Consultation responses.

F/2002/5636.

750

DO

Phone: See below for details

Date: 21 February 2002

Your Ref:

My Ref: F/2002/5636

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G D Gray
55 Albert Road
Henley-on-Thames
Oxon
RG9 1SD

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

Dear Sir/Madam

Application No: F/2002/5636

Site Address: Henley Cricket Club, Matson Drive, Remenham, Henley-on-Thames

Proposal: Proposed alterations to cricket ground, erection of replacement pavilion, car park and landscaping works.

Thank you for you comments on the above mentioned planning application.

You can contact the Central Support Team on 0118 974 6429 if you require additional information, but only written comments can be taken into consideration when determining the application.

We will inform you in writing of the decision when this application is determined.

Yours faithfully,

Anna Cronin

Head of Planning and Transportation

Pitmans
Solicitors

47 Castle Street Reading
Berkshire RG1 7SR
Tel +44 (0)118 958 0224
DX 40102 Reading (Castle Street)
www.pitmans.com

Email: ddrukarz@pitmans.com
Fax: (0118) 9589165

OBJ

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For the attention of Nicola Lake

The Chief Planning Officer
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

20/3/02 - Telephoned and left message with their reception as to who she was available asking her to confirm if they had received the card.

Our ref: DD/EMB/COUNCIL3

Your ref:

Date: 13th March 2002

Dear Madam

PROPOSED ALTERATIONS TO HENLEY CRICKET GROUND, REPLACEMENT OF CRICKET PAVILION, CAR PARK AND ASSOCIATED LANDSCAPING WORKS APPLICATION NO. F/2002/5636

Despite repeated requests, we have still not received a formal acknowledgement to the objection letter submitted on behalf of our client, Mr J Rutland of Riverway, Remenham Way, Henley-on-Thames, Oxon, RG9 2LR, to the above scheme, which was lodged with your Council on 15 February 2002.

Please would you kindly acknowledge receipt and advise when this application is likely to be determined by members.

Yours faithfully

Pitmans.

Pitmans

cc: Mr J Rutland

Partners G Antony Jones Christopher H Avery James C A Burgess B Mark Symons Susan O'Brien David B Archer John C Hutchinson Andrew G Davies Philip H Weaver David J H Carr Suzanne K Brooker Stephanie J Cutts Daniel Drukarz Joanne Riddick Sheila Cater *Consultants* Robin S Aird Michael J Hatch J Richard Valentine

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BORIS JOHNSON M.P.

HOUSE OF COMMONS
LONDON SW1A 0AA

H W H Fitch Esq
9 Lovell Close
Henley-on-Thames
Oxon
RG9 1PX

15th January 2002

Dear Mr Fitch,

Further to enquiries I have made on your behalf please find enclosed a letter I have received from Henley Town Council about Greencroft Allotments.

They tell me that no decision has yet been made but please do keep me in touch with developments and let me know if there is anything further I can do of assistance.

Yours sincerely,

BORIS JOHNSON M.P.

HENLEY-ON-THAMES TOWN COUNCIL

MRS. J. E. PICKETT
Town Clerk

Tel No. (01491) 576982

Fax No. (01491) 571660

14 January 2002

COUNCIL OFFICES
TOWN HALL
HENLEY-ON-THAMES
OXON
RG9 2AQ

2.1/JEP/rp

Rt Hon Boris Johnson MP
House of Commons
London
SW1A 0AA

Dear Mr Johnson

HENLEY ALLOTMENTS

Thank you for your letter dated 8 January 2002.

The Council notes the comments of local residents and Greencroft Allotment tenant, Mr H W H Fitch and responds with the following factual information:-

- the Council liaises with the President and Secretary of the Henley Allotment Association and it is understood that any discussion/information is reported back to the Association's membership.

- the Council has two allotment sites

  Greencroft - total plots = 62
  Watermans - total plots = 56

- the Council is in discussions with the Association (having made a resolution) to agree the handing over the management of the day to day running of the allotments to the Association. It has not yet been possible to arrive at an agreement as a response is awaited from the Association following a meeting with the representatives in November 2001 re its proposed business/administration plan.

- the Council awaits formal notice of consultation of the joint planning application, submitted by both W H Brakspear and the Henley Cricket Club to the Wokingham District Council, and which has only last week been declared valid by the Planning Office for that Council. As and when the due notice is received the Council will be in a position to debate the planning aspects and its implications for the present use of the land.

- the land at Gillotts Corner is designated within the area of outstanding natural beauty and the South Oxfordshire District Council (planning authority) is not minded to consider sports use.

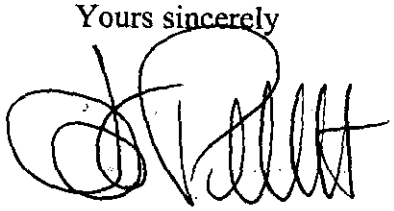
- the suggestion that Henley Royal Regatta extend the rear of the pitch during 50 weeks of the year is a matter for that organisation.

- the issue of drainage would be a consideration during the planning process as the Environment Agency is necessarily a consultee the land being located on the flood plain.

As you can see the Town Council is very firmly into discussions with the Association for handing over the administration and that no decision has yet been taken on the planning application submitted by Brakspears and the Club, as the application has only just been declared valid.

If you require any further information please do contact me.

Yours sincerely



TOWN CLERK

Received by hand 30.1.02 by Nlake.

31

Henley-on-Thames Allotment Association

Chime Cottage 162 Reading Road Henley-on-Thames Oxon RG9 1EA Tel 01491 578740
e-mail ymmturner@AOL.com

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Nicola Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref. F2002/5636
29 January 2002

Dear Miss Lake

Henley Cricket Club and Brakspear Planning Application

Henley Allotment Association strongly objects to the above planning application on the following grounds:

1. Loss of allotment land.
2. Loss of recreational open space.
3. Removal of poplar trees and hedgerow: the trees have Tree Preservation Orders on them and their removal is likely to have an effect on the water table.
4. Development is within the Thames Floodplain boundary.
5. Development is likely to lead to increased traffic congestion at the bottom of Remenham Hill.
6. Increased use of cricket pavilion.
7. Errors in the applicants' statement.
8. Significant public opinion against the development.
9. Threat to the existence of a rare species of plant.
10. Development will increase the threat of further development in the area.
11. Th development contravenes several locally adopted policies in the Wokingham District Local Plan and National policies.

1.Loss of allotment land.

The proposed development will involve the loss of 42% of the adjacent allotment land, comprising 30 of the 85 plots, owned by Henley Town Council. The land has been cultivated as allotments for the last 150 years and could be one of the oldest sites in the country. The plots have 100% occupancy (we have a waiting list) and are used by a wide cross-section of the community. The development contravenes current Department of Environment, Transport and Regional Affairs, Greater London Authority and Local Government Association guidelines on allotments, which are to preserve existing allotment land.

2.Loss of Recreational Open Space.

The plan includes provision for 84 car parking spaces plus over-spill. This represents a significant proportion of the present cricket ground that will be taken out of recreational use with the resulting knock-on effect of loss of allotment land. This represents a loss to all sectors of the local population. About 10% of allotment tenants live in Remenham. There is a diverse range of users - young, elderly, couples with families and many women have plots. Few paid-up members of the cricket club live locally. The allotment land and adjoining cricket ground is of particular merit with special qualities. It is likely that the wells are of historical value. These unique qualities and attributes make it impossible to replace.
Local residents and allotment users will testify that the present pub car park (35 spaces) is rarely full to capacity. We contend that the Little Angel pub does not need 60 extra car parking spaces. The Cricket Club's proposed development of their ground could go ahead on their existing site if the car parking provision was removed from the plan.

3.Removal of poplar trees.

The trees have Tree Preservation Orders on them on the grounds that they are '**highly significant in the surrounding landscape and are an important feature of the Parish of Remenham.**' They are a striking element in the landscape and their removal will have a significant effect on the landscape.

Poplar trees use more water than other trees (equivalent to 10mm of rainfall per day or 1000litres each). Only willows can equal this. It is likely that this is the reason they were originally planted. Their removal is likely to have a significant adverse effect on the water table and consequently increase the risk of **flooding** in the area.

4.Thames Floodplain.

The site is within the **Thames Floodplain Inner Zone** and is extremely vulnerable to flooding. The Environment Agency opposes any development within this zone due to the likely effect that it will have on increasing the flood potential of the area. Any cars in the area run the risk of polluting floodwater. Surface car parking increases the speed of run-off and is contrary to current advice by the Environment Agency.

5.Increased Traffic Congestion.

The increased area of the pavilion given to social activities together with the additional pub car parking would suggest an unacceptable increase in traffic movements on a small country lane with a blind bend. The use of Matson Drive for overspill parking should not be allowed, as it is an inadequate and sub-standard highway junction with poor sight lines.

6.Development of Cricket Pavilion

The scale of development of the proposed new cricket pavilion is out of character with the area. It is big enough to be used for social functions outside of cricket-playing hours. As such it would be disruptive to local residents and represents an unacceptable disturbance to the amenity of residents in terms of noise, activity, lighting and traffic pollution. It also suggests that 24 car parking spaces would be inadequate and would increase parking problems along Remenham Lane. We dispute that existing drainage facilities would be adequate for the new development.

We dispute that existing foul sewage arrangements would be adequate for the new development. We maintain that re-use and refurbishment of existing buildings would be preferable to redevelopment.

7.Errors in the applicants' statement and plans.

The applicants' statement contains several errors of fact:

- use of allotments - Contrary to the statement, the allotments are well-used. We have records going back 12 years that show that, for most of this time there has been 100% occupancy - with a waiting list. Occupancy levels have never dropped below 85%, which is above the national average.
- need for a bigger cricket ground - Henley Cricket Club was admitted to the premier league on the basis of their present ground. Improved facilities, while they may be desirable are not mandatory.
- flooding - part of the ground is under water regularly every year.
- there also appear to be inaccuracies in the plans in that they appear to encroach even more on to allotment land than indicated.

8.Public Opinion

The Allotment Association has a petition with 700 signatures on it opposing the loss of allotment land. 250 letters objecting to the plan have been submitted to the Council.

9.Rare Species of plant.

A survey by the Henley Wildlife group has identified a rare species of snapdragon (Weasel's Snout) on the allotment site, on the area that would be affected.

10.Threat from Further Development.

The plan includes provision for 60 car-parking spaces for the Little Angel pub. Over the last 10 years Brakspear has closed and/or sold 15 public houses in the Henley area (one in Remenham that is now offices). These pubs are now offices, houses or restaurants. One pub is to be sold with planning permission for housing development. Another one has recently been sold after being vacant for 15 months. Brakspear holds the freehold of several shops and offices within the town. The provision of a further 60 car-parking spaces adjacent to the Little Angel will greatly increase the developmental value of this land (i.r.o. £1/4 million for car-parking alone), so making the site very vulnerable to further development.

11.Contravention of Wokingham District Local Plan Policies.

The Allotment Association believes that the planning application contravenes the following locally adopted policies of the Wokingham District Local Plan:

LR4: Development will not be allowed which will result in the loss of existing open spaces and recreational facilities unless an alternative recreational site or facility has received planning permission which would diversify and improve recreational facilities for local residents and employees.

1.7.28: Formal Recreation in the Countryside - the development detracts markedly from the rural character of the area.

WR28: Allotments in the District provide a valuable form of informal recreation, which the Council would not wish to see lost. Planning permission will not be granted for the change of use of allotment land unless a suitable replacement site, in terms of size, suitability and convenience is available. The reduced area of allotment land would be insufficient to meet local demand in the longer term (and in the short term).

WOS2: para 1.12 New development needs to be appropriate in terms of function, siting, scale, form, massing..... We argue that the new pavilion and car parking is not.

WOS3 The Council will require all development proposals that are acceptable....to

(a) be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land uses and occupiers.

(b) have no significant detrimental impact upon important man-made, landscape and nature conservation areas .....

(c) have no significant effect on the road safety or cause highway, traffic generation or traffic related environmental problems.

WOS6: The Council will only permit development proposals where they do not give rise to an unacceptable pollution of the environment, including serious harm to the character and amenities of an area.... proposals should

(b) have regard to the harmful or nuisance effects of emissions including the cumulative effect on existing air quality

(d) have regards to the hours of operation.

WLL9: Land uses or built development that would have a detrimental impact upon any of the following will not be permitted.....

e.g. the recreational or wildlife importance of the site and adjacent land

the special landscape qualities that make the site valuable to the historic character, townscape or urban form

individual landscape quality of the site (....trees and hedgerows) where development would result in their removal or degradation.

WLL8: The Council will seek the protection and management of components in the landscape where they are visually and physically important and/or contribute to the ecology of the area.

WBE11: The Council will protect trees and areas of woodland by resisting development proposals that would cause the loss of, or damage to, trees..... recognised as having amenity or conservation value.

WIC16: In areas liable to flood development will not be permitted unless it can be demonstrated.....it will not

impede the flow of flood water; or

reduce the capacity of the flood plain to store water; or

increase the number of people or properties at risk from flooding.

WIC17:Planning permission will not be granted for new development.....if such development would result in an increased flood risk in areas downstream due to additional surface water run-off.

National Policy

The Government's policy (PPG7) states that there is a

(b) need to protect landscape, wildlife and historic features

Agenda 21 and Sustainable Development: the UK Strategy 1994 - a need to protect sustainable development...
PPG17 Sport and recreation .....are important components of civilised life and encourages the provision of a wide range of opportunities for recreation which should, wherever possible, be available for everyone, including the disabled and the elderly and should be protected from development and attaches great importance to their retention.

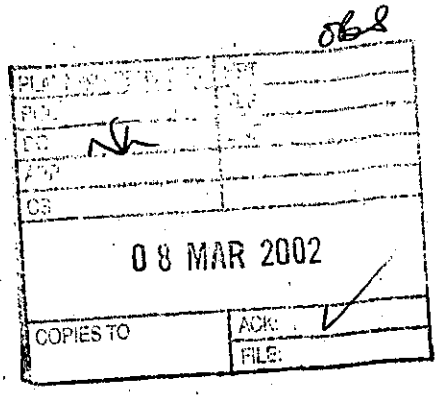
The Allotment Association urges the Council to refuse planning permission on the basis of the above objections.
Yours sincerely

Marie Turner.

Marie Turner, Secretary

10 Western Avenue
Henley–on–Thames
Oxon
RG9 1JP

4 March 2002



Dear Sirs

As the planning authority for Remenham I am writing to object to the proposal by Brakspears Brewery to enlarge the car park of the Little Angel public house at Henley by 20%.

By providing more parking spaces more motorists will be able to use the pub which must 'de facto' lead to an increase in drinking and driving by those motorists.

Secondly the pub is situated on a complex road junction on a blind bend at the bottom of a hill. It is also on the Northern side of Henley bridge which is controlled by traffic lights. I consider therefore, <u>any</u> increase in traffic is to be discouraged on the grounds of road safety and traffic congestion.

I do hope you will not accede to Breakspear's application.

Yours faithfully

Mr R C Steed

Planning Officer
Wokingham District Council
Wokingham
Berks

DNS

55

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Flat 3
1, Barker Street
London
SW10 9EN

Planning Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Re. F/2002/5636

Dear Ms Lake

I am writing to express my objection and concern at the above quoted planning application. As a frequent visitor to Remenham I know how the plans would have a massive detrimental affect on the environment, which will impact on visitors and residents.

Additionally I believe the plans may result in very serious water damage to Remenham Lane and a number of houses on Remenham Lane. I also understand that the proposed building will take place inside the Green Belt; a mechanism set up to stop unnecessary urbanisation of the area. I must conclude that the alternatives available to the Henley Cricket Club cannot have been fully investigated.

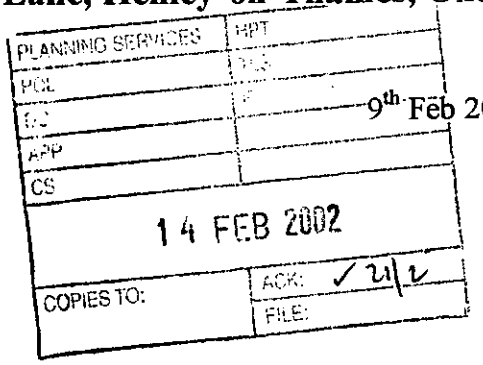
Kind regards

Yours sincerely

Peter Rutland

805

3. Woodview, Remenham Lane, Henley-on-Thames, Oxon RG9 2LR



9th Feb 2002

Ref: Nicola Lake
F/2002/5636

Dear Sir,

Re: Henley Cricket Club Planning Application

I wish to strongly oppose the Planning Application made by Henley Cricket Club for the following reasons:

1) The development would totally change my views across the Cricket Green. There seems to be no justification for moving the site of the cricket pavilion or for the development of parking areas. There is no shortage of parking in the area and the pub car park itself is seldom full.

2) The proposed entrance will be dangerous, as cars seeking entry will come from behind a blind corner. The corner at the moment is dangerous and the development if allowed to proceed will give rise to vehicle accidents.

3) At the moment it is quite difficult to exit by vehicle from Remenham Lane and there are often traffic queues. The development will increase the number of cars using Remenham Lane and exiting into the main road.

4) The removal of the poplar trees will adversely affect an area that is designated as being of Great Landscape Value.

5) Last winter the building came within inches of being flooded and Remenham Lane was closed on several occasions by flood water. I understand the new pavilion will greatly increase the risk of flooding as the water will be less able to drain into the cricket green and then to be extracted by the poplar trees.

Yours faithfully,

Kym-Pope-Ellis

Copy to Harold Sanders

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James Bland,
Coach House,
Matson Drive,
Remenham,
Henley-on-Thames,
Oxon RG9 3HB

10 February 2002

Graham Barnwell, Footpaths Officer
Wokingham Unitary,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End Wokingham,Berkshire, RG40 1WR

Dear Graham,

F 2002/5636
Henley Cricket Ground, Matson Drive,
Remenham, Henley-on-Thames

I enclose a copy of my letter to Wokingham Planning Services, objecting to the proposed development of Henley Cricket Ground, Matson Drive, Remenham (and the corresponding private acquisition of 42% of publicly owned allotments).
I should like to draw your attention to the third page, where I propose one option for the use of a small strip of this public land for general public access, as part of a new public footpath. The aim is to find some way of linking footpaths 2 and 9 without having to walk on very much of A4130—which is now a race track and is becoming more and more unpleasant (and dangerous) to walk on. Also it would be desirable not to have to walk on Remenham Lane.

You will remember that some years ago we discussed ideas for improving public access to the open spaces of Remenham (at that time, we were thinking in terms of footpath 10). Now there is a risk of public land (the allotments, owned by Henley town council) being 'grabbed' for private use (Brakspear's car park and large club house which will displace the cricket ground to take up 42% of the allotments). Before this is allowed to happen, I should appreciate it if you, or your colleagues could suggest ideas for linking up footpaths 2 and 9 while the opportunity to make use of publicly owned land may still be there.

Yours sincerely,

J A BLAND

Note to Harold Sanders — for info.

Many thanks for your time — when we talked 2 – 3 weeks ago at Wokingham. If you have any comments (especially on how to make the allotments more accessible to the general public) — and how to resist enclosure — they would be much appreciated. J B

Copy.

James Bland,
Coach House,
Matson Drive,
Remenham,
Henley-on-Thames,
Oxon RG9 3HB

10 February 2002

Nicola Lake, *Development Control Officer*,
Wokingham Unitary,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End Wokingham,Berkshire, RG40 1WR

Dear Ms Lake,

F 2002/5636
Henley Cricket Ground, Matson Drive,
Remenham, Henley-on-Thames

I object to this development for the following reasons:

Present use and problems:

The present cricket ground appears to *just* conform with size the recommendations of the national governing body for cricket (ECB) and therefore does not need to be enlarged for the occasional Minor Counties Cricket games.

Proposals

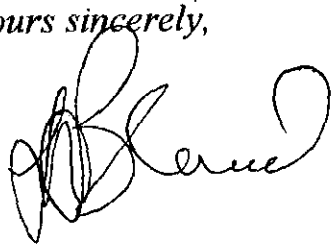
The new pavilion would be 3 times the floor area of the existing building and nearly twice as tall. It is another big building adding to the development of Remenham into a built-up area following the sequence:- Regatta HQ 1980's; Extension Of Thamesfield nursing home 1990's; enlargement of Leander Club 2000; Construction of Housing Estate "Remenham Row" 1999; extension of Leander Club car park for Henley Town use (2002). Such urbanisation should be stopped in order to preserve the rural landscape of Remenham as an area of outstanding natural beauty adjoining a conservation area.

Such an ambitious 'social club building' for 100 guests (Appendix B11), adjacent car parks and much enlarged cricket ground must have some unrevealed purpose. (The claim that 100 to 150 colts require such a building

My own proposal:

I request the WokinghamDevelopment Control authority to constrain Henley Town Council to leave the way open for negotiations which would ***allow a public footpath to go along the western edge of the allotments (approximately along the line of the poplar trees). This would be an enabling component in a plan to allow the general public to walk from the end of footpath 2 (junction with footpath 11 at grid ref 769826) to join footpath 9 (at a point near <within 100 metres of> the junction with Remenham Lane at grid ref 766827)*** *thus avoiding the serious hazard of walking on the A4130 which is increasingly crowded with speeding cars). Such a scheme would allow more of the general public to benefit from land already publicly owned (by Henley Town Council) and have more access to the rural landscape of Remenham rather than allow such land to be privately acquired, developed and enclosed for the benefit of the privileged few.*

Yours sincerely,



J A BLAND,

Coach House, Matson Drive, Remenham, Henley-on-Thames, Oxon RG9 3HB

is irrelevant; they play continuously in the field during their 2 hours of training on Saturdays. No manager of such a prestigious building would allow large numbers of small boys inside.)

Even with a new pavilion it looks as though the old pavilion will be also be retained and renamed as a machinery store-shed (Appendix D5). Again one asks, what then is the need for the extra space in the new building?

Flooding

My observations over many years show that the proposed location of the new 'cricket table' floods whenever the water table rises. This is a direct result of lock keepers raising the level of the Thames. (See attached photographs showing the water table level in a 2 foot-deep inspection trench. Surface ponding after rain accentuates the flooding.)

The proposal implies that such flooding will be overcome by manipulating the land surface. (laser levelling ;Appendices B9 and B10). Such manipulation will flood neighbouring land.

The Allotments

The essence of the proposal is to replace 42% of the allotments with car parks and new building Appendix D1). This should not be allowed because:

- There is enthusiastic organic cultivation of the allotments by members of a range of social classes. This is part of a UK trend towards healthy living and healthy food, which has been gathering strength for several years. This trend has been given impetus by the countrywide agricultural disasters of recent years (BSE and Foot & Mouth 2001).
- The allotments are a national heritage; compared to allotments elsewhere, they are probably among the most fertile and well irrigated (because of the 'immediately underlying water table' and generations of cultivation).

8m 5

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27 Queen Street
Henley on Thames
Oxon RG9 1AR
Tel: 01491 572667

12 February 2002

Nicola Lake
The Development Officer
Planning Department
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berks RG40 1WR

Dear Madam,

Planning Application no F/2002/5636

I am a Henley resident and accordingly do not know whether I am entitled to object to the above Planning Application for the Cricket Ground, but if this development goes ahead I should be very sorry indeed. Like many people I am very fond of the existing Cricket Ground having spent many delightful hours sitting on a rug under the trees watching my son play cricket. I believe it would be an enormous shame if this area were developed further.

In particular the tarmacing over of part of the cricket ground for car parking for the pub would despoil a green belt area (one just needs to look at the impact of the car park in front of the River & Rowing Museum to see how this alters the entire feel of the landscape in a detrimental way). There is ample unutilised car parking available in the Station Road Car Park, which is a short 5 minute walk from the Cricket Ground. A private designated Car park for the Little Angel is totally unnecessary (most Henley pubs do not have this facility) and tarmacing over this area would be a neglect of our duty to preserve this very special land for future generations. Indeed taking a short walk to one's car after drinking is in everybody's interest.

Also I am surprised this has been proposed after all the recent flooding and the ensuing criticism that has been levelled at Councils and Developers for building on food plains – last year this area was totally awash, thereby alleviating further despair downstream. Do we not have a broader responsibility to others both out of our catchment, and further down Remenham Lane?

Finally the issue of the trees – the poplars are magnificent – they also should be preserved

I do not know if this is an area of outstanding natural beauty, but I cannot think of a more apt description – this land is totally unsuitable for development and a huge effort should be made to ensure it remains basically unaltered. Please reject this application in its entirety.

Yours sincerely

Helen Barker

Helen Barker (Mrs)

To:- Henley Town Councillors
Wokingham Rural District Council.

15, Berkshire Road
Henley-on-Thames,
Oxon. RG9 IND
01491575693

Ref. F2002/5636

Dear Sirs/Ms.,

A great injustice would be suffered by our town if the proposal to alter the Cricket Ground and and the Allotment site at Greencroft went ahead.

These allotments are part of one of Henley's last remaining traditions, going back many years to the time when the area had previously been devoted to lavender-growing.Most of these plots are, and always have been, cultivated with loving care, yielding produce which is far superior to that of the Supermarket. And have we not been exhorted by the Government to take up allotment-holding? To lose so many of these plots (includung our own) is unthinkable.

Furthermore, we understand that, although the beautiful poplar trees at the side of the cricket field are protected, they would felled, ruthlessly destroying part of the Henley landscape.

All this would be done in order for "the land-grabbers" to reorganise the area to make room for a few more cars.

Those of us who have our roots in Henley and know and respect its history have had to accept many changes in recent years, done in the name of progress. However, there is always the danger of planners not looking far enough ahead, and the results of unwise decisions and the responsibility for them can never be obliterated.

The straightforward solution to the very real problem of parking is surely to build a multi-storey car park, either behind Waitrose or on the large area of land behind the Station. Neither sites could justify any environmental objections.

BMS

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Yours sincerely,

E.R. Allwright

(MR. E.R. ALLWRIGHT)

P.S. Have left the personnic lapping area!

50 BERKSHIRE ROAD
HENLEY ON THAMES
OXFORDSHIRE
RG9 1NA
Tel: 01491 573898
Fax: 01491 571720
Mobile: 07775935651

605

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13 February 2002

The Development Control Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir / Madam

Re Henley Cricket Club Application N0. F/2002/5636

I write to object most strongly against this application.
The plan is a savage threat to an area of long standing visual charm and ambience.
There are potential problems with increased traffic congestion, large unsightly car parking , unnecessary extra buildings, inconvenience and distress for local residents.

This application has received only muted reports in Henley and has been overshadowed by the town centre pedestrian issue.

Why spoil the delightful entrance to Henley on Thames?
Why should a Wokingham based council decide on this?

I regard this application as a potential environmental disaster promoted by uncaring and selfish interests.

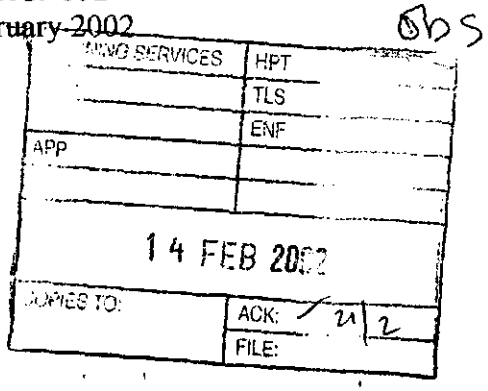
Please record my utmost objection.

Yours faithfully

John Waldron

John R. Waldron

Flat 4 Marsh Mill
Wargrave Road
Henley-on-Thames
Oxon. RG9 3JD
12 February 2002



Nicola Lake
Development Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Madam

Henley Cricket Club Planning Application ref: noF/2202/5636

We wish to object to the above planning application, as we think that the creation of 60 extra car-parking spaces would:

1) cause more traffic congestion at the bottom of White Hill, an area where there are already traffic problems;
2) be in contravention of the Green Belt Policy;
3) involve the felling of poplars, on which there is already a tree preservation order;
4) mean building in the Flood Plain, and so cause flooding in Remenham Lane;
5) reduce the availability of allotments to local residents.

Yours faithfully

Enid and James Light

Wokingham D.C.
Planning
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WL

Aston Farmhouse,
Remenham Lane, Aston,
Henley on Thames, Oxon.
RG9 3LE.

15/2/2002

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Anthony Southwell

Dear Sir,

I write on behalf of the occupants of Aston Farmhouse to most bitterly object to the Contravention of Greenbelt in an area of Great Landscape Value

2 Traffic is bad enough already and the hill & angle does not need further parking - Exiting onto the main road is difficult enough thanks to Wokingham idiots to date I fail to understand this.

3 Flood Plain - Part of Flood

4 Open felling will totally change the landscape.

5 All elements - well documented cons!

I hope this is fully discussed and totally REFUSED.

Yours sincerely.

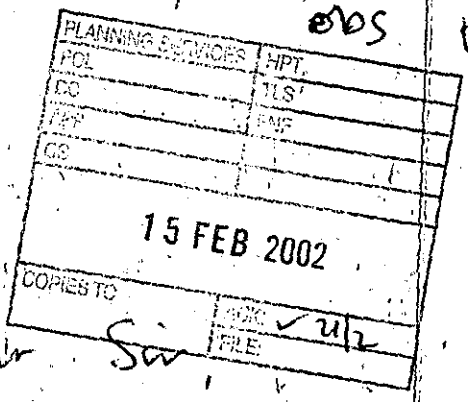
Anthony Southwell
Christine Southwell
Caleb Southwell
Josh Southwell
Joe Southwell.

Antonia Southwell
Samantha Bhalla.

19 BERKSHIRE ROAD
HENLEY-ON-THAMES
OXON
RG9 1ND
14-2-02

46

ODS



Dear Sir,

I am writing to ask you and your Council to oppose the recent planning application by Henley Cricket Club to extend their ground. This plan would result in the loss of approximately half the allotments on the Greencroft site.

I have had an allotment here for 28 years and consider that they provide a valuable resource for the residents of Henley

and Remenham. Local councils should do all they can to encourage allotment holders, enabling them to grow healthy food while benefitting from fresh air and exercise.

Please do all you can to ensure that these allotments are available now and for future generations.

Yours faithfully,

Andrew Hawkins.

Groves Cottage, 31 Church Street, Henley-on-Thames RG9 1SE
Tel: 01491 578658 **email:** david.mcewen9@which.net

12th February 2002

695

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REF: F2002/5636

Nicola Lake
Development Control Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Nicola

I am writing to protest about the above planning application on several grounds. I have been an allotment holder on the Greencroft site for about 10 years and hope to be able to continue there for many years to come. When I applied for a site there was a waiting list and from my own knowledge of the site I can confirm that there has been close to full occupancy throughout the last 10 years.

My main objection would be to the loss of amenity that would happen if the application were to be approved. I understand that there would be a loss of approximately half the allotments. Where are the displaced allotment holders supposed to go? Many of the gardeners on the site have been there for many years and have put in a lot of time, effort and money in pursuit of their hobby. The fertility of the soil is increased over many years through applications of manure and compost. It is not just any old land that can easily be replaced even if there were suitable land available. All this is happening at a time when there is increasing interest in growing your own food and organic gardening. It is also the case that the housing development that is taking place in Henley is more and more intensive. For example, the development that is close to completion on the old Henley College site at Southfields has 32 units of low-cost housing – none with their own garden. There isn't even any communal open space. The demand for allotments can only increase. (It should be noted that there has been no active promotion of allotments by Henley Town Council as far as I am aware. When the allotment association took a stall at the Farmers' Market to explain the threat to the allotments, there was a great deal of interest and an unforeseen consequence was that the vacant plots on Greencroft were quickly let)

The application would also involve loss of open space to car parking. I also believe that it conflicts with other council policies regarding sustainable development and environmental conservation. There is bound to be a loss of biodiversity, particularly from the destruction of a hedgerow and row of poplar trees. The allotment association itself promotes the use of organic methods and the recycling of organic waste by composting.

No need has been demonstrated for additional car parking in this particular area. The Little Angel pub already has car parking which is rarely full, apart from regatta week. Also, there is existing car parking at Leander Rowing Club, again rarely full, and I would have thought that Brakspears could come to some arrangement with Leander if there is a demonstrable need that I am unaware of. I suspect that this application is the 'thin end of the wedge' and in fact Brakspears plan other development in the area. Full use of 60 additional car parking spaces would, I suggest, mean an unacceptable increase in traffic and pollution. Access is another important issue. The current road junction is dangerous enough as it is.

My final objection would be on aesthetic grounds. Car parking is best placed out of sight – it can never be a positive feature. It is at the moment a picturesque corner of Henley / Remenham that gives pleasure to all. It has also inspired several painters. Do we really want to destroy the existing vista for the sake of car parking.

I sincerely hope that the application will be rejected.

Yours sincerely

Dave McEwen

Allotment 19
Greencroft Allotments

HENLEY CRICKET CLUB
PLANNING
APPLICATION

INTERNATIONAL
TREE FOUNDATION
Originally Men of the Trees

Patron:- HRH The Prince of Wales KG, KT, PC, GCB.

Sandy Lane, Crawley Down, West Sussex, RH10 4HS. Tel: (0342) 712536 Fax: (0342) 718282

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15 FEB 2002

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SOUTH OXON BRANCH
19 BERKSHIRE ROAD
HENLEY-ON-THAMES
OXON RG9 1ND
14-2-02

Dear Sir,

I am most concerned about this application. Not only will it encourage creeping urbanisation in Remenham with the proposed car park, but also will need the removal of a stunning line of Lombardy Poplars at present between the Cricket Ground

and the allotments.

I hope that you and your Council will oppose these plans.

Yours faithfully,

Andrew Hawkins.

(Chairman)

PLANNING SERVICES | HPT
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Telephone: 01491 571093
Facsimile: 01491 411098
Email: r.emerson@virgin.net
Mobile: 07768 600692

The Reeds
Remenham Lane
Henley-on-Thames
Oxon RG9 3DA

11th February 2002

Henley Cricket Club Planning Application: Ref No. noF/2002/5636

Dear Ms Lake

I would like to object in the strongest possible terms to the above application which, as you will be aware, contravenes a number of your own planning guidelines.

1. This application involves an area within the Green Belt and contravenes that policy, in particular, with respect to Great Landscape Value.
2. The passing of this application would add significantly to what is already a serious, and progressively worsening, traffic situation at this location. There are eight traffic flows (four roads) that converge at this point which already constitute a very dangerous situation. To add to this would be irresponsible in the extreme. For much of the day, and certainly at peak hours, this area is log-jammed with traffic, and gaining access to the main road is very dangerous. As a resident who has to run the gauntlet of trying to join the main traffic flow into Henley on a daily basis I have witnessed several near misses in terms of traffic accidents. What is more, I do not believe you have taken into account the effects of possibly increasing pedestrian flows across Henley Bridge which is already a dangerous route given the limited dimensions of the pedestrian and vehicular access.
3. This site is subject to flooding (it was under water for several weeks last winter) and this scheme is likely to aggravate this situation, particularly with respect to Remenham Lane which had to be closed to traffic on several occasions last winter.

