SYSTEMS LTD
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APPLICATION NO:
F/2001/3399

LOCATION:
Land Rear Of Timberscombe Hollybush Ride, Finchampstead Wokingham.

APPLICANT:
Brookworth Developments Ltd C/O The Development Planning Partnershio

PROPOSAL:
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 16/04/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Brookworth Developments Ltd
C/O The Development Planning Partnership
21 The Crescent
BEDFORD
MK40 2RT

Application Number: F/2001/3399

Parish:	**FINCHAMPSTEAD**
Location:	**Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham**
Proposal:	**Proposed erection of 3 detached dwellings plus demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The proposed development would have a harmful effect on the character and appearance of the area due to the backland and relatively cramped layout, together with actual and potential loss of trees that would result. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1, South East Area Local Plan Policies SBE2 and SBE9 and to Wokingham District Local Plan Policies WH1, WBE1 and WBE11.

Reason
2. The proposed development would result in unacceptable overlooking of, and an overbearing effect on, existing residential property. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan Policy WBE1.

Reason

3. Allowing the proposed development would set a precedent for similar development on land nearby, which the Local Planning Authority would consequently find difficult to resist and which would compound the harm to the character and appearance of the area that the current proposal would result in.

Informative

1. The applicant is advised that revised plans would be required in relation to the access (as for the previous Application No. F/2000/2225).

Informative

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies STV1, SBE2, SBE9
Deposit Draft Wokingham District Local Plan Policies WOS2, WH1, WBE1, WBE11

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Angela Odell

Application Number : F/2001/3399

Applicant : Brookworth Developments Ltd C/O The Development Planning Partnershio.

Location : Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.3.01

Date of Neighbour Notifications : .....

Date of Site Visit : 15. 3. 01

Date Registered : 19/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001

This application will have expired on: 16/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : • Finchampstead P.C : Object as would set a precedent in the area which would serve to erode its natural environment. Proposal would also generate an increase in traffic activity onto and from the already busy jn at Kingsmere crossroads.

• Letters of objection from addresses on grounds of :-

- Density of development substantially greater than the neighbourhood and gardens too small for such large properties proposed. Criteria in PPG3 not met.
- Site has a greenfield character & is part of a wildlife corridor to Simons Wood - damage to woodland, wildlife & character of area and would set precedent for other rear gardens of Hollybush Ride to south. Destroy wooded character of area.
- No services within walking distance & therefore journeys to schools, shops, work etc. made by car - not 'sustainable' location - lack of public transport.
- Rear elevations of houses will be very close to those in Little Fryth, and as proposed houses on higher ground would cause unacceptable overlooking, be overbearing and destroy current wooded outlooks. Also loss of sunlight and daylight.

PTO.

- Further loss of trees (some already removed)
- No main sewer - unable to cope.
- Site subject to covenant re: no nuisance or annoyance to the neighbour shall be caused.
- Extra traffic will add to existing congestion on local roads.

- Env. Health Officer: Recs. hrs of construction working limitation condition
- HW officer: Requires revised plan.
- Tree officer: Still considers unacceptable due to relationship between garages on plots 2+3 + dominance to plot 3 + trees in gp. 6 (not 3 dwellings OK)

Application Number: F/2001/3399

Appraisal :

Planning History Prev. app. No. F/2000/2225 for same proposal but also an additional house at northern rear end to r/o Cobnobs. This refused p.p. (character appearance of area viz. trees & unacceptable effects on neighbours) and is now at appeal.

1/ Effect on character and appearance of area.

Principle

Site is within settlement boundary in SEALP & WDLP and therefore in principle could be considered for residential development. Part of site is rear gardens and therefore also comes within the definition of 'previously-developed land' in PPG3. However, in order to be considered acceptable, development should have an acceptable effect on the character and appearance of the area, on neighbouring properties and highway effects. Density is also an issue to be considered.

Proposal

The site is 0.44 ha in size and proposes demolition of the existing dwelling fronting Hollybush Ride to provide access to 3 houses at the rear. Development would therefore be concentrated into the rear part of the site. The proposed houses would be large in size; each having 5 bedrooms, and a double garage.

