site in Longwater Road. This access could be used with the addition of adequate traffic calming measures. This would have the additional benefit of slowing the traffic on Longwater Road, which is too fast anyway.

I strongly urge you to recommend that this application should be rejected.

Yours sincerely,

C.A. Markham

Mrs. C.A. Markham

Recd 3.25 10.12.01

25

0858

PLANNING SERVICES
POL
DC EV
APP
CS
10 DEC 2001
COPIES TO: ADK ✓
FILE:

Barn End
5 Cricket Hill
Finchampstead
Wokingham
Berkshire RG40 3TN

Mrs Elaine Vashi
Planning Services, P.O. Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

9th December 2001

Dear Mrs Vashi

Objection to application F/2001/5156

I am writing to object to the above application to convert and extend redundant farm buildings to form 12 residential units at Manor Farm. I object not to the proposed new residential units, but to the access to them being from Cricket Hill, when there is already an access which could be used, and which leads directly to Longwater Road.

Cricket Hill is a country lane, with no footpath and no street lighting. It is used for recreational purposes by both walkers and riders, and is currently a relatively safe place for my 11 year old son to ride his bike and use his skateboard. The proposed access to the new units would add a significant number of vehicle movements, which would undoubtedly increase the safety risk to all recreational users. There are precious few lanes remaining which can still be enjoyed by walkers, cyclists and riders alike.

The existing junction between Cricket Hill is already sub-standard from a safety point of view, and I am sure I need not remind you of the recent case of Kane v. New Forest D.C. In that case the Court of Appeal held that the authority had created a foreseeable danger when ordering that a footpath be created, in spite of safety objections by the local highway authority, and there was nothing to suggest that they could not be liable in negligence for creating the danger. The fact that the developer may have to negotiate with the current owners of the existing access onto Longwater Road, and indeed may have to pay to secure such access, should not give rise to permission being granted for the alternative suggested access onto Cricket Hill, which is the much more detrimental option in terms of both safety and local amenity. I would strongly urge the council to reject this application in its current form.

Yours faithfully,

Eleanor Baggs

Eleanor Baggs

EV ORS

PLANNING SERVICES	
POL	
DC	
APP	
CS	

26 NOV 2001

COPIES TO:	ACK: ✓
	FILE:

Mrs Elaine Vashi
Planning Services PO Box 157
Shute End
Wokingham
RG40 1WR

8 Cricket Hill,
Finchampstead,
Wokingham,
Berkshire
RG40 3TN

Dear Mrs Vashi,

Objection to F/2001/5156.
Manor farm, Longwater Road, Finchampstead.

I object to the above application to convert and extend redundant farm buildings to form 12 residential units at Manor farm.

There is no need for the proposed new road access as the existing entrance on Longwater Road should be used and is far more suitable. Cricket Hill is a narrow country lane, with no footpath and a signed six foot six inch width restriction. Horse riders, cyclists and walkers also use it, as it is part of a well-published recreational route. Any increase in traffic will course an already sub standard junction from Cricket Hill to Longwater Road even more hazardous.

The removal of the ancient hedgerow would significantly damage animal and wild life that has established it's self there.

Cricket Hill has been established as an area of outstanding natural beauty in the ten-year plan and it would seem unnecessary to stray from this plan.

Please I urge you to reject the plan in the form it currently stands in favour for a more sympathetic redevelopment.

Yours sincerely

D Manuel.

Diane Manuel

BM 74.75m

72.8m

7019

'A'

Pond

agricultural right of way shown hatched

90 M SIGHT LINE

6310

B 3348

El Sub Sta

Village Point

The Greyhound (PH)

Otterburn

The Lilocs

Byways

LONGWATER LANE

LONGWATER ROAD

90 M SIGHT LINE

Dell Corner

Longwater Cross

Bryn Trion

Miravista

Ankerwycke

62.2m

B 3016

CRICKET HILL

The Bungalow

Cricket Hill Cottage

Manor Cottage

64.3m

Triangle

Drain

proposed access road

'B'