Aggravation of this problem will arise from the proposal to fell several Poplar trees which absorb large quantities of water. There is also the issue of the preservation orders on these trees and I would be interested in your reasoning as to why this application should justify breaching these orders and the precedent it will create to allow other member of the community to do likewise.

4. The loss of 1/3 of the allotments represents a loss of amenity and will mean a reduction in the recreational facilities available to the local community. There is no real alternative site available in the locality for the 30 displaced Allotment Holders.

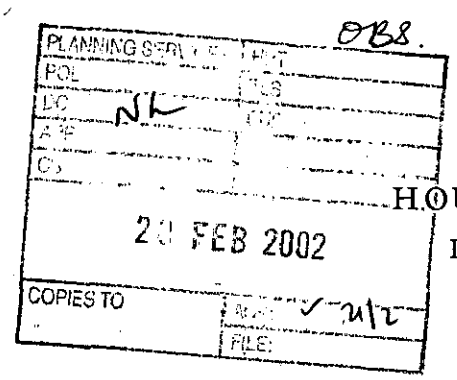
As a final point I think it worth your investigating further the rationale behind the extension to the car park at the Little Angel, as my understanding is that this will be available to Brakespears staff who work in Henley as, in effect, an extension to their existing office car parking facilities. This brings into focus again the fact that Remenham is being used to resolve car parking problems in Henley which is completely unacceptable. I would remind you that Remenham residents have no voting rights in terms of issues that affect Henley town, including those relating to their ongoing traffic problems and their proposed solutions. The principle is therefore akin to that of 'no taxation without representation' to the extent that visiting this problem on Remenham is in effect a form of tax.

Yours sincerely



R.V.Emerson

BORIS JOHNSON M.P.





HOUSE OF COMMONS
LONDON SW1A 0AA

14th February, 2002

OBJ. LETTER WAS ALSO
DOES REGISTERED ON DATABASE

Dear Ms. Lake,

Planning Application No. F/2002/5636

I have been approached by one of my constituents, Mr. William Shine, of 51 Park Road, Henley-on-Thames, expressing his concern about the above planning application. I enclose herewith a copy of his letter, for your information.

I know that many of my constituents will share Mr. Shine's views about this proposal to concrete over the pitch at Henley Cricket Club and I would be grateful if you would ensure that their objections are fully taken into consideration.

With best wishes.

Yours sincerely,

BORIS JOHNSON, M.P.

Ms. Nicola Lake,
Planning Department,
Wokingham District Council,
Shute End,
WOKINGHAM. RG40 1WH

51. Park Rd. Henley on Thames
OXON. RG9 1DB.

Feb 11th '02

Henley Cricket Club Application

Dear Boris –

I don't play cricket; nor do I know if you're allowed to take sides.

But this application to start concreting over our cricket pitch would – if successful – cause the whole area around to flood at frequent intervals. Particularly the road down to my rowing club which is presently flooded due to rainwater coming down river.

Brake's plan propose to uproot all the poplars – each one of which takes 60 gallons / day into its root system thus adding 600+ gallons daily to frequently flooded area. Now Sir a

The plans - ref no F/2002/5636 at Planning Dept. PO Box 157, Wokingham - look very pretty and is an attempt by the brewers (a failing company due to increased wine-drinking) to keep a dividend for the share-holders who don't give a damn about the area!

The bottom of the Henley hill could look like Hyde Park Corner within a few years and we must start objecting now

Would you be kind enough to contact Nicola Lake at Wokingham District Council before Feb 15th and ask "what on earth is going on?"

Yours sincerely

William Smith

13 FEB 2002
CONSULTEE
7/2/2

To:
Nicola Lake
Development Officer
Wokingham District Council
Planning Dept.
P.O. Box 157 Shute End
Wokingham BERKS
RG40 1WR

From:
Mr.A & Mrs.B. McColm
8 Remenham Row
Wargrave Road
Henley-on-Thames
01491 571733

18 Feb.02

Dear Madam,

re. Henley Cricket Club Planning Application
ref.no. F/2002/5636

As local residents we oppose this application on a number of grounds, as follows:

1. The land is designated Green Belt which in this particularly sensitive region of the Thames Valley should be vigorously upheld and not negated by any proposal.

2. The land also, unfortunately, is in the flood plain, and its condition would be worsened by the proposed plan.

3. The poplar trees involved are not only under a Tree Preservation Order but their use as water-absorbers would be lost.

4. The traffic flow in this area, converging on the main road in and out of Henley, is already vastly over-crowded. The addition of a car park would make for unacceptable congestion and greatly increase the danger at these continually busy junctions.

In general this proposal is an unwanted addition to the noise, congestion and inconvenience already unhappily experienced by local residents.

Yours truly

A.McColm

B.McColm

41

Rushton House
Church Lane
Rotherfield Peppard
Henley-on-Thames
Oxon RG9 5JR

Tel: 01491 628335

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13 February 2002

The Development Control Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Application No.: F/2002/5636

Dear Sirs

Proposed Development on Henley Cricket Green

We would like to express our outrage at, and opposition to, the proposed development of two areas of parking on the present Henley Cricket Ground and to that of the enlargement and re-siting of the pavilion to the right of Thamesmead. The Green in question is not only one of England's oldest cricket grounds but also a delightful area of green countryside which, for centuries, has been visitors' first view of Henley as they descend into the town. It would constitute, for us,

Rushton House
Church Lane
Rotherfield Peppard
Henley-on-Thames
Oxon RG9 5JR

Tel: 01491 628335

a gross violation of precisely the kind of feature we hold dear and believe to be an essential part of the character of the English landscape that we seek to preserve for the sake of our own national character as well as the enjoyment of visitors to our country.

This example of self-interested indifference to tradition and our heritage should be prevented at all costs.

Yours faithfully

Peter M Hutt C. J. Hutt

Mr and Mrs P.M. Hutt

J. J. Hutt.

Mr S-J Hutt

L R Gubb

Ms L. R. Gubb

Woodside Farmhouse,
Church Lane,
Remenham,
Henley-on-Thames,
Oxon, RG9 3EX
01491 578706

4 Feb 2002

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For attention of Nicola Lake

Development Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir/Madam,

Henley Cricket Club Planning Application
Reference F/2002/5636

I wish to record my objection to the proposed development for the following main reasons

1) I understand the club does not require to enlarge its pitch area as the ground is already acceptable

2) If parking facilities were enlarged how could the entity/ existing traffic safely join the main road? A new junction might seem necessary.

3) There will be a loss of amenity to all but motor users.

4) The existing layby would require felling. This seems generally contrary to conservation and I also understand that a preservation order is in existence.

Yours faithfully,

R R Murdoch

REMENHAM RESIDENTS ASSOCIATION

Marsh Mills House
Wargrave Road
Henley on Thames
Oxon RG9 3HY

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4 February 2002

Dear Nicola Lake

Henley Cricket Club Planning Application
Ref F/2002/5636

I am writing on behalf of the Residents Committee who represent at least 130 residents to object to the above Planning Application. No doubt some of the residents will be writing their own letters of objection.
We consider the Application is totally out of keeping with the Local Plan for the following reasons

1. Green Belt The Ground is in an area of Great Landscape Value and therefore any Development has to be carefully considered. Turning a substantial area into a car Park can hardly come into this category. The fact that there is no Cricketing reason for an increase in size of the field makes the Application nonsense. The Club has already been accepted into the Higher League with a minor increase in size to the existing Pavillion so why change the attractive Ground. It can only be to increase Parking for the Little Angel which has adequate parking already.
2. Traffic Congestion By making a car Park for 60 cars plus an extra 24 spaces when cricket is being played will cause massive congestion at the junction with White Hill as well as being a danger at the sharp bend in Remenham Lane.
3. Flood Plain By Tarmacing over part of the area and Building a much larger Pavilion will alter the water levels causing Remenham Lane to be flooded more frequently
4. Poplars By felling the Poplars which have a TPO on them will increase the liklihood of flooding as Poplars drink a large amount of water
5. Loss of Amenity The loss of 1/3 of the Allotments will mean a reduction in recreational facilities available to local residents. There is no real alternative site to house 30 displaced Allotment holders'

For the above reasons we request your Council to REFUSE this very inappropriate Application

Yours sincerely

G. K. CONSTANTINOU
CHAIRMAN

01189589165

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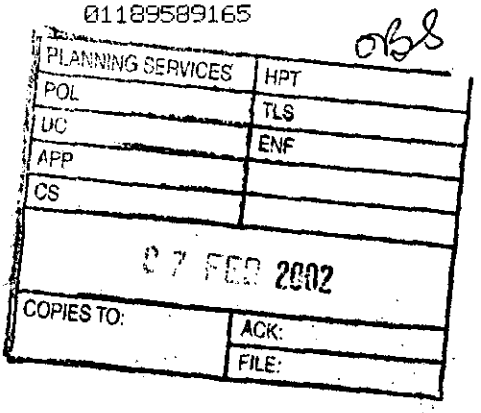

Pitmans Solicitors

47 Castle Street Reading
Berkshire RG1 7SR
Tel +44 (0)118 958 0224
DX 40102 Reading (Castle Street)
www.pitmans.com

Email: ddrukarz@pitmans.com
Fax: (0118) 9589165

Our ref: DD/EMB/COUNCIL1

Your ref: Nicola Lake F/2002/5636

Date: 6th February 2002

Nicola Lake
Development Control Officer
Wokingham District Council
DX 33506
Wokingham

By Fax and By DX

0118 9746484

Dear Madam

APPLICATION NO. F/2002/5636
SITE ADDRESS: HENLEY CRICKET CLUB, MATSON DRIVE, REMENHAM, HENLEY-ON-THAMES
PROPOSAL: PROPOSED ALTERATIONS TO CRICKET GROUND, ERECTION OF REPLACEMENT PAVILION, CAR PARK AND LANDSCAPING WORKS

We act for Mr J Rutland of Riverway, Remenham Lane, Henley-on-Thames, RG9 2LR, and have been instructed to lodge an objection to the application on our client's behalf.

We intend to submit a comprehensive objection within the next few weeks. In the meantime we would ask you to note our client's interest in this matter. Please would you mark your acknowledgement for the attention of the writer, Mr D Drukarz.

Yours faithfully

Pitmans

cc Mr J Rutland

Partners G Antony Jones Christopher H Avery James C A Burgess B Mark Symons Susan O'Brien David B Archer John C Hutchinson Andrew G Davies
Philip H Weaver David J H Carr Suzanne K Brocker Stephanie J Cates Daniel Drukarz Joanne Riddick Sheila Cater *Consultants* Robin S Aird Michael J Hatch J Richard Valentine
Regulated by the Law Society in the conduct of investment business The firm is a member of InterAct Europe EEIG.
Associated offices in: Amsterdam Berlin Copenhagen Hamburg Leipzig Lisbon London Madrid Malmo Moscow Munich New York Oslo & Paris.



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BARN ELMS
REMENHAM LANE
HENLEY-ON-THAMES
OXFORDSHIRE RG9 3DB
TEL: 0491-578009

Ms. Nicola Lake,
Development Office,
Wokingham District Council,
Planning Department,
PO Box 157,
Shute End,
Wokingham ,
Berks RG40 1WR.

5th February, 2002.

Dear Ms. Lake,

Ref: F/2002/S636

As a resident of Remenham I record with you my strong objection to the planning application by Henley Cricket Club to increase the size of the Car Park, taking over part of the Allotments, increasing the size of the Pavillion and moving it to a new site.

This objection is based on several platforms:

1. This is a Green Belt Area of Great Landscape Value. Further urbanisation of this type is in contravention of the spirit of Green Belt policy.
2. The junction with White Hill is already congested by "Rat Runners" which cause problems both for traffic flow and safety. A car park for 60 cars can only exacerbate this.
3. Remenham Lane is already a flood-vulnerable access. Increasing tarmac and buildings in the vicinity of the Lane can only exacerbate this problem.
4. Flooding aside it would involve the felling of trees that are protected by a Tree Preservation Order and which would be an unfortunate precedent for an attractive rural area.

In the past the Planning Department has taken a fairly strict line against urbanisation along the length of Remenham Lane. It would be unreasonable in the light of many past applications that have been rejected to allow this one to progress.

Yours sincerely,

Walter Scott

Dr. WALTER GRANT SCOTT.

c.c. G. Constantinidi.

Tel: 01491 410137
Fax: 01491 410139

Rivertrees
Wargrave Road
Henley on Thames
Oxon RG9 3JD

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4th February 2002

Ms Nicola Lake
Development Officer
Planning Department
P O Box 157, Shute End
Wokingham, Berks RG40 1WR

Dear Ms Lake,

Henley Cricket Club Development
Planning Application No: F/2002/5636

We live 300 yards down Wargrave Road from the junction with the London Road at the Little Angel, and are writing to register our strong opposition to this planning application.

Our main grounds for objection relate to traffic danger and congestion, which is already acute, particularly at morning and evening rush hours and Regatta time, at the Little Angel junction with Wargrave Road. There are frequent accidents there. Also even the existing level of car traffic exiting from Remenham Lane has an impossible task to get into the London Road and into Henley; to permit the creation of a new car park so as to increase this is madness.

We deplore the proposed cutting down of mature poplar trees which the development would make necessary; they contribute towards the control of surface water, which as you will know is already a problem in Remenham Lane when rainfall and the river level is high.

Finally we object vigorously to the way in which the proposal generally quite overrides Green Belt policy, and intends to grab one-third of the present allotment area. The present cricket ground is beautiful, but we cannot believe its expansion entitles its owners to create so much damage to other interests and values. We hope that you will uphold protection of the Green Belt, recognise the other valid concerns which this proposal generates, and reject the application.

Yours sincerely,

Richard and May Fletcher

Richard Fletcher
May Fletcher

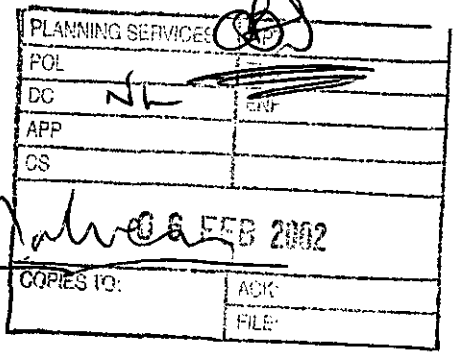
F/2002/5036 4/2/02

Nicola,

Letter of objection etc. that reached me via a very circuitous route

Many thanks,

Keith Mahr



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MR R.J. ROBERTS, M.B.E.
"The Bungalow"
Wargrave Road
Henley-on-Thames
Oxon. RG9 3JD
Tel./Fax 01491 636 377

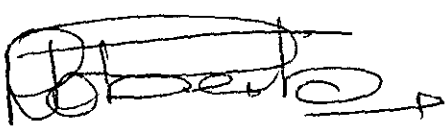
06 February 2002

Ref; F/ 2002/ 5636

Dear Nicola Lake,

I wish to register my protest in the strongest possible terms against the Application by Henley Cricket Club Ref; above-As my property boarders the river I am extremely aware of the necessity of not disturbing the flood plane in this area, further more every –one must be aware of the very dangerous junction adjacent to the ground. I was also of the opinion this was a designated Green Belt area. If indeed this Application would be granted it would be nothing less than a nightmare in the making.

Yours Sincerely



Sorry Keith
I opened it - error

9 Lovell Close,
Henley-on-Thames,
OXON. RG9 1PX.

Telephone: 01491 575270

20th January 2001

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06 FEB 2002
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FILE

The Chairman,
Planning Committee,
Wokingham Borough Council,
Town Hall,
Wokingham, BERKS.

Dear Sir,

Planning Application No. F/2002/5636.
Henley Cricket Club/Brakespear Ltd.

You will be considering the above soon, and I write to oppose this.

Enclosed is my copy letter to Rt. Hon.B.Johnson, Henley M.P. and letter from Henley Town Clerk which gives you points on which my argument is based.

1. To extend car parking for Brakespear's Inn is a condition of sale to Henley Cricket Club. Do you favour the idea on this site?

2. Neglect has been a major factor in allotments left vacant. The Henley Council prefer to spend on pavilions, polls and the Town Hall, rather than improve the conditions for senior citizens who keep active, and need a modest amount of backing.

3. Henley Cricket Club need more space and will get less. Seemingly the Town Council again think a gift of half of the allotment spaces will satisfy this.

4. The flood plain is drained by a ditch, 16 plane trees and the present boundary of the cricket pitch. Last year on possibly 8 occasions this has been insufficient and even allotments have flooded. Where will the water go if land is scraped down to fill the drainage area?

5. Henley have adequate spare land in the area to transfer the Cricket but S.O.D.C do not regard the Regatta area as having the character of or possessing the same beauty as Gillotts where there is plenty of room for cars and other sports.

May I therefore invite your committee to refuse to grant the original application.

Yours truly,

H.W.H. Fitch.

COPY

9 Lovell Close,
Henley-on-Thames,
OXON. RG9 1PX.

Telephone: 01491 575270

27th November 2001

Mr. Boris Johnson, M.P.
Palace of Westminster,
S.W.1.

Dear Boris,

GREENCROFT - Henley Allotments Association

In your busy life it is unlikely that you will have time to cultivate the good earth, produce vegetables and fruit and keep fit amongst friends. At present the Town Council own and let the above site. Adjacent is a cricket pitch owned by Brakespear, the Brewer/Property Developers, who wish to sell most of it to the Cricket Club. Plans will be submitted for approval soon.

Over the years the Town Council have spent little and sadly neglected the plots. We have no mains water or proper paths, and the rents have remained nominal. The result has been a number have been left to go wild and the Council have now washed their hands of them and passed management to us without finances for improvement. At the same time they decided to back an expansion of the cricket ground, taking in many plots and raising the level of ground on the water plain. This was done by the Conservative council by stealth when our two Allotment council members were absent. They have refused to talk to us except via the press and some of the suggestions made are insulting such as "we can find them another bit of land, "give them £120 and let them buy vegetables at the supermarket"

To take them in in order - "another bit of land" shows a lack of understanding. Most of us draw a pension and are past the age for the 4 years heavy work a piece of ground requires to become productive. The point of our growing vegetables is that it is healthy excercise among our peers. What we produce is healthier and better than supermarkets generally offer at a high price. For instance, recently we treated our guests to six home grown vegetables and two soft fruits.

Hneley Cricket Club are pleasant ambitious people, and it is now said thay will need £1million to finance their vision. Is the Town Council suggesting they pay? There are two alternatives available. The Council has land at Gillotts Corner they could allocate to the Cricket Club. Unlike the present site, it is in Henley. Otherwise it would be possible for the Regatta to allow the Club to extend to the rear of the pitch during the 50 weeks this area is vacant.

Flooding is an issue which all seem to have ignored. The present drainage ditch is inadequate and the cricket ground and allotments have experienced considerable flooding on many occasions this year. To raise the area is likely to cause knock

on effects and destroy the delicate balance. I cannot see how the Environment agency would allow it. The proper drainage is likely to be a major undertaking.

Thank you for considering this matter. Would you be able to visit us for a short while to consider your own assessment of this village pump debacle?

Yours sincerely

H.W.H. Fitch

9 Lovell Close,
Henley-on-Thames,
OXON. RG9 1PX.

Telephone: 01491 575270

20th January 2001

The Chairman,
Planning Committee,
Wokingham Borough Council,
Town Hall,
Wokingham, BERKS.

Dear Sir,

Planning Application No. F 2002/5636
Henley Cricket Club/Brakespear Ltd.

You will be considering the above soon, and I write to oppose this.

Enclosed is my copy letter to Rt. Hon.B.Johnson, Henley M.P. and letter from Henley Town Clerk which gives you points on which my argument is based.

1. To extend car parking for Brakespear's Inn is a condition of sale to Henley Cricket Club. Do you favour the idea on this site?

2. Neglect has been a major factor in allotments left vacant. The Henley Council prefer to spend on pavilions, polls and the Town Hall, rather than improve the conditions for senior citizens who keep active, and need a modest amount of backing.

3. Henley Cricket Club need more space and will get less. Seemingly the Town Council again think a gift of half of the allotment spaces will satisfy this.

4. The flood plain is drained by a ditch, 16 ~~plane~~ poplar trees and the present boundary of the cricket pitch. Last year on possibly 8 occasions this has been insufficient and even allotments have flooded. Where will the water go if land is scraped down to fill the drainage area?

5. Henley have adequate spare land in the area to transfer the Cricket but S.O.D.C do not regard the Regatta area as having the character of or possessing the same beauty as Gillotts where there is plenty of room for cars and other sports.

May I therefore invite your committee to refuse to grant the original application.

Yours truly,

H.W.H. Fitch.

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Tollgate
Henley Bridge
Henley on-Thames
Oxon RG9 2AW

Nicola Lake
Planning Officer
Wokingham District Council

Re application No F/2002/5636
Henley Cricket Club

Dear Madam

My wife and I live two hundred yards from Henley Cricket Club and wish to object to the application for the following reasons:-

1. Green Belt - This is a contravention of Green Belt policy particularly in an area of Special Landscape Value. The club does NOT need to increase the size of the ground as it has already been accepted into the Higher League - subject to the adding of an improved room

2. Traffic Congestion - this is an extremely dangerous road junction and the extra 600 places for the Angel and 24 for cricket will cause massive congestion

3. Flood Plain - Building a larger Pavilion and taking over part of the allotments

P.T.O

will simply add to the flooding which occurs often enough in Remembrance Lane

4 Poplars There is a tree preservation order on them and they drink a great deal of water when in leaf

5. Loss of amenity - These allotments as we understand it are fully let and it would be a loss of an amenity for local residents. Where else can they go?

Yours faithfully

John Hutchinson.

Tel: 01491-575679

32 Makins Road
Henley-on-Thames
Oxon RG9 1PP

1 January 2002

Mrs J Pickett
Town Clerk
Henley-on-Thames Town Council
Town Hall
Henley

Dear Mrs Pickett

HENLEY ALLOTMENTS/CRICKET CLUB PLANS

I understand that there is to be a round-table discussion between the Planning & Resources Committee and the land owners of the allotments in Henley. I should like the Town Council to be aware of the resolution which was passed recently at the Conference of the National Council of Women of GB, viz:

"The National Council of Women of GB in conference assembled, recognising the many and varied benefits of allotments, calls upon Her Majesty's Government to ensure that all Local Authorities attach greater importance to

1. the provision of allotments
2. the protection and retention of existing allotments."

A response from the Ministry is awaited.

In the particular case in Henley this resolution is timely and appropriate, especially as I believe that most of the plots at Greencroft are under cultivation. Henley people are thus taking advantage of being able to grow their own fresh food and to enjoy fresh air and exercise in so doing, not to mention the saving in money and contamination. Surely, therefore, there can be no case for reducing the area of land currently available.

Yours sincerely

Valerie Alasia

Valerie Alasia
Thames Valley Region Secretary

THE NATIONAL COUNCIL OF WOMEN OF GREAT BRITAIN

Patron:
The Marchioness of Lothian

President:
Marie Birkenhead

36 Danbury Street
Islington
London
N1 8JU

Tel: 0171 354 2395
Fax: 0171 354 9211

Registered Charity No 1001615

Founded in 1895
Affiliated to the International Council of Women in 1897

Registered Office:
36 Danbury Street
London N1 8JU

Registered in England
No 502693
A Company Limited by Guarantee

President: H.R.H The Duke of Kent KG GCMG GCVO
Vice-Presidents: Lord Camoys GCVO DL
Elizabeth, Lady Brunner OBE
Viscount Esher CBE
Mrs. Joan Inwood

Chairman: Nic Rutherford
Vice-Chairman: Paul Clayden
Hon. Secretary: David Johnston
Hon. Treasurer: Sandra Moon

THE HENLEY SOCIETY

P.O. BOX 25
Henley on Thames
Oxfordshire
RG9 1LB

Registered with The Civic Trust *Registered Charity No.234295*

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

31st January 2002

Dear Sir,

Planning application F/2002/5636. Henley Cricket Club/W. H. Brakspear

The Society 's Executive Committee considered the above planning application at its meeting on 28th January and offers the following comments.

The Society is opposed to the application on the following grounds:

1. The loss of allotments. The Society understands that all the allotments on the site are let. Those who would be displaced if the cricket pitch is extended might be unable to secure new allotments. No proposals appear to have been made by the applicants to deal with this matter.

2. The loss of trees. The proposal would involve the removal of a substantial number of trees of considerable age and beauty. The character of the area as part of the Green Belt would be adversely affected. There would also be a detriment to the bird and insect life of the area with the loss of such a habitat.

3. Additional car parking. The Society is of the view that the additional car parking is not needed to accommodate the present requirements of the cricket club and the Angel public house. It fears that there is a hidden agenda to provide parking for visitors to Henley, but in an unsuitable location.

4. Road access. The access to the cricket ground and the Angel is via Remenham Lane, which has a difficult and dangerous junction with the main London road. The proposed additional car parking would lead to many extra vehicle movements at this junction, thus posing further hazards to motorists.

5. Expansion of the cricket club. The society understands that the cricket ground in its present form complies with the requirements of the organisers of the league in which the club plays, both in its present division and in a higher one. The proposed additional facilities are not therefore necessary, although the Society would have no objection to the provision of better toilet facilities etc. within the existing pavilion.

Yours faithfully,

P. Clayden,
Chairman, Planning Sub-Committee

REF:-
F/2002/5636

7 Makins Road
Henley-on Thames
Oxfordshire
RG9 1PU
01491 572878

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Wokingham and District Council
Shute Lane
Wokingham
(for the attention of Nicola Lake)
Planning Department

Dear Nicola,

Henley Cricket Club;Allotments.

I write to you as an allotment holder, and I would like to object most strongly to the cricket club proposals.
I sympathise with the problems facing the cricket club, but it appears to me the thrust of the proposal to move the cricket ground at the expense of the land used by the allotment holders is to provide facilities for Brakspears Brewery, who are seeking further car-parking space for the Little Angel which would mean, in turn, and increase in traffic flow at the Wargrave Road,White Hill, Remenham Lane, Motson Drive Junction.
To increase traffic at this junction without a complete realignment of the junction , and all that that would involve in capital expense and disruption, would be folly.

The cricket club should retain their present location.

Yours sincerely

P.D.Parr.

P.D.Parr.

MRS CYNTHIA BENNETT
5, WARGRAVE ROAD
REMENHAM
HENLEY-ON-THAMES
OXON. RG9 2NT
TELEPHONE: 0491-57811

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30th Jan 2002.

Nicola Lake
Development Officer
Wokingham District Council

Dear Miss Lake,

Ref. No. F/2002/5636.

As a Remenham resident I wish to add my objection to the Henley Cricket Club Planning Application.

This is a Green Belt area and to urbanize it by turning the cricket field into a car park would be disasterous, and the thin end of the wedge for further developments. To add to the traffic congestion at this particular spot is ridiculous, and potentially dangerous.

Many people will be deprived of their allotments and if the water table is altered there is the serious risk of future flooding.

I trust that W.D.C. will see the unsuitability of this application and

DONALD HAMILTON FRASER

BRAMHAM COTTAGE, REMENHAM LANE, HENLEY-ON-THAMES, RG92LR
TEL & FAX 01491 574253

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Ms Nicola Lake, Development Control Officer
Wokingham District Council Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Lake

RE: Planning Application: F/2002/5636 Site: Henley Cricket Club

The purpose of this letter is to register my objection to the above application from W H Brakespear Ltd and Henley Cricket Club. The basis of my objection is twofold. In general terms I consider the proposed development entirely inappropriate in this area of legally protected landscape and, as a resident adjacent to the site, I am concerned about serious loss of amenity.

The many issues that arise from the application have been dealt with fully in the other letters of objection that you have received; therefore I will merely summarise them:

- The transfer of land used as allotments, presently owned by the people of Henley through its Town Council, is of dubious legality. It is also unclear whether the proposed purchaser of the land is Henley Cricket Club or W H Brakespear Ltd.
- The issue of flood control is of major significance and closely affects properties, such as my own, adjacent to the site. Clearly the Environment Agency must be fully consulted before a determination can be made.
- There are important considerations regarding traffic movements and traffic safety that need to be addressed.
- For adjacent properties the question of overhead lighting for the car park / pavilion area is of concern, as is noise pollution.
- The proposed large scale and the siting of the new pavilion are inappropriate. The elevation of the pavilion presenting to the adjoining houses will be the unsightly rear elevation, displaying the building's service features.
- The unusually large size of the pavilion, exceptional for a local cricket club, gives rise to a not unreasonable fear that it is intended to be a year round revenue-producing facility for parties, receptions and similar events. Such a use would have an unfavourable impact on adjoining properties and exacerbate the loss of amenity.

The list of possible further objections could be lengthy but I will simply mention such issues as the loss of the fine poplar trees, recently the subject of a preservation order; the question of sewerage and drainage provision for the enlarged facilities; the matters of signage and the issue of blocking existing views.

This is indeed a major development proposal and will significantly alter the nature of this attractive corner of the village. As for the 'recreational argument' or 'saving Henley's cricket' as it is sometimes described, it is worth pointing out that Henley's cricket club already has the use of a ground that is possibly the most beautiful in the area. Furthermore, it has a well sited single storey pavilion, which still retains potential for upgrading. The only threat to 'Henley's cricket' would come if W H Brakespear, owners of the land, were to make it impossible for the club to continue in its use.

The ground has served the cricket club well for many years and could serve, as it stands, for many more. A significant aspect of this application is W H Brakespear's insensitive proposal for the commercial use of this land.

These are just some of the points which incline me to object strongly to the present application.

Yours faithfully

Donald Hamilton Fraser

Donald Hamilton Fraser

Matson House, Matson Drive, Remenham, Henley-on-Thames, RG9 3HB
01491 636057

8 February 2002

Ms Nicola Lake
Senior Planning Officer
Environmental Services Dept
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

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Dear Ms Lake

Ref: F/2002/5636 – Brakspear's application for Henley Cricket Ground

As residents of Matson Drive, allotment holders and with children as members of the cricket club we are writing to object most strongly to this application on several counts:

- The plan will involve the felling of an entire line of protected trees which form part of the green landscape of this area.

- The current cricket pitch is liable to flooding – indeed some centuries ago it was a river inlet and vestigial streams still exist. Last winter it was rarely above water and the water table is still high. If the plan is to fill in the land in some way and raise the level so this part of the land will not flood where will the water go? Onto Remenham Lane (a river in times of high rainfall in any case) into Home Farm, onto the new cricket ground or onto the proposed new car park?

- Environmental degradation. This is a rural area. Large areas of car parking are not conducive to this state. Remenham should not be a car park for Henley. The Little Angel cannot be losing trade because it has insufficient car parking. Even in high summer the car park and adjacent on-street parking in Remenham Lane are sufficient for its needs. Our drive is not overrun by cars anxiously seeking a space. Where is the proof the parking they want is for the pub? No benefit, commercial, environmental or otherwise, will accrue to Remenham from this plan.

- The hidden agenda for the new car park. Although not stated in the plans, we suspect the true use for the new spaces will be for parking for its commercial property development at the Henley Brewery. We understand that each space is worth £4000 in development value to Brakspear – i.e. about £250,000 in total. Worse still, Brakspear could close the Little Angel, as it has done to many pubs in the area and find new uses for the car park. It may even revert to its original suggestion of coach parking for brewery tours, despite the massive environmental consequences and also despite there being acres of empty space at Henley station car park.

- The rationale for the new cricket ground. The plan infers that the current ground does not meet the minimum standards of the ECB. Why then was the club admitted to the Premier Division and why do most members prefer the status quo? The pavilion can clearly be upgraded without resorting to the proposed changes.

- Safety. Enlarging the pub car park and providing more parking and a bigger pavilion at the cricket ground will significantly increase the amount of traffic in the area where White Hill, Remenham Lane, Wargrave Road and Matson Drive converge. As residents (and owners of the last 200 metres of Matson Drive) we know how very dangerous this area can be. There is an accident – major or minor – at that junction at least once a month – we have witnessed many. Moreover, the proposed entrance to the new development is on a very dangerous right-angle bend on Remenham Lane.

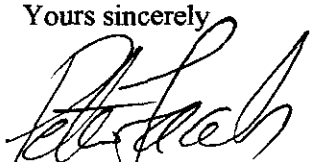
  Pedestrian access across Remenham Lane and over Henley Bridge is already extremely limited and dangerous. More parking will create more pedestrians – they most assuredly will not all be going into The Little Angel. How has their safety been taken into account?

- Loss of the allotments. These have been provided for the use of Henley and Remenham residents. There has been 100% occupancy of the allotments for most of the past 12 years. Currently all are let, most cultivated and there is a significant waiting list. Clearly, therefore, there will be insufficient allotments for all those who currently hold one if these plans go through. Allotments are part of the rural nature of this area, they provide pleasure and relaxation for many people – retired, families (ours included), individuals and couples. Their loss has not been considered in this plan. As an alluvial flood plain, the soil is extremely rich and fertile and Henley Town Council would find it impossible to replace the lost allotments with others of similar quality.

We have written to Henley's town councillors and all those who have replied are wholeheartedly against the plans. We understand that at Henley Town Council's planning meeting on 28 January 2002 there was a unanimous vote by councillors against the plans on the grounds of loss of allotments, increase in car parking in a hazardous area and loss of protected trees.

Any rationale to permanently destroy a unique protected environment would have to be overwhelming – instead the only real beneficiary of these plans is Brakspear and its commercial interests. Remenham is a village in its own right, a rural environment that its residents are proud of. It is a green 'lung' for Henley but also for other Berkshire residents to enjoy. Please do not allow it to become Henley's car park.

Yours sincerely



Peter and Tina Jacobs

Planning Application F/2002/5636 Henley Cricket Club, Matson Drive, Remenham attn Nicola Lake
3 pages

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James Bland,
Coach House,
Matson Drive,
Remenham,
Henley-on-Thames,
Oxon RG9 3HB

10 February 2002

Nicola Lake, Development Control Officer,
Wokingham Unitary,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End Wokingham,Berkshire, RG40 1WR

Dear Ms Lake,

F 2002/5636
Henley Cricket Ground, Matson Drive,
Remenham, Henley-on-Thames

I object to this development for the following reasons:

Present use and problems:

The present cricket ground appears to *just* conform with size the recommendations of the national governing body for cricket (ECB) and therefore does not need to be enlarged for the occasional Minor Counties Cricket games.