Density Whilst the site is 0.44 ha in size, this includes all the front access section, where no development is proposed and shall have trees to be retained. The rear part of the site is therefore about 0.27 ha in size. The density of the proposal would therefore be about 11 dwr./ha. or this rear part or 7 dwr./ha. if taking the site as a whole. This is very significantly below the 30 dwr./ha. required to accord with PPG3. However, the density policy adopted at the G.S. Committee of 12.6.00 in connection with PPG3 is subject to 'development at such a density not compromising the quality of the environment, and consider that the application site is just such a case due to the lower density of surrounding development, the backland nature of the site and wooded character and appearance of the area.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

In fact, due to the large sizes of the houses and their footprints, the actual amount of built development would be high for 4 houses at the proposed density compared with the amount of built footprint that is normally associated with developments of 30+ dwellings.

The houses in Little Fryth are on slightly larger sites and have smaller footprints. (e.g. No. 2 has a footprint of approx. 130m² + separate double garage of 27m² on a site of approx. 900m²) The plots in Hollybush Ride are very much larger. Therefore, due to the relatively large size and height of the dwellings on the plots, the proposed development would be relatively cramped in terms of built form.

It would also be relatively piecemeal backland development compared with Little Fryth which was itself a large scale backland development. However, this left a 'corridor' of woodland between Little Fryth and Hollybush Ride and there is also a tree belt left between Little Fryth and Ashdale Park. Therefore consider the form of development proposed would be out of character. Allowing the current proposal would also set a precedent for the other 3 dwellings to the south (Morningside - Linwood House) for their rear gardens to be similarly developed.

Trees Tree officer still considers unacceptable.

Conclusion on character and appearance.

Proposed development would be harmful to the character and appearance of the area due to relatively piecemeal backland development, would be relatively cramped, together with actual and potential trees loss and precedent.

Contrary to: BSP : EN1
SEALP : SBE2, SBE4
WDLP : WH1, WBE1, WBE11

Effect on neighbouring Properties

Hollybush Ride: As the proposed access would be about 5m.+ to the nearest property boundary (cabinets) and the nearest house would be about 50m away from the Hollybush Ride houses, consider the effect on the Hollybush Ride dwellings is acceptable.

Little Fryth

The houses in Little Fryth are on lower ground. Effects assessed to be as follows:

No. 2: Side of proposed house on plot 1 would be about 48. m. away obliquely and with trees between - consider acceptable.

No. 4: Side of proposed house on plot 1 would be about 39 m. away (26m to gr. floor rear study) & directly opposite. Although would be on higher ground, as trees between, consider this distance sufficient to prevent unacceptable loss of outlook or overlooking.

No. 6.

Nearest corner of house on plot 1 would be 21 m away ~~from~~ (gr. floor & proposed ~~first~~ first floor 24 m away. Plot 1 on higher ground, but due to angle away, and retaining wall / hedging etc on boundary, consider degree of overlooking not a reason for refusal. Outlook from No. 6. - the house on plot 1 would be directly across the rear of No. 6 with rear elevation between 21 m & 34 m away. ~~Does~~ I again visited No. 6. on 17.4.01 (approx 4.30 pm. and consider effect of plot 1 would still be unacceptably overbearing.

No. 8 Little Fryth: Due to the angle away of plots 2 & 3 and the distance between and spacious garden at No. 8 consider would not be unacceptable.

No. 10 Little Fryth: Plot 3 almost in line (except for proposed garage) - consider effects acceptable.

Application Number F/2001/3399
Conditions/Reasons for Refusal

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

Reason
1. The proposed development would have a harmful effect on the character and appearance of the are due to the backland and relatively cramped layout, together with actual and potential loss of trees that would result. The proposal would therefore be contrary to Berkshire Structure Plan Policy EN1, South East Local Plan Policies SBE2 and SBE9 and to Wokingham District Local Plan Policies WBE1 and WBE11.

WHI,

Reason
2. The proposed development would result in unacceptable overlooking of, and an overbearing effect on, existing residential property. The proposal would therefore be contrary to South East Area Local Plan Policy SBE2 and to Wokingham District Local Plan Policy WBE1.

Reason
3. Allowing the proposed development would set a precedent for similar development on land nearby, which the Local Planning Authority would consequently find difficult to resist and which would compound the harm to the character and appearance of the area that the current proposal would result in.

	Informatives	
1.		The applicant is advised that revised plans would be required in relation to the access (as for the previous application No. F/2000/7225)

~~Informative;~~

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies STV1, SBE2 and SBE9
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WBE11.