KRAUZEALDERGREEN

DEVELOPMENTS LTD

DANIEL LELLIOTT KRAUZE
CHARTERED ARCHITECTS

PROJECT: MANOR FARM, FINCHAMPSTEAD

TITLE: SIGHT LINES FOR ACCESS POINTS TO SITE

DATE	SCALE	DRAWING NO.	REV.
MAR 01	1/1000		b

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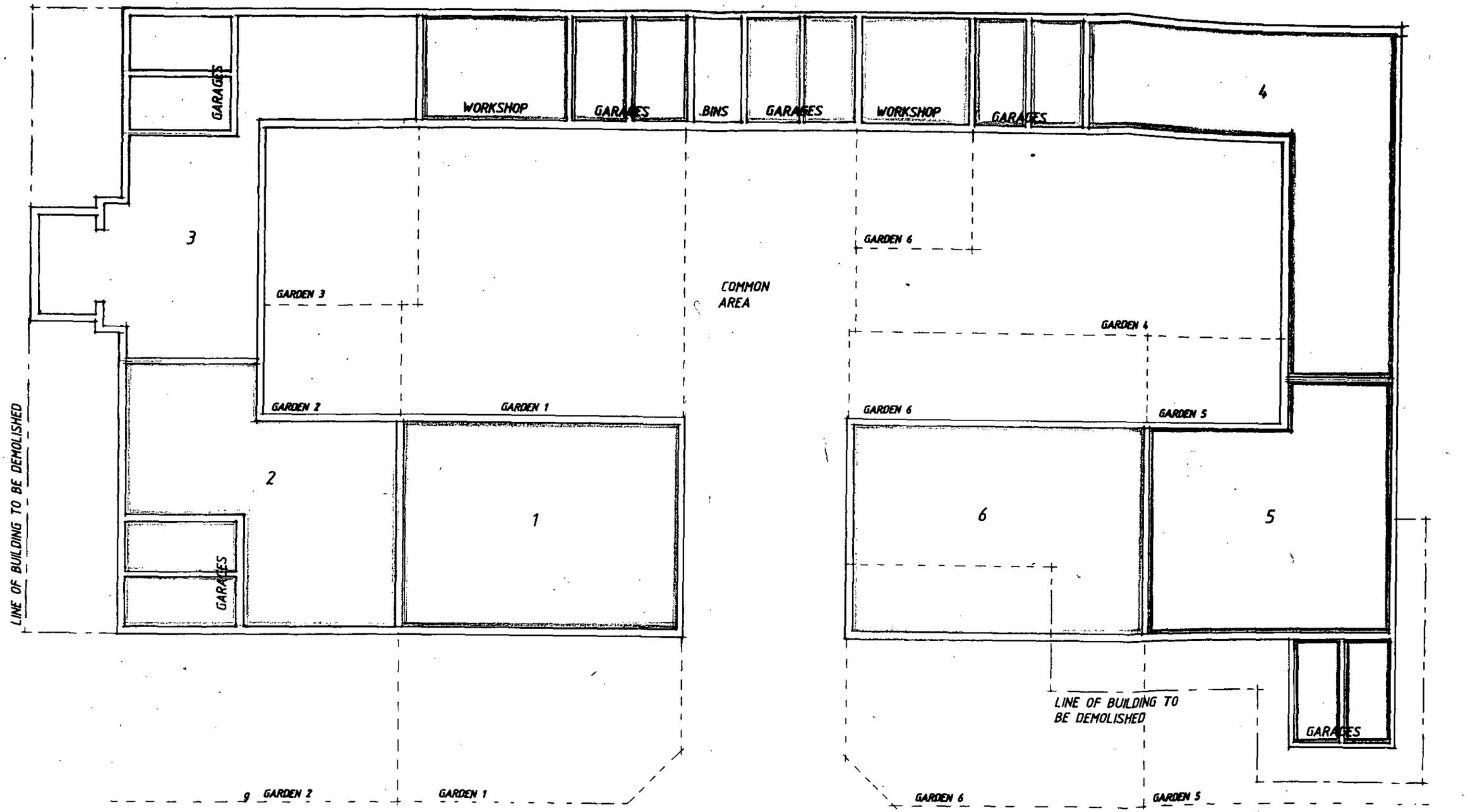
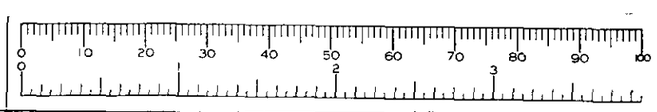