Proposals

The new pavilion would be 3 times the floor area of the existing building and nearly twice as tall. It is another big building adding to the development of Remenham into a built-up area following the sequence:- Regatta HQ 1980's; Extension Of Thamesfield nursing home 1990's; enlargement of Leander Club 2000; Construction of Housing Estate "Remenham Row" 1999; extension of Leander Club car park for Henley Town use (2002). Such urbanisation should be stopped in order to preserve the rural landscape of Remenham as an area of outstanding natural beauty adjoining a conservation area.

Such an ambitious 'social club building' for 100 guests (Appendix B11), adjacent car parks and much enlarged cricket ground must have some unrevealed purpose. (The claim that 100 to 150 colts require such a building

is irrelevant; they play continuously in the field during their 2 hours of training on Saturdays. No manager of such a prestigious building would allow large numbers of small boys inside.)

Even with a new pavilion it looks as though the old pavilion will be also be retained and renamed as a machinery store-shed (Appendix D5). Again one asks, what then is the need for the extra space in the new building?

Flooding

My observations over many years show that the proposed location of the new 'cricket table' floods whenever the water table rises. This is a direct result of lock keepers raising the level of the Thames. (See attached photographs showing the water table level in a 2 foot-deep inspection trench. Surface ponding after rain accentuates the flooding.)

The proposal implies that such flooding will be overcome by manipulating the land surface. (laser levelling ;Appendices B9 and B10). Such manipulation will flood neighbouring land.

The Allotments

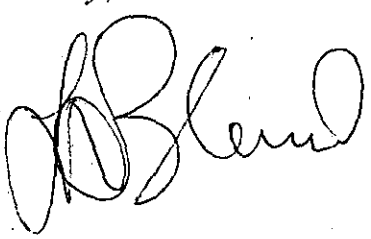
The essence of the proposal is to replace 42% of the allotments with car parks and new building Appendix D1). This should not be allowed because:

- There is enthusiastic organic cultivation of the allotments by members of a range of social classes. This is part of a UK trend towards healthy living and healthy food, which has been gathering strength for several years. This trend has been given impetus by the countrywide agricultural disasters of recent years (BSE and Foot & Mouth 2001).
- The allotments are a national heritage; compared to allotments elsewhere, they are probably among the most fertile and well irrigated (because of the 'immediately underlying water table' and generations of cultivation).

My own proposal:

I request the WokinghamDevelopment Control authority to constrain Henley Town Council to leave the way open for negotiations which would ***allow a public footpath to go along the western edge of the allotments (approximately along the line of the poplar trees). This would be an enabling component in a plan to allow the general public to walk from the end of footpath 2 (junction with footpath 11 at grid ref 769826) to join footpath 9 (at a point near <within 100 metres of> the junction with Remenham Lane at grid ref 766827)*** *thus avoiding the serious hazard of walking on the A4130 which is increasingly crowded with speeding cars). Such a scheme would allow more of the general public to benefit from land already publicly owned (by Henley Town Council) and have more access to the rural landscape of Remenham rather than allow such land to be privately acquired, developed and enclosed for the benefit of the privileged few.*

Yours sincerely,



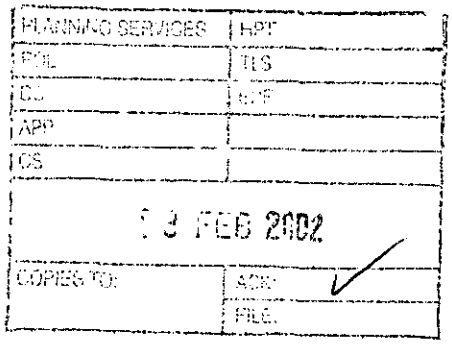
J A BLAND,

Coach House, Matson Drive, Remenham, Henley-on-Thames, Oxon RG9 3HB









Hillside House
Matson Drive
Remenham
Henley-on-Thames
OXON RG9 3HE.

10 February 2002

Dear Nicola Lake.
I am writing to express my gravest concerns regarding the planning application by Henley Cricket Club, ref/2002/5636.

If this plan was to be allowed it would lead to the loss of a significant number of allotment plots. This would be very regrettable at a time when there is so much public interest in eating organically grown produce.

The proposed car park will add significantly to the amount of traffic using Remenham Lane and the junction with the A4130.

The car park will not benefit the Little Angel as the existing car park is rarely ever used to capacity. Furthermore, at present during the summer months, patrons are able to enjoy a relaxing meal in the pubs garden whilst watching the cricket. The car park will make this impossible. If pub patrons do not use the parking then it is logical to assume that it will be used by anyone for general parking.

The cricket ground is a part of the flood plain and is prone to flooding. As has been demonstrated with the recent heavy rains. If the ground levels are altered where will the water go?

The plan proposes a significant number of extra parking spaces down Matson Drive. This is a narrow lane with restricted access for cricket club members, allotment holders and residents. The plan will allow office workers and others access, which will lead to congestion on the lane, as well as at its rather awkward junction with the main road.

I do hope that you will take these points into account when the plan is considered.

Yours Sincerely

J. Cook.

Jeremy Cook

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Hillside House
Matson Drive
Remenham
Henley-on-Thames
RG9 3HE

Dear Nicola Lake. 10/02/0002

I would like to make objections to the proposed development by Henley Cricket Club Ref/2002/5636 for the following reasons.

1/ The increased traffic has not been addressed, the junction of Remenham Lane and Matson Drive with the A4130 are some of the most dangerous in the area (see enclosed photograph) with the volume of traffic already using these roads.

2/ The land is in the flood plain and regularly floods any alterations to the land levels will move the water onto neighbouring properties including my own.

3/ The proposed car park is not required by the Little Angel Public House and would be used by others.

4/ The pavilion is far too large for the area, the disposal of foul water as not been addressed with the present system unable to cope with present day use.

5/This area of Remenham is known for its scenery approaching the Henley Bridge and would be ruined by this development.

Would the Council please take my comments into consideration when deciding the outcome of this planning application?

Yours Sincerely

David Cook

P.S.
PLEASE DO NOT RETURN PHOTOGRAPHS DC


POTTERTON


HOTEL
L592 HCF
M938 DG

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The Development Control Officer
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks RG40 1WR

Ref: Nicola Lake 08.02.02

Dear Sir,

Re: Henley Cricket Club F/2002/5636

I received your letter of 9th January and want to lodge a strong objection to the proposed development. Please take the following points into account:

1) The site of the new building will block the view of the cricket green from three of our bedroom windows. Many guests visit because of this amenity and this development may therefore make the hotel unprofitable. I see no need for the change of position of the cricket pavilion.
2) There is absolutely no need for new parking and therefore the application to encroach on an area of Great Landscape Value has no practical basis. The suspicion arises that Brakespears are attempting to re-site the present parking area to allow further development of the pub premises in the future.
3) The corner is already dangerous. Our hedge and effluent pipe are continually being damaged by vehicles passing in the lane outside. The proposed development will increase this nuisance and indeed, in my opinion, will be dangerous. The traffic seeking entry to the new car park will cross the lane from behind a blind corner.

Thamesmead House Hotel
Remenham Lane
Henley-on-Thames
Oxon RG9 2LR
Tel: (01491) 574745
Fax: (01491) 579944

e.mail: thamesmead@supanet.com
web-site: www.thamesmeadhousehotel.co.uk

4) The area has been severely flooded in the past, and last winter we were issued with sandbags when the Thames almost flooded our property again. The front area of the hotel is a problem, as water will not drain away. By placing a new building directly on the opposite side of the lane the Council will remove a great deal of drainage capacity, which in turn will add to the flooding risks.

I ask the Council to reject the Planning Application. There is no need for the car parking area of the Little Angel pub to be moved into Green Belt and the Cricket Club do not have any need to move their pavilion.

Yours faithfully,

Patricia Thorburn-Muirhead

4a Swiss Farm
Marlow Road
Henley-on-Thames
Oxon RG9 2HX

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Nicky Lake
Development Control Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref: F2002/5636
12 February 02

Dear Miss Lake

I and many other allotment holders have no gardens and we need to grow fresh vegetables and flowers in our leisure time. Our allotments are in use 52 weeks a year. The cricket ground is used about 20 weeks a year.

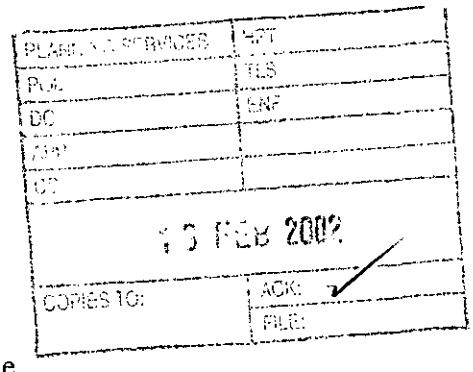
I also do not like the idea of felling the row of poplar trees as they take up a lot of flood plain water.

My allotments will be lost if the plans go ahead. I am very proud of them. They have taken me many years of hard work to get them in good growing condition. I am too old to start all over again.

Yours sincerely

D A Godfrey

Douglas Godfrey



Suri Poulos
The Glade
Remenham Pierce
Henley-On-Thames, Oxon.
RG9 3ET
Tel: 01491 573532
Fax: 01491 579288
e-mail: suri@poulosandpartners.com

Nichola Lake
Wokingham District Council Planning Department
PO Box 157
Shute End Wokingham, Berks.
RG40 1WR
Ref: f/2002/5636

11th February 2002

Dear Ms. Lake,

I object to the above planning application to expand the Henley Cricket Club and pavilion and turn part of the field into a car park. This application contravenes a number of planning guide lines laid down by the Wokingham District Council. It also will spoil the area for a number of residents, increase the likelihood of flooding and will increase the traffic congestion.

From a planning point of view:

1. It is a contravention of Green Belt Policy particularly in an area of Great Landscape Value.
2. The additional car parking planned will add 84 cars (when combining the additional car parking for the little Angel and the Cricket grounds). This will cause massive congestion at the junction with White Hill and be a danger at the sharp bend at Remenham Lane.
3. By building a larger pavilion and taking over part of the allotments, water levels will alter and Remenham Lane will be more prone to flooding.
4. The poplars will be felled as part of this plan. These trees have a tree preservation order on them and they also help reduce flooding due to the large amount of water they drink.
5. There is no alternative in the locality for the 30 allotment holders who will be displaced.

I feel that Cricket can easily be played in the existing ground without any need to increase the field. The Club has already been accepted into the higher league playing in the existing facilities (provided the club adds an Umpires room).

I urge you to reject this application.

Yours sincerely,

Suri Poulos

7 Remenham Row
Wargrave Road
Henley-on-Thames
Oxon RG9 2LQ
Tel: (01491) 578380
Fax: (01491) 578386

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Ms. Nicola Lake,
Development Officer,
Wokingham District Council, Planning Dept.,
P.O.Box 157, Shute End,
Wokingham, Berks. RG40 1WR.

Reference No. F/2002/5636

Dear Madam,

I write in connection with the Planning application made by the Henley Cricket Club, under the above reference to register my strong objection for the following reasons:-

1.Living as I do at the junction of White Hill, Wargrave Road and Remenham Lane, I can testify feelingly to the traffic congestion, already causing a serious danger. I have personally witnessed three accidents at this junction in the last 18 months. The proposed development would significantly add to this congestion.
2. The scheme would involve the removal of perhaps the finest row of Poplar trees in the South of England, already protected by order. They are a prominent feature and their destruction could only be justified in the most pressing circumstances.
3.I query the justification or necessity for increased car parking at The Little Angel. I walk past it at least once a day, frequently at lunch-time, and I have never seen the existing carpark full. How many times have their customers complained of lack of car space?
4.It would seem an abuse of Planning principles to approve a development in the Green Belt that is almost exclusively for the commercial benefit of the ultimate owner, Brakspear's Brewery, to enhance the capital value of The Little Angel There is no public need for more car parking space this side of the river

Yours faithfully,

D.G.Homfray-Davies.

Mrs E A Markham
1 Woodview, Remenham Lane,
Henley-on-Thames, Oxon. RG9 2LR.
Tel/Fax: 01491 - 575660

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

ATTENTION: Nicola Lake
Development Control Officer

6 February 2002

Dear Sirs, **APPLICATION NO: F/2002/5636. HENLEY CRICKET CLUB, MATSON DRIVE, REMENHAM, HENLEY-ON-THAMES.**

Thank you for your letter dated 9 January 2002, which I received on 15 January 2002. I have been connected with Henley Cricket Club for more than 30 years, as my late husband was Secretary of HCC for 12 years. Then together we started and ran for 7 years the Saturday morning Colts training sessions and matches that continue to bring so many young people from the Henley area to play at the Cricket Ground, which is opposite my house. So, of course, I hope that cricket will continue to be played here for many years to come. And I do know only too well the shortcomings and restrictions of the present wooden Cricket Pavilion! Nevertheless, having examined carefully the plans submitted by W H Brakspear & Son for this huge replacement Cricket Pavilion, with extensive car parking, etc., **I must register my total opposition to these plans, and list below my reasons for objecting to them:**

1. Green Belt - surely this plan, which proposes to increase the size of the cricket ground and to add a very large brick building with a vast amount of extra unnecessary parking, with commercial potential, is an infringement of Green Belt Policy? This is a Conservation Area of Outstanding Natural Beauty, and those of us who are fortunate enough to live here realise that there must be restrictions to ensure that it remains so. When local residents want to build on to or adapt our own property, they have to abide by the rulings [eg. I waited 10 months before receiving planning permission to build a conservatory on to my home, and have had to abide by policy when wanting to lop a very tall tree]. So plans for any inappropriate and unnecessary building/developments that do not conform to Green Belt Policy MUST BE REJECTED. The proposed extensive development on the Cricket ground will change totally the character of this corner of Remenham in many ways, and will create an inevitable traffic hazard on an already-dangerous corner of Remenham Lane, and also on the main road ahead.

2. There is no requirement for a Cricket Club Pavilion of this vast size, and the players, their helpers and supporters at a Club match do not need so many extra car parking spaces, as drawn on this plan. The overspill under the chestnuts is still available to them. I believe the Club fields 3 regular cricket teams, but only one match can be played on the ground at any time. Cricket is not a year-round game, so the Club would not utilise this huge building for 12 months of the year. [Incidentally, I am amazed that a club of this size can even contemplate financing the cost of such a vast building scheme]. I have not seen interior plans for the Pavilion, but I hope that they do NOT include function rooms for rental throughout the year in order to boost income, whether it be for the Club or for W.H. Brakspear. The noise and nuisance inflicted on local residents until well after midnight for 3 consecutive nights last summer by social events held in a marquee erected on the site of the proposed building was unbearable and intrusive. Also, this corner of Remenham is very vulnerable to burglary and opportunist theft, so the greatly enlarged car park would attract unwelcome criminal attention, and require floodlights.

3. The proposed position of the Pavilion is quite unacceptable for several reasons: the rear service area would be very close to the houses on Remenham Lane, therefore increased noise and traffic would become an aggravation to residents; this large building inevitably will require the installation of an extensive new drainage system on land that floods, and there would be a need for increased sewage disposal, which is always a problem with no mains drainage in Remenham, and here in particular.

4. Traffic - The entrance-exit for the proposed, enlarged car park is on a very dangerous bend of Remenham Lane, which will create even more congestion both in the lane and by Henley Bridge. The effect of this will be felt throughout the town. After turning INTO Remenham Lane by The Little Angel, traffic turning INTO the Cricket Ground then must immediately cut across oncoming traffic, so there is a definite likelihood of cars colliding on this corner (which most people take much too fast, usually driving in the middle of the road). And cars coming OUT OF the proposed car park must either queue to get out, or will filter out regardless, thereby blocking the flow of through traffic - especially speedy 'rat-run' commuters during rush hours, but mainly the residents of Remenham.

5. The Little Angel already has a car park, which I realise from my now- frequent observations is hardly ever full, except during Regatta and the Henley Festival. Why on earth do they want to 'landscape' their existing parking space when it appears to fulfil present requirements? No-one will want to sit in the proposed 'garden area' adjacent to constantly passing traffic emitting petrol fumes. A pointless exercise - or not? Designed to strengthen the brewery's application for parking on the HCC ground?

6. The Flood Plan and Water Table - having lived in and around the town for 40 years, mainly on the Berkshire side of Henley Bridge, I know that each year the Cricket Ground has flooded to varying degrees and depths. Down here in Remenham, we are on the Thames flood plain. Why are the applicants contemplating building on ground that is known to flood regularly a larger-than-necessary brick-built Pavilion with a big car park (mainly to benefit a public house that already has parking) which will entail considerable excavation work, which may require under-pinning with concrete piles, etc.? Last winter this end of Remenham was flooded extensively for several weeks, mostly with ground water. Once this had dried up, the lane was left more than ankle-deep in mud, making it difficult and dangerous to negotiate both by car and on foot. It is a very real concern that all the excavations necessary for building footings, drainage and sewage purposes would displace the Cricket Club ground water further across the lane into the properties situated there. Currently we are 'dry', but for how long?

I have spoken to a geologist specialising in ground water, and also to a retired senior geomorphologist, formerly with the Institute of Hydrology at Crowmarsh, who are of the opinion that the obstruction of ground water here on the flood plain would contribute to even worse flooding on such low-lying ground as Henley Cricket Club. And that to build on a site with such a high water table on this known flood plain would 'never be a good idea': perhaps already the professional understatement of 2002?

Having said DON'T DO THIS for many obvious and valid reasons given above, perhaps I should BE POSITIVE: Why doesn't Henley Cricket Club just rebuild on its current site a slightly enlarged Cricket Pavilion, with essential modern facilities, in a more acceptable, appropriate, and affordable size and style? Forget about incorporating within the cricket ground a commercial car park which the Club does not need, and which the residents of Remenham and the allotment holders do not want. Thus, keep the status quo, and the poplar trees can then continue to soak up ground water, which is why they were chosen and planted. Please let common sense prevail!

Yours truly, Anne Markham

cc. Councillor Frank Browne; Remenham Residents Association; Remenham Parish Council.

HENLEY
(01491) 576676

From:- Brigadier W J Armstrong

'WILMINSTER'
REMENHAM
HENLEY-ON-THAMES
OXON, RG9 3HF

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12 FEB 2002

8 Feb 2002

Nicola Lake
WokinghamDistrict Council
PlanningDept
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Nicola Lake

Re:- Henley Cricket Club Planning Application Ref F/2002/5636

I am writing to register my objections to the above planning application for thefollowing reasons:-

a) There is already considerable traffic congestion at the junctions of White Hill - Wargrave Road - Remenham Lane. To add to this flow by allowing some 84 additional cars trying to get out on to the main road would lead to even further congestion and the potential for accidents. I live some 200 yards up the hill and getting through these junctions isalready a hazard

b) The additional parking will mean that there are more cars parked in this small area than there are residents in the village, twice as many cars as there are people and this in an area of Great Landscape Value. Are we not in danger of getting our priorities wrong?

This application proposes a development that is both unnecessary and contrary to the Green Belt Policy.

I would be grateful if these views could be registered

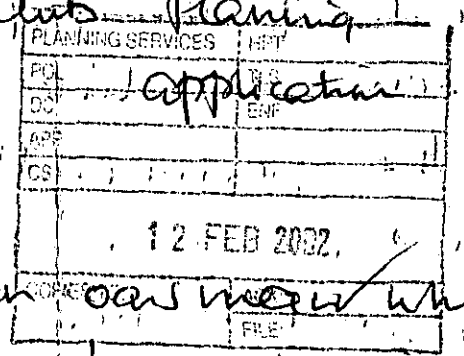
Yours sincerely

WJ Armstrong

Ex. 51 Park Rd, Henley on Thames
OXON RG9 1DB

Feb 11th

Henley Cricket Club Planning
Ref/2002/5636



Dear Nicola —

I write as an occasional who uses Remenham Lane 10 times daily to reach his rowing club 1/2 mile down the lane.

Presently this lane is almost impassable due to rain waters alone coming downstream. And the extraordinarily impractical plans as above would cause the road to be underwater for 6 months of the year. This might well be the intention of Brakspears who'd rather the world stopped at

their pub & drank themselves silly on a product decreasingly in demand!

Each of the poplars – earmarked for removal – drinks 60 gals/day from the permanently soaking ground. So as well as wanting that quiet corner to resemble Hyde Park Corner in which hour Brokespears are going into the gum-boot business?

And car parking attendents? Regatta week traffic is bad enough but every b/e 80+ cars for cricket – are you serious?

Yours

William Shine

MR P. ANDERSON
159 GREYS ROAD
HENLEY-ON-THAMES
OXON
RG9 1TE

8th February 2002

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Application No: F/2002/5636
HENLEY CRICKET CLUB

Dear Madam,

I wish to object to the above numbered planning application because it will reduce the local amenity offered by the allotments in favour of the Cricket Club. When family members are included the allotments probably provide amenities for a larger number of people than that currently provided by the cricket club and for the whole year as compared to the cricket season. I currently rent plot number 4 of the allotments, which will be obliterated by the proposal. The positive effects of past cultivation will be lost to me, because in my experience it takes 4-5 years to establish a plot to individual satisfaction. My late father and I have rented allotment plots in Henley since 1964, firstly on the Deanfield site (since redeveloped) then on the Waterman's site and finally on this site. The last move was made following the discovery that orange street lighting on the A4155 was found to have an adverse effect on broad leaf plant growth, resulting in very early maturity of winter brassicas caused by 24 hour lighting (daylight plus street light at night). Although the proposed car parking is not adjacent to the allotments, I feel that if lighting is to be installed at some point in time, then the remaining allotments would be affected by such lighting. If no lighting is to be installed then that omission would well cause security and safety issues for the users of car parking area which will be behind the Little Angel and hence not illuminated by the street lights of the A4130. Moving the cricket club's car park together with the increased car parking for the Little Angel will result in more traffic using the Remenham Lane/A4130 junction. This junction has a steep approach to the A4130 and also has a very bad sight-line towards Henley. This is due to the trees growing in the pavement on the flood relief arches.

The claim that cricket has been played on the existing site since 1886 is not borne out when consulting the Ordinance Survey maps for the area. Looking at the 1st edition 6 inch O.S map published in 1883 shows the cricket pitch 2 fields to the north and marked as such. The area currently occupied by the allotments is shown as gardens, the current U shaped track is also shown. The 1925 25 inch OS map also shows the cricket pitch and allotments in the same positions, both being marked as such. The Land Parcel number of the cricket pitch is shown as 103, area 4.251 acreas. The Land Parcel number of the allotments is shown as 118, area 4.567 acres. The area currently occupied by the cricket club is Land Parcel 119, area 3.863 acres. It therefore appears that the cricket club has moved from a larger plot to a smaller plot at some time in the past, possibly when the current club house was built, and the allotments have existing since at least 1883.

Yours faithfully

P. Anderson

17 Hamilton Avenue,
Henley-on-Thames,
6th February 2002

The Development Control Officer,
Planning Department,
Wokingham District Council

Ref. F2002/5636

Dear Ms Lake,

I am writing as a member of the Henley Allotment Association to protest against the proposals by Brakspear's to extend their business parking so as to push the Cricket Club on to a part of the allotments.

I feel that Brakspear's are trying to hide behind the cricketers and make them the villains, but it seems clear that what they want is a clear commercial advantage for themselves.

The allotment-holders of Greencroft should be left to the quiet enjoyment of their laudable pursuit of health and happiness. I am sorry that Brakspear's, a local firm, should seek to damage it, and I very much hope that the District Council will not support them.

Yours sincerely,

Ceridwen Cranford

(Mrs) C.Cranford.

cc Henley Town Council

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Case Officer Nicola Lake,
Planning Department,
PO Box 157,
Wokingham Council Offices,
Shute End, Wokingham,
Berkshire. RG40 1WR.

7/2/02

Dear Nicola Lake,

THE CRICKET GROUND ALTERATIONS, REMENHAM.
Application.No. F/2002/5636.

I write in order to set out my objections to the above.

i/ The proposal ought to be refused on ground that it would damage the setting of a Conservation Area. Little consideration or no consideration has been given to the impact that the Club-House and parking will have. It would have been a simple matter to reduce or eliminate this impact by re-siting the proposed Club-House and the parking on the eastern side of the site.

ii/ The proposal ought to be refused because it seeks to serve development in an adjoining administrative area which would not otherwise be permitted, and which is not a part of this application. It seeks to treat two sites as a single planning unit and they are unsuitable for consideration as such.

CHRISTOPHER AND CAROLINE LEEMING
THE HERMITAGE, MATSON DRIVE, REMENHAM
HENLEY-ON-THAMES, OXFORDSHIRE, RG9 3HB
TELEPHONE: 01491 575237

iii/ The proposal would lead to a reduction in the quality of the evironment and would be contrary to the environmental policies of the Council.

iv/ The proposal ought to be refused on ground that it will have an unacceptably detrimental effect on the flood-plain. The existing cricket ground is liable to flooding. Attempts have already been made to raise the level of the ground and these attempts have drowned adjoining areas. The flood-plain alterations being proposed do not form a part of this application and their detrimental effect cannot be adequately assessed. Appendix B item B9 of the applicants remarks do not go to the main floodwater concern, nor identify the problem correctly. It is the overall ground level that is crucial, not the building footprint. The old pavilion is on stilts, the new building is not. What is being offered under B9 is much less than half of the flood compensation required by alterations to buildings. B10 indicates laser grading of the whole site, and therefore raises the flood-plain.

v/ The corner of the cricket ground adjoining the Little Angel Car Park is in a recreational use whereas it has been enclosed by the Little Angel. The application is defective because the application land has not been identified correctly.

vi/ The application should be refused by reason that no need for substantial parking has been demonstrated.

a) The Little Angel finds it very difficult to fill its existing spaces, as is indicated by their failure to convert the corner land under v/ above into parking land.

vii/ The application ought to be refused because the reasons given for changing the application land to a parking use are misleading. The real purpose of the application is to double the amount of temporary parking land available to the Brewery at Regatta time and double the value of the land thereby.

viii/ The application ought to be refused on design grounds. The clubhouse is appallingly ugly.

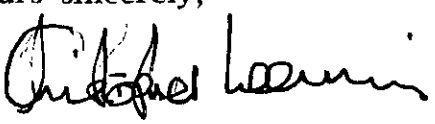
xi/ The application ought to be refused because it would have a seriously detrimental effect on the traffic flow on Remenham Lane.

x/ The application ought to be refused because the existing ground is perfectly adequate for the club and no additional need has been demonstrated. The ECB guidelines are merely guidelines. County sides have played on the existing pitches without difficulty.

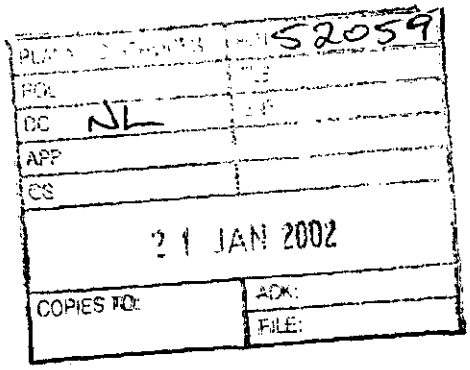
The existing ground is generally regarded as excellent except that the outfield is prone to flooding, and that needs sensitive improvement.

In conclusion I would add that it has proved quite impossible to find any individual or any responsible organisation in favour of the application other than the applicants themselves, and they will be fought every step of the way.

Yours sincerely,



Christopher Leeming.



Riverway
Remenham Lane
Henley-on-Thames
Oxon. RG9 2LR

Telephone: +44 (0)1491 412001
Mobile: +44 (0)7785 224582
Fax: +44 (0)1491 411741
E-mail: j.rutland@attglobal.net

18 January 2002

Nicola Lake
Wokingham District Council
Environment Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Madam

Application number: F/2002/5636
Site address: Henley Cricket Club, Matson Drive, Remenham

You have sent me a letter with the date 9 January regarding the above numbered application. Your letter was in an envelope that does not show clearly when the letter was posted and it was received here on 15 January.

You have asked for comments within 21 days of the date of your letter. I most certainly will have comments on the application but because of the short notice I have received it will probably not be possible to provide them within the time limit you have set.

Yours faithfully

J A Rutland

Nicky,
the letter was issued on
9/1/02 (the date it was posted)
& also went 1st class.

Jo.

Hedgerley, Ferry Lane, Aston, Henley-on-Thames, Oxfordshire RG9 3DH
Tel: 01491 574985

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Development Officer
Wokingham District Council

Dear Ms Lake,

F/2002/5636 Car Park at Remenham Hill

I wish to object to the proposal on the following grounds;

1. This is another step in destroying the rural character of the area. There is a principle here that once this type of change is permitted the subsequent applications that may arise will be harder to resist. The application must be in contravention of local policy.

2. The effect on the difficult local road junctions

3. The Poplars on the site are protected and no planting of replacements will provide future protection unless they are TPO'd immediately on planting.

4. It is a flood plain.

5. The loss of allotment facility is unacceptable

6. There is more than adequate parking around the station area in Henley. I fear that this is a first step in a long term strategy by various interested parties to obtain unwarranted commercial exploitation of the area.

Yours sincerely

Richard Barraclough

Pitmans
Solicitors

47 Castle Street Reading
Berkshire RG1 7SR
Tel +44 (0)118 958 0224
DX 40102 Reading (Castle Street)
www.pitmans.com
Email: ddrukarz@pitmans.com
Fax: (0118) 9589165

Our ref: DD/EMB/COUNCIL1

Your ref: Nicola Lake F/2002/5636

Date: 6th February 2002

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Nicola Lake
Development Control Officer
Wokingham District Council
DX 33506
Wokingham

By Fax and By DX
0118 9746484

Dear Madam

APPLICATION NO. F/2002/5636
SITE ADDRESS: HENLEY CRICKET CLUB, MATSON DRIVE, REMENHAM, HENLEY-ON-THAMES
PROPOSAL: PROPOSED ALTERATIONS TO CRICKET GROUND, ERECTION OF REPLACEMENT PAVILION, CAR PARK AND LANDSCAPING WORKS

We act for Mr J Rutland of Riverway, Remenham Lane, Henley-on-Thames, RG9 2LR, and have been instructed to lodge an objection to the application on our client's behalf.

We intend to submit a comprehensive objection within the next few weeks. In the meantime we would ask you to note our client's interest in this matter. Please would you mark your acknowledgement for the attention of the writer, Mr D Drukarz.

Yours faithfully

Pitmans

Pitmans

cc. Mr J Rutland

Partners G Antony Jones Christopher H Avery James C A Burgess B Mark Symons Susan O'Brien David B Archer John C Hutchinson Andrew G Davies Philip H Weaver David J H Carr Suzanne K Brooker Stephanie J Cutts Daniel Drukarz Joanne Riddick Sheila Cater *Consultants* Robin S Aird Michael J Hatch J Richard Valentine
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HOLME FARM
ASTON
HENLEY-on-THAMES
OXFORDSHIRE RG9 3DJ
Telephone 01491 574825

6 February 2002

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Miss Nicola Lake
The Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

Dear Miss Lake,

Planning Application number F/2002/5636
Henley Cricket Club and WH Brakespear Plc

I write to set out my objections to the above planning application. Whilst the Cricket Ground is a valuable local amenity, I believe that the proposals in this application are an inappropriate development of a site within the Metropolitan Green Belt. The proposed pavilion is too big; the effects of the proposed parking on local traffic will be horrendous; the site is on the Flood Plain; the cricket club can play in the Premier League without this development and there is the likelihood that the parking and club house will be used for commercial purposes.

In detail, my objections to the planning application are as follows:

1. Parking - the existing parking at "The Little Angel" is rarely full; the pub does not need this additional parking. Likewise, there is already sufficient parking for the Cricket Club. This extra parking will be used by people working in Henley; this is out of town parking by the back door.

2. Traffic - the proposed entrance to the new parking for the Cricket Club is to and from Remenham Lane within yards of a very dangerous corner with virtually nil visibility. Remenham Lane is a narrow country lane already used by many as a "rat run" and is not capable of sustaining the extra traffic flow that the proposed new parking spaces would cause. In addition, the junction of Remenham Lane and the A4130 is frequently congested and difficult cross and the additional volume of traffic consequent upon the proposed parking would only exacerbate this.

3. Proposed Pavilion - the proposed pavilion is far too large for the site and will be seriously detrimental in terms of loss of light and view and general amenities to the existing houses on Remenham Lane. There is no mains drainage in Remenham lane; the new pavilion will have a great many lavatories, showers, cooking facilities etc and there is no adequate provision for sewerage in this application. A club house with facilities this type will inevitably lead to its commercial use as a venue for functions causing further disruption from late night noise and traffic to residents.

4. The Flood Plain - the site is in the Flood Plain and is frequently underwater; since the devastating floods of 2000/2001 there has been much discussion about the inappropriate development of the flood plain and this proposal clearly falls into that category. The planning application proposes to fell the line of poplar trees; these are subject to a Tree Preservation Order and are a great aid to the dispersal of flood water, absorbing many thousands of litres of water a day.

5. The Allotments - the development of part of the allotment site would be a sad loss to the community. They are almost fully subscribed and there is no other place in the Parish to provide alternative sites to allotment holders.

I hope the above objections will be taken into consideration by the Council.

Yours sincerely

Charlotte Every

Charlotte Every

1 Remenham Terrace, Remenham Hill, Henley-on-Thames, Oxfordshire, RG9 3EN, UK.
Telephone 00 44 (0)1491 572957

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	FILE:

28.01.02

Nicola Lake Development Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham Berks
RG40 1WR

Dear Ms Lake.

Re Planning ref F/2002/5636

I am writing on behalf of my family to add my support to Remenham Parish Councils position regarding the redevelopment of the Henley Cricket Club site.

If this planning is passed it would do a number of things already well documented I highlight 2

- Increase traffic congestion at a junction wholly unsuitable in layout for the purpose
- Increase pedestrian traffic over Henley bridge. It is dangerous now to cross the bridge, due to the narrow widths of the footpaths, ie during Regatta special measures have to be taken and the bridge policed.

My two young boys love to play cricket at the ground. Over the last three years they and I have found it a special place. The cricket club does not need to move, the issue is a big company needs car parking. This is not a good enough reason to destroy something.
The cricket club, the Poplar trees and the allotments are great landmarks of the area, they are Jewels, and there are some things you should just not change.

I would be very grateful if you would write with your comments.

Yours sincerely

Allan Henderson.
Sheila Henderson
Ben Henderson (9)
Jacob Henderson (5)

BBS

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REF F 2002/56/36

Remenham Manor Cottage
Remenham Lane
Henley-on-Thames
OXON RG9 3DD

I am a resident in Remenham and I am writing as I object to the application by Henley Cricket Club to turn part of the existing field into a car park and take one third of the Allotments as well as enlarging the size of the Pavillion and moving it to a new position.