WHI,

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of Timberscombe Hollybush Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3399

OFFICER: Angela Odell

DATE OF SITE VISIT: 15.3.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22-3-01

2. DESCRIPTION OF SURROUNDINGS Mix of house types in generally spacious plots in wooded surroundings

3. DESCRIPTION OF SITE/BUILDING Chalet bungalow in row facing Hollybush Ride. Rests rear gardens of this and adjacent dwellings

4. RELATIONSHIP TO ADJOINING PROPERTIES At rear & rear sides are the detached houses of Little Fryth. On Hollybush Ride to N. Cobwebs is a newish house. To south, Crofters Lodge is also a house.

5. SITE CONSTRAINTS

TREES In rear gardens and boundaries of Timberscombe.

ACCESS/PARKING From Hollybush Ride

LEVELS Land falls at rear at the gardens & several of Little Fryth houses are on lower ground.

BOUNDARY TREATMENT Mix of 1.8m. fencing & Leylandii.

OTHERS

Tel: (0118) 974 6445

Date: 19/4/01

My ref: F/2001/3399

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: F/2001/3399
Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30.4.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/3399**
Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Cundy

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

Tel: (0118) 974 6445

Date: 19/4/01

My ref: F/2001/3399

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: F/2001/3399
Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30.4.01

Yours faithfully

A Cronin

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/3399**
Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 27th April 2001

Location: Land rear of Timberscombe, Hollybush Ride, Finchampstead.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Application Number: F/2001/3399

In response to your consultation dated 28th February 2001 for the above application, the arboricultural comments are as follows:

In principal I consider that 3 detached dwellings could be constructed on this site without compromising the trees which are worthy of retention. However, the relationship between the garages on plots 2 and 3, the driveway to plot 3 and the trees in group G6 is poor. Greater separation between proposed development and these trees is required.

Neil Etherington
Senior Arboriculturist

1792

AO

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3399 relates.

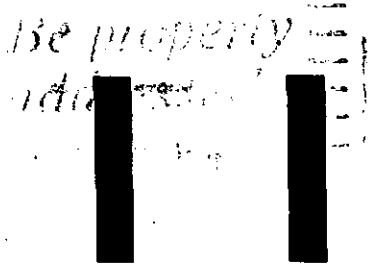
Address of site TIMBERCOMBE, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM. BERKS.

Signed

Date 12/3/01.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 13 March 2001

Location:	Timberscombe, Hollybush Ride, Finchampstead.
Proposal:	*Proposed demolition of existing dwelling and erection of one* dwelling and garage.
Application Number:	F/2001/3388

In response to your consultation dated 26 February 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposal. The footprint of the proposed dwelling is similar to the existing house and therefore relates well to the neighbouring properties as well as to the protected trees. Neil will comment further on any issues relating to the protected trees.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Angela Odell

DATE: 28 February 2001

UNLOCATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3399

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling..

Site Address: Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Applicant: Brookworth Developments Ltd C/O The Development Planning Partnershio.

Your observations are required in respect of this application **by 24/03/2001** .

Objection on the grounds that the proposal would set a precedent in the area, which would serve to erode its natural environment. The proposal would also generate an increase in traffic activity onto and from the already busy junction at Kingsmere cross roads.

PLANNING SERVICES	PT
POL	LS
DC	LDF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. [illegible] DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 13 March 2001

Location:	Land rear of Timberscombe, Hollybush Ride, Finchampstead.
Proposal:	Erection of 3 detached dwellings plus demolition of existing dwelling.
Application Number:	F/2001/3399

In response to your consultation dated 28 February 2001 for the above application, the landscape comments are as follows:

The main issue on this site relates more to the trees that are now protected by a TPO, which I believe Neil is dealing with.

From a landscape point of view the trees within the site form a significant part of the character of the surrounding landscape, although this is seen in context of vegetation in other rear gardens and is a feature of the area. The only public viewpoints are from Little Fryth and Hollybush Ride.

This type of backland development will have a detrimental impact on the settlement pattern of the dwellings fronting onto Hollybush Ride, therefore changing the character of the area.