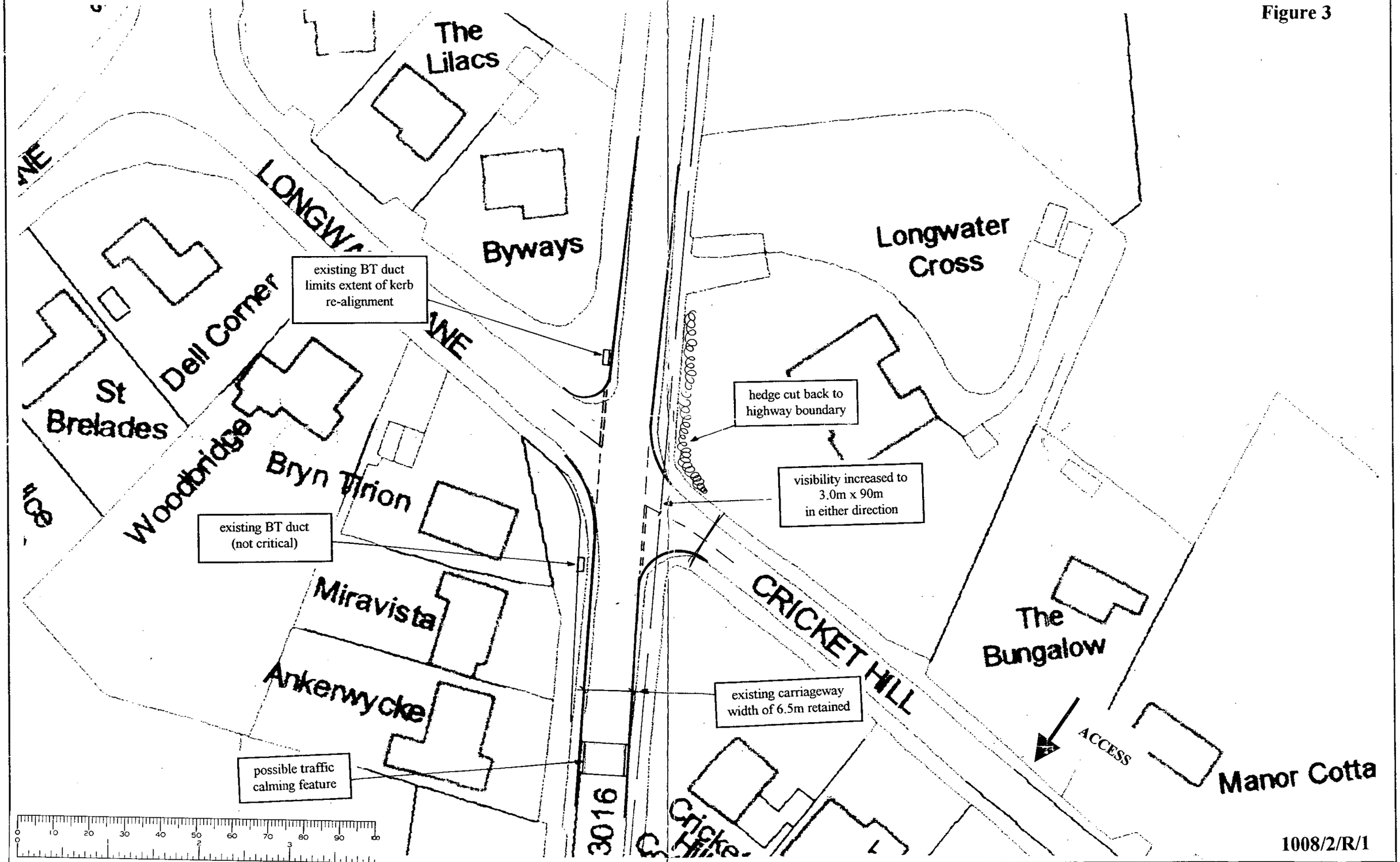


MANOR FARM
FINCHAMPSTEAD

PROPOSED LAYOUT PLAN 1 : 200

2713 10 MAY 02

Figure 3



LONGWATER ROAD / CRICKET HILL FINCHAMPSTEAD

visibility improvement out of Cricket Hill

Scale	1 : 500
Drawn	RP/wd
Date	Oct 2002

The Richard Parker Consultancy
CONSULTING ENGINEERS: TRAFFIC, HIGHWAYS & TRANSPORT
The Dower House, Twyford Moors, Twyford, Winchester SO21 1RL
Telephone 01962 714457 *Fax* 01962 714456
RPC