This is a green belt area and an area of Great Landscape valve

Traffic congestion at the junction to White Hill is already terrible this will just make matters worse, if the car park space is increased. This road is dangerous enough now.

By buildins a larger Pavillion and talking over the Allotments the water levels will alter and Remenham Lane will be prone to more flooding.

There is also a Tree Preservation Order on the Poplars. By felling these the floods will increase as the drink a huge amount of water when in leaf.

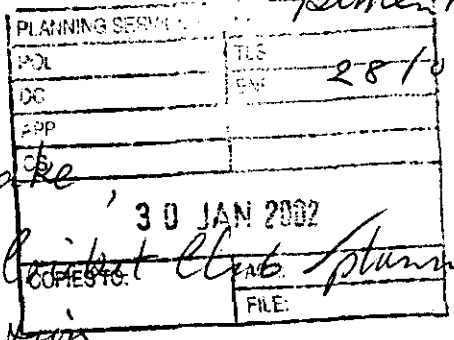
~~Also to loss of a third of the~~ Allotments will mean a reduction of recreational facilities available to local residents. There is no real alternative site.

I and my family do not wish to see Rementham turned into Car Park nor lose part of the allotments. Cricket can still be played on the existing ground without any increase in the size of the field.

Yours sincerely

Hazel Dransfield

Woodside,
Your: F/2002/5636 805 Church Lane,
Remenham



28/1/02

Dear Ms N. Lake

Re: Henley Cricket Club. Planning application.

May we register with you our full support for the position taken by the Remenham Residents and the Parish Council in objecting to the proposed development by the Henley Cricket Club.

Yours sincerely

Keith Walley

Betty Walley.

Hedgerley, Ferry Lane, Aston, Henley-on-Thames, Oxfordshire RG9 3DH
Tel: 01491 574985

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Development Officer
Wokingham District Council
26 Jan 02

Dear Ms Lake,

F/2002/5636 Car Park at Remenham Hill

I wish to object to the proposal on the following grounds;

1. This is another step in destroying the rural character of the area. There is a principle here that once this type of change is permitted the subsequent applications that may arise will be harder to resist. The application must be in contravention of Green Belt policy.

2. The effect on the difficult local road junctions, especially the Remenham /White Hill junction.

3. The Poplars on the site are protected by a TPO.

4. It is a flood plain, and provides an important area for infiltration of rainwater. Hard surfacing the area would increase surface run off and the flood risk.

5. The loss of allotment facility is unacceptable

6. There is more than adequate and under used parking around the station area in Henley. I fear that this is a first step in a long-term strategy by various interested parties to obtain unwarranted commercial exploitation of the area.

Yours sincerely

A Barraclough

Alison Barraclough

DNS

Tel: 01491 572475
Fax: 01491 579158
Mobile: 07799 032821

Templecombe Farm House
Remenham Hill
Nr. Henley-on-Thames
RG9 3HP

PLANNING SERVICES	HPT
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	ENF
30 JAN 2002	
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	FILE:

29/1/02

Dear Nicola Lala,

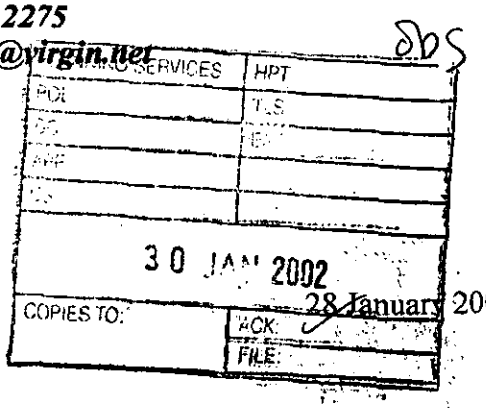
I am writing re planning application ref no F/2002/5636 for car parking for Henley on some of Remenham's flood plains. Quite apart from spoiling the rather beautiful approach to Henley, the resulting build up of cars on the road Intersection to Wargrave & Remenham would be hazardous to say the least. It is already very difficult to pull into the main Henley to London road from these side Roads. I strongly oppose this suggestion.

From Bralspear,

Yours sincerely

Pru Burletson.

WOODLANDS WAY COTTAGE,
WARGRAVE ROAD, HENLEY ON THAMES, OXON, RG9 2LT
TEL: 01491 - 412275
e-mail: dickie.duckett@virgin.net



Ms Nicola Lake
Development Officer
Wokingham District Council

28 January 2002

Dear Ms Lake

PLANNING APPLICATION No F/2002/5636 - HENLEY CRICKET GROUND

We are writing to object to the application (by Brakspears) to develop land by the Little Angel/Cricket Club for car parking and a new cricket pavilion. We live nearby in the lane by the Two Brewers and, although the Whitehill causeway is between us and the cricket ground, we are very concerned about the impact of the development on the area.

In particular, we feel sure that the provision of additional parking will:

- cause increased congestion around the junction of Remenham Lane with Whitehill and the Wargrave Road.
- have an adverse impact on the local flood plain and increase the risk of flooding in the area.

In addition, there would be a loss of amenity for allotment holders as some of their land is taken over by the Cricket Club.

Finally, but of equal importance, we can see no justification for the development, either for the Little Angel or for the Cricket Club. We are also concerned that, if this application is successful, there are likely to be further applications for similar development: ie it is the "thin end of the wedge".

Yours Sincerely

Richard & Juliet Duckett

R B & J A DUCKETT

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28 JAN 2002
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Woodlands Lodge
Wargrave Road
Henley-on-Thames
Oxon
RG9 2LT

Ms Nicola Lake
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

25th January 2002

Dear Ms Lake

Planning Application No: F/2002 / 5636
Henley Cricket Club, Matson Drive, Remenham, Henley-on-Thames

Thank you for your letter of 9th January concerning the above development plans.

I would like to make a number of objections to this plan as follows:

1) Car Parking. The proposal for 60 car spaces for the Little Angel and a further 24 when cricket is being played is far too big. Not only will this cause greater traffic congestion at a difficult turning point at the foot of White Hill but is also unnecessary. The Little Angel's existing car park has plenty of available space and if it was ever anywhere near full the Two Brewers pub across the road (also owned by Brakespeares) always has plenty of car parking space available. If there is an underlying expectation that this additional car parking could be used by visitors to Henley then that too is unnecessary. The cricket field is almost exactly the same distance from the town centre crossroads as the car park at the station which always has available space.

2) Government Policy is now firmly against any further developments in the flood plain. The cricket field is clearly in the flood plain and any creation of further hard standing, landscaping and building will exacerbate the situation where Remenham Lane is frequently flooded.

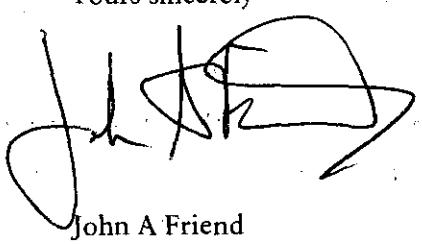
3) Building and developing in an area of Great Landscape Value is a contravention of Green Belt Policy. Maintaining the cricket field as it is whilst allowing updating, improving and enlarging the existing Pavillion is the only acceptable solution.

4) The line of poplar trees between the cricket field and the allotments are of great landscape value and are subject to a tree preservation order. They also assist in reducing the water table level in this area. The trees must not be felled.

5) It is not acceptable to deprive allotment holders of their amenity in order to provide another amenity for cricket players.

I trust these comments will be taken into consideration by the planning officer.

Yours sincerely



John A Friend

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0858

Common Barn,
Remenham,
Henley-on-Thames,
RG9 3ES.

26th January,2002.

Dear Nicola Lake,

Henley Cricket Club Ref:No; F/2002/5636.

I write to object to the plans proposed by Henley Cricket Club.
It seems dreadful that a pretty little cricket ground should be wrecked to make way for car parking,of all things,and should involve the displacement of 30 allotment holders.It is symptomatic of the modern belief that you can do nothing unless you have Olympic standard facilities,which have to be paid for by the destruction of everything that is decent.
The planning objections would seem to fall under the following headings.1.Violation of Green Belt policy.2.Increased traffic congestion.3.Damage to the flood plain. 4.Felling of the poplars which have a tree preservation order.5 Loss of the allotments to the holders.

Yours sincerely,

Anthony Askew.

10. VICTORIA COURT
RG9 1XG.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

A Edwards

Name & Address

WOKINGHAM UNITARY
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1	F/2002/5636	Alison Barraclough Hedgerley Ferry Lane ASTON Henley-on-Thames RG9 3DH
2	F/2002/5636	Keith & Betty Walley Woodside Church Lane REMENHAM
3	F/2002/5636	R B & J A Duckett Woodlands Way Cottage Wargrave Road HENLEY 0N THAMES RG9 2LT
4	F/2002/5636	Prue Burletson Templecombe Farm House Remenham Hill HENLEY 0N THAMES RG9 3HP
5	F/2002/5636	Anthony Askew Common Barn Remenham HENLEY ON THAMES RG9 3ES
6	F/2002/5636	John A Friend Woodlands Lodge Wargrave Road HENLEY ON THAMES Oxon RG9 2LT
7	F/2002/5636	G. Stokes National Secretary The National Society of Allotment and Leisure Gardeners Limited O'Dell House Hunters Road CORBY Northamptonshire NN17 5JE
8	F/2002/5636	Hazel Dromgoole Remenham Manor Cottage Remenham Lane HENLEY ON THAMES RG9 3DD

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9	F/2002/5636	Allan Henderson, Sheila Henderson And Family 1 Remenham Terrace Remenham Hill HENLEY ON THAMES RG9 3EN
10	F/2002/5636	The Owner/Occupier 2 Remenham Hill HENLEY ON THAMES OXON RG9
11	F/2002/5636	R R Murdoch Woodside Farmhouse Remenham HENLEY ON THAMES Oxon RG9 3EX
12	F/2002/5636	A Pengilley 20 Hamilton Avenue HENLEY ON THAMES Oxon RG9
13	F/2002/5636	P Stainton 12 Dunnock Way WARGRAVE Berkshire RG10 8LR
14	F/2002/5636	The Owner/Occupier Lashbrook Farm Mill Road SHIPLAKE HENLEY ON THAMES Oxon RG9 3LB
15	F/2002/5636	R Marcham 2 Aston Lane REMENHAM RG9 3EL
16	F/2002/5636	Mr D Drukarz C/o Pitmans 47 Castle Street READING RG1 7SR
17	F/2002/5636	Charlotte Every Holme Farm ASTON Henley on Thames RG9 3DJ

12/02/02 Mailshot from here to end Page 13.

18	F/2002/5636	Mr G.X. Constantinidi Chairman, Remenham Residents Association Marsh Mills House Wargrave Road HENLEY ON THAMES RG9 3HY
	F/2002/5636	Mr R J Roberts, M.B.E. The Bungalow Wargrave Road HENLEY ON THAMES RG9 3JD
	F/2002/5636	The Owner/Occupier Lashbrook Farm Shiplake HENLEY ON THAMES Oxon RG9 3LS
	F/2002/5636	R. Marcham 2 Aston Lane REMENHAM RG9 3EL
	F/2002/5636	A. Thomas B. 23 York Road HENLEY ON THAMES RG9 2DR
	F/2002/5636	S. Bernard Rose Cottage Bird Place Henley Bridge HENLEY ON THAMES RG9 2LN
	F/2002/5636	Lynda Brown Church House Skirmett HENLEY ON THAMES RG9 6TD
	F/2002/5636	S. Humphrey Lambridge Wood Cottage Lambridge Wood BIX Oxon RG9 4RZ
26	F/2002/5636	Monica Ginham 24 Wilson Avenue HENLEY ON THAMES RG9 1ET

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A

27 F/2002/5636 J.E. Eastwood
26 James Way
HENLEY ON THAMES
RG9

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F/2002/5636 The Owner/Occupier
Sick House
Middle Assendon
HENLEY ON THAMES
RG9 6MP

F/2002/5636 The Owners/Occupiers
11 Berkshire Road
HENLEY
RG9 1ND

F/2002/5636 The Owner/Occupier
2 Leicester Close
HENLEY
RG9

F/2002/5636 G F Kenrick and Family
26 Crisp Road
HENLEY ON THAMES
RG9 2EP

F/2002/5636 Kay F Morris
12 St Andrew Road
HENLEY ON THAMES
RG9 1HP

F/2002/5636 The Owner/Occupier
Ridgeway
WRGRAVE
RG10 8AS

F/2002/5636 A Preston
125 Reading Road
HENLEY ON THAMES
RG9 1DJ

F/2002/5636 D R Veck & M D Veck
The Playhouse
Newbridge Lane
Newbridge House
HENLEY ON THAMES
RG9 4NR

36 F/2002/5636 Dr Walter Grant Scott
Barn Elms
Remenham Lane
HENLEY ON THAMES
RG9 3DB

5

37 F/2002/5636 Richard and May Fletcher
Rivertrees
Wargrave Road
HENLEY ON THAMES
RG9 3JD

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F/2002/5636 John Hutchinson
Tollgate
Henley Bridge
HENLEY ON THAMES
RG9 2LW

F/2002/5636 H.W.H. Fitch
9 Lovell Close
HENLEY ON THAMES
RG9 1PX

F/2002/5636 Marie Turner, Secretary
Henley-on-Thames Allotment Association
Chime Cottage
162 Reading Road
HENLEY ON THAMES
RG9 1EA

F/2002/5636 Gary Luddington
Foxhill Meadow
BIX
Henley on Thames
RG9 6DE

F/2002/5636 I M Higdon
Kim Hart
102 Greys Hill
HENLEY
RG9 1SL

F/2002/5636 Jean Bradlow
Red House
The Street
BRIGHTWELL-CUM-SOTWELL
OX10 0RQ

F/2002/5636 M. Trimmings
23 Leaver Road
HENLEY
RG9 1UM

F/2002/5636 Mrs Loveridge
31 Noble Road
HENLEY
RG9 1NU

46 F/2002/5636 Mrs L Balchin
15 Nicholas Road
HENLEY
RG9 1RB

6

47 F/2002/5636 N. Cook
Riverway
Basmore Avenue
SHIPLAKE
RG9

F/2002/5636 J G Simpson
2 Fonthill
Hop Gardens
HENLEY ON THAMES
RG9 2EH

F/2002/5636 F Compton
Woodcroft
Back Lane
WOODCOTE
RG8 0PY

F/2002/5636 P Mullahy
17 Milton Close
HENLEY
RG9 1UT

F/2002/5636 D Rigby
Bridfield House
Lambridge Wood Road
HENLEY
RG9

F/2002/5636 B A Jones
9 Gravel Hill
HENLEY
RG9

F/2002/5636 P Morris
15 Periam Close
HENLEY
RG9 1XN

F/2002/5636 Mrs N Marsh
West Hill House
West Street
HENLEY
RG9 2EA

F/2002/5636 M C Coombes
20 Elizabeth Road
HENLEY
RG9 1RG

56 F/2002/5636 N Pritchard
19 Ancastle Green
HENLEY
RG9 1TR

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57

F/2002/5636
C Burrows
Neals Shaw
Neals Lane
WYFOLD
RG4 9JE

F/2002/5636
Silly Law Renie-Archer
Louise Wingfield
60 Valley Road
HENLEY
RG9 1RR

F/2002/5636
I Reissmann
80 Bell Street
HENLEY
RG9

F/2002/5636
The Owner/Occupier
7 Langhams Way
WARGRAVE
Berkshire

F/2002/5636
The Owner/Occupier
Nutfield
25 The Fairmile
HENLEY ON THAMES
RG9 2JR

F/2002/5636
S L Truss
9 Watermans Road
HENLEY
RG9

F/2002/5636
Elaine Coleman
The Mount
Rotherfield Road
HENLEY
RG9 1NR

F/2002/5636
Nicola Thomas
23 York road
HENLEY
RG9 2DR

F/2002/5636
Susan Hems
64 Market Place
HENLEY
RG9 2AG

F/2002/5636
Elizabeth Reid
11 Park Road
HENLEY ON THAMES
RG9 1DB

67

F/2002/5636
Patrick Allain & Hope Allain
Eve Cottage
6 Wargrave Road
HENLEY ON THAMES
RG9 2LT

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68	F/2002/5636	R H Allen 80a Luker Avenue HENLEY RG9 2EX
	F/2002/5636	P Culerson 31 Milton Close HENLEY ON THAMES RG9 1US
70	F/2002/5636	Mrs Janet French 1 Western Road HENLEY ON THAMES RG9 1JL
	F/2002/5636	Elizabeth Reid 11 Park Road HENLEY ON THAMES RG9 1DB
	F/2002/5636	M P Warner 8 Queen Street HENLEY ON THAMES RG9 1AP
	F/2002/5636	Julie Brown Sillwood Harpsden Way HENLEY RG9 1NT
	F/2002/5636	S Bernard Rose Cottage Bold Race Henley Bridge HENLEY ON THAMES RG9 2LN
	F/2002/5636	D G Simpson 4 Chalcraft Close HENLEY ON THAMES RG9 1QZ
	F/2002/5636	S Williams 62 West Street HENLEY ON THAMES RG9 2LA
	F/2002/5636	N Price 47 Harpsden Road HENLEY RG9
78	F/2002/5636	G F Hancock 22 Gilbert Road HENLEY RG9

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79	F/2002/5636	The Owner/Occupier 5 Harpsden Road HENLEY RG9 1EE
80	F/2002/5636	J Spicer The Maltings Highmoor HENLEY RG9 5DR
	F/2002/5636	S Spring 1 Chesnut Close HENLEY RG9 6AY
	F/2002/5636	M Gilse 9 Victoria Court HENLEY RG9 1XG
	F/2002/5636	A N Quigley 58 Kings Road HENLEY RG9 2DG
	F/2002/5636	Gney Capps 124 St Andrews Road HENLEY RG9 1PL
	F/2002/5636	P A Hollis & Petitioner 38 Swiss Farm HENLEY RG9 2HX
	F/2002/5636	K A Browning Woodlands Road HENLEY RG9 4AH
	F/2002/5636	The Owner/Occupier Matson House MatsonDrive REMENHAM Henley on Thames RG9
	F/2002/5636	Mark Woodward White Hill House Remenham Hill HENLEY ON THAMES RG9 3HA
89	F/2002/5636	M. Honey 112 Greys Hill HENLEY RG9 1SL

90 F/2002/5636 J C Moores
Broadlawns House
STOKE Row
Henley on Thames
RG9 5RB

F/2002/5636 Mr/Mrs Lock
23 Victoria Court
HENLEY
RG9 1XG

F/2002/5636 S Edwards
10 Victoria Court
HENLEY
RG9 1XG

F/2002/5636 J S Walters
Stable Cottage
Backsideans
WARGRAVE
RG10 8JP

F/2002/5636 The Owner/Occupier
Foxhills
Lambridge Wood Road
HENLEY ON THAMES
RG9 3BP

F/2002/5636 M J Wilts
Manor Field
Manor Road
GORING.
Oxon

F/2002/5636 B C Palmer
10 Queen Street
HENLEY
RG9 1AP

F/2002/5636 J Brockway
20 Deanfield Road
HENLEY ON THAMES
RG9 1UG

F/2002/5636 R J French
Badgemore Lane
RG9 2JH

F/2002/5636 Kim Sutcliffe
2 Highmoor Cross
HENLEY ON THAMES
RG9 5DP

100 F/2002/5636 Ruan Henderson
1 Remenham Terrace
Remenham Hill
HENLEY ON THAMES
RG9 3EN

WOKINGHAM UNITARY
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101	F/2002/5636	Rob Roy & Lucy Roy 12 Harwood House HENLEY RG9 1UZ
	F/2002/5636	R Michael James 37 Lambridge Wood Road HENLEY RG9 3BP
	F/2002/5636	Alison Ware Lower Culham Farm House ASTON RG9 3DP
	F/2002/5636	The Owner/Occupier 2 Ash Copse DUNSDEN RG4 9QL
	F/2002/5636	V Smith 30 Greys Hill HENLEY Oxon RG9
	F/2002/5636	The Owner/Occupier 12 Boston Road HENLEY RG9 1DY
	F/2002/5636	Jill Innes 32 St Andrews Road HENLEY ON THAMES RG9 1JB
	F/2002/5636	N Parmenter The Elms HERMITAGE Berkshire RG18 9RJ
	F/2002/5636	B M Lacey 40 Hambleden Rise HAMBLEDEN Henley on Thames RG9 6RL
110	F/2002/5636	Ian Murray The Paddock LOWER ASSENDON Henley on ~Thames
111	F/2002/5636	G Patrick 14 Reading Road HENLEY RG9

12

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112	F/2002/5636	The Owner/Occupier Park House Badgemore HENLEY RG9 4NR
	F/2002/5636	Norman Blackall 46 Greys Hill HENLEY RG9 1SJ
	F/2002/5636	P E Kermode 9 Western Road HENLEY RG9 1JL
	F/2002/5636	The Owner/Occupier 12 Adam Court HENLEY RG9
	F/2002/5636	P M Williams Manor Cottage East NETTLEBED Henley on Thames RG9 5AX
	F/2002/5636	N C N Baker Swallow Barn MIDDLE ASSENDON Henley RG9 6AU
	F/2002/5636	The Owner/Occupier 19 Hazel Grove HENLEY RG9 5NH
	F/2002/5636	The Owner/Occupier 94 Vicarage Road HENLEY RG9
	F/2002/5636	The Owner/Occupier 299 Reading Road HENLEY ON THAMES RG9
	F/2002/5636	Miss K Barry 6 Gainsborough Crescent HENLEY ON THAMES RG9 1TA
122	F/2002/5636	F H Coppi 4 Victoria Court HENLEY RG9 1XG

WOKINGHAM UNITARY
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123 F/2002/5636
B J Jenner
13 Leicester Close
HENLEY
RG9

F/2002/5636
S Bullock
135 Reading Road
HENLEY ON THAMES
RG9 1DJ

F/2002/5636
N Hodder & D Hodder
58 Albert Road
Caversham Heights
READING
RG4 7AW

F/2002/5636
A S Meachin
69 Mount View
HENLEY ON THAMES
RG9 2EL

F/2002/5636
Penny Hale
Woodene
Blounts Court Road
PEPPARD COMMON
Henley on Thames
Oxon

F/2002/5636
Valerie Alasia
Thames Valley Region Secretary
The National Council of Women of Great Britain
32 Makins Road
HENLEY ON THAMES
Oxon
RG9 1PP

F/2002/5636
P Clayden, Chairman, Planning Sub-Committee
The Henley Society
P O Box 25
HENLEY ON THAMES
Oxfordshire
RG9 1LB

F/2002/5636
P D Paw
7 Makins Road
HENLEY ON THAMES
RG9 1PU

131 F/2002/5636
Mrs Cynthia Bennett
5 Wargrave Road
REMENHAM
Henley on Thames
RG9 2LT

F/2002/5636

Donald Hamilton Frase
Bramham Cottage
Remenham Lane
HENLEY ON THAME
RG9 2LR

133 F/2002/5636

Mr Shillito
53 Friday Street
HENLEY
RG9 1AN

WOKINGHAM UNITARY
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Applicationo	Name & Address
F/2002/5636	Alison Barraclough Hedgerley Ferry Lane ASTON Henley-on-Thames RG9 3DH
F/2002/5636	Keith & Betty Walley Woodside Church Lane REMENHAM
F/2002/5636	R B & J A Duckett Woodlands Way cottage Wargrave Road HENLEY 0N THAMES RG9 2LT
F/2002/5636	Prue Burletson Templecombe Farm House Remenham Hill HENLEY 0N THAMES RG9 3HP
F/2002/5636	Anthony Askew Common Barn Remenham HENLEY ON THAMES RG9 3ES
F/2002/5636	John A Friend Woodlands Lodge Wargrave Road HENLEY ON THAMES Oxon RG9 2LT
F/2002/5636	G. Stokes National Secretary The National Society of Allotment and Leisure Gardeners Limited O'Dell House Hunters Road CORBY Northamptonshire NN17 5JE
F/2002/5636	Hazel Dromgoole Remenham Manor Cottage Remenham Lane HENLEY ON THAMES RG9 3DD

F/2002/5636

Allan Henderson, Sheila Henderson
And Family
1 Remenham Terrace
Remenham Hill
HENLEY ON THAMES
RG9 3EN

F/2002/5636

F/2002/5636

F/2002/5636

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

64 Market Place
Henley Oxon
RG9 2AZ

Date: 19.1.07
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Susan Hems

Susan ~~Regina~~ Hems

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Susan Hems
4b 64 Market Place
Henley
RG9 2AG

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Susan Hems

SUSAN HEMS

23 York Rd
Henley
RG9 2DR

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

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Yours sincerely

Nicola Thomas

NICOLA THOMAS

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2 REMENHAM HILL
HENLEY-ON-THAMES
OXON

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 King James Way
Henley-on-T

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

J S Eastwood

SILLWOOD
GARDEN WAY
ALDERLEY
RG9 1NT.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Julie Brown

JULIE BROWN

29 WILSON AVE
HOT
RG9 1ET

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

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Yours sincerely

Lucia Griffiths

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

STABLE COTTAGE
BACKSIDE FARM
WARGRAVE
RG10 8JP.

Date:
Ref: F2002/5636

Dear Ms Lake

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Yours sincerely

J S Watkins

4 CHALCROFT CLOSE
Henley.
RG9 1QZ

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
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Yours sincerely

M. Simpson M F Simpson

7 Hillmoor Close
Henley.
RG9 5DP.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636.

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Yours sincerely

K Sutcliffe

Kim Sutcliffe

2. REMENHAM HILL
HENLEY-ON-THAMES
OXON

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

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

2 REMENHAM HILL
HENLEY-ON-THAMES
OXON

Date:
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Yours sincerely

SGZ

20 Hamilton Ave
Henley-on-Thames
Oxon RG9 1SH

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F2002/5636

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Yours sincerely

A. M. Henley

A. HENLEY

20 Hamilton Ave
Hurley
RG9 1SH

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/11/02
Ref: F 2002/5636

Dear Ms Lake

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Yours sincerely

A. Penhilley

A. PENHILLEY

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12 Dunnock Way
Wargrave
Berks
RG10 8LR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2 Dunnock Way
Wargrave
Berks
RG10 8LR

Date:
Ref: F 2002/5636

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Yours sincerely

S. J. Stranton

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2, ASTON LANE
RG41 3EL

Date:
Ref: F 2002/5636

Dear Ms Lake

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Yours sincerely

R. Marcham

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2 ASTON LANDS
REMENHAM
RG9 3EL

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

A THOMAS
23 YORK RD
HENLEY
RG9 2DR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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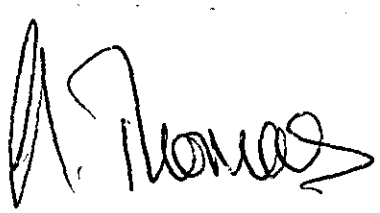
Yours sincerely



A. THOMAS
23 YORK RD
HENLEY
RG9 2DR

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely

A. Thomas

A THOMAS
23 YORK RD
HENLEY ON THAMES
RG9 2DR

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

S. [illegible]
ROSE COTTAGE
BOAT PLACE
HENLEY BRIDGE
HENLEY ON
THAMES
RG9 2LN

Date:
Ref: F2002/
5636

Dear Ms Lake

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Yours sincerely

[illegible]

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

S. BERNARD
ROSE COTTAGE
BUSD RACE
HENLEY BRIDGE
HENLEY ON
THAMES
RG9 2LN

Date:
Ref: F 2002/
5636.

Dear Ms Lake

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Church House
Skirmett
Henley on Thames
Oxon RG9 6TD

Date:
Ref: F2002/5636.

Dear Ms Lake

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Yours sincerely

Lynda Brown.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Church House
Henley on Thames
Oxon RG9 6TD

Date:
Ref: F2002/5636

Dear Ms Lake

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Yours sincerely

Lynda Brown.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Church House
Skirmett
Henley on Thame
Oxon RG9 6TD
Date:
Ref: F 2002/5636.

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Yours sincerely

Lynda Brown

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

S. HUMPHREY
LAMBRIDGE WOOD
COTTAGE,
LAMBRIDGE WOOD
BIX, OXON
RG9 4RZ

Date:
Ref: F 2002/
5636.

Dear Ms Lake

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Yours sincerely

S Humphrey

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

S. Humphrey
Lambridge Wood Cottage
Lambridge Wood
Box
Oxon RG9 4EZ

Date:
Ref: F2002/5636

Dear Ms Lake

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S Humphrey

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

S. Humphrey
Lambridge Wood Cottage
Lambridge Wood
Bix
Oxon RG9 4RZ

Date:
Ref: F 2002/5636

Dear Ms Lake

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S Humphrey

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

29 WILSON AVE
RG9 1ET

Date:
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Yours sincerely

Monica Sinha

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

29 Wilson Ave
Henley-on-Thames
RG9 1ET

Date:
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Yours sincerely

Monica Giuliani

MONICA GIULIANI

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 Kip James Way
Hemingtom T

Date:
Ref: F 2002/5636.

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Yours sincerely

J. E. Eastwood

26 King James Way
Henley-on-T.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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J. Eastwood

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Sibb House
Middle Assendon
Henley
RG9 6AP

Date: 19/1/02.
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Sick Horse
Middle Assenton
Henley
Oxon

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11, Berkshire Row
Henley
RG9 1NO.

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

11, Berkshire Road

Henley

RG9 1ND

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/nov/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

A. L. Dunn

D H D

2. Laurentia Close.
Henley.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2, Leicester Close,
Finchley.

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

S B Harris

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 CRISP RD
HENLEY ON THAMES.

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely G J Kenrick

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 CRISP RD RG9 2EP

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

J Kenrick

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 CRISP RD
HENLEY on THAMES

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely G. F Kirk

2L CRISP ROAD. RG9 2EP

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely I KENDRICK.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12 St Andrews Rd.
RG9 1HP.

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely Kay F. Morris

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12 St Andrews Rd
Henley On Thames
RG9 1HP.

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/~~we~~ wish to object to the above planning application on the following grounds:

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely Kay F. Harris

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ridgeway
Bracknell RG10 8AR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Rightway
Wayfare RG10 8AS

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

125 Reading Road
Henley on Thames
OXON
RG9 1DJ

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Angela Preston

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

125 READING ROAD
HENLEY ON THAMES
OXON
RG9 1DJ.

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

L Preston

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

125 READING RD
HENLEY-ON-THAMES
OXON
RG9 1DS

Date:
Ref: F2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

V Preston

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

The Playhouse
Newbridge Lane
Newbridge House
RG9 4NR.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

D. R. Vick

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

The Playhouse
Nemeridge Lane
Nemeridge House
RG9 4NR.

Date:
Ref: F 2002/5636

Dear Ms Lake

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Yours sincerely

M.D. Vall

Forhill Meadow
Box
Henley on Thames
Oxon
RG9 6DE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
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Dear Ms Lake

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Yours sincerely

Gary Ruddington

Gary Ruddington

102 GREEN HILL
WOKINGHAM
RG41 1SL

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19/1/02

Date:
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Yours sincerely

(KIM HART)

(M. HIGDON)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RED HOUSE
The Street
Brightwell-cum
-Sotwell.
OX10 0RQ.

Date:
Ref: F 2002/
5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

JOAN BRADLOW

27 LEAVER RD.
HENLEY
RG9 1UM.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely

M. Trimmings

31 NOBLE RD.
HENLEY.
RG9 1NU.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely

Mrs Lovelace
C Rosendale

15 Nicholas Rd
Henley.
RG9 1RB.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19/1/02

Date:
Ref: F 2002/
5636.

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Yours sincerely

MRS L. BALCHIN

RIVERWAY
BASMORE AVE
E. SHIPLAKE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
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Yours sincerely

N. Look

N. LOOK.

2 FONTHILL
HOP GARDENS
HENLEY-ON-THAMES
RG9 2EH.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

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Yours sincerely

J. G. Simpson

Woodcroft
Beech Lane
Woodcote
RG8 0PY.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

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Yours sincerely

Compton

F. Compton

17 Milton Close
Henley
RG9 1UJ.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19/1/02

Date:
Ref: F 2002/5636.

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Greencroft Allotment Gardens, Remenham

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Yours sincerely

P. McCarthy

BRIDFIELD HOUSE
LAMBRIDGE WOOD RD
HENLEY

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F2002/5636

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Greencroft Allotment Gardens, Remenham

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Yours sincerely

D. RIGBY.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9. Cranel Hill
Henley

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Barbara A. Jones

B. A. JONES.

15 PERIAM CLOSE
HENLEY,
RG9 1XN

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

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Yours sincerely

P. MORRIS

WEST HILL HOUSE
WEST STREET
HENLEY
RG9 2EA

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

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Yours sincerely

MRS N. MARTH

20 ELIZABETH RD
WOKING.
RG4. 1RG.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 4/1/02
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

M.C. COOMBES

19 ANCASILL GREEN
HENLEY
RG9 1TR.

19/1/02.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

M. Pritchard

M. PRITCHARD

Neals Shaw
Neals Lane
Wyfold
RG4 9JE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

C Burrows

60 VALLEY RD
HENLEY
RG9 1RR.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

SALLY LAU RENTLE-ARCHER

LOUISE WITFIELD

I. REISSMANN
80 BELL ST
HENLEY

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

7 Rangeland Way
Wargrave

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

A. Brett

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Nuffield
25 The Fairmile
Henley on Thames
RG9 3JR

Date:
Ref: F2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9 WATER MEAS RD

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

S. L. Truss

THE MOUNT
ROTHERFIELD RD
HENLEY
RG9 1NR.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

M. Elaine Coleman

ELAINE COLEMAN

THE MOUNT
NONINGFIELD RD
HENLEY
RG9 1NR.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 14/1/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

M. Elaine Coleman

ELAINE COLEMAN.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

234 Oak Rd
Henley
RG9 2DR.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Nicola Thomas.

NICOLA THOMAS.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

234 Ark Rd
Hurley
RG9 2DR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Nicola Thomas

NICOLA THOMAS

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

64 Market Place
Henley
Oxon
RG9 2AZ

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Susan Helms

Susan Helms

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11 Park Road
Henley on Thames
Oxon
RG9 1DB

Date: 19 Jan 2002
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Elizabeth Reid

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11 Park Road
Henley on Thames
Oxon
RG9 1DB

Date: 19 Jan 2002
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Eve Cottage
6 Wargrave Road
Henley-on-Thames
Oxon
RG9 2LT

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Patrick Allain

Hope Allain

80A LUKER AVE
HENLEY,
OXON
RG9 2EX.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

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Yours sincerely

R. A. Allen

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

31. Milton Close
Henley-on-Thames
RG9 1UJ.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

H Robson.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Janet French
1 Weston Rd.
Henley-on-Thames
Oxon
RG9 1JL

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Janet French

MRS JANET FRENCH

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Janet Jones
1 Western Rd.
Henley-on-Thames
Oxon
RG9 1LJ

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Janet Jones

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

11 Park Road
Henley-on-Thames
Oxon
RG9 1DB

Date: 19 Jan 2002
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Elizabeth Reid

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Lammas Farm
Mill Road
Shiplake
Henley on Thames
RG9 3LS.