Catherine Brimble

Catherine Brimble
Landscape Architect

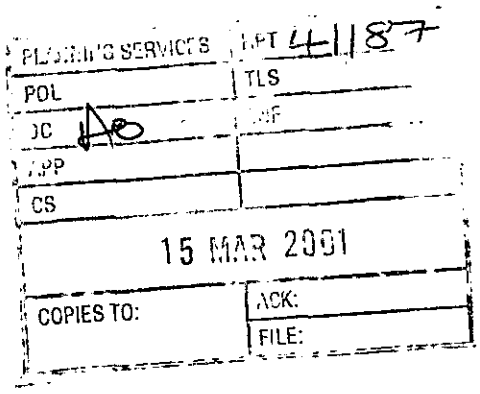
Our ref: SP\2001\003280\001
Your ref: F/2001/3399

Date: 9th March 2001

ENVIRONMENT AGENCY

FAO: Angela Odell

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

ERECTION OF 3 DETATCHED DWELLINGS & DEMOLITION OF EXISTING DWELLING
LAND REAR OF TIMBERSCOMBE, HOLLYBUSH RIDE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 28 February 2001, which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: **SU86SW/22/10**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of storage capacity

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Advice To Local Authority

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. water courses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Amanda Reed on 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Land Drainage: Contact Amanda Reed on 01276 454331

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Scientific Support: Contact Ian Doyle on 012769 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation - Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.

Cont/d..

* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Water Conservation - Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Water Conservation In Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a down-pipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Water Conservation In Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* collecting rainwater in water butts connected to down-pipes
* grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Yours faithfully



Sarah Paxman
Development Planning Officer

CC: The Development Planning Partnership, 21 The Crescent, Bedford, MK40 2RT

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 28 February 2001

Application Number: F/2001/3399

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

Applicant:
Brookworth Developments Ltd C/O The Development Planning Partnershio.

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

✓ below as applicable;

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

Comment

(1) Please could the applicant show what visibility splays are available from a 2.4m setback.

(2) Recommend that a bin store is provided within 25m of Hollybush Ride. Our refuse vehicle is longer than the one indicated and therefore require a larger turning area.

Signed: _____ **Print name:** Adam Coggins

7/3/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: F/2001/3399

Date. March 7, 2001

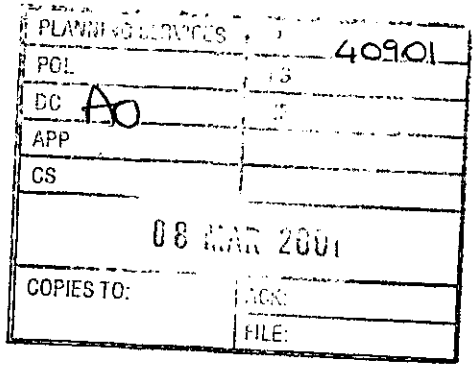
PROPOSED: DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3 DWELLINGS

LOCATION: TIMBERSCOMBE, HOLLYBUSH RIDE, FINCHAMPSTEAD

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

Standard planning condition C070 regarding hours of construction.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



Policy and Plans Consultation

Location: Land Rear of Timberscombe, Hollybush Ride, Finchampstead.

Proposal: Erection of 3 Detached Dwellings plus Demolition of Existing Dwelling.

Application Number: F/2001/3399

Applicant: Brookworth Developments Ltd c/o The Development Planning Partnership.

The proposal is almost identical to the previous planning applications on the site (F/2000/2225 and F/2001/3388), and therefore see previous policy comments on these applications. However, since these applications were submitted the number of dwellings on the site has been reduced from 4 to 3 dwellings. The proposal would therefore now result in the loss of a smaller number of trees protected by Preservation Orders, and would not have such an adverse effect on the wooded character and appearance of the site (PolicyWLL7, WLL8 and WBE11). Although, the density of the development has been reduced and is now even lower than that required by the Local Plan density policy.

Andrew Astin
Policy & Plans
28/02/01

seen

Received by Wokingham District Council

Application No: F/2001/3399

Proposal:
Proposed erection of 3 detached dwellings plus demolition of existing dwelling.

Location:
Land Rear Of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

28 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2001 Valid 19 FEB 2001	Map No. 07 Site 040
Officer: AO | Application No. F/2001/3399	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 3 DETACHED DWELLINGS PLUS DEMOLITION OF EXISTING DWELLING.

Location: Land Rear of TIMBERSCOMBE, HOLLY BUSH RIDE

Parish: FINCHAMPSTEAD Ward: Finch North 28-2-01 D.

