

8 April 2025

FAO Ms Sarah Castle
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Ms Castle

Re: Bluebell Farm, Commonfield Lane, Wokingham, RG40 4PR

I am pleased to provide a response to the following questions below.

- 1) The name and address of any person(s) known to you as having an interest in "the land" whether as freeholder, mortgagee, lessee or otherwise
Mrs Susan Elgar, Mortgage with Natwest
- 2) Do you have any interest in "the land", if so what is that interest?
Freeholder. Owner occupier of Bluebell Farm
- 3) When did your interest in "the land" commence"
March 2007
- 4) Are the mobile homes labelled A and B on Plan 1 permanently kept on the land?
Yes
Caravan B is a touring caravan

- 5) Are the mobile homes labelled A and B on Plan 1 for permanent occupation? If yes, how long has it been used this way.

Yes Caravan A since 2010 and Caravan B is not a mobile home, it is a touring caravan. It has been in permanent occupation since February 2019. Both are family of the occupier of Bluebell Farm.

- 6) What facilities do the mobile homes labelled A and B on Plan 1 contain?

Caravan A – lounge, kitchen, 3 bedroom, bathroom

Touring caravan B – open plan living/bedroom, shower room, kitchenette

- 7) What services are connected?

Caravan A – Electric, Water, Gas bottle

Touring Caravan B – Electric, Water, Gas bottle

- 8) On what date were the mobile homes labelled A and B first occupied and please state the full name of each occupant

Caravan A: Sarah Elgar and three children; India Cooper, Michael Cooper and Lee Cooper

Touring Caravan B: – Sarah Cooper and Mark Cooper

- 9) Please confirm if the occupants and you are claiming Gypsy/Traveller Status. If yes, please state their full name

Not claiming Gypsy/Traveller status as do not need to; caravans are ancillary to the residential dwelling on the site. Occupants are of Gypsy/Traveller heritage and if not residing at Bluebell Farm, may invoke status to seek a pitch.

10) Where can the occupiers of the mobile homes labelled A and B do the following:

- a. Wash clothes – Caravan A has an external shed housing a caravan. Caravan B does not have washing facilities and relies on family or external laundrette facilities.
- b. Prepare meals – Caravan A prepares meals in the main residence of Bluebell Farm, or in the caravan. Caravan B prepares meals in the main residence of Bluebell Farm or in the touring caravan.
- c. Eat meals – Caravan A eats meals in the main residence of Bluebell Farm, or in the caravan. Caravan B eats meals in the main dwelling Bluebell Farm or in the caravan
- d. Shower and bathroom facilities – within Caravans A and B. Bathroom facilities within the main dwelling Bluebell Farm are also available.

11) Are there any tenancy agreements?

No, for either

12) Do any of the occupiers of the mobile homes labelled A and B on Plan 1 have any medical or social needs:

Caravan A – Sarah Elgar is Type 1 diabetic. Lee Cooper is Asthmatic

Caravan B - Not known

Both I, my daughter and the Coopers are all family and we all help look after the three children.

13) Are there any school age children, residing on a permanent basis in the mobile homes labelled A and B on Plan 1. If so, please state name, age and which school do they attend?

India Cooper, 9 (twin) Oaklands Junior School Crowthorne

Michael Cooper, 9 (twin) Oaklands Junior School Crowthorne

Lee Cooper, 5 Oaklands Infant School Crowthorne

14) How is access obtained?

Both Caravans A and B are accessed from the main vehicle access to Bluebell Farm from Commonfield Lane. The entrance, driveway and parking is all shared with the dwelling.

- 15) Do you or any of the occupiers of the mobile homes labelled A and B on Plan 1 have their own vehicles? If so where are they parked.

Yes the occupiers of each caravan have their own vehicles but the access, drive and vehicle parking area is shared

- 16) Is there a separate postal address for the mobile homes labelled A and B?

No

- 17) When was the hardstanding installed around the mobile home labelled B? 2016. My son Bill lived on the hardstanding in an ancillary caravan first.

- 18) Who currently occupies the main dwellinghouse at Bluebell Farm?

Myself, Mrs Susan Elgar

- 19) What facilities of the main dwelling are shared with the occupiers of the mobile homes on a daily basis?

Kitchen – Cooking, eating, washing.

Lounge – socialising

Bedrooms – the children often stay over.

- 20) Please state the full name of the occupant who shares the facilities in the main dwelling on a daily basis?

All as listed in question 8 have daily access to the property

- 21) Do you and the occupiers of the mobile homes labelled A and B have free 24/7 access to the house.

Caravan A yes as they have a key.

Caravan B no but they are welcome anytime I, Susan Elgar am home.

22) Please state the full name of the individual who has free access (24/7) to the house.

Sarah Elgar and three children; India Cooper, Michael Cooper and Lee Cooper. Other adult children who reside offsite; Lee, Bill.

23) Is there anything further you wish to bring to the attention of the LPA?

All occupants at Bluebell Farm live as one family. The access, driveway, parking and garden are shared by all residents and all residents share the care of the three children.

Yours sincerely,

Sue Elgar