Date: 19.01.02.
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Robert Barnes

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Larkmoor Farm
Mill Road
Shiplake
Henley on Thames
RG9 3LS

Date: 19.07.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Robert Barnes

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Common Farm
Mill Road
Shiplake
Henley on Thames
RG9 3LS.

Date:
Ref: F 2002/5636.

Dear Ms Lake

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Robert Bowers

P Queen SF
Henley-on-Thm
RG9 1AP
Oxon

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

P P Queen

SILLWOOD
HARPSDEN WAY
HENLEY
RG9 1NT

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Julie Brown

JULIE BROWN

ROSE COTTAGE
BRD RACE
HENLEY BRIDGE
HENLEY ON
THAMES
RG9 2LN

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/
5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

S. DERNARD,

D. G. SIMPSON
4 CHALCRAFT CLOSE
HENLEY-ON-THAMES
RG9 1QZ

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

D. G. SIMPSON

62 WEST ST
HENLEY ON THAMES
RG9 2DA

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

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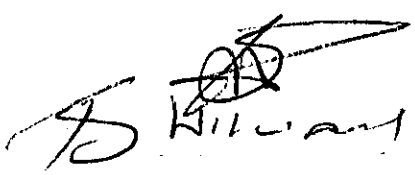
Yours sincerely



Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

47 Hampsden Rd
Henley
Oxon

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

N. PRICE.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

G F HANCOCK
22 GILBERT ROAD
HENLEY.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely G F Hancock

5, Marsden Road
Manly
NSW 1655

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

The Maltings
Highmoor
RG9 5DR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Ingrid Spencer

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

S. SPENC
1 CHESTNUT CL
HENLEY.
RG9 6AY.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

S. S

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

9. Victoria Court
RG9 1XG.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

M Pitts

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

58 Kings Road
Henley on Thames
RG9 2DG.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

A M Quigley.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

124 St Andrews Rd
RG9 1PL

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely,

Gerry Capps

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

38 Swiss Farm
Henley
RG9 2HX

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

P A Hollis

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

33 SWISS FARM
HENLEY

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

P. C. Darby

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Woodland Rd
RG9 4AA

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

K A Brown

Matson House
Matson Drive
Remenham
Henley-on-Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

WHITE HILL HOUSE
REMENHAM HILL
HENLEY OXON
RG9 3HA

Date:
Ref: F2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Mark Woodward

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

M Heaney 112 GREYS HILL RG9 1SL.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

J C MOORES
BROAD LAWNS HOUSE
STOKE ROW
HENLEY-ON-THAMES
RG9 5RB

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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Yours sincerely

J C Moores

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

23 VICTORIA COURT
RG9 1XG.

Date:
Ref: F2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

M W Hook

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

STABLE COTTAGE
BACKSIDE FARMS
WARGRAVE
RG10 8JP

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

J Swallers

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

FOXHILLS
LAMBRIDGE WOOD RD
HENLEY-ON-THAMES
RG9 3BP.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Manor Field
Manor Road
GORING

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

R. J. Watts

D. L. Watts did not write in

01491872256

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

10 Queen St.
HENLEY
RG9 1AP

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

S.E. Palmer

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

20 Deanfield Rd
Henley-on-Thames
OXON
RG9 1UA

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Badgemore Lane
RG9 2JH

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

R. T. Veach.

3 Hillmorton Close
Henley
RG9 5DP.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19/1/02
Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

K Sutcliffe

K.M. SUTCLIFFE

1 REMENHAM TERRACE
REMENHAM HILL
RG9 3EN

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

ALAN HENDERSON

A N Henderson

Td 576748. 12 Hurricane Close.
Hinkley
RG4 1UZ

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/11/02.
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

ROB ROY LUCY ROY

* Interested in a small plot

37 Lambridge Wood Rd.
Henley.
RG9 3QP.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02.
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/~~we~~ wish to object to the above planning application on the following grounds:

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Yours sincerely

R. Michael James

Lower Culham
Farm Lane
Alton
RG9 3DP

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

ALISON WARE

2 A&L Copies.
Dinsdale.
RH 9QL.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

30 GREYS HILL
HENLEY
Oxon.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely V Smith

12 Boston Rd.
Henley
RG9 1DY.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Margaret J. [illegible]

37 St. Andrews Rd.
H-O-T.
RG9 1JD.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Jill Innes.

JILL INNES

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

The Elms
Hermitage
Berks
RG18 9RJ

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

N Barnett

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

B.M. LACEY
40 HAMBLEDEN RISE
HAMBLEDEN
HENLEY ON THAMES
OXON RG9 6RL.

Date: 19/1/2002
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

B M LACEY

The Paddock
Lower Assendon
Henley on T.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Ian Murray

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

G. PATRICK
14 READING RD.
HENLEY.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PARK HOUSE
RADGMORE
RG9 4NR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

Lynn Rowe

46 FALLS HILL
HENLEY
RG9 1SJ.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 19/1/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

NORMAN BLACKALL

N V Blackall

9 WESTERN RD.
HENLEY
RG9 1JL

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 14/1/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

P E Kermode

PAM KERMODE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

12 Wolam Court
Finchley.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

MANOR COTTAGE EAST
NETTLEBED
Henley-on-Thames
RG9 5AX

Date: 19TH JAN 2002
Ref: F 2002/
5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

SWALLOW BARN
MIDDLE ASSENDON
WARGRAVE
RG10 8AU

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

N C M Baker

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19 Hazel Grove
RG9 3NH

Date:
Ref: F2002/5636

Dear Ms Lake

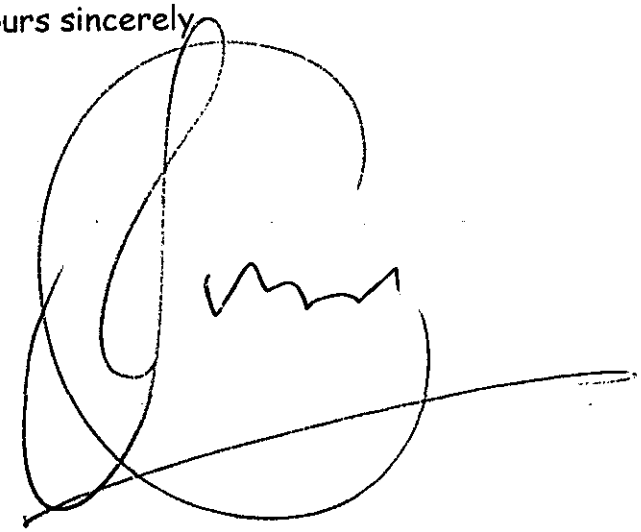
Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely,



Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

94 Vicarage Road
Hemley

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

299 Reading Rd
H.O.T

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/~~we~~ wish to object to the above planning application on the following grounds:

- I/~~we~~ believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

6, Gainsborough Cresent
H.O.T.
OXON RG9 1TH

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Miss R.M.M. Barry

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

4, Victoria Court
Henley RG9 1XG

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

H Coppi

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

13 Leicester Close
Henley

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely B J James

135 Reading Road
Henley on Thames
OXON
RG9 1DJ

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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Yours sincerely

S Bullock

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

N. HODDER
57 ALBERT RD
CAVERSHAM HEIGHTS
READING RG4 7AN

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

57, Albert Rd.
Caversham
RG4 7AN.

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

J Hodds

A.S. MEACHIN
69 MOUNT VIEW
HENLEY-ON-THAMES
RG9 2EL

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Woodene
Blounts Court Rd
Peppard Common
Henley-on-Thames
Oxon

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Peter Hale

57 FRIDAY ST
HENLEY
RG9 1AN

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

MR SHILLITO

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK ✓
	FILE

46, KING'S ROAD
HENLEY-ON-THAMES
OXON
RG9 2DG

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

~~I~~/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. ~~I~~/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Mr M. Dowse

Mrs M Dowse

Nicky- Here is an updated obs. list as of 21/2, for your info!

Penny.

	Name & Address
F/2002/5636	Alison Barraclough Hedgerley Ferry Lane ASTON Henley-on-Thames RG9 3DH
F/2002/5636	Keith & Betty Walley Woodside Church Lane REMENHAM
F/2002/5636	R B & J A Duckett Woodlands Way Cottage Wargrave Road HENLEY 0N THAMES RG9 2LT
F/2002/5636	Prue Burletson Templecombe Farm House Remenham Hill HENLEY 0N THAMES RG9 3HP
F/2002/5636	Anthony Askew Common Barn *Remenham* HENLEY ON THAMES RG9 3ES
F/2002/5636	John A Friend Woodlands Lodge Wargrave Road HENLEY ON THAMES Oxon RG9 2LT
F/2002/5636	G. Stokes National Secretary The National Society of Allotment and Leisure Gardeners Limited O'Dell House Hunters Road CORBY *Northamptonshire* NN17 5JE
F/2002/5636	Hazel Dromgoole Remenham Manor Cottage Remenham Lane HENLEY ON THAMES RG9 3DD

F/2002/5636	Allan Henderson, Sheila Henderson And Family 1 Remenham Terrace Remenham Hill HENLEY ON THAMES RG9 3EN
F/2002/5636	The Owner/Occupier 2 Remenham Hill HENLEY ON THAMES OXON RG9
F/2002/5636	R R Murdoch Woodside Farmhouse Remenham HENLEY ON THAMES Oxon RG9 3EX
F/2002/5636	A Pengilley 20 Hamilton Avenue HENLEY ON THAMES Oxon RG9
F/2002/5636	P Stainton 12 Dunnock Way WARGRAVE Berkshire RG10 8LR
F/2002/5636	The Owner/Occupier Lashbrook Farm Mill Road SHIPLAKE HENLEY ON THAMES Oxon RG9 3LB
F/2002/5636	R Marcham 2 Aston Lane REMENHAM RG9 3EL
F/2002/5636	Mr D Drukarz C/o Pitmans 47 Castle Street READING RG1 7SR
F/2002/5636	Charlotte Every Holme Farm ASTON Henley on Thames RG9 3DJ

F/2002/5636	Mr G.X. Constantinidi Chairman, Remenham Residents Association Marsh Mills House Wargrave Road HENLEY ON THAMES RG9 3HY
F/2002/5636	Mr R J Roberts, M.B.E. The Bungalow Wargrave Road HENLEY ON THAMES RG9 3JD
F/2002/5636	The Owner/Occupier Lashbrook Farm Shiplake HENLEY ON THAMES Oxon RG9 3LS
F/2002/5636	R. Marcham 2 Aston Lane REMENHAM RG9 3EL
F/2002/5636	A. Thomas B. 23 York Road HENLEY ON THAMES RG9 2DR
F/2002/5636	S. Bernard Rose Cottage Bird Place Henley Bridge HENLEY ON THAMES RG9 2LN
F/2002/5636	Lynda Brown Church House Skirmett HENLEY ON THAMES RG9 6TD
F/2002/5636	S. Humphrey Lambridge Wood Cottage Lambridge Wood BIX Oxon RG9 4RZ
F/2002/5636	Monica Ginham 24 Wilson Avenue HENLEY ON THAMES RG9 1ET

F/2002/5636	J.E. Eastwood 26 James Way HENLEY ON THAMES RG9
F/2002/5636	The Owner/Occupier Sick House Middle Assendon HENLEY ON THAMES RG9 6MP
F/2002/5636	The Owners/Occupiers 11 Berkshire Road HENLEY RG9 1ND
F/2002/5636	The Owner/Occupier 2 Leicester Close HENLEY RG9
F/2002/5636	G F Kenrick and Family 26 Crisp Road HENLEY ON THAMES RG9 2EP
F/2002/5636	Kay F Morris 12 St Andrew Road HENLEY ON THAMES RG9 1HP
F/2002/5636	The Owner/Occupier Ridgeway WRGRAVE RG10 8AS
F/2002/5636	A Preston 125 Reading Road HENLEY ON THAMES RG9 1DJ
F/2002/5636	D R Veck & M D Veck The Playhouse Newbridge Lane Newbridge House HENLEY ON THAMES RG9 4NR
F/2002/5636	Dr Walter Grant Scott Barn Elms Remenham Lane HENLEY ON THAMES RG9 3DB

F/2002/5636	Richard and May Fletcher Rivertrees Wargrave Road HENLEY ON THAMES RG9 3JD
F/2002/5636	John Hutchinson Tollgate Henley Bridge HENLEY ON THAMES RG9 2LW
F/2002/5636	H.W.H. Fitch 9 Lovell Close HENLEY ON THAMES RG9 1PX
F/2002/5636	Marie Turner, Secretary Henley-on-Thames Allotment Association Chime Cottage 162 Reading Road HENLEY ON THAMES RG9 1EA
F/2002/5636	Gary Luddington Foxhill Meadow BIX Henley on Thames RG9 6DE
F/2002/5636	I M Higdon Kim Hart 102 Greys Hill HENLEY RG9 1SL
F/2002/5636	Jean Bradlow Red House The Street BRIGHTWELL-CUM-SOTWELL OX10 0RQ
F/2002/5636	M. Trimmings 23 Leaver Road HENLEY RG9 1UM
F/2002/5636	Mrs Loveridge 31 Noble Road HENLEY RG9 1NU
F/2002/5636	Mrs L Balchin 15 Nicholas Road HENLEY RG9 1RB

F/2002/5636	N. Cook Riverway Basmore Avenue SHIPLAKE RG9
F/2002/5636	J G Simpson 2 Fonthill Hop Gardens HENLEY ON THAMES RG9 2EH
F/2002/5636	F Compton Woodcroft Back Lane WOODCOTE RG8 0PY
F/2002/5636	P Mullahy 17 Milton Close HENLEY RG9 1UT
F/2002/5636	D Rigby Bridfield House Lambridge Wood Road HENLEY RG9
F/2002/5636	B A Jones 9 Gravel Hill HENLEY RG9
F/2002/5636	P Morris 15 Periam Close HENLEY RG9 1XN
F/2002/5636	Mrs N Marsh West Hill House West Street HENLEY RG9 2EA
F/2002/5636	M C Coombes 20 Elizabeth Road HENLEY RG9 1RG
F/2002/5636	N Pritchard 19 Ancastle Green HENLEY RG9 1TR

F/2002/5636	C Burrows Neals Shaw Neals Lane WYFOLD RG4 9JE
F/2002/5636	Silly Law Renle-Archer Louise Wingfield 60 Valley Road HENLEY RG9 1RR
F/2002/5636	I Reissmann 80 Bell Street HENLEY RG9
F/2002/5636	The Owner/Occupier 7 Langhams Way WARGRAVE Berkshire
F/2002/5636	The Owner/Occupier Nutfield 25 The Fairmile HENLEY ON THAMES RG9 2JR
F/2002/5636	S L Truss 9 Watermans Road HENLEY RG9
F/2002/5636	Elaine Coleman The Mount Rotherfield Road HENLEY RG9 1NR
F/2002/5636	Nicola Thomas 23 York road HENLEY RG9 2DR
F/2002/5636	Susan Hems 64 Market Place HENLEY RG9 2AG
F/2002/5636	Elizabeth Reid 11 Park Road HENLEY ON THAMES RG9 1DB
F/2002/5636	Patrick Allain & Hope Allain Eve Cottage 6 Wargrave Road HENLEY ON THAMES RG9 2LT

F/2002/5636	R H Allen 80a Luker Avenue HENLEY RG9 2EX
F/2002/5636	P Culerson 31 Milton Close HENLEY ON THAMES RG9 1US
F/2002/5636	Mrs Janet French 1 Western Road HENLEY ON THAMES RG9 1JL
F/2002/5636	M P Warner 8 Queen Street HENLEY ON THAMES RG9 1AP
F/2002/5636	Julie Brown Sillwood Harpsden Way HENLEY RG9 1NT
F/2002/5636	S Bernard Rose Cottage Bold Race Henley Bridge HENLEY ON THAMES RG9 2LN
F/2002/5636	D G Simpson 4 Chalcraft Close HENLEY ON THAMES RG9 1QZ
F/2002/5636	S Williams 62 West Street HENLEY ON THAMES RG9 2LA
F/2002/5636	N Price 47 Harpsden Road HENLEY RG9
F/2002/5636	G F Hancock 22 Gilbert Road HENLEY RG9
F/2002/5636	The Owner/Occupier 5 Harpsden Road HENLEY RG9 1EE

F/2002/5636	J Spicer The Maltings Highmoor HENLEY RG9 5DR
F/2002/5636	S Spring 1 Chesnut Close HENLEY RG9 6AY
F/2002/5636	M Gilse 9 Victoria Court HENLEY RG9 1XG
F/2002/5636	A N Quigley 58 Kings Road HENLEY RG9 2DG
F/2002/5636	Giney Capps 124 St Andrews Road HENLEY RG9 1PL
F/2002/5636	P A Hollis & Petitioner 38 Swiss Farm HENLEY RG9 2HX
F/2002/5636	K A Browning Woodlands Road HENLEY RG9 4AH
F/2002/5636	The Owner/Occupier Matson House Matson Drive REMENHAM Henley on Thames RG9
F/2002/5636	Mark Woodward White Hill House Remenham Hill HENLEY ON THAMES RG9 3HA
F/2002/5636	M. Honey 112 Greys Hill HENLEY RG9 1SL
F/2002/5636	J C Moores Broadlawns House STOKE Row Henley on Thames RG9 5RB

F/2002/5636	Mr/Mrs Lock 23 Victoria Court HENLEY RG9 1XG
F/2002/5636	S Edwards 10 Victoria Court HENLEY RG9 1XG
F/2002/5636	J S Walters Stable Cottage Backsideans WARGRAVE RG10 8JP
F/2002/5636	The Owner/Occupier Foxhills Lambridge Wood Road HENLEY ON THAMES RG9 3BP
F/2002/5636	M J Wilts Manor Field Manor Road GORING. Oxon
F/2002/5636	B C Palmer 10 Queen Street HENLEY RG9 1AP
F/2002/5636	J Brockway 20 Deanfield Road HENLEY ON THAMES RG9 1UG
F/2002/5636	R J French Badgemore Lane RG9 2JH
F/2002/5636	Kim Sutcliffe 2 Highmoor Cross HENLEY ON THAMES RG9 5DP
F/2002/5636	Ruan Henderson 1 Remenham Terrace Remenham Hill HENLEY ON THAMES RG9 3EN
F/2002/5636	Rob Roy & Lucy Roy 12 Harwood House HENLEY RG9 1UZ

F/2002/5636	R Michael James 37 Lambridge Wood Road HENLEY RG9 3BP
F/2002/5636	Alison Ware Lower Culham Farm House ASTON RG9 3DP
F/2002/5636	The Owner/Occupier 2 Ash Copse DUNSDEN RG4 9QL
F/2002/5636	V Smith 30 Greys Hill HENLEY Oxon RG9
F/2002/5636	The Owner/Occupier 12 Boston Road HENLEY RG9 1DY
F/2002/5636	Jill Innes 32 St Andrews Road HENLEY ON THAMES RG9 1JB
F/2002/5636	N Parmenter The Elms HERMITAGE Berkshire RG18 9RJ
F/2002/5636	B M Lacey 40 Hambleden Rise HAMBLEDEN Henley on Thames RG9 6RL
F/2002/5636	Ian Murray The Paddock LOWER ASSENDON Henley on ~Thames
F/2002/5636	G Patrick 14 Reading Road HENLEY RG9
F/2002/5636	The Owner/Occupier Park House Badgemore HENLEY RG9 4NR

F/2002/5636	Norman Blackall 46 Greys Hill HENLEY RG9 1SJ
F/2002/5636	P E Kermode 9 Western Road HENLEY RG9 1JL
F/2002/5636	The Owner/Occupier 12 Adam Court HENLEY RG9
F/2002/5636	P M Williams Manor Cottage East NETTLEBED Henley on Thames RG9 5AX
F/2002/5636	N C N Baker Swallow Barn MIDDLE ASSENDON Henley RG9 6AU
F/2002/5636	The Owner/Occupier 19 Hazel Grove HENLEY RG9 5NH
F/2002/5636	The Owner/Occupier 94 Vicarage Road HENLEY RG9
F/2002/5636	The Owner/Occupier 299 Reading Road HENLEY ON THAMES RG9
F/2002/5636	Miss K Barry 6 Gainsborough Crescent HENLEY ON THAMES RG9 1TA
F/2002/5636	F H Coppi 4 Victoria Court HENLEY RG9 1XG
F/2002/5636	B J Jenner 13 Leicester Close HENLEY RG9

F/2002/5636 S Bullock
135 Reading Road
HENLEY ON THAMES
RG9 1DJ

F/2002/5636 N Hodder & D Hodder
58 Albert Road
Caversham Heights
READING
RG4 7AW

F/2002/5636 A S Meachin
69 Mount View
HENLEY ON THAMES
RG9 2EL

F/2002/5636 Penny Hale
Woodene
Blounts Court Road
PEPPARD COMMON
Henley on Thames
Oxon

F/2002/5636 Valerie Alasia
Thames Valley Region Secretary
The National Council of Women of Great Britain
32 Makins Road
HENLEY ON THAMES
Oxon
RG9 1PP

F/2002/5636 P Clayden, Chairman, Planning Sub-Committee
The Henley Society
P O Box 25
HENLEY ON THAMES
Oxfordshire
RG9 1LB

F/2002/5636 P D Paw
7 Makins Road
HENLEY ON THAMES
RG9 1PU

F/2002/5636 Mrs Cynthia Bennett
5 Wargrave Road
REMENHAM
Henley on Thames
RG9 2LT

Acknowledgement
Letter sent
F/2002/5636

F/2002/5636	Donald Hamilton Fraser Bramham Cottage Remenham Lane HENLEY ON THAMES RG9 2LR
F/2002/5636	Mr Shillito 53 Friday Street HENLEY RG9 1AN
F/2002/5636	The Owners/Occupiers 46 Kings Road HENLEY ON THAMES RG9 2DG
F/2002/5636	Christopher and Caroline Leeming The Hermitage Matson Drive REMENHAM RG9 3HB
F/2002/5636	Mrs C Cranford 17 Hamilton Avenue HENLEY ON THAMES RG9
F/2002/5636	Mr P Anderson 159 Greys Road HENLEY ON THAMES RG9 1TE
F/2002/5636	William Shine 51 Park Road HENLEY ON THAMES RG9 1DB
F/2002/5636	Brigadier W J Armstrong Wilminster REMENHAM RG9 3HF
F/2002/5636	Mrs E A Markham 1 Woodview Remenham Lane HENLEY ON THAMES RG9 2LR
F/2002/5636	D G Homfray-Davies 7 Remenham Row Wargrave Road HENLEY ON THAMES RG9 2LQ
F/2002/5636	Suri Poulos The Glade Remenham Piece HENLEY ON THAMES RG9 3ET

F/2002/5636	Douglas Godfrey 4a Swiss Farm Marlow Road HENLEY ON THAMES RG9 2HX
F/2002/5636	Patricia Thorburn-Muirhead Thamesmead House Hotel Remenham Lane HENLEY ON THAMES RG9 2LR
F/2002/5636	Jeremy Cook Hillside House Matson Drive REMENHAM Henley on Thames RG9 3HE
F/2002/5636	James Bland Coach House Matson Drive REMENHAM RG9 3HB
F/2002/5636	Peter and Tina Jacobs Matson House Matson Drive REMENHAM Henley on Thames RG9 3HB
F/2002/5636	D A Lewin 7 Homelands Way Greys Hill Henley on Thames Oxfordshire
F/2002/5636	Anne M Dixon 51 Elizabeth Road Henley-on-Thames Oxfordshire
F/2002/5636	Jane Leam The Hyde Hambleden Henley-on-Thames Oxfordshire
F/2002/5636	The Owner/Occupier 19 Kings Road Henley-on-Thames Oxfordshire

F/2002/5636	G Barnett Hill Cottage Thames Street Sonning RG4 6UR
F/2002/5636	C P Barnett Hill Cottage Thames Street Sonning RG4 6UR
F/2002/5636	The Owner/Occupier The Old Forge Fawley Henley-on-Thames Oxon RG9 6TA
F/2002/5636	T Culison 31 Milton Close Henley-on-Thames RG9 1UJ
F/2002/5636	The Owner/Occupier 2 Baronsmead Henley RG9 2DL
F/2002/5636	Elizabeth Ellis Vine Cottage Hambledon Henley Oxon RG9 6SL
F/2002/5636	The Owner/Occupier 11 Mill Close Middle Assendon Henley RG9 6BA
F/2002/5636	The Owner/Occupier 14 Silverthorne Drive Caversham Reading RG4 7NS
F/2002/5636	W & A Hawkins 19 Berkshire Road Henley-on-Thames Oxfordshire
F/2002/5636	Sally Harris 31 Church Street Henley-on-Thames Oxfordshire

F/2002/5636	Harriet Lloyd 31 Park Road Henley RG9 1DB
F/2002/5636	The Owner/Occupier Old Ford House Henley Road Wargrave
F/2002/5636	The Owner/Occupier 123 Greys Road Henley-on-Thames RG9 1TE
F/2002/5636	R Hyeton Smith 8 West Street Henley RG9 2DT
F/2002/5636	L Holmes 3 Leicester Close Henley Oxfordshire
F/2002/5636	R G Sparks 4 Harpsden Road Henley-on-Thames Oxon RG9 1EF
F/2002/5636	Sheila Sontey Fairy Cottage Greys Hill Henley Oxfordshire
F/2002/5636	P C Stone 12 Friday Street Henley-on-Thames Oxfordshire
F/2002/5636	S E Humphrey Lambridge Wood Cottage Lambridge Wood Bix RG9 4RZ
F/2002/5636	S M Rankin 16 Coldharbour Close Henley-on Thames Oxon RG9 1QF
F/2002/5636	J McGinty 57 Upton Close Henley-on-Thames RG9 1BU

F/2002/5636	Christine & Anthony Southwell Aston Farm Remenham Lane Henley-on-Thames Oxon
F/2002/5636	O MacPherson 13 Victoria Court Henley-on-Thames Oxon
F/2002/5636	Tina Abbey-Vital 19 Church Street Henley-on-Thames RG9 1SE
F/2002/5636	Isabell Abbey-Vital 19 Church Street Henley-on-Thames RG9 1SE
F/2002/5636	Jane Loader 49 Deanfield Road Henley-on-Thames Oxfordshire
F/2002/5636	Caroline Bleckley 2 River Terrace Henley RG9 1BG
F/2002/5636	Leslie Bleckley 2 River Terrace Henley RG9 1BG
F/2002/5636	The Owner/Occupier Badger Banks Harpsden Henley-on-Thames RG9 4HL
F/2002/5636	J Sztompf 42 Ancastle Green Henley RG9 1TS
F/2002/5636	The Owner/Occupier 54 Upton Close Henley-on-Thames Oxon
F/2002/5636	M L Banerji 59 Kings Road Henley-on-Thames RG9 2DN

F/2002/5636	M E Hewlett James Cottage Binfield Heath Henley-on-Thames Oxon RG9 4LD
F/2002/5636	C Forgie 4 Niagra Road Henley-on-Thames Oxon RG9 1EB
F/2002/5636	Jean Redwood Little House 46 Gravel Hill Henley-on-Thames Oxon RG9 2EE
F/2002/5636	C M Rich 69 Blandy Road Henley-on-Thames RG9 1QB
F/2002/5636	G D Gray 55 Albert Road Henley-on-Thames Oxon RG9 1SD
F/2002/5636	J S Jennings 11 Hamilton Avenue Henley-on-Thames Oxon
F/2002/5636	Carolyn Wyndham Witheridge Hill Farm Highmoor Henley-on-Thames RG9 5PE
F/2002/5636	N Street 29 Church Street Henley-on-Thames RG9 1SE
F/2002/5636	J Higgin 6 Mew Ahms Houses Western Avenue Henley-on-Thames RG9 1JY
F/2002/5636	L Mitchell Old Keepers Cottage Thanksgiving Lane Binfield Heath RG9 4NG

F/2002/5636	N E C Atrill 27 Church Street Henley-on-Thames Oxon
F/2002/5636	M Vallance Empstead Court Gravel Hill Henley-on-Thames RG9 2EQ
F/2002/5636	D A Lewin 7 Homelands Way Greys Hill Henley-on-Thames Oxon
F/2002/5636	G M Brookes 2 Parkside Henley-on-Thames RG9 1TX
F/2002/5636	A Stan South Lodge Fawley Court Henley RG9 3AD
F/2002/5636	The Tonder Family 2 Baronsmead Henley-on-Thames RG9 2DL
F/2002/5636	B J White 2 Wargrave Road Henley Oxon RG9 2LT
F/2002/5636	Mrs J M Hayes Bean Cottage 3 Wargrave Road Henley Oxon
F/2002/5636	Kym Pope-Ellis 3 Woodview Remenham Lane Henley-on-Thames Oxon RG9 2LR
F/2002/5636	Mrs H Barker 27 Queen Street Henley-on-Thames Oxon RG9 1AR

F/2002/5636	Mr E R Allwright 15 Berkshire Road Henley-on-Thames Oxon RG9 1ND
F/2002/5636	John R Waldron 50 Berkshire Road Henley-on-Thames Oxfordshire RG9 1NA
F/2002/5636	Enid & James Light Flat 4 Marsh Hill Wargrave Road Henley-on-Thames Oxon RG9 3JD
F/2002/5636	The Southwell Family & S Bhalla Aston Farmhouse Remenham Lane Aston Henley-on-Thames Oxon RG9 3DE
F/2002/5636	Mr D McEwen Groves Cottage 31 Church Street Henley-on-Thames RG9 1SE
F/2002/5636	Andrew Hawkins International Tree Foundation South Oxon Branch 19 Berkshire Road Henley-on-Thames Oxon RG9 1ND
F/2002/5636	R V Emerson The Reeds Remenham Lane Henley-on-Thames Oxon RG9 3DA
F/2002/5636	Boris Johnson M.P. House of Commons London SW1A 0AA

F/2002/5636	Mr A & Mrs B McColm 8 Remenham Row Wargrave Road Henley-on-Thames
F/2002/5636	Mr & Mrs P M Hutt Mr S J Hutt & Ms L R Gubb Rushton House Church Lane Rotherfield Peppard Henley-on-Thames Oxon RG9 5JR
F/2002/5636	The Owner/Occupier Ivy Gate House Remenham Hill Henley-on-Thames Oxfordshire

Acknowledgement
Letter sent
21/02/02 (PS)

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Our ref: DD/EMB/COUNCIL2A

Your ref:

Date: 15th February 2002

For the attention of Nicola Lake

The Chief Planning Officer
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

BY FAX AND POST

0118 9746313

Dear Madam

PROPOSED ALTERATIONS TO HENLEY CRICKET GROUND, REPLACEMENT OF CRICKET PAVILION, CAR PARK AND ASSOCIATED LANDSCAPING WORKS APPLICATION NO. F/2002/5636

We act for Mr and Mrs J Rutland of Riverway, Remenham Lane, Henley-on-Thames. On our clients' behalf we write to object to the above application for planning permission which has been submitted on behalf of Henley Cricket Club and W H Brakspear & Sons plc. The application seeks consent for the following:-

1. Relocation of the existing cricket square partly onto land which is currently in use for allotments, the construction of a new clubhouse on the western boundary of the site adjacent to Remenham Lane, the provision of some 24 new car parking spaces to serve the Cricket Club, and

2. A further 60 or so spaces for use by the Little Angel pub which is located between the site and the A4130 White Hill. It is our understanding from the application papers that these spaces are not primarily intended for the "recreational" activities of the Club, rather they are intended to support the commercial activities of the nearby pub and W H Brakspear & Sons plc (a listed public company) and, the proposed pavilion building, and

3. Significant engineering works for site levelling purposes, including the deposit of spoil in a floodplain.

4. Destruction of 17 Lombardy poplars (covered by TPO).

The development is to be served off an existing point of access on to Remenham Lane adjoining the rear of the Little Angel pub. You will be aware this access is currently only used for 5 days a

Partners G Antony Jones Christopher H Avery James C A Burgess B Mark Symons Susan O'Brien David B Archer John C Hutchinson Andrew G Davies Philip H Weaver David J H Carr Suzanne K Brooker Stephanie J Cutts Daniel Drukarz Joanne Riddick Sheila Cater *Consultants* Robin S Aird Michael J Hatch J Richard Valentine
Regulated by the Law Society in the conduct of investment business. The firm is a member of InterAct Europe EEIG.
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year during the Regatta, when a specific Traffic Regulation Order organises the directional traffic flow.

1. POLICY CONTEXT

The development plan for the area in question is the Green Belt Local Plan for Berkshire adopted in April 1985. The application is to be determined according to the development plan unless material considerations indicate otherwise.

Material to the consideration of this application will be the policies in the deposit draft of the Wokingham District Local Plan which has been the subject of a public inquiry on which the report of the Inspector is currently awaited. In April 1999, the Council resolved to use the draft Local Plan (as amended) for development control purposes since when further amendments have been made to the draft. Having regard to the stage that has been reached in its preparation, considerable weight can be given to the policies in the emerging Local Plan as they relate to this proposal.

In both the adopted Local Plan and in the draft Local Plan the application site is shown as lying within the Metropolitan Green Belt. On the Proposals Map to the draft Local Plan the site is shown as also being within an Area of Special Landscape Importance and as land that is liable to flooding. The western boundary of the site is immediately adjacent to the Remenham Conservation Area and the Little Angel pub is a Grade II listed building. Separating the present cricket ground and the allotments is a prominent row of mature poplar trees that were made the subject of a Tree Preservation Order (Order no. 1027/2001) in August 2001.

2. CONSIDERATION OF POLICIES

Policy EN2 of the adopted Local Plan, which relates to land within the Green Belt, provides as follows:

> Approval will not be given, save in very special circumstances, for the change of use of land or of existing buildings for any purpose other than the following:
>
> (D) appropriate kinds of recreation
>
> Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable.

Policy 15 of the adopted Local Plan, which relates to development for recreational purposes, provides that:

> Recreational development will be acceptable in the Green Belt so long as:
>
> (B) design, siting and materials...are in sympathy with the rural character and appearance of the area

(C) any new buildings proposed accommodate only activities which are subsidiary to and related to the principle recreational use of the site as a whole....