Applicant: BROOKWORTH DEVELOPMENTS LTD
2000/2225 – refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			19 FEB
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Does not show adj properties in Little Fryth.	phoned 14/2	19 FEB
3	Forms unsigned			19 FEB
4	Correct S 66 certificate			
5	Elevation plans	Ok!		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.2.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓ .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency New access road ✓ .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + Englebury
Badgers Spinney
Cobwebs
Timberscombe
Kingfishers Covert ✓
Crofters Lodge
Woodside
Morning Side
Birchin Wood
Laurel House
Herons Landing
+ 2, 4, 6, 8, 10, 12, 16 & 18 Little Fryth
+ names & addresses on attached sheets

as for F/2000/2225

Applicationo	Name & Address
F/2000/2225	Mr & Mrs Bromley Russett Glade Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	The Owner/Occupier Laurel House Holybush Ride Finchampstead RG40 3QP
F/2000/2225	D Stock Engleberg Hollybush Ride Wokingham RG40 3QP
F/2000/2225	P St. Clair Terry Badgers Spinney Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	Mr T J Goodson Greyfriars Hollybush Lane Wokingham RG40 3QP
F/2000/2225	Dr F Coldeira-Saraiva Green Shadows Hollybush Ride Wokingham RG40 3QP
F/2000/2225	M Lewis 18 Ashdale park Wokingham RG40 3QS
F/2000/2225	Mr & Mrs D Wood Morningside Hollybush Ride Wokingham RG40 3QP
F/2000/2225	D & F Banks 24 Little Frith Finchampstead RG40 3RN
F/2000/2225	F H Barnett 9 Ashdale Park Hollybush Ride RG40 3QS

19.FEB.2001 * 3399

F/2000/2225	A & P Hooper Conifers Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	R & A Marshallsay 8 Ashdale Park Wokingham RG40 3QS
F/2000/2225	P Reilley Ahlan House Hollybush Ride Finchampstead RG40 3QR
F/2000/2225	N & H Rhind 16 Little Fryth Wokingham RG40 3RN
F/2000/2225	D & M Rice-Jones & Petition 8 Little Fryth Finchampstead RG40 3RN
F/2000/2225	M Warsop 4 Little Frith Finchampstead RG40 3RN
F/2000/2225	W Ashton 4 Little Fryth Wokingham RG40 3RN
F/2000/2225	N & S Brown 22 Little Fryth Finchampstead RG40 3RN
F/2000/2225	K & C Ellwood Tall Trees 6 Little Fryth Finchampstead RG40 3RN
F/2000/2225	K Ellwood & Petition 6 Little Fryth Finchampstead Wokingham RG40 3RN
F/2000/2225	C Richards 18 Little Fryth Wokingham RG40 3RN



F/2000/2225	W Salisbury 2 Little Fryth Finchampstead RG40 3RN
F/2000/2225	J A Hunt Crofters Lodge Hollybush Ride Finchampstead RG40 3QP
F/2000/2225	Mrs R Salisbury 2 Little Fryth Wokingham RG40 3RN
F/2000/2225	Mr & Mrs Lovell-Read Tanglewood Hollybush Ride Finchampstead RG40 3QR
F/2000/2225	M K & S Holland 1 Little Fryth Wokingham RG40 3RN
F/2000/2225	A & K Campbell 7 Little Fryth Wokingham RG40 3RN
F/2000/2225	A & S Goodenough 20 Little Fryth WOKINGHAM RG40 3RN
F/2000/2225	H Vearey Herons landing Hollybush Ride Wokingham RG40 3QR
F/2000/2225	C Exelby 12 Little Fryth Wokingham RG40 3RN
F/2000/2225	Mr & Mrs A Dearsley The Birches 21 Little Fryth Finchampstead RG40 3RN

App. refused
Letter sent 04/10/00

Appeal Decision

The Planning Inspectorate
Room 1404
Tollgate House
Bristol BS2 9DJ
RECEIVED
23 JAN 2001
Date
24 JAN 2001

Site visit made on 08 January 2001

by Michael Hill BSc MSc CEng MICE FGS

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

19.FEB.2001* 3399

Appeal Ref: APP/X0360/A/00/1051777
Nirvana and 3 Tintagel Road, Finchampstead, Wokingham, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by N Clark Esq against the decision of Wokingham District Council
- The application (ref:F/2000/2071), dated 24 July 2000, was refused by notice dated 27 September 2000.
- The development proposed is the demolition of the existing two dwellings and the erection of three replacement houses with garages.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The application drawings do not clearly identify the dimensions of the appeal site or the proposed dwellings. It seems to me that this has led to some confusion. The appellant's statement refers twice to the appeal site being 35 metres wide, yet the conclusion indicates that the site is 36 metres wide. The various elevations on the application drawings show a gap of at least 1 metre between the proposed dwelling on Plot 1 and the boundary with the existing dwelling known as Heatherside, yet the Council refers to the proposed house at Plot 1 being sited on the boundary with Heatherside. I note that an amended site plan has been submitted (ref: 1568/01A), although the intended gap between the proposed dwelling at Plot 1 and Heatherside is unclear on my copy of that drawing.