LONTEC PDS 906808

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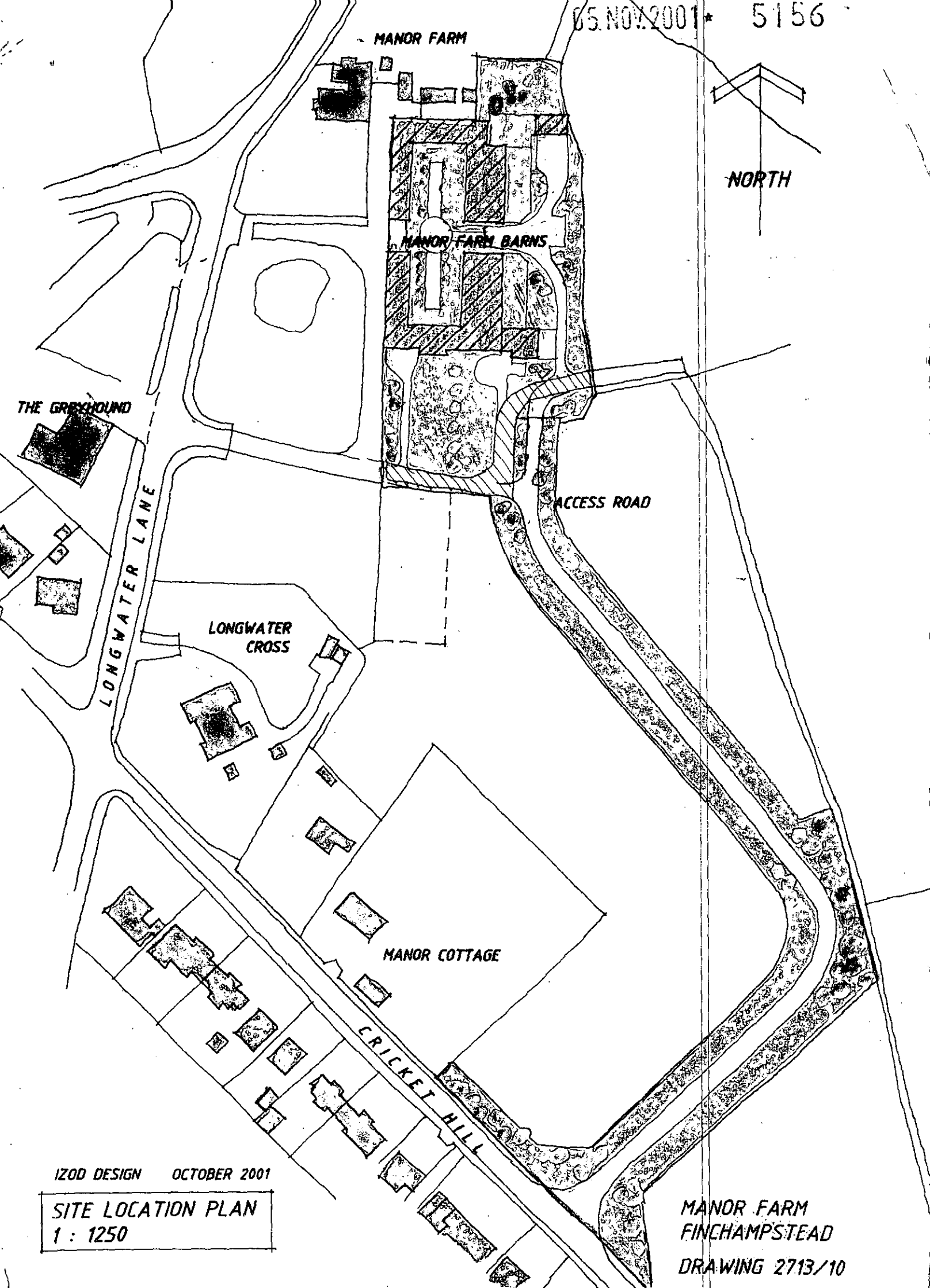

IZOD DESIGN OCTOBER 2001

SITE LOCATION PLAN
1 : 1250

MANOR FARM
FINCHAMPSTEAD

DRAWING 2713/10

w/s

w/8.

GARAGE

SOUTH COURT

NORTH COURT

LANTERN

LANTERN

GARAGES

GARAGES

LINE OF DEMOLISHED BUILDINGS

LINE OF DEMOLISHED BUILDINGS

GARDEN

GARDEN

GARDEN

GARDEN

GARDEN

6 UNITS

NORTH

P.J. RICKETTS

On behalf of the Trustees

of The Manor Farm

Finchampstead 31.08.01

Izod Design

REVISIONS

Date | Description

IZOD DESIGN

Chartered Architec
Landscape Consultar

14 Milton Road Wokingh
Berkshire RG40 1L

Telephone 0118 97[illegible] 00
Facsimile 0118 9[illegible]

Client

OAKHILL

Project

MANOR FARM
FINCHAMPSTEAD

Description

LOWER FLOOR LEVELS
LAYOUT PLAN

Scale 1:100

Project No 2713

Drawing No

Revision