(D) the development proposed would not reduce the rural, open or countryside appearance of the landscape

(E) the development would not cause permanent or temporary but material harm to living conditions in the Green Belt.

The following policies in the draft Local Plan are material to this application:-

WGB1
There will be a presumption against inappropriate development in the Metropolitan Green Belt as defined on the Proposals Map. Development will not be permitted save in those special circumstances for any purpose other than:-

(C) essential facilities for outdoor sport and recreation...and for other uses of land that preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it

In all cases, development will need to retain the open character of the Green Belt and not cause detriment to the amenities of adjoining land uses and occupiers. Development must be appropriate in terms of scale, form, siting, design, materials, character, type and level of use and other visual, physical and ecological aspects.

WGB8
Within the Metropolitan Green Belt recreational development will only be permitted subject to the detailed provisions of recreation policy WR1, Green Belt policy WGB1 and provided that:

(A) it can be shown that there is a need, taking into account existing and committed provision in the district

(B) the nature of the proposal does not adversely affect the openness of the Green Belt

(C) the proposal will not lead to an excessive concentration of recreation provision that would unacceptably damage the environment of the area

(D) any new building must be essential for the functioning of outdoor sport or recreation

(E) the proposal does not result in any unacceptable disturbance to the amenity of local residents or the surrounding area in terms of noise, lighting or other forms of pollution.

WR2
Development that will result in the loss of existing...recreational facilities whether publicly or privately owned will not be allowed unless:

(a) planning permission has been granted on an alternative nearby site for...a recreational facility that would improve recreational facilities for local residents

WLL2
Within 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. This includes any development that results in the removal or erosion of landscape features such as...woodland, copses and hedgerows.

WIC16
In areas liable to flood, development will not be permitted unless it can be demonstrated to the satisfaction of the Council, in consultation with the Environment Agency that, by itself or cumulatively with other development, it will not:

(a) impede the flow of flood water or

(b) reduce the capacity of the floodplain to storm water or

(c) increase the number of people or properties at risk from flooding

WHE4
Development in conservation areas and development adjacent or approaching conservation areas should be designed to respect the local context.

3. APPLICATION OF POLICY

It is submitted that essential aspects of the proposed development are contrary to policy and that in the absence of other material circumstances which are of over-riding weight, the application should be refused on the following grounds:

3.1 GREEN BELT
Whilst use of the land comprised within the application site for recreational purposes is permissible, it is contended that the proposed replacement clubhouse (which has a gross floorspace three times that of the existing clubhouse) is not an "essential" facility and in any event, with the car parking associated both with the new pavilion and the increased provision at The Little Angel pub, would cause detriment to the amenities of adjoining occupiers including our clients; moreover the scale and siting of the clubhouse, and the level of activity associated with it, will adversely affect surrounding land uses contrary to adopted policies EN2 and 15 and proposed policies WGB1 and WGB8. It is important to recognise that limb (C) of WGB8 would be seriously prejudiced given the cumulative impact of an enlarged cricket club, the existence of the Leander Club and Regatta facilities all in close proximity.

In our view, the applicants have not made out a case which demonstrates that there is an over-riding need for the proposed clubhouse in planning terms, as distinct from an understandable desire to improve the present facilities at the ground, which the applicants have instead focused on in the supporting material. Both national and local policies require that new development in the Green Belt, even for recreational purposes, must be

essential. In the absence of a clear proven need, the proposed clubhouse is inappropriate development in the Green Belt and is thus contrary to both national policy contained in PPG2 and the development plan itself.

As alluded to at the beginning of this letter, it should be plainly obvious that the 60 spaces at The Angel pub serve essentially a commercial, rather than recreational purpose and therefore cannot possibly satisfy the relevant PPG2 tests.

3.2 AREA OF SPECIAL LANDSCAPE IMPORTANCE

The application site lies outside the boundaries of an identified settlement. The area of land involved is an important aspect of the setting both of Henley itself and the small cluster of buildings within the Remenham Conservation Area. The loss of the row of 17 Lombardy poplars subject to TPO no. 1027/2001 (confirmed as recently as 18th January 2002) would have a seriously detrimental impact on the countryside character of the area, contrary to proposed policy WLL2. The loss of these trees and the bulk of the proposed clubhouse and parking for a total of 84 cars would also have a detrimental effect upon the setting of the immediately adjacent Conservation Area and of the listed building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on all planning authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving that building or its setting, in this case the Grade II listed pub.

The character of the immediate area reflects a quiet rural community. The introduction of a new building (to serve both recreational and commercial uses) along the western boundaries of the site will undoubtedly result in a significant change to the character of this area by introducing a built form which is totally out of keeping with the mix of Edwardian, Victorian and earlier buildings along Remenham Lane, and which would therefore drive a coach and horses through proposed policy WHE4 and explanatory paragraph 4.40 which states "the area surrounding designated conservation areas is of significance. Inappropriate development, particularly on prominent sites, could detract from the amenity, character and value of such areas."

We are also at a loss to understand how the applicants can assert that the rearrangement of the pub car-parking "would enhance both the character and appearance of the conservation area" when it is patently obvious that the combined provision exceeds the existing arrangements by over 100%!

3.3 LOSS OF ALLOTMENTS

Allotments are a precious and finite resource. The loss of a significant part of the Matson Drive allotments at Remenham would be contrary to proposed policies WR2 and WR28 in the absence of suitable alternative provision. None is proposed by the applicants or by the owner of the land involved. As the Council will be well aware, a number of previously vacant plots are now being actively cultivated. Indeed, as recently noted by the Remenham Action Group, records for the last decade show that the allotments have been utilised at 100% capacity for most of that time and the site is once again full. Consequently, there is no "significant and permanent downturn in demand" which would allow the Council to even begin to consider any alternative uses on existing allotment land (paragraph 9.54 of the emerging Local Plan).

Moreover, there is no empirical evidence provided in the applicants' statement to support their contention that the significantly reduced allotment area (42%) would nevertheless be sufficient to meet local demand in the longer term and we would strongly challenge this statement, in view of the comments made above.

There are also a plethora of statutory provisions relating to the loss of allotments, none of which have been addressed by the applicants and which in practical terms would most likely present an insuperable hurdle to further promotion of this scheme.

3.4 TRAFFIC AND ACCESS

The development is proposed to be served off an existing access onto Remenham Lane, at a blind corner of the Lane. As noted above this access is currently only used 5 days a year when a specific TRO is in place to direct traffic flows.

Remenham Lane is an unclassified road of limited width. The length of road between the proposed access point and A4130 is narrow and incapable of accommodating the increased traffic movements that would be associated with this development.

The junction of Remenham Lane with the A4130 is now decidedly substandard at the moment and any further movements will only exacerbate the situation particularly in view of the added complications posed by the A321 Wargrave Road. Although junction improvements are proposed in the emerging Local Plan (Policy WT16(q)) the timing of these works is uncertain and in the meantime, the development proposed would pose an unacceptable highway and traffic hazard, particularly in view of the existing residential properties located only metres away from the proposed car park entrances.

We have therefore commissioned WSP Group a highly regarded multi-disciplinary consultancy to examine the traffic impacts suggested. The conclusions of this report, attached, suggest that there are serious highway concerns that should lead to the Council refusing the application on these grounds alone.

3.5 LOSS OF AMENITY

The proposed clubhouse would be a substantial building with a ridge height of about 9.25m. It is intended that this building should be located close to the western boundary of the site within 38.5m of our clients' property. The clubhouse, in conjunction with its associated car park, and the car park associated with the Little Angel pub would have an adverse impact on the residential amenities of Riverway in terms of overlooking, noise, pollution and general disturbance associated especially with functions and similar activities held at the clubhouse and customers of the Little Angel pub, contrary to policies WGB1 and WGB8 in the emerging Local Plan and to policy 15 in the adopted Local Plan.

3.6 FLOODING

The site is located in an area prone to flooding. The eastern side of the site is continuously submerged for some of the winter months and occasionally floods in the summer months even in June and August. The western side of the site has flooded recently (contrary to the claim in the application).

It has not yet been satisfactorily demonstrated that the proposed development complies with the criteria in policy WIC16 of the emerging Local Plan and as such, the development is contrary to it. In particular, no detail of any flood compensation scheme has been provided.

On behalf of our client, therefore, environmental consultants have been instructed to examine the likely impact of these proposals. WSP Group's report is attached and concludes that there are serious environmental concerns that should lead to the Council refusing the application on these grounds alone.

3.7 SEWERAGE

Although the applicants misguidedly suggest that natural drainage will deal with surface water run off, it is very unclear how appropriate arrangements for sewerage are to work given the lack of an existing sewer – we cannot therefore understand what can possibly be meant by the reference in Appendix D of the supporting statement to "the existing sewer".

Finally, it is unclear from the application papers whether the correct statutory notification and certificate has been given in this case. The allotments are affected but are in fact owned by a third party (whether this is in fact Henley Town Council or else Remenham Parish Council is, at the moment, unclear). The consequences of any failure to fully comply with the procedural requirements of the GDPO 1995 will no doubt be obvious to you.

For all the foregoing reasons, our clients wish to register a strong objection to this application and would urge members to refuse to endorse this scheme which, in our own professional view, is wholly misguided for the reasons given above.

Please would you mark your acknowledgement for the attention of the writer, Daniel Drukarz.

Yours faithfully

Pitmans.

Pitmans

Our ref: NJF/mc/772

14 February 2002

DEVELOPMENT

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Mr D Drukarz
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Dear Mr Drukarz

Henley Cricket Club

I refer to our appointment by Mr Rutland of Riverway, Remenham Lane to consider the transport implications of the planning application by Henley Cricket Club and W H Brakspear & Sons plc. As you know I have considerable experience in the transport characteristics of development proposals both acting on behalf of applicants and highway authorities.

I have reviewed the application which was registered on 27 December 2001 with the number 5636 and contained the following documents:

i. A completed Wokingham District Council planning application form
ii. The applicants' statement
iii. Drawing 1005/100 – Site Plan
iv. Drawing 1005/101 – Pavilion Plans and Elevations

In addition to the documents I have visited the site accompanied by yourself and Mr Rutland during which Mr Rutland outlined his observations of the existing activity at both the existing cricket club and the Little Angel public house. From my assessment of the facts available I would make the following comments on the application.

1 Existing Situation

1.1 The application site is located close to White Hill which is the A4130 running from Henley to Maidenhead. It is a single carriageway road with an urban speed limit of 30 mph. In the vicinity of the site there are priority junctions with Remenham Lane and Matson Drive and on the opposite side of the road there is a junction with the A321 Wargrave Road. As established roads none of these junctions meet current highway standards.

1.2 Most notably the application intends to use Remenham Lane for increased vehicular activity. The junction of Remenham Lane and White Hill has poor visibility when measured strictly in accordance with the current DTLR standards (ref TD42/95). Visibility should be available 90 metres in each direction along the major road (known as the 'y' distance) from a point 9 metres back along the minor road (known as the 'x' distance). In difficult circumstances at lightly trafficked simple junctions the x distance can be reduced from 9 to 4.5 metres. From the attached Figure 1 it can be seen that for an x distance of 9 metres the theoretical visibility is only available for approximately 15 metres in each direction. If the x direction is reduced to 4.5 metres then the visibility only increases to 32 metres towards the town centre and 15 metres to the east. In practice the visibility towards the town centre is made worse by the line of trees along the road edge. Whereas the visibility to the east could be considered to be marginally greater than the

theoretical distance if measured across the corner of the car park although it is partially obscured by the difference in level and the positioning of signs around the corner.

1.3 Remenham Lane continues from White Hill past the Little Angel car park. It is straight for approximately 60 metres. It is at its widest (approximately 8 metres) outside the car park entrance but then narrows to approximately 6 metres. After 60 metres there is a sharp bend in the road with an inside radius of only approximately 5 metres, where the width is approximately 7 metres. Remenham Lane then continues as a narrow country lane.

1.4 Clearly the Little Angel car park is used by visitors to the public house. The application asserts that there is congested parking and that patrons park in Remenham Lane. No evidence of this is provided and from observations by Mr Rutland, who lives nearby, this is not a common occurrence. The Little Angel is also serviced by delivery lorries. No evidence is provided on their movements and from my site visit I would assume these occur in the existing car park.

1.5 The supporting statement suggests that at present there is an average attendance of 15 vehicles at games throughout the season with a maximum of 24 cars. No information is provided on the number of matches played or where the existing parking occurs. From my site visit I would presume that cars park around the ground and possibly along Matson Drive. There is no evidence provided which indicates that this is a problem.

2 Proposed Use

2.1 From the application and supporting statement (The Proposals Section) it is clear that the Club wishes to improve its status, increase the number of teams playing and the number of games played at the site. No data on future activity is provided however it can be assumed that there will be increased attendance and more matches. The result will be a general increase in vehicular activity around the area.

2.2 The new clubhouse will be substantially bigger as the gross floor space will increase from 169m^2 to 472m^2. Although no data is provided on the use of the clubhouse it is reasonable to assume that with a modern new facility there could be additional events, possibly not related to cricket matches. These may result in additional traffic movements in the evenings, for example, and out of the cricket season.

2.3 Drawing 1005/100 shows the proposed parking for the site with 24 spaces allocated to the cricket club and a further 60 spaces. There is also a note in the existing Little Angel car park which states that the parking is to be removed although this is outside the application red line boundary.

2.4 The supporting statement provides a justification for the provision of 24 cricket club spaces on the basis of their peak match observations but there is no supporting information to justify the additional 60 spaces. The statement refers to the "*.....replacement of the congested parking on the Little Angel site, eliminate the incidence of patrons parking in Remenham Lane and create safer conditions for all*". However there is no information on these problems.

2.5 Drawing 1005/100 shows a new pedestrian access between the 60 space car park and the Little Angel car park. This would provide a route to the new club and ground.

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WSP

However there is no indication of a route through the existing Little Angel car park which is outside the application site. Further information on this route and how it would be established for public use is needed.

2.6 Finally the vehicular access to the new car parks and clubhouse is on the apex of the sharp corner in Ramenham Lane described in Section 1.

3 Traffic Impact

3.1 The only supporting information on traffic impact in the application documents for this proposal is in the fourth paragraph of page 2 of the applicant's statement which refers to the replacement of congested parking and the reduced number of turning movements at the Matson Lane junction.

3.2 There is no quantification of the resulting traffic impact of this application. I have concluded in the absence of data that there will be an increased number of vehicle movements around the area and an increased frequency of events.

3.3 Although there are no figures on traffic volumes or accidents it is possible to make some conclusions from the available documents. There will be additional vehicles using Remenham Lane and these will be using the new access into the site.

3.4 The site access is on the sharp bend in Remenham Lane. As it is on the outside of the bend it is possible for departing vehicles to see in both directions. However visibility for vehicles travelling along the road is severely limited to a minimum forward visibility of only approximately 10 metres. This means that vehicles approaching from either direction cannot see vehicles around the corner. Advice on stopping sight distances is given in the 1992 Department of the Environment Design Bulletin 32 "Residential Road and Footpaths". This indicates that the appropriate forward visibility at a speed of 30mph (the speed limit) is 60 metres. With vehicle speeds likely to be between 10 and 15mph it notes that stopping distances are between 14 and 23 metres which is clearly in excess of the available visibility.

3.5 With the application there is likely to be a significant number of vehicles driving from White Hill towards the new access. These will need to stop and try to see if vehicles are approaching from around the corner. With the poor visibility this will result in vehicles turning but with the danger of being hit by other vehicles negotiating the corner.

3.6 The increased number of vehicles generated by the application will also need to negotiate the existing junction of White Hill and Remenham Lane. In Point 1 I outlined that the junction did not meet existing design standards with both reduced theoretical and practical visibility splays. The increased use of this junction is therefore likely to be detrimental to the safety of road users.

3.7 Drawing 1005/100 provides no indication of servicing for both the new clubhouse and the Little Angel. It is assumed that all vehicles for the clubhouse will use the new access from Remenham Lane.

3.8 The application is unclear about changes to the Little Angel. However if the existing car park is to be removed it is assumed that all servicing will either need to be from the

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existing rear access in Remenham Lane or from the new car park. With either location this would mean that service vehicles will need to travel further along Remenham Lane and manoeuvre around the sharp corner in Remenham Lane.

3.9 With both the club service vehicles and the Little Angel vehicles using the same area around the sharp bend in Remenham Lane for deliveries there will clearly be further safety implications

From my comments you will note that I have serious concerns regarding this application and I would summarise them as follows:

a) The road network is substandard around the area of the application

b) There will be an increase in vehicle movements and no assessment of this has been undertaken

c) Assertions have been made about the existing use and congestion around the Little Angel but no supporting data has been provided

d) A new access for additional traffic movements is to be provided in a constrained location with poor visibility

e) The increased movements around the substandard road network could be detrimental to the safety of the road users

f) No consideration has been given to access by service vehicles to both the clubhouse and the Little Angel

g) The application is unclear about works to the Little Angel car park

h) Pedestrian access is shown adjacent to the existing Little Angel car park but no indication of how this route can be achieved and guaranteed from White Hill.

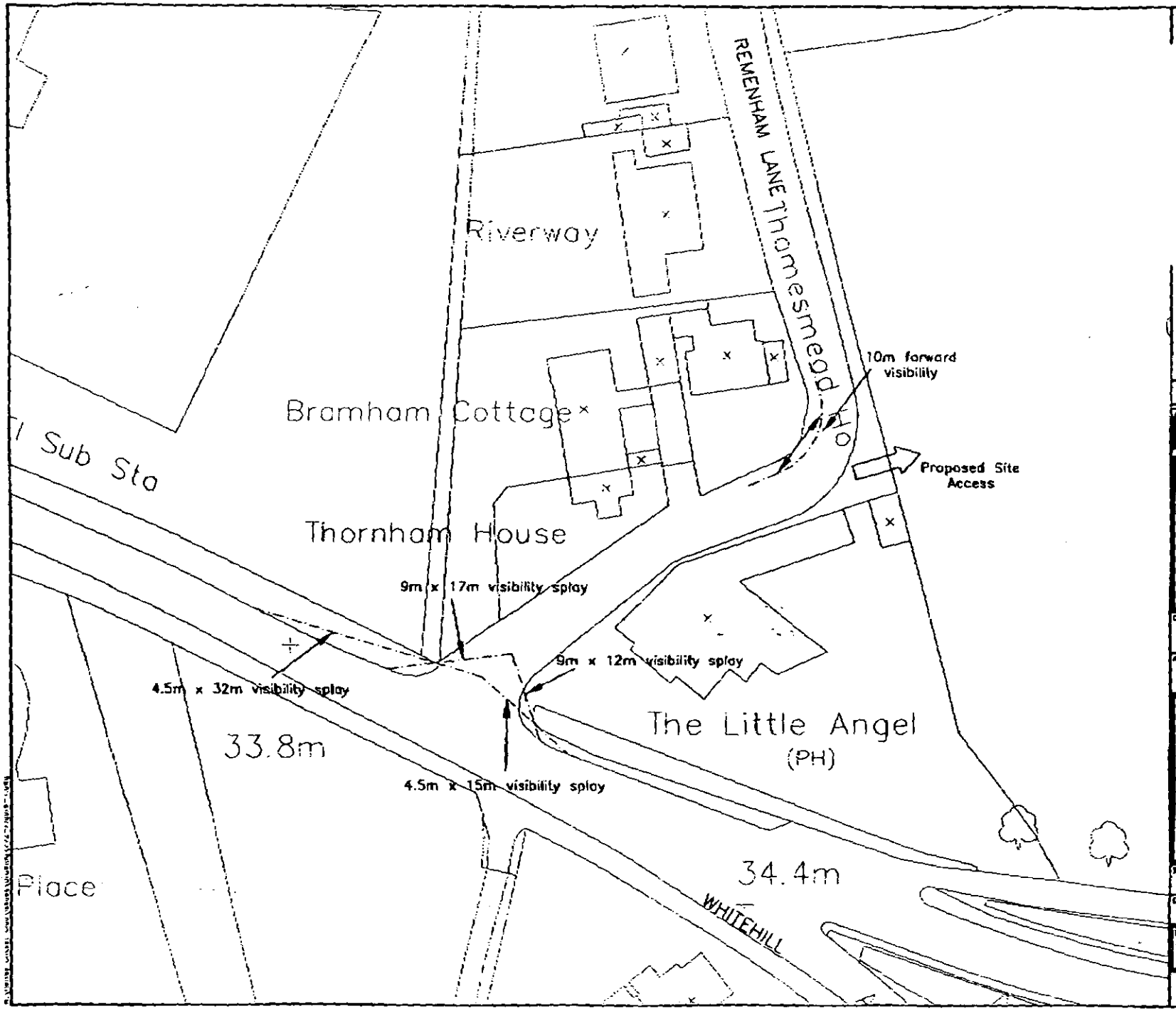
I consider that all these points are grounds to object to this application.

Yours sincerely

Neil Findlay
Associate Director

cc J Rutland

15-FEB-2002 15:08 FROM WSP TO 901189589165 P.05/06



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TITLE: VISIBILITY AT REMENHAM LANE

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Mr D Drukarz
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Dear Mr Drukarz

Henley Cricket Club

I refer to our appointment by Mr Rutland of Riverway, Remenham Lane to consider the transport implications of the planning application by Henley Cricket Club and W H Brakspear & Sons plc. We have extensive experience in flooding and utility issues for proposed developments and act on behalf of many developers throughout the UK and in particular around the Thames Valley.

I have reviewed the application which was registered on 27 December 2001 with the number 5636 and contained the following documents:

i. A completed Wokingham District Council planning application form
ii. The applicants' statement
iii. Drawing 1005/100 – Site Plan
iv. Drawing 1005/101 – Pavilion Plans and Elevations

In addition to the documents I have visited the site accompanied by yourself and Mr Rutland during which Mr Rutland spoke of his recollection of flooding issues over many years. From my assessment of the facts available I would make the following comments on the application.

1 Flood Policy

1.1 The government's sustainable development strategy makes it a requirement to assess appropriate forms of development for areas at risk of flooding.

1.2 The recently published PPG25 introduces the principle of attributing Flood Zones (1-low risk to 3-high risk) to all development sites to assist planning authorities in applying a risk based approach to the preparation of development plans and development control.

1.3 PPG25 requires developers that make planning applications for sites that are potentially at risk from flooding (Flood Zones 2 & 3) to consult the EA and, where appropriate, produce a Flood Risk Assessment for their proposals.

1.4 The Environment Agency have published Indicative Floodplain Maps which identify areas that are at risk from flood events of a 1% annual probability for rivers and 0.5% probability for tidal/coastal areas

2 Existing Application

2.1 The existing application does not state whether a Flood Zone classification is applicable to the site of the proposed development and, if it is, what category is applicable.

2.2 Item B9 states that 'the site falls within the edge of the 100year floodplain' and states that 'this part of it has not flooded in years'. From the Environment Agency Indicative Floodplain Map (see 1.4 above) it appears that the cricket grounds are within the floodplain and as such due assessment needs to be given to any flood issues that may arise due to the development.

2.3 A significant part of the site has flooded in the past, the run-off from the site is currently only partially contained within the site. From observations by Mr Rutland it appears that some surface water from the site flows to Remenham Lane which floods several times every winter.

2.4 We note that no drainage system exists in Remenham Lane and it forms a natural low spot between the cricket grounds and the existing residential housing.

2.5 We agree with the concept under Item B9 that the ground contact of the proposed building should not exceed that of the existing building as detailed in Item B9. This is a general mitigation measure used for development within a floodplain. However, there will be an increase in roof area and surface water run-off will be increased. The applicant should demonstrate a dispersal method which does not increase flood risk.

2.6 We also agree that by providing reduced ground levels on an area of land for flood storage is overall a good principle. However, the area that would be required to provide flood compensation is substantial but is not identified on the associated plans. No data is available on its proposed position and overall dimensions. There is also no indication of how the flood water will dissipate from the storage area.

2.7 As stated in Item B10 the low spots within the site are vulnerable to 'ponding'. However, from inspection of the site during the relatively dry winter of 2001/2002 a large ponding area, covering approximately one third of the cricket pitch, is clearly visible in a large low spot on site. The ditch that has been dug in this area has not assisted in removing this water – it remains full and does not discharge to an outfall.

2.8 Furthermore, the existing ponding water may be ground water that has risen above existing ground level at this low spot. No information accompanies the planning application with regards to the level of the ground water and soil permeability for natural infiltration at this location.

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2.9 We agree that the overall level of the low spot can be regraded to ensure that water does not accumulate at this location as stated in Item B10. However, Item B10 states that there will be *'re-grading.....to eliminate low spots and to ensure natural drainage'*. Natural drainage signifies that the water will naturally run off the newly graded land onto adjacent land which will, be subject to increased run-off as the natural attenuation of the lower spots will be lost. There will be an increase in sheet run-off due to the regrading thereby increasing downstream flood risk.

2.10 Over the last year some filling at the eastern end of the site has occurred. Without any detailed information on the 'regrading' it can be assumed that the low spots may be filled. This would result in a raising of ground levels which would be in contravention of a condition of the Environment Agency in their letter of 1 February 2002.

2.11 In order to ensure that this extra water is not pushed onto third party land, we request information on the proposed site levels and details of any storage or discharge proposals to cater for the existing standing water that already accumulates on the site.

2.12 We acknowledge that by using both gravel and reinforced grass the Applicant is attempting to minimise the amount of surface water runoff from the proposed parking area. We note that reinforced grass comprises concrete blocks between pockets of soil. There will therefore be less permeability within the car park surface than the existing greenfield site which will affect the surface water issues. Details of how any excess water will be handled have not been presented.

2.13 We note that Questions 16 and 17 of the Planning Application ask how surface and foul water from the proposed development will be disposed of. The response to Question 16 states 'As existing – natural drainage' whilst the response to Question 17 states 'to the existing system'. Item D4 in Appendix D also states that the proposed pavilion is near existing services, including sewers.

2.14 We note that there are no surface or foul water drainage systems in Remenham Lane and that the existing buildings in this area are probably served by independent systems such as cesspits or septic tanks. The planning application therefore lacks adequate detail of how the foul sewerage from the pavilion will be handled and where the surface water runoff from the pavilion roof and additional washing and catering facilities will be discharged. This is particularly important in this area given the proximity of the groundwater table and location of the site in a flood plain.

3 Conclusion

3.1 The planning application lacks detailed information of how surface water will be managed on site and underestimates the quantity of additional water that will be generated from the proposed clubhouse roof run off, the extensive parking areas and the additional washing and catering facilities proposed for the clubhouse.

3.2 The existing surface water situation on site has not been adequately addressed. This is particularly relevant due to the floodplain and the high presence of surface water on the site.

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TOTAL P.09

3.3 Insufficient data has been presented on the proposed flood compensation storage area and regrading proposals. It seems possible that there could be a raising of existing ground levels in contravention of an Environment Agency condition.

3.4 Inadequate research has been undertaken with regards to the options available for the proposed foul and surface sewers.

3.5 As it stands, there will be an increase in flood risk to adjacent properties as a result of the development as currently proposed.

Given the above problems and the lack of information provided in the planning application we consider that the application should be refused.

Yours sincerely

Saara Pinnell
Principal Engineer

cc J Rutland

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01189589165

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COMPANY: WOKINGHAM DISTRICT COUNCIL

FAX NO: 0118 9746313

FROM: DANIEL DRUKARZ

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Our ref: DD/EMB/COUNCIL2A

Your ref:

Date: 15th February 2002

For the attention of Nicola Lake
The Chief Planning Officer
Environmental Services Department
Wokingham District Council
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Wokingham
Berkshire
RG40 1WR

BY FAX AND POST

0118 9746313

Dear Madam

PROPOSED ALTERATIONS TO HENLEY CRICKET GROUND, REPLACEMENT OF CRICKET PAVILION, CAR PARK AND ASSOCIATED LANDSCAPING WORKS APPLICATION NO. F/2002/5636

We act for Mr and Mrs J Rutland of Riverway, Remenham Lane, Henley-on-Thames. On our clients' behalf we write to object to the above application for planning permission which has been submitted on behalf of Henley Cricket Club and W H Brakspear & Sons plc. The application seeks consent for the following:-

1. Relocation of the existing cricket square partly onto land which is currently in use for allotments, the construction of a new clubhouse on the western boundary of the site adjacent to Remenham Lane, the provision of some 24 new car parking spaces to serve the Cricket Club, and

2. A further 60 or so spaces for use by the Little Angel pub which is located between the site and the A4130 White Hill. It is our understanding from the application papers that these spaces are not primarily intended for the "recreational" activities of the Club, rather they are intended to support the commercial activities of the nearby pub and W H Brakspear & Sons plc (a listed public company) and, the proposed pavilion building, and

3. Significant engineering works for site levelling purposes, including the deposit of spoil in a floodplain.

4. Destruction of 17 Lombardy poplars (covered by TPO).

The development is to be served off an existing point of access on to Remenham Lane adjoining the rear of the Little Angel pub. You will be aware this access is currently only used for 5 days a

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Philip H Weaver David J H Carr Suzanne K Brooker Stephanie J Cutts Daniel Drukarz Joanne Riddick Sheila Cater *Consultants* Robin S Aird Michael J Hatch J Richard Valentine
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year during the Regatta, when a specific Traffic Regulation Order organises the directional traffic flow.

1. POLICY CONTEXT

The development plan for the area in question is the Green Belt Local Plan for Berkshire adopted in April 1985. The application is to be determined according to the development plan unless material considerations indicate otherwise.

Material to the consideration of this application will be the policies in the deposit draft of the Wokingham District Local Plan which has been the subject of a public inquiry on which the report of the Inspector is currently awaited. In April 1999, the Council resolved to use the draft Local Plan (as amended) for development control purposes since when further amendments have been made to the draft. Having regard to the stage that has been reached in its preparation, considerable weight can be given to the policies in the emerging Local Plan as they relate to this proposal.

In both the adopted Local Plan and in the draft Local Plan the application site is shown as lying within the Metropolitan Green Belt. On the Proposals Map to the draft Local Plan the site is shown as also being within an Area of Special Landscape Importance and as land that is liable to flooding. The western boundary of the site is immediately adjacent to the Remenham Conservation Area and the Little Angel pub is a Grade II listed building. Separating the present cricket ground and the allotments is a prominent row of mature poplar trees that were made the subject of a Tree Preservation Order (Order no. 1027/2001) in August 2001.

2. CONSIDERATION OF POLICIES

Policy EN2 of the adopted Local Plan, which relates to land within the Green Belt, provides as follows:

> Approval will not be given, save in very special circumstances, for the change of use of land or of existing buildings for any purpose other than the following:
>
> (D) appropriate kinds of recreation
>
> Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable.

Policy 15 of the adopted Local Plan, which relates to development for recreational purposes, provides that:

> Recreational development will be acceptable in the Green Belt so long as:
>
> (B) design, siting and materials...are in sympathy with the rural character and appearance of the area

(C) any new buildings proposed accommodate only activities which are subsidiary to and related to the principle recreational use of the site as a whole....

(D) the development proposed would not reduce the rural, open or countryside appearance of the landscape

(E) the development would not cause permanent or temporary but material harm to living conditions in the Green Belt.

The following policies in the draft Local Plan are material to this application:-

WGB1
There will be a presumption against inappropriate development in the Metropolitan Green Belt as defined on the Proposals Map. Development will not be permitted save in those special circumstances for any purpose other than:-

(C) essential facilities for outdoor sport and recreation...and for other uses of land that preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it

In all cases, development will need to retain the open character of the Green Belt and not cause detriment to the amenities of adjoining land uses and occupiers. Development must be appropriate in terms of scale, form, siting, design, materials, character, type and level of use and other visual, physical and ecological aspects.

WGB8
Within the Metropolitan Green Belt recreational development will only be permitted subject to the detailed provisions of recreation policy WR1, Green Belt policy WGB1 and provided that:

(A) it can be shown that there is a need, taking into account existing and committed provision in the district

(B) the nature of the proposal does not adversely affect the openness of the Green Belt

(C) the proposal will not lead to an excessive concentration of recreation provision that would unacceptably damage the environment of the area

(D) any new building must be essential for the functioning of outdoor sport or recreation

(E) the proposal does not result in any unacceptable disturbance to the amenity of local residents or the surrounding area in terms of noise, lighting or other forms of pollution.

WR2
Development that will result in the loss of existing...recreational facilities whether publicly or privately owned will not be allowed unless:

(a) planning permission has been granted on an alternative nearby site for...a recreational facility that would improve recreational facilities for local residents

WLL2
Within 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. This includes any development that results in the removal or erosion of landscape features such as...woodland, copses and hedgerows.

WIC16
In areas liable to flood, development will not be permitted unless it can be demonstrated to the satisfaction of the Council, in consultation with the Environment Agency that, by itself or cumulatively with other development, it will not:

(a) impede the flow of flood water or

(b) reduce the capacity of the floodplain to storm water or

(c) increase the number of people or properties at risk from flooding

WHE4
Development in conservation areas and development adjacent or approaching conservation areas should be designed to respect the local context.

3. APPLICATION OF POLICY

It is submitted that essential aspects of the proposed development are contrary to policy and that in the absence of other material circumstances which are of over-riding weight, the application should be refused on the following grounds:

3.1 GREEN BELT
Whilst use of the land comprised within the application site for recreational purposes is permissible, it is contended that the proposed replacement clubhouse (which has a gross floorspace three times that of the existing clubhouse) is not an "essential" facility and in any event, with the car parking associated both with the new pavilion and the increased provision at The Little Angel pub, would cause detriment to the amenities of adjoining occupiers including our clients; moreover the scale and siting of the clubhouse, and the level of activity associated with it, will adversely affect surrounding land uses contrary to adopted policies EN2 and 15 and proposed policies WGB1 and WGB8. It is important to recognise that limb (C) of WGB8 would be seriously prejudiced given the cumulative impact of an enlarged cricket club, the existence of the Leander Club and Regatta facilities all in close proximity.

In our view, the applicants have not made out a case which demonstrates that there is an over-riding need for the proposed clubhouse in planning terms, as distinct from an understandable desire to improve the present facilities at the ground, which the applicants have instead focused on in the supporting material. Both national and local policies require that new development in the Green Belt, even for recreational purposes, must be

essential. In the absence of a clear proven need, the proposed clubhouse is inappropriate development in the Green Belt and is thus contrary to both national policy contained in PPG2 and the development plan itself.

As alluded to at the beginning of this letter, it should be plainly obvious that the 60 spaces at The Angel pub serve essentially a commercial, rather than recreational purpose and therefore cannot possibly satisfy the relevant PPG2 tests.