2. Scaling the width of the proposed dwellings off the 1:100 scale elevations submitted with the application, gives the width of the proposed dwelling at Plot 1 as 8.5 metres and the width of the other two proposed dwellings as 11.5 metres.

3. The appellant also refers to a detailed survey of the site, the results of which are at Plan J in the appendices to his statement. It is submitted that this demonstrates that a 2-metre gap could be achieved between the dwelling at Plot 1 and Heatherside. Again, however, there are no dimensions stated on this plan, and the sketched outline of the three proposed dwellings does not accurately represents the dimensions of those dwellings as scaled off the 1:100 scale elevations. However, during my site, the width of the site was measured and confirmed as being at least 36 metres. This would allow a gap of 1 metre between each of the proposed dwellings and 1 metre between the proposed dwellings and the boundaries with the curtilage of the adjacent properties at Heatherside and Heatherbelle (based on the scaled widths of the proposed dwellings referred to above). These dimensions would be in accord with those scaled off the 1:200 scale 'Street Elevation', which was also submitted as an application drawing. I shall therefore consider this appeal on the basis that the site has an overall width of at least 36m, and a gap of at least 1 metre would be provided between

each of the new dwellings, and also between the new dwellings and the boundary with adjacent properties.

Main Issues

4. I consider that the main issues in this case are, firstly, the impact of the scheme on the character and appearance of the area and, secondly, the implication for neighbours' living conditions with particular reference to outlook.

Local Planning Policy

5. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan adopted in 1994. One of the objectives of the Structure Plan, as set out in Policy OS1, is to protect and enhance the character and quality of Berkshire's environment. Development plan policies seek to ensure that new development makes a positive contribution to its setting and to the character of the area in which it is sited.

6 The emerging Wokingham District Local Plan has reached an advanced stage in its progress towards formal adoption and therefore its policies carry some weight in my deliberations. The policies of the emerging Local Plan require that the design of new development respects the character of the area in which it is located and can be integrated into its local context without detriment to the amenities of adjoining land users and occupiers. New development is expected to make an acceptable and positive contribution to the built environment.

Reasons

7 The appeal site lies within the defined settlement envelope of Finchampstead North. Within an identified settlement, Local Plan Policy STV1 indicates that development will normally be allowed, subject to the provisions of other policies in the plan.

8. With regard to the first issue, I am mindful that the two existing bungalows on the appeal site are set back approximately 10 metres from the road. Moreover, the gap between those bungalows, and the gaps between the bungalows and adjacent dwellings, are such that they contribute to the reasonably spacious appearance of the area. There is no doubt that the replacement of these two bungalows with three dwellings would result in a more cramped form of development. The gaps between dwellings would be far smaller than at present and the new two storey dwellings would be more prominent in the street scene. In this respect the proposal would cause harm, albeit limited, to the more spacious appearance of the immediate locality and to some extent conflict with development plan policies which seek to ensure that new development respects the character of the area within which it is sited.

9. I am mindful, however, of the advice in Planning Policy Guidance 3 (PPG3), which indicates that the Government is committed to maximising the re-use of previously developed land, in order, amongst other things to minimise the amount of greenfield land being taken for development. The advice indicates that local authorities should avoid low-density development (defined as less than 30 dwellings per hectare) and encourage densities of 30 to 50 dwellings per hectare. However, the PPG also indicates that the design and layout of housing development should be of a high quality in order to ensure that efficient use can be made of land without compromising the quality of the environment.

10 In this case, I note that the sites on which the existing bungalows are situated are

substantial. Each is approximately 18m wide and 55m deep, giving a total area for the appeal site of over 0.19 hectares. The proposed development of 3 dwellings would result in a density of less than 16 dwellings per hectare, which, in my judgement and in the light of the advice in PPG3, is not excessive.

11. Objectors to the scheme point out that existing development in the vicinity of the appeal site on the southern side of Tintagel Road consists of single storey dwellings. On the other hand I note that there are two storey houses on the southern side of the road further to the west, and also on the northern side of the road, opposite the appeal site. It seems to me that Tintagel Road in general, which is not a particularly long road, is characterised by a mixture of houses built in differing styles. Although, ground levels are higher on those plots to the south of Tintagel Road than plots to the north, the gradient is relatively gentle and I do not consider that the ground levels at the appeal site are such that two storey development would be overbearing. On this point, I note that planning permission was granted in April 2000 for the replacement of one of the existing bungalows on the appeal site with a two storey dwelling.

12. The design of the dwellings at Plots 1 and 3 incorporate hipped roofs, which assist in limiting the height of those buildings. Moreover, the proposed single storey garage elements on Plots 2 and 3 would help to break up the frontage of the development and provide significant gaps at first floor level.

13. In my judgement, the proposed plots are not unacceptably small, despite the fact that they would be relatively narrow compared to others in Tintagel Road. The new dwellings would be set back a similar distance from the road as the existing bungalows. Moreover, although some trees would be removed; the retention of an existing length of laurel hedge and the potential to introduce new planting would help to ameliorate the impact of the proposals on the street scene. Although the proposal would result in a more cramped form of development than presently exists, I do not consider that it would have a serious impact on the general character of this residential area bearing in mind the variety of dwelling designs and styles in Tintagel Road. I consider that any harm caused to the spacious appearance of the area, would be limited and would not outweigh the benefit of providing an additional unit of housing at this location within a defined settlement boundary.

14. With regard to the second issue, the Council submits that the proposed dwelling at Plot No1 would be overbearing and dominant when viewed from Heatherside. However, as indicated above, the new dwelling would be sited at least one metre from the boundary with Heatherside and the two storey element would be within the front and rear building lines of the bungalow at Heatherside. Furthermore, I note that there is a garage at Heatherside situated between the bungalow and the boundary with the appeal site. The appellant points out that the proposed dwelling at Plot 1 would be nearly 6 metres from the existing bungalow. Under the circumstances, I consider that the proposed dwelling would not have an unacceptably overbearing or over-dominant effect when viewed from Heatherside.

15. A gap of approximately 6 metres would also exist between the flank wall of the dwelling at Heatherbell(e) and the two storey element of the proposed dwelling at Plot 3. Part of the new dwelling would project slightly beyond the rear of the existing dwelling at Heatherbelle, although this element would be a single storey conservatory, which, in my judgement would not have a serious impact on the amenities of the occupiers of Heatherbelle.

16. Overall, I conclude that the scheme would not have a particularly serious impact on the character and appearance of the area and the effect on the living conditions of neighbouring residents would not be unacceptable. Bearing in mind the advice in PPG 3 and the encouragement given to making the best use of land, I consider that the benefits of providing 3 dwellings on this site within a defined settlement outweigh the limited harm which would be caused to the spacious appearance of the immediate locality. Moreover, I am mindful that both Government guidance and local planning policies are designed to encourage development at locations well served by public transport. I understand that the site lies within easy walking distance of bus stops for services to Wokingham and Bracknell, which in my opinion, adds some weight to the need to make efficient use of land in the locality.

17. I have taken account of all other matters raised in the representations, including the concern of the occupier of Heatherbelle regarding a potential loss of privacy. I appreciate that there is a widow serving a bedroom in the flank wall of Heatherbelle, but it seems to me that a condition requiring the only first floor window in the south-western flank wall of the new dwelling at Plot 3 to be obscure glazed and fixed shut would avoid any serious loss of privacy for the occupiers of Heatherbelle. I consider that this and the other matters raised do not outweigh my conclusions on the main issues raised in this case.

Conditions

18. With regard to the conditions suggested by the Council and others, I agree that samples of materials to be used on the external surfaces of the development should be approved by the Council, in the interests of the visual amenities of the area. For the same reason, and to avoid an excessive amount of development at this location, I agree that permitted development rights should be restricted in relation to alterations and extensions. To safeguard the privacy of neighbouring residents, no additional windows or openings should be constructed in the side elevations of the proposed buildings and the bathroom and en-suite windows in the development should be glazed in obscure glass and be permanently fixed shut.

19. To help avoid the need for parking in the road, I agree that the proposed garage accommodation should be retained for the parking of vehicles. I also agree that the hours of construction should be limited, in the interests of the living conditions of local residents. However, I do not consider that it is necessary to impose a planning condition preventing the burning of waste on site or the damping down of dust on site roads. Any site roads would be extremely short and alternative measures are available to control the burning of waste. Bearing in mind the narrow width and condition of Tintagel Road, I agree that a scheme should be agreed with the Council to provide site parking facilities during the construction period. In the interests of the visual amenities of the area, details of the slab levels should be approved by the Council and a landscaping scheme should be approved and undertaken at the site.