3.2 AREA OF SPECIAL LANDSCAPE IMPORTANCE

The application site lies outside the boundaries of an identified settlement. The area of land involved is an important aspect of the setting both of Henley itself and the small cluster of buildings within the Remenham Conservation Area. The loss of the row of 17 Lombardy poplars subject to TPO no. 1027/2001 (confirmed as recently as 18th January 2002) would have a seriously detrimental impact on the countryside character of the area, contrary to proposed policy WLL2. The loss of these trees and the bulk of the proposed clubhouse and parking for a total of 84 cars would also have a detrimental effect upon the setting of the immediately adjacent Conservation Area and of the listed building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on all planning authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving that building or its setting, in this case the Grade II listed pub.

The character of the immediate area reflects a quiet rural community. The introduction of a new building (to serve both recreational and commercial uses) along the western boundaries of the site will undoubtedly result in a significant change to the character of this area by introducing a built form which is totally out of keeping with the mix of Edwardian, Victorian and earlier buildings along Remenham Lane, and which would therefore drive a coach and horses through proposed policy WHE4 and explanatory paragraph 4.40 which states "the area surrounding designated conservation areas is of significance. Inappropriate development, particularly on prominent sites, could detract from the amenity, character and value of such areas."

We are also at a loss to understand how the applicants can assert that the rearrangement of the pub car-parking "would enhance both the character and appearance of the conservation area" when it is patently obvious that the combined provision exceeds the existing arrangements by over 100%!

3.3 LOSS OF ALLOTMENTS

Allotments are a precious and finite resource. The loss of a significant part of the Matson Drive allotments at Remenham would be contrary to proposed policies WR2 and WR28 in the absence of suitable alternative provision. None is proposed by the applicants or by the owner of the land involved. As the Council will be well aware, a number of previously vacant plots are now being actively cultivated. Indeed, as recently noted by the Remenham Action Group, records for the last decade show that the allotments have been utilised at 100% capacity for most of that time and the site is once again full. Consequently, there is no "significant and permanent downturn in demand" which would allow the Council to even begin to consider any alternative uses on existing allotment land (paragraph 9.54 of the emerging Local Plan).

Moreover, there is no empirical evidence provided in the applicants' statement to support their contention that the significantly reduced allotment area (42%) would nevertheless be sufficient to meet local demand in the longer term and we would strongly challenge this statement, in view of the comments made above.

There are also a plethora of statutory provisions relating to the loss of allotments, none of which have been addressed by the applicants and which in practical terms would most likely present an insuperable hurdle to further promotion of this scheme.

3.4 TRAFFIC AND ACCESS

The development is proposed to be served off an existing access onto Remenham Lane, at a blind corner of the Lane. As noted above this access is currently only used 5 days a year when a specific TRO is in place to direct traffic flows.

Remenham Lane is an unclassified road of limited width. The length of road between the proposed access point and A4130 is narrow and incapable of accommodating the increased traffic movements that would be associated with this development.

The junction of Remenham Lane with the A4130 is now decidedly substandard at the moment and any further movements will only exacerbate the situation particularly in view of the added complications posed by the A321 Wargrave Road. Although junction improvements are proposed in the emerging Local Plan (Policy WT16(q)) the timing of these works is uncertain and in the meantime, the development proposed would pose an unacceptable highway and traffic hazard, particularly in view of the existing residential properties located only metres away from the proposed car park entrances.

We have therefore commissioned WSP Group a highly regarded multi-disciplinary consultancy to examine the traffic impacts suggested. The conclusions of this report, attached, suggest that there are serious highway concerns that should lead to the Council refusing the application on these grounds alone.

3.5 LOSS OF AMENITY

The proposed clubhouse would be a substantial building with a ridge height of about 9.25m. It is intended that this building should be located close to the western boundary of the site within 38.5m of our clients' property. The clubhouse, in conjunction with its associated car park, and the car park associated with the Little Angel pub would have an adverse impact on the residential amenities of Riverway in terms of overlooking, noise, pollution and general disturbance associated especially with functions and similar activities held at the clubhouse and customers of the Little Angel pub, contrary to policies WGB1 and WGB8 in the emerging Local Plan and to policy 15 in the adopted Local Plan.

3.6 FLOODING

The site is located in an area prone to flooding. The eastern side of the site is continuously submerged for some of the winter months and occasionally floods in the summer months even in June and August. The western side of the site has flooded recently (contrary to the claim in the application).

It has not yet been satisfactorily demonstrated that the proposed development complies with the criteria in policy WIC16 of the emerging Local Plan and as such, the development is contrary to it. In particular, no detail of any flood compensation scheme has been provided.

On behalf of our client, therefore, environmental consultants have been instructed to examine the likely impact of these proposals. WSP Group's report is attached and concludes that there are serious environmental concerns that should lead to the Council refusing the application on these grounds alone.

3.7 SEWERAGE
Although the applicants misguidedly suggest that natural drainage will deal with surface water run off, it is very unclear how appropriate arrangements for sewerage are to work given the lack of an existing sewer – we cannot therefore understand what can possibly be meant by the reference in Appendix D of the supporting statement to "the existing sewer".

Finally, it is unclear from the application papers whether the correct statutory notification and certificate has been given in this case. The allotments are affected but are in fact owned by a third party (whether this is in fact Henley Town Council or else Remenham Parish Council is, at the moment, unclear). The consequences of any failure to fully comply with the procedural requirements of the GDPO 1995 will no doubt be obvious to you.

For all the foregoing reasons, our clients wish to register a strong objection to this application and would urge members to refuse to endorse this scheme which, in our own professional view, is wholly misguided for the reasons given above.

Please would you mark your acknowledgement for the attention of the writer, Daniel Drukarz.

Yours faithfully

Pitmans.

Pitmans

Our ref: NJF/mc/772

14 February 2002

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Dear Mr Drukarz

Henley Cricket Club

I refer to our appointment by Mr Rutland of Riverway, Remenham Lane to consider the transport implications of the planning application by Henley Cricket Club and W H Brakspear & Sons plc. As you know I have considerable experience in the transport characteristics of development proposals both acting on behalf of applicants and highway authorities.

I have reviewed the application which was registered on 27 December 2001 with the number 5636 and contained the following documents:

i. A completed Wokingham District Council planning application form
ii. The applicants' statement
iii. Drawing 1005/100 – Site Plan
iv. Drawing 1005/101 – Pavilion Plans and Elevations

In addition to the documents I have visited the site accompanied by yourself and Mr Rutland during which Mr Rutland outlined his observations of the existing activity at both the existing cricket club and the Little Angel public house. From my assessment of the facts available I would make the following comments on the application.

1 Existing Situation

1.1 The application site is located close to White Hill which isthe A4130 running from Henley to Maidenhead. It is a single carriageway road with an urban speed limit of 30 mph. In the vicinity of the site there are priority junctions with Remenham Lane and Matson Drive and on the opposite side of the road there is a junction with the A321 Wargrave Road. As established roads none of these junctions meet current highway standards.

1.2 Most notably the application intends to use Remenham Lane for increased vehicular activity. The junction of Remenham Lane and White Hill has poor visibility when measured strictly in accordance with the current DTLR standards (ref TD42/95). Visibility should be available 90 metres in each direction along the major road (known as the 'y' distance) from a point 9 metres back along the minor road (known as the 'x' distance). In difficult circumstances at lightly trafficked simple junctions the x distance can be reduced from 9 to 4.5 metres. From the attached Figure 1 it can be seen that for an x distance of 9 metres the theoretical visibility is only available for approximately 15 metres in each direction. If the x direction is reduced to 4.5 metres then the visibility only increases to 32 metres towards the town centre and 15 metres to the east. In practice the visibility towards the town centre is made worse by the line of trees along the road edge. Whereas the visibility to the east could be considered to be marginally greater than the

theoretical distance if measured across the corner of the car park although it is partially obscured by the difference in level and the positioning of signs around the corner.

1.3 Remenham Lane continues from White Hill past the Little Angel car park. It is straight for approximately 60 metres. It is at its widest (approximately 8 metres) outside the car park entrance but then narrows to approximately 6 metres. After 60 metres there is a sharp bend in the road with an inside radius of only approximately 5 metres, where the width is approximately 7 metres. Remenham Lane then continues as a narrow country lane.

1.4 Clearly the Little Angel car park is used by visitors to the public house. The application asserts that there is congested parking and that patrons park in Remenham Lane. No evidence of this is provided and from observations by Mr Rutland, who lives nearby, this is not a common occurrence. The Little Angel is also serviced by delivery lorries. No evidence is provided on their movements and from my site visit I would assume these occur in the existing car park.

1.5 The supporting statement suggests that at present there is an average attendance of 15 vehicles at games throughout the season with a maximum of 24 cars. No information is provided on the number of matches played or where the existing parking occurs. From my site visit I would presume that cars park around the ground and possibly along Matson Drive. There is no evidence provided which indicates that this is a problem.

2 Proposed Use

2.1 From the application and supporting statement (The Proposals Section) it is clear that the Club wishes to improve its status, increase the number of teams playing and the number of games played at the site. No data on future activity is provided however it can be assumed that there will be increased attendance and more matches. The result will be a general increase in vehicular activity around the area.

2.2 The new clubhouse will be substantially bigger as the gross floor space will increase from 169m² to 472m². Although no data is provided on the use of the clubhouse it is reasonable to assume that with a modern new facility there could be additional events, possibly not related to cricket matches. These may result in additional traffic movements in the evenings, for example, and out of the cricket season.

2.3 Drawing 1005/100 shows the proposed parking for the site with 24 spaces allocated to the cricket club and a further 60 spaces. There is also a note in the existing Little Angel car park which states that the parking is to be removed although this is outside the application red line boundary.

2.4 The supporting statement provides a justification for the provision of 24 cricket club spaces on the basis of their peak match observations but there is no supporting information to justify the additional 60 spaces. The statement refers to the "*.....replacement of the congested parking on the Little Angel site, eliminate the incidence of patrons parking in Remenham Lane and create safer conditions for all*". However there is no information on these problems.

2.5 Drawing 1005/100 shows a new pedestrian access between the 60 space car park and the Little Angel car park. This would provide a route to the new club and ground.

WSP

However there is no indication of a route through the existing Little Angel car park which is outside the application site. Further information on this route and how it would be established for public use is needed.

2.6 Finally the vehicular access to the new car parks and clubhouse is on the apex of the sharp corner in Remenham Lane described in Section 1.

3 Traffic Impact

3.1 The only supporting information on traffic impact in the application documents for this proposal is in the fourth paragraph of page 2 of the applicant's statement which refers to the replacement of congested parking and the reduced number of turning movements at the Matson Lane junction.

3.2 There is no quantification of the resulting traffic impact of this application. I have concluded in the absence of data that there will be an increased number of vehicle movements around the area and an increased frequency of events.

3.3 Although there are no figures on traffic volumes or accidents it is possible to make some conclusions from the available documents. There will be additional vehicles using Remenham Lane and these will be using the new access into the site.

3.4 The site access is on the sharp bend in Remenham Lane. As it is on the outside of the bend it is possible for departing vehicles to see in both directions. However visibility for vehicles travelling along the road is severely limited to a minimum forward visibility of only approximately 10 metres. This means that vehicles approaching from either direction cannot see vehicles around the corner. Advice on stopping sight distances is given in the 1992 Department of the Environment Design Bulletin 32 "Residential Road and Footpaths". This indicates that the appropriate forward visibility at a speed of 30mph (the speed limit) is 60 metres. With vehicle speeds likely to be between 10 and 15mph it notes that stopping distances are between 14 and 23 metres which is clearly in excess of the available visibility.

3.5 With the application there is likely to be a significant number of vehicles driving from White Hill towards the new access. These will need to stop and try to see if vehicles are approaching from around the corner. With the poor visibility this will result in vehicles turning but with the danger of being hit by other vehicles negotiating the corner.

3.6 The increased number of vehicles generated by the application will also need to negotiate the existing junction of White Hill and Remenham Lane. In Point 1 I outlined that the junction did not meet existing design standards with both reduced theoretical and practical visibility splays. The increased use of this junction is therefore likely to be detrimental to the safety of road users.

3.7 Drawing 1005/100 provides no indication of servicing for both the new clubhouse and the Little Angel. It is assumed that all vehicles for the clubhouse will use the new access from Remenham Lane.

3.8 The application is unclear about changes to the Little Angel. However if the existing car park is to be removed it is assumed that all servicing will either need to be from the

existing rear access in Remenham Lane or from the new car park. With either location this would mean that service vehicles will need to travel further along Remenham Lane and manoeuvre around the sharp corner in Remenham Lane.

3.9 With both the club service vehicles and the Little Angel vehicles using the same area around the sharp bend in Remenham Lane for deliveries there will clearly be further safety implications

From my comments you will note that I have serious concerns regarding this application and I would summarise them as follows:

a) The road network is substandard around the area of the application

b) There will be an increase in vehicle movements and no assessment of this has been undertaken

c) Assertions have been made about the existing use and congestion around the Little Angel but no supporting data has been provided

d) A new access for additional traffic movements is to be provided in a constrained location with poor visibility

e) The increased movements around the substandard road network could be detrimental to the safety of the road users

f) No consideration has been given to access by service vehicles to both the clubhouse and the Little Angel

g) The application is unclear about works to the Little Angel car park

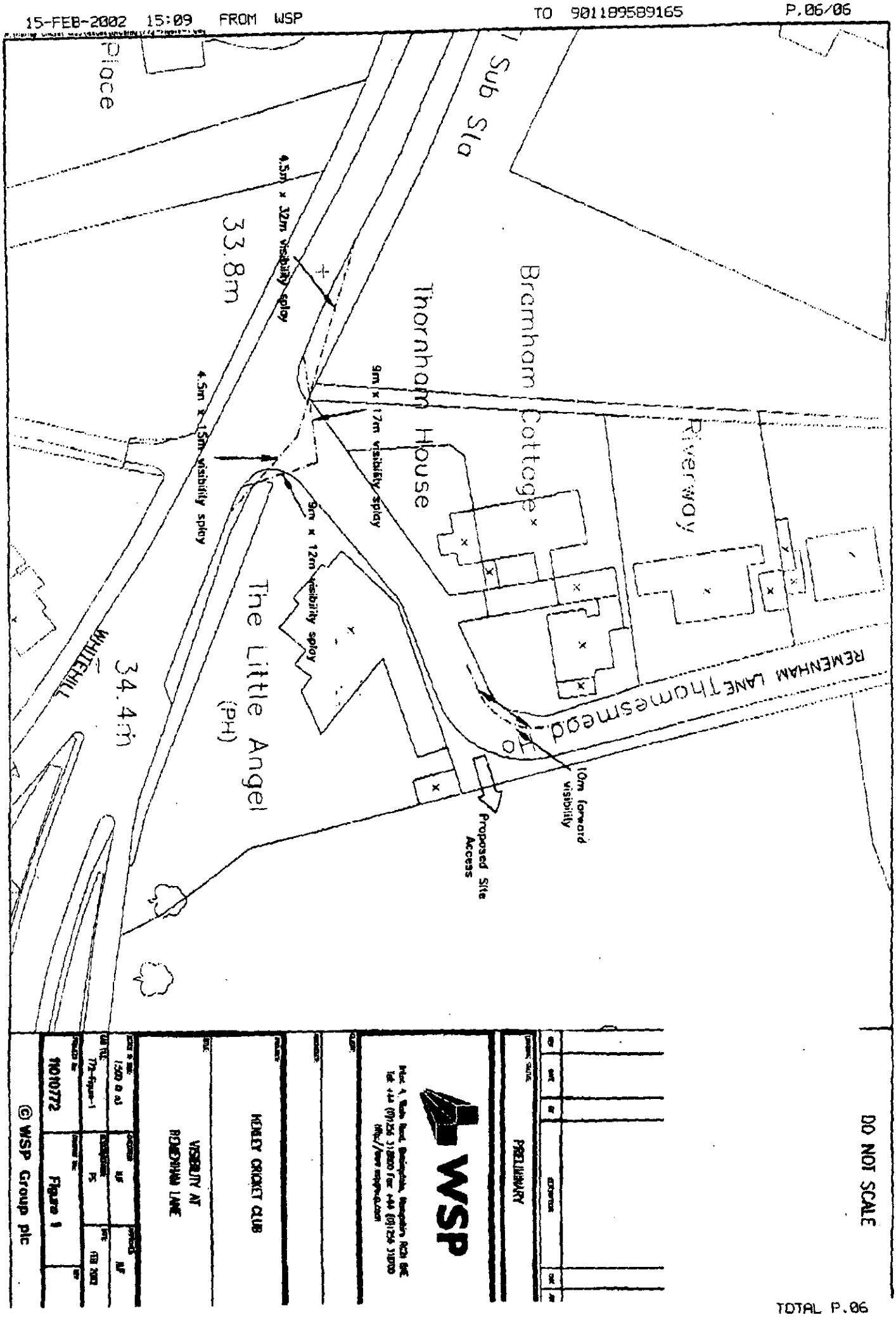
h) Pedestrian access is shown adjacent to the existing Little Angel car park but no indication of how this route can be achieved and guaranteed from White Hill.

I consider that all these points are grounds to object to this application.

Yours sincerely

Neil Findlay
Associate Director

cc J Rutland


Sub Sta
Bramham Cottage
Thornham House
Riverway
Thornham Lane
The Little Angel
(PH)
WHITEHILL
33.8m
34.4m
4.5m x 32m visibility splay
4.5m x 15m visibility splay
9m x 17m visibility splay
9m x 12m visibility splay
Proposed Site Access
10m forward visibility
WSP
PRELIMINARY
HORLEY CRICKET CLUB
VISIBILITY AT
BONEHAM LANE
Figure 1
© WSP Group plc
DO NOT SCALE

WSP

DEVELOPMENT

Intec 4, Wade Road
Basingstoke
Hampshire
RG24 8NE

Tel: +44(0)1256 318800
Fax: +44(0)1256 318700
http://www.wspgroup.com

Our ref: SAP/mc/772

15 February 2002

Mr D Drukarz
Pitmans
47 Castle Street
Reading
RG1 7SR

Dear Mr Drukarz

Henley Cricket Club

I refer to our appointment by Mr Rutland of Riverway, Remenham Lane to consider the transport implications of the planning application by Henley Cricket Club and W.H Brakspear & Sons plc. We have extensive experience in flooding and utility issues for proposed developments and act on behalf of many developers throughout the UK and in particular around the Thames Valley.

I have reviewed the application which was registered on 27 December 2001 with the number 5636 and contained the following documents:

i. A completed Wokingham District Council planning application form
ii. The applicants' statement
iii. Drawing 1005/100 – Site Plan
iv. Drawing 1005/101 – Pavilion Plans and Elevations

In addition to the documents I have visited the site accompanied by yourself and Mr Rutland during which Mr Rutland spoke of his recollection of flooding issues over many years. From my assessment of the facts available I would make the following comments on the application.

1 Flood Policy

1.1 The government's sustainable development strategy makes it a requirement to assess appropriate forms of development for areas at risk of flooding.

1.2 The recently published PPG25 introduces the principle of attributing Flood Zones (1-low risk to 3-high risk) to all development sites to assist planning authorities in applying a risk based approach to the preparation of development plans and development control.

1.3 PPG25 requires developers that make planning applications for sites that are potentially at risk from flooding (Flood Zones 2 & 3) to consult the EA and, where appropriate, produce a Flood Risk Assessment for their proposals.

1.4 The Environment Agency have published Indicative Floodplain Maps which identify areas that are at risk from flood events of a 1% annual probability for rivers and 0.5% probability for tidal/coastal areas

2 Existing Application

2.1 The existing application does not state whether a Flood Zone classification is applicable to the site of the proposed development and, if it is, what category is applicable.

2.2 Item B9 states that 'the site falls within the edge of the 100year floodplain' and states that 'this part of it has not flooded in years'. From the Environment Agency Indicative Floodplain Map (see 1.4 above) it appears that the cricket grounds are within the floodplain and as such due assessment needs to be given to any flood issues that may arise due to the development.

2.3 A significant part of the site has flooded in the past, the run-off from the site is currently only partially contained within the site. From observations by Mr Rutland it appears that some surface water from the site flows to Remenham Lane which floods several times every winter.

2.4 We note that no drainage system exists in Remenham Lane and it forms a natural low spot between the cricket grounds and the existing residential housing.

2.5 We agree with the concept under Item B9 that the ground contact of the proposed building should not exceed that of the existing building as detailed in Item B9. This is a general mitigation measure used for development within a floodplain. However, there will be an increase in roof area and surface water run-off will be increased. The applicant should demonstrate a dispersal method which does not increase flood risk.

2.6 We also agree that by providing reduced ground levels on an area of land for flood storage is overall a good principle. However, the area that would be required to provide flood compensation is substantial but is not identified on the associated plans. No data is available on its proposed position and overall dimensions. There is also no indication of how the flood water will dissipate from the storage area.

2.7 As stated in Item B10 the low spots within the site are vulnerable to 'ponding'. However, from inspection of the site during the relatively dry winter of 2001/2002 a large ponding area, covering approximately one third of the cricket pitch, is clearly visible in a large low spot on site. The ditch that has been dug in this area has not assisted in removing this water – it remains full and does not discharge to an outfall.

2.8 Furthermore, the existing ponding water may be ground water that has risen above existing ground level at this low spot. No information accompanies the planning application with regards to the level of the ground water and soil permeability for natural infiltration at this location.

2.9 We agree that the overall level of the low spot can be regraded to ensure that water does not accumulate at this location as stated in Item B10. However, Item B10 states that there will be *'re-grading.....to eliminate low spots and to ensure natural drainage'*. Natural drainage signifies that the water will naturally run off the newly graded land onto adjacent land which will, be subject to increased run-off as the natural attenuation of the lower spots will be lost. There will be an increase in sheet run-off due to the regrading thereby increasing downstream flood risk.

2.10 Over the last year some filling at the eastern end of the site has occurred. Without any detailed information on the 'regrading' it can be assumed that the low spots may be filled. This would result in a raising of ground levels which would be in contravention of a condition of the Environment Agency in their letter of 1 February 2002.

2.11 In order to ensure that this extra water is not pushed onto third party land, we request information on the proposed site levels and details of any storage or discharge proposals to cater for the existing standing water that already accumulates on the site.

2.12 We acknowledge that by using both gravel and reinforced grass the Applicant is attempting to minimise the amount of surface water runoff from the proposed parking area. We note that reinforced grass comprises concrete blocks between pockets of soil. There will therefore be less permeability within the car park surface than the existing greenfield site which will affect the surface water issues. Details of how any excess water will be handled have not been presented.

2.13 We note that Questions 16 and 17 of the Planning Application ask how surface and foul water from the proposed development will be disposed of. The response to Question 16 states 'As existing – natural drainage' whilst the response to Question 17 states 'to the existing system'. Item D4 in Appendix D also states that the proposed pavilion is near existing services, including sewers.

2.14 We note that there are no surface or foul water drainage systems in Remenham Lane and that the existing buildings in this area are probably served by independent systems such as cesspits or septic tanks. The planning application therefore lacks adequate detail of how the foul sewerage from the pavilion will be handled and where the surface water runoff from the pavilion roof and additional washing and catering facilities will be discharged. This is particularly important in this area given the proximity of the groundwater table and location of the site in a flood plain.

3 Conclusion

3.1 The planning application lacks detailed information of how surface water will be managed on site and underestimates the quantity of additional water that will be generated from the proposed clubhouse roof run off, the extensive parking areas and the additional washing and catering facilities proposed for the clubhouse.

3.2 The existing surface water situation on site has not been adequately addressed. This is particularly relevant due to the floodplain and the high presence of surface water on the site.

3.3 Insufficient data has been presented on the proposed flood compensation storage area and regrading proposals. It seems possible that there could be a raising of existing ground levels in contravention of an Environment Agency condition.

3.4 Inadequate research has been undertaken with regards to the options available for the proposed foul and surface sewers.

3.5 As it stands, there will be an increase in flood risk to adjacent properties as a result of the development as currently proposed.

Given the above problems and the lack of information provided in the planning application we consider that the application should be refused.

Yours sincerely

Saara Pinnell
Principal Engineer

cc J Rutland

Those letters have insufficient information to be acknowledged as letters of objection

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RG9

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

M. E. Davey

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RG9 1SD

Date:
Ref: F 2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RG9 1PN.

Date:
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Yours sincerely

H. P. Wilson

E V ADAMS

RG9 2LH

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely

E.V. Adams

?

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Dear Ms Lake

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- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Paul Cherrington

Paul Cherrington.

Mahins Rd
Henley

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F2002/5636

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Yours sincerely

G. E. Wood

Madeira Rd
Ilkley

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

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Yours sincerely

G. E. Weld

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Makins Rd
Henley

Date:
Ref: F 2002/5636.

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Yours sincerely

G E Weld

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

? Where is this

Henley Management College

Date:
Ref: F 2002/5636.

Dear Ms Lake

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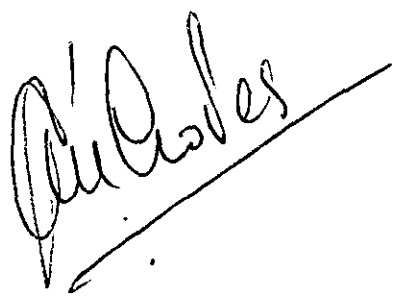
Yours sincerely



? NO AN

Nicky Lake
Development Control Officer
Wokingham District Council
Environmental Services, Planning services
PO Box 157, Shute End
Wokingham
Berks
RG40 1WR

Dear Sir/ Madam

Re Ref F2002/5636
Greencroft Allotments, Henley on Thames

We wish to add our objections to the proposed development of the above site currently being used for allotments.

The Government in its response to the Environment, transport and Regional Affairs Committee report September 1998 says, "the Government agrees that allotments will often form a component part of healthy neighbourhoods".

The select Committee recommended that allotments form an important part of leisure provision, which should be reflected within local authority leisure strategies and Local Agenda 21 initiatives. The Government welcomed this recommendation.

Allotments must be seen as a valuable community activity and the Government clearly supports the preservation of allotments through a positive allotment strategy and it is important that they are sited where the demand is.

In addition, the provision of local fresh produce, allotments provide a healthy out of doors activity, contact with nature, an opportunity to meet people, a sense of well being and achievement. All this will be lose if the land is taken and developed.

In view of the above, we would ask you to reject the application.

Yours sincerely

G.Stokes
National Secretary — of WHAT ?

Garden Cottage
RG9 6EJ

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RG9 2EW

6 Lucks Lane

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

A Bowles

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Pond Hill Nettlebed
RG9 5RL

Date:
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

Doreen Ellis

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RG40 4DT

Date:
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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Yours sincerely

RG4 5EL.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely

Miss M Welch

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date:
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Yours sincerely M. Chalk. RG9 1EU.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Riverside Cottage
RG9 3AX

Date:
Ref: F 2002/5636

Dear Ms Lake

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Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

RG9-1BH.

Date:
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Yours sincerely

PLANNING SERVICES	HPT
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DC	EHF
APP	
CS	
13 FEB 2002	
COPIES TO	ACK: FILE:

7 Flamelands Way
Greys Hill
Henley on Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 26.10.01
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

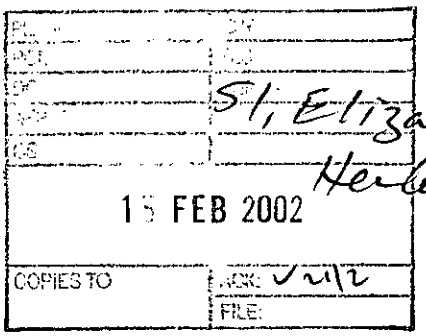
- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

D Allewin

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



51, Elizabeth Rd.
Henley on Thames.

Date: 12.2.02
Ref: F/2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

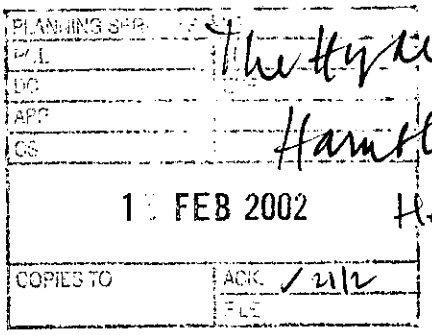
- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Anne M. Dixon.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



The Hyde
Hambledon
Henley-on-Thames.

Date: 17.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Jane M Lewis

The Hyde
Hambledon

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Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Jane O'Leary

The Hyde
Hambleden

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES | HPZ
HOL | TLS
DC | eNE
APP
CS
16 FEB 2002
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FILE

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

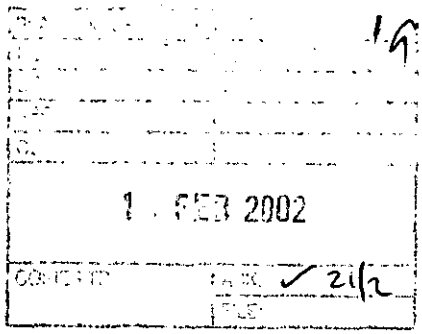
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Jane & Leam

(Kings Rd)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



1 Kings Rd
Henley on Thames

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Hill Cottage
Thames Street
Sonning
RG4 6UR

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERV. SEC.	PT
POL	TLS
DC	ENF
APP	
CS	
13 FEB 2002	
COPIES TO	ACK: ✓ 21/2
	FILE:

Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

G Barrett

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Hill Cottage
Thorn Street
Sonning.
RG4 6UR

PLANNING SERVICES	HPT
FOL	TJS
DC	EMF
APP	
CS	
13 FEB 2002	
COPIES TO	ACK: 21/2
	FILE:

Date: 25.10.01
Ref: F2002/5896

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

C. Barnett.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICE
15 FEB 2002
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FILE

The Old Forge
Fawley (FAWLEY)
Henley-on-Thames
Oxon RG9 6JA

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

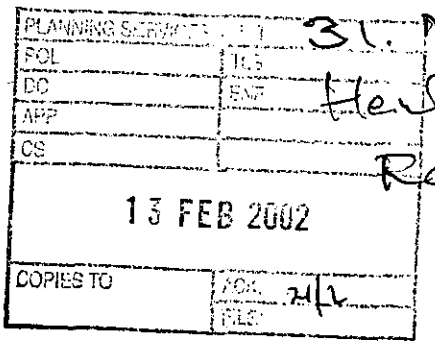
I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



31 Milton Close.
Henley-on-Thames
RG9 1UJ

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

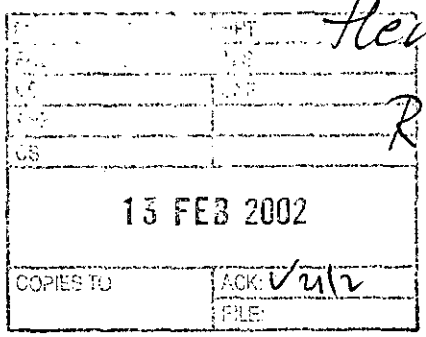
This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

K Pulsion

2 Baronsmead
Henley
RG9 2DL

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25/10/01
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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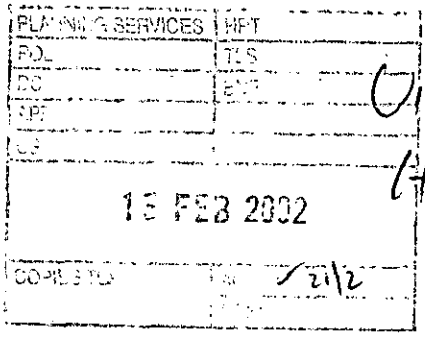
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Pine Cottage
Hailstone (Hambledon)
Henley
Oxon
RG9 6SL

Date: 12.2.02
Ref: F/2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

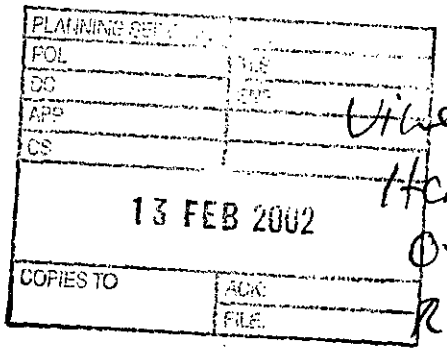
- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Elizabeth Ellis

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Hive Cottage
Hawkedon
Oxon
RG9 6SL

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Elizabeth Ellis

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	PT
POL	TS
DC	DMF
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13 FEB 2002	
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The Cottage
Hambleden
Oxon
RG9 6SL

Date: 12.2.02
Ref: F2062/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

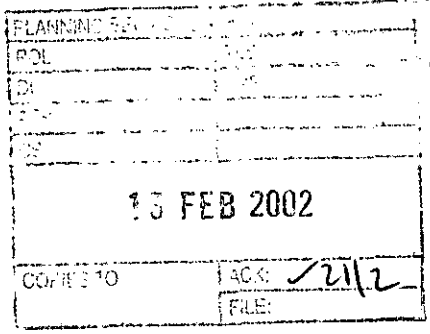
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Elizabeth Ellis

11 Mill Close,
Middle Assendon.
Henley.
RG9 6BA

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25/10/01
Ref: F1002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

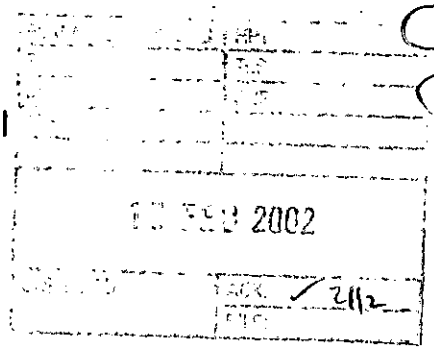
- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

14 Sedgemoore Drive
Caversham
Reading RG4 7HS

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

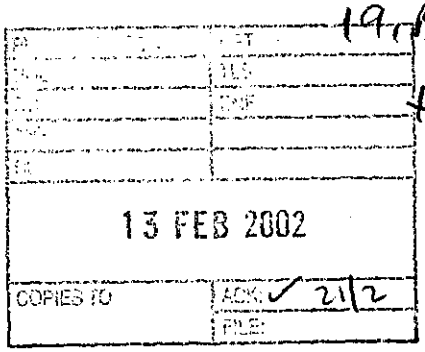
- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19, Berkshire Rd
Henley-on-Thames



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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It therefore contravenes policies set out in the Wokingham District Local Plan.

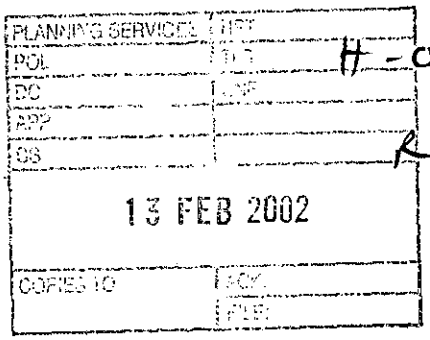
Yours sincerely

W J Hawkins

Hawkins

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19, Berkshire Rd
H-O-T.
RG9 1ND.



Date: 28-10-01
Ref: 192
F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

W Hankins

Hankins

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

19, Berkshire Rd

PLANNING SERVICES	HPT	Henley
POL	TLS	
DC	LNF	
APP		
CS		RG9 1ND

13 FEB 2002

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Date: 28-10-01
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

~~I~~/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- ~~I~~/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

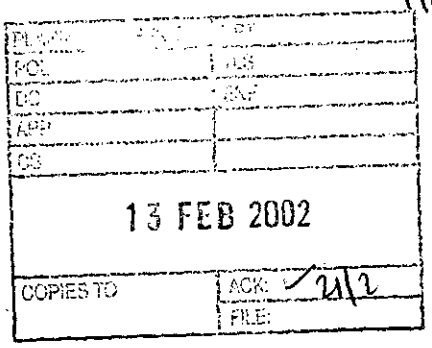
Yours sincerely

A Hankin

A Hankin

31 Church Street
Henley-on-Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F/2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

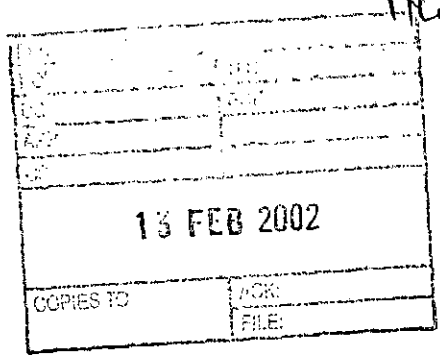
This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Sally Harris (Harris)

31 Church Street
Henley-on-Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

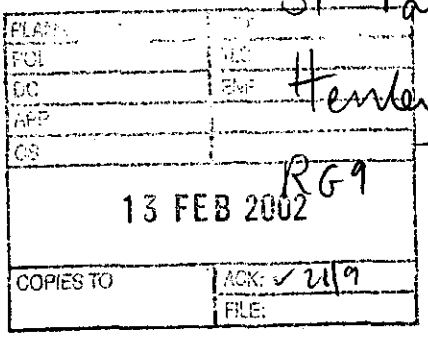
Yours sincerely

Sally Harris

SALLY HARRIS

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

31 Park Rd
Henley
RG9 1DB



Date: 12.2.02
Ref: F7002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

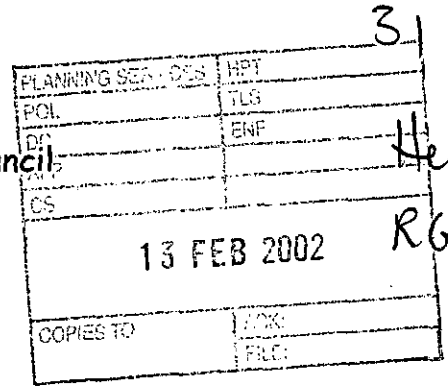
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Harriet Lloyd

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

3 Park Rd
Henley
RG9 1DB



Date: 12.2.02
Ref: F2002/5336

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

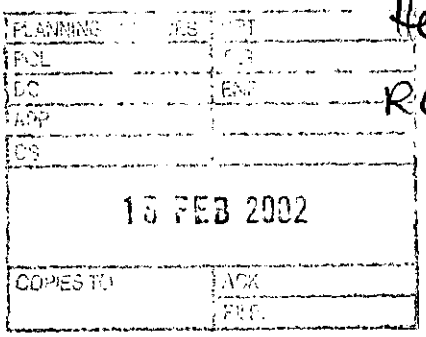
This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Harriet Lloyd

31 Park Rd
Henley
RG9 1DR

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5736

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

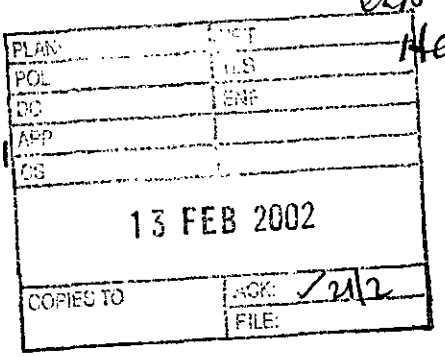
- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Harriet Lloyd

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



C/O Ross House
Henley Road
Hungrave

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

123 Grays Rd
Henley on Thames
RG9 1TE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	RPT
POL	TLR
DC	ENF
APP	
CS	
13 FEB 2002	
COPIES TO	ACK 21/2
	FILE

Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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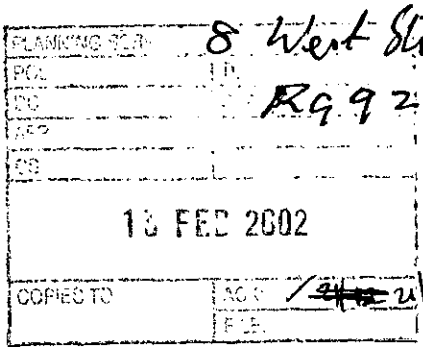
Yours sincerely

Sarah Shawland

(Sarah Shawland)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

8 West Street.
RG9 2DT.



Date: 28/10/01
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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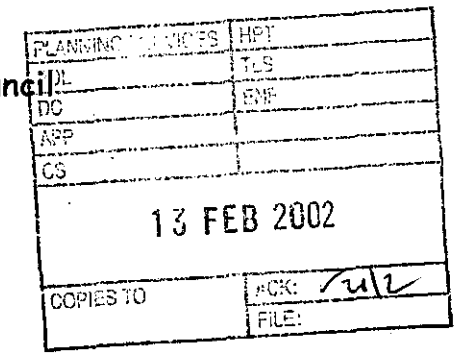
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

R Skeleton Smith.

3 Leicester CLOSE
Hamley. (Leicester)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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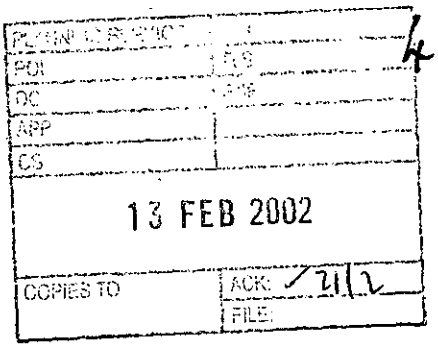
Yours sincerely

L Holmes

R.C. SPARKS

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



4. Hartsden Rd
Henley-on-Thames
Oxon
RG9 1EF

Date: 28/10/01.
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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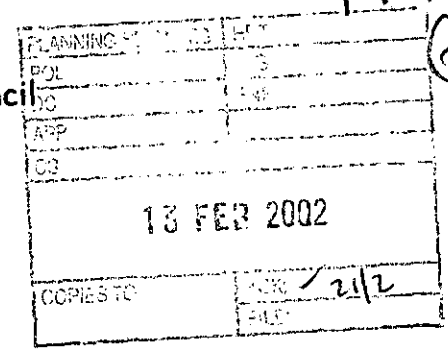
Yours sincerely

R.C. Sparks.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Fanny Cottage,
Greenhill,
Henley.
(Greystill)



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

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Yours sincerely

12 Friday Street
Henley-on-Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
13 FEB 2002	
COPIES TO	ACK 21/2
	FILE

Date: 12/2/02
Ref: F/2002/5636

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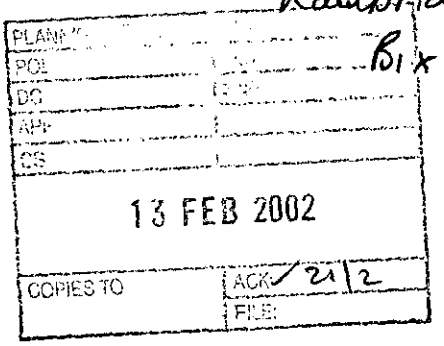
Yours sincerely

(P.C. STONE)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Hambridge Wood Cottage
Hambridge Wood
Bix RG9 4RZ



Date: 12/2/02
Ref: F/2002/5636

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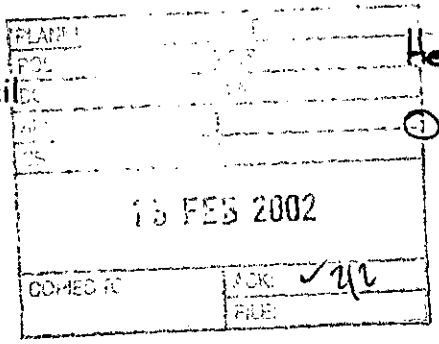
Yours sincerely

J. E Humphrey

S. M. Rankin
16 Coldharbour Close
Henley-on-Thames
Oxon. RG9 1QF

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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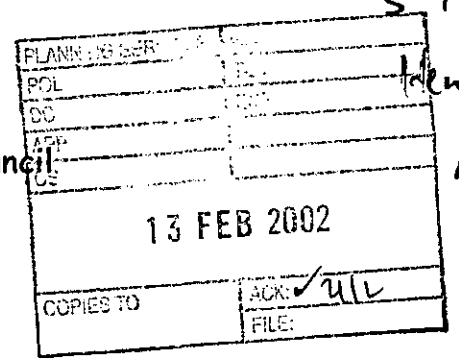
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

S. M. Rankin

Joan McKinley
57 Upton Close
Henley-on-Thames
RG9 1BU

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

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Yours sincerely

J McGinley

Joan McGinty
57 Upton Close
Henley-on-Thames
RG9 1JU

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
AFP |
OS |
13 FEB 2002
COPIES TO | ACK
FILE

Date: 12.2.02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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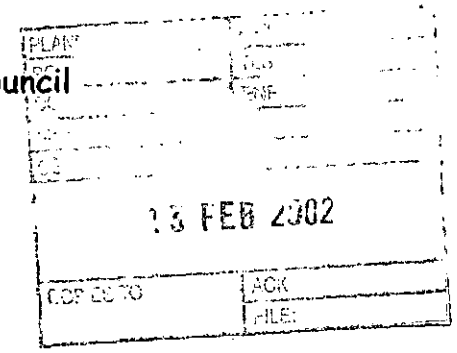
This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

J McGinty

57 Upton Close
Henley
Oxon

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25.10.01
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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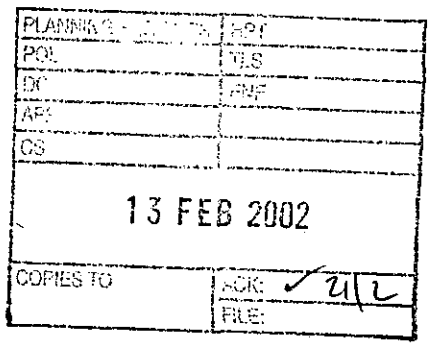
Yours sincerely

John Smith

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Aston Farm.
Remenham Lane
H.o.T
Oxon.

Date: 12.2.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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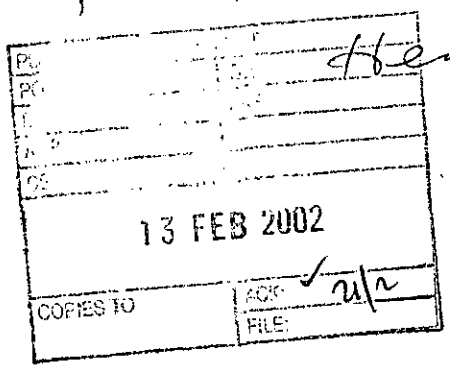
Yours sincerely

Christine & Antony Southwell.

13 Victoria Court
Henley on Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5636

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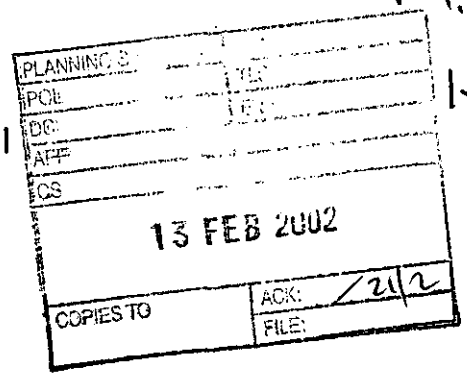
Yours sincerely

O. Macpherson

Tina Abbey-Vint
19. Clark St.
Abbey. O. Thames
RG8 1SE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25.10.01
Ref: F2002/5636

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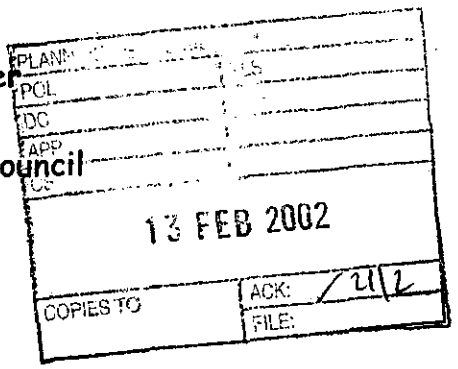
Yours sincerely

Tina Abbey-Vint.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Isabelle Abbey-V
19 church street
Henley-on-Thames

Date: 12.2.02
Ref: F.2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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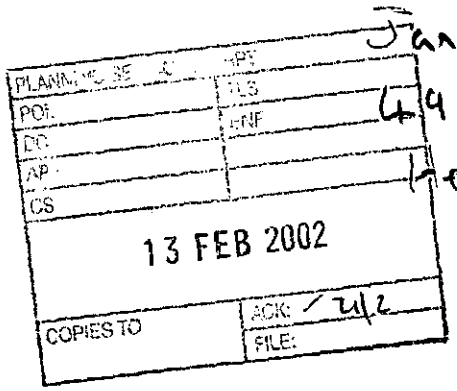
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Isabelle Abbey-Vital

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Jane Loader
49 Deansfield Rd
Henley-on-Thames,

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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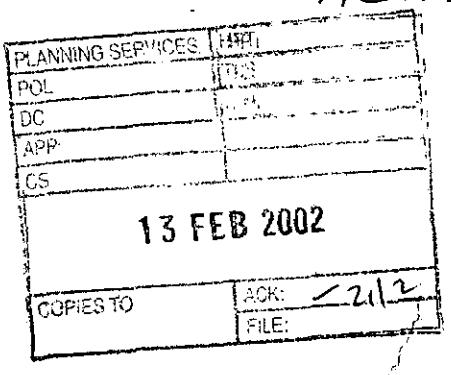
Yours sincerely

J M Loader.

2 RIVER TERRACE
HENLEY
RG9. 1BG

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25 Oct
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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It therefore contravenes policies set out in the Wokingham District Local Plan.

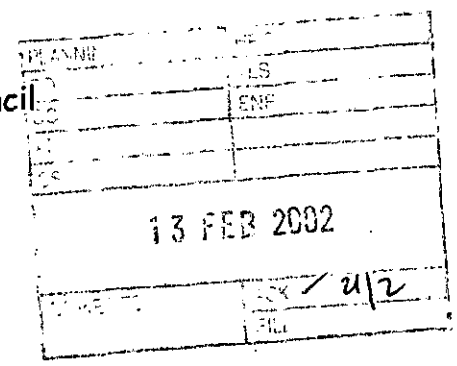
Yours sincerely

Caroline Bleakley

(Caroline Bleakley)

2 RIVER TERRACE
HENLEY RG9 1BC

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25 Feb 2002
Ref: 2001.
F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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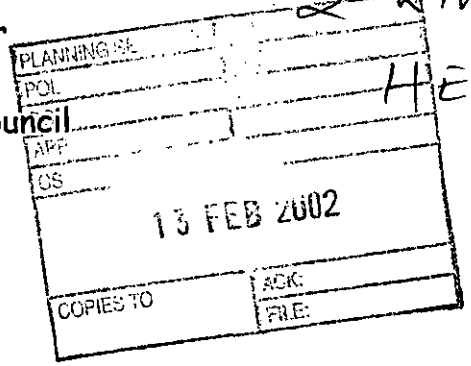
Yours sincerely

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



2 RIVER TERRACE
HENLEY.
RG9.1BG

Date: 25 Oct
Ref: R001
F/2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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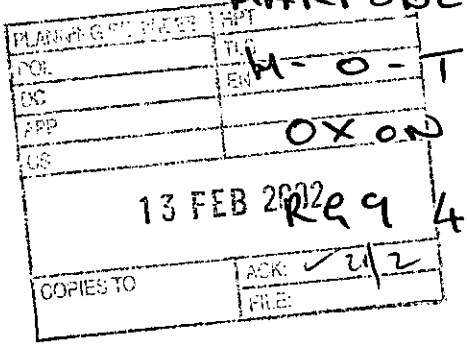
Yours sincerely

BADGER BANKS
HARPSDEN

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
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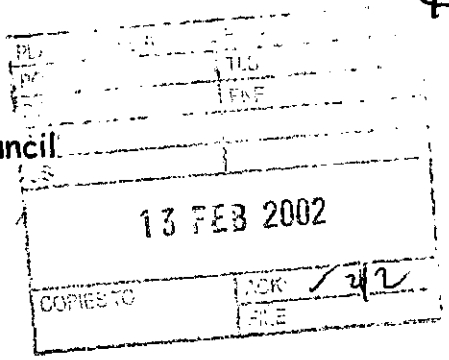
Yours sincerely

L J [illegible].

42 ANCASTLE GREEN
HENLEY RG9 1TS

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12/2/02
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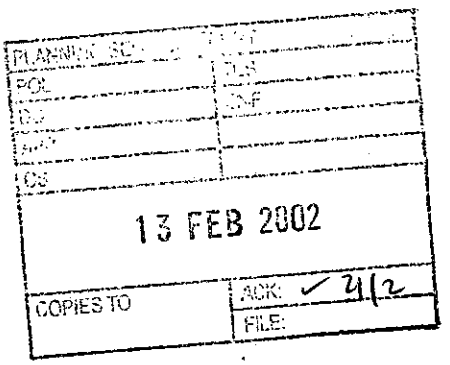
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

J Sztompf (Sztompf)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



5 Upton Close
Henley-on-Thames
Oxon

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

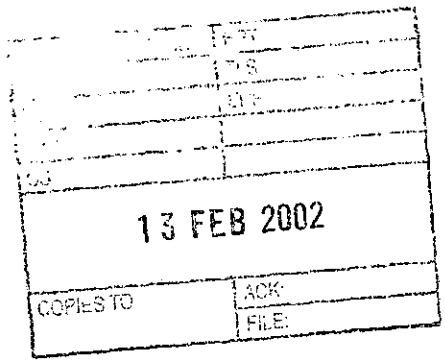
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Rebecca Sparkes

54 Upla Close
Henley-on-Thames
OXON

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

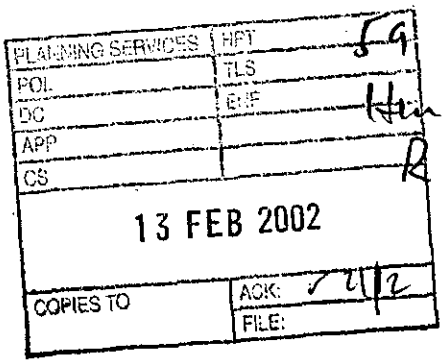
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Rebecca Shayanfar

M.L. Banerji.
59 King Road.
Henley-on-Thames
RG9 2DN.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

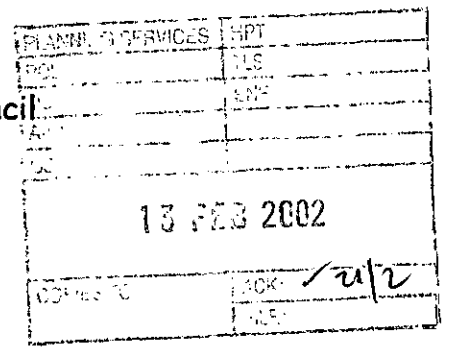
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

M.L. Banerji

M. Hewlett-
James Cottage
Burfield Heath
Henley-on-Thames
Oxon. RG9 4LD.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

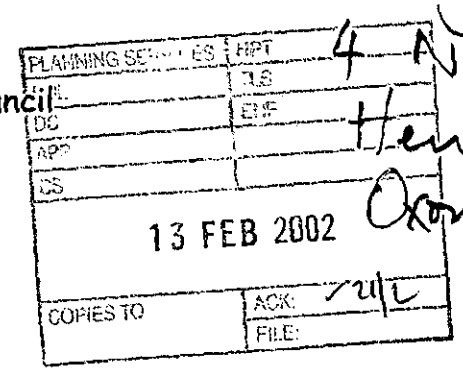
- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Mollie E. Hewlett.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



C. Forgie
4 Niagara Rd
Henley-on-Thames
Oxon RG9 1EB

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

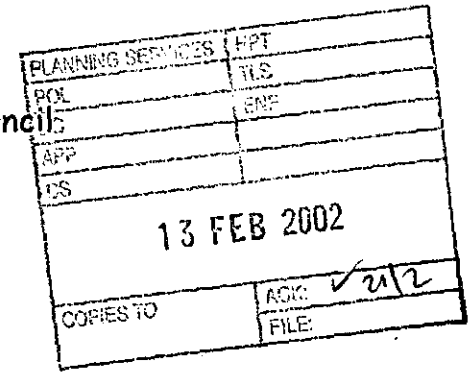
- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Claire Forgie.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



JEAN REDWOOD
LITTLE HOUSE
45 GRAVEL HILL
HENLEY-ON-THAMES
OXON RG9 2EE
TEL: 01491-577082

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

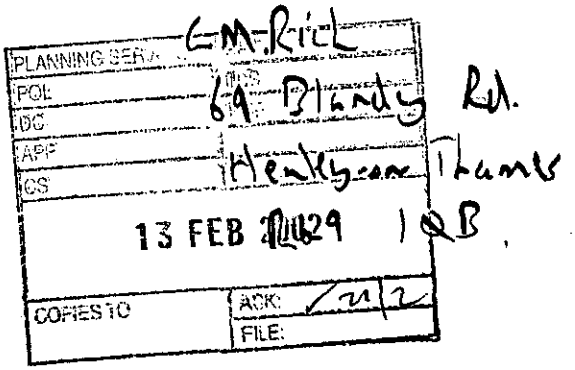
- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Jean E. Redwood

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



C M Rick
69 Blandy Rd.
Henley-on-Thames
RG9 1QB

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

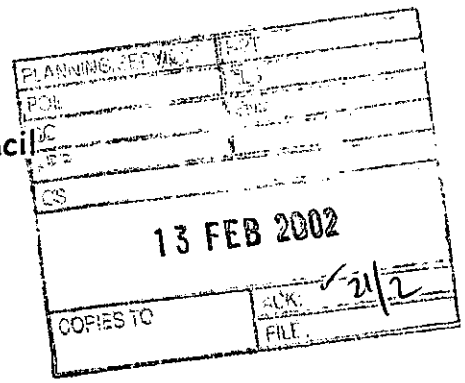
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

C M Rick

53 Attwood Rd
Henley-on-Thames
Oxon
RG9 1SD

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F1002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

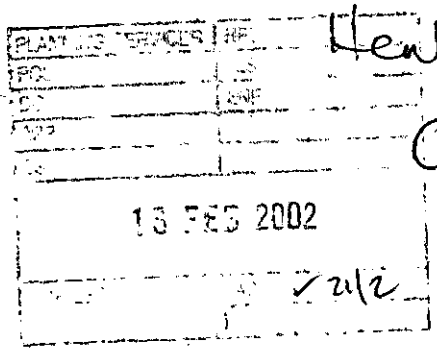
- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely R. D. Gray

11 Hamilton Avenue
Henley-on-Thames
Oxon

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 24-10-01
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

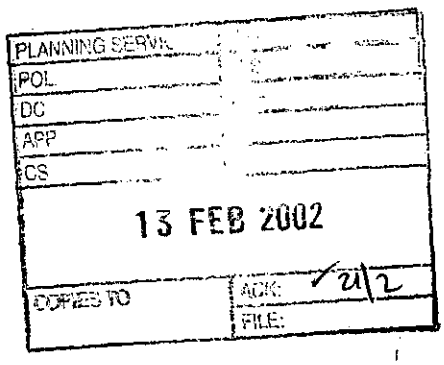
This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

JS Jennings

Withenridge Hill Farm,
Highmoor,
Henley-on-Thames,
RG9 5PE

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

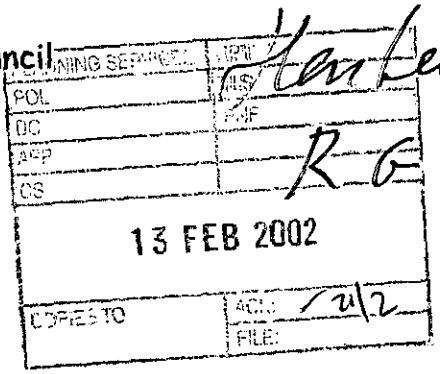
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Carolyn Wyndham

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

29 Church Street
Harley on Thames
RG9 1SE



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

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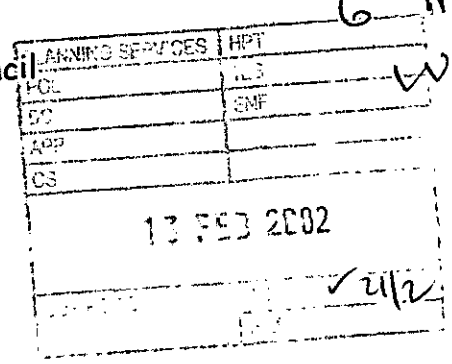
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Natalie Street
(Natalie)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



6 New Elms Houses
Western Avenue
Henley-on-Thames
RG9 1JY

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

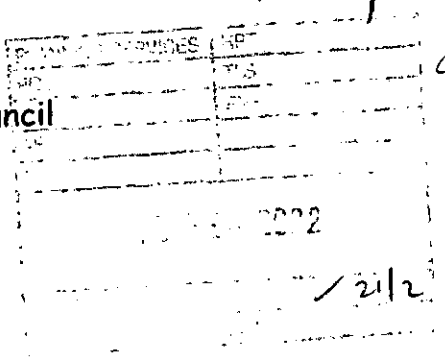
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

J. Higgins

Old Keepers Cottage
Thanksgiving Lane
Burfield Heath
RG9 4NG

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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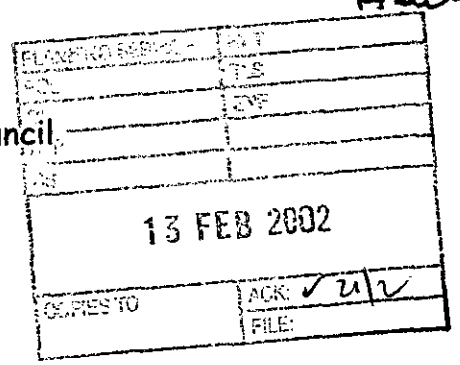
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

John Mitchell

27 Church St.,
Henley-on-Thames
Oxon

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 25-10-2001
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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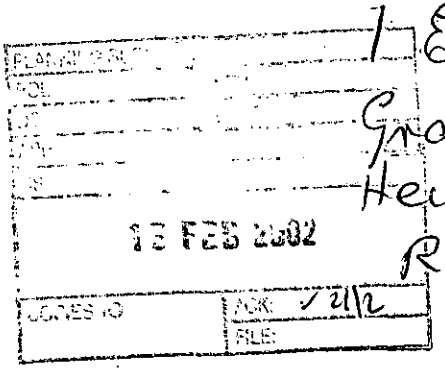
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

N E C Attrill

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



1 Elmstead Court
Gravel Hill
Henley on Thames
RG9 2EQ

Date: 12.2.02
Ref: F2002/5836

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

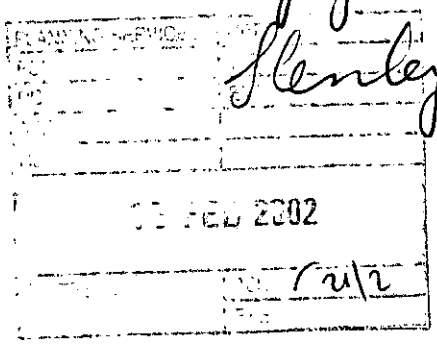
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Maisie Vallance.

7 Homelands Way.
Greys Hill
Henley on Thames

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 26.10.01
Ref: F2002/5336

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

D Allewin

G.M. BROOKES
2 PARKSIDE
HENLEY ON THAMES
RG9 1TX

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES | HPT
FOL | TLS
DC | SHF
APP |
GS |
13 FEB 2002
COPIES TO | ACK: ✓ 21 2
FILE:

Date: Feb. 2002
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

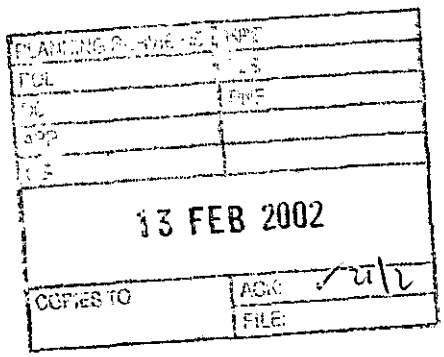
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

G M Brookes

South Lodge
Farley Court
1269 3AD

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 13/2/02
Ref: F 2002/ 5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

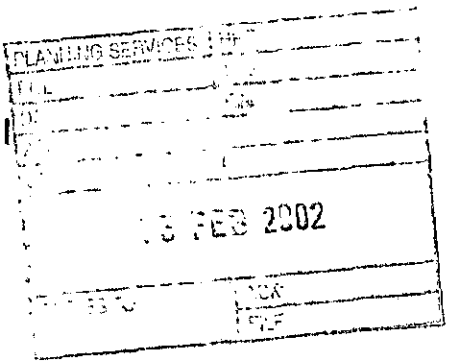
This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

Anita Stan

South Lodge
Fawley Court
RG9 3AD

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 13/2/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
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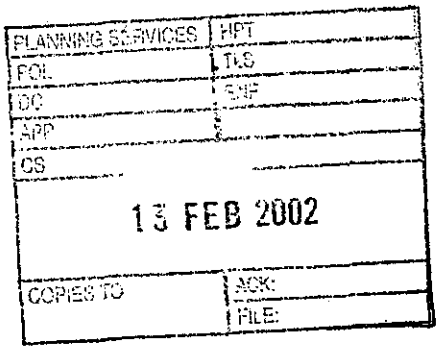
It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Anita Slater

South Lodge
Farley Court
RG7 3AD

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Date: 12/2/02
Ref: F 2002/ 5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
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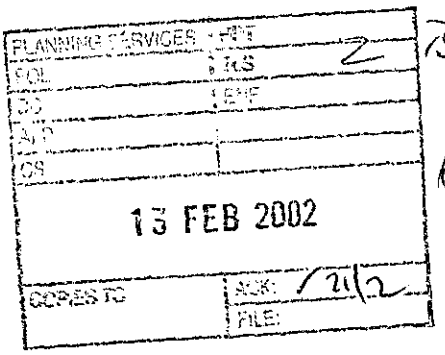
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Christa Slater

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Baronsmead
RG9 2DL
(2 Baronsmead)
Henley-on-Thames
RG9 2DL
Date: 12/2/02
Ref: F2002/5636.

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

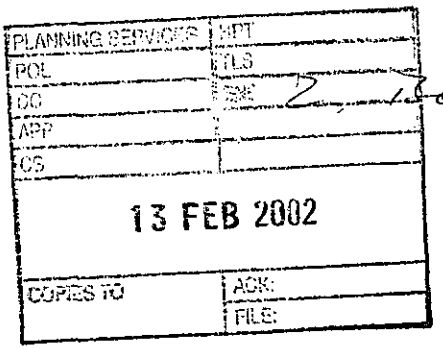
- The development is designed to result in an intensification in use of the site. In particular, it will result in a material and significant increase in traffic in the area.
- I/we believe that the development will result in an unacceptable disturbance to the amenity of local residents and the local area in terms of noise, possibly lighting and pollution from the extra traffic generated.

This will contravene Green Belt policies as set out in the Wokingham District Local Plan.

Yours sincerely

(Perra Tondra)

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



2, Thornsmead
RG9 2DL

Date: 12/2/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

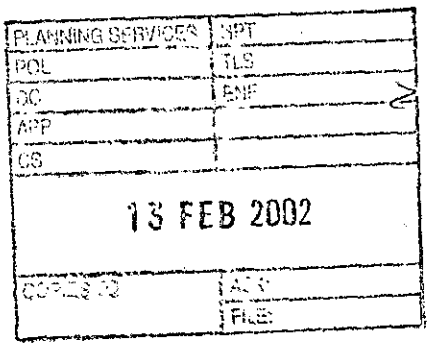
It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Vivien Tomalin

Robert Tomalin.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Burton Pinewood

Date: 12/2/02
Ref: F 2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

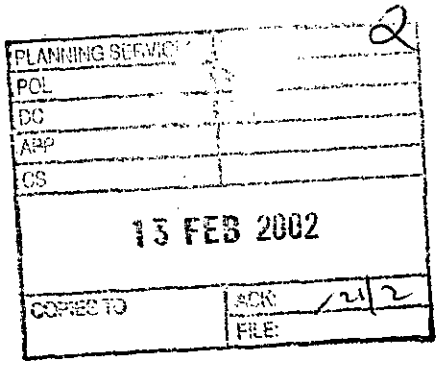
- I/we believe that the loss of allotment land will mean a reduction in the recreational facilities available to local residents. The land has been cultivated for at least 150 years and is of a very high quality.
- The high demand for allotments will mean that alternative provision will need to be made which will be very hard, if not impossible to find in the immediate vicinity.
- No planning permission has been granted for an alternative, nearby site and none has been sought.

It therefore contravenes the District Council's policy on protection of existing open space and recreational facilities as set out in the Wokingham District Local Plan.

Yours sincerely

Nicky Lake

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



2 Wargrave Rd
Henley
Oxon
RG9 2LT

Date: 20.1.02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/we wish to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/we believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

B J White

Barbara J. White

Ban Cottage
3 Warrenwood Rd
Hurley

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

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Date: 12/2/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

I/~~we wish~~ to object to the above planning application on the following grounds:

- It involves the removal of a hedgerow and poplar trees with Tree Preservation Orders on them. I/~~we~~ believe that this will have a detrimental impact on the character of this Thames Riverside area
- The provision of a new building and car parking in an area of Special Landscape Importance will have a detrimental impact on the special landscape qualities of the area.

It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Mrs. J. M. HAYES

Nandi Cottage
5 Wargrave Rd.
Henley-on-Thames
RG9 2LT.

Nicky Lake
Senior Planning Officer
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
13 FEB 2002
COPIES TO | ACK:
FILE:

Date: 12/2/02
Ref: F2002/5636

Dear Ms Lake

Greencroft Allotment Gardens, Remenham

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It therefore contravenes policies set out in the Wokingham District Local Plan.

Yours sincerely

Cynthia Bennett.