Conclusions

20. For the reasons given above, I conclude that the appeal should be allowed.

Formal Decision

21. In exercise of the powers transferred to me, I allow the appeal and grant planning

permission for the demolition of the existing two dwellings and the erection of three replacement houses with garages at Nirvana and 3 Tintagel Road, Finchampstead, Wokingham, Berkshire in accordance with the terms of the application (ref F/2000/2071), dated 24 July 2000, and the plans submitted therewith, subject to the following conditions.

1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

2) No development shall take place until samples and details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the local planning authority.

4) The bathroom and en-suite windows in the first floor side elevations of the houses hereby permitted shall not at any time be glazed other than with obscured glass, and shall be fixed shut, and be permanently so retained.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the side elevations of the buildings hereby permitted except for those shown on the approved drawings.

6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the garage accommodation on the site shall be kept available at all times for the parking of vehicles ancillary to the residential use of the houses hereby permitted. It shall not be used for any business or as a habitable space.

7) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 to 1900 Monday to Friday and 0800 to 1330 on Saturdays and at no time on Sundays or Bank or National Holidays.

8) No development shall take place until details of the slab levels of the proposed buildings herby permitted have been submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

9) Prior to the construction of the houses hereby permitted, provision shall be made to accommodate all construction vehicles, and the vehicles of site operatives and visitors, including facilities for loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and approved in writing by the local planning authority. The provision shall be retained at all times during the construction period.

10) No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. The approved landscaping, with the exception of planting, seeding and turfing, shall be implemented prior to the occupation of any of the buildings hereby approved.

11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Information

22. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

23. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.

24. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

25. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

M. P. Hill

INSPECTOR

PLANNING SERVICES | HPT 39674
POL | TLS
DC | ENF
APP |
CS DC |
08 FEB 2001
COPIES TO: | ACK:
FILE:

CD/368400/L012

7 February 2001

D P P
DEVELOPMENT PLANNING PARTNERSHIP

21 THE CRESCENT
BEDFORD
MK40 2RT
TEL 01234 358863
FAX 01234 271210
bedford@devplanning.com

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

19.FEB.2001* 3399

Dear Sir

Proposed development of 3 detached dwellings, 'Land at rear of Timberscombe', Hollybush Ride, Finchampstead, Wokingham

As part of a planning application submitted on 5 February 2000 on behalf of our client Brookworth Developments Ltd., please find enclosed 3 copies of a plan to go with the Tree and Landscape Report, submitted with the original application.

I also enclose a copy of an appeal decision (Ref. APP/X0360/A/00/1051777) for a housing redevelopment scheme at 3 Tintagel Road, Finchampstead, Wokingham, which is located less than 1 mile from the application site.

I believe the Inspector in this appeal decision raises a number of issues which are relevant to the consideration of our clients application. In particular the Inspector states in paragraph 10 of his report that;

"The proposed development of 3 dwellings would result in a density of less 16 dwelling per hectare, which in my judgement and in the light of PPG3, is not excessive"

Our client's proposed development of 3 dwellings represents a density of just 6.8 dwellings per hectare and therefore is even more in keeping with the existing surroundings than the appeal site. Paragraph 16 of the Inspectors report is also relevant to this case where he conlcudes;

"Bearing in mind the advice in PPG 3 and the encouragement given to making the best use of the land, I consider that the benefits of providing three dwellings on this site within the defined settlement outweigh the limited harm which would be caused to the spacious appearance of the immediate locality."

I trust that the issues raised in this appeal will be taken into account when considering our application. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

C. Darley

Christopher Darley *(chris.darley@devplanning.com)*

Encl. As detailed

cc. Mr G Rowley Brookworth Developments Ltd

368400/L0011cd

19.FEB.2001* 3399

5 February 2001

DPP
DEVELOPMENT PLANNING PARTNERSHIP

21 THE CRESCENT
BEDFORD
MK40 2RT
TEL 01234 358863
FAX 01234 271210
bedford@devplanning.com

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

Dear Sir

'Land at rear of Timberscombe', Hollybush Ride, Wokingham

With regard to the above site, please find enclosed on behalf of our client Brookworth Developments Ltd, a detailed planning application for the construction of 3 detached dwellings, together with the demolition of 'Timberscombe' to provide access to the site.

Accordingly please find enclosed:

- Completed forms and certificate
- 6 copies of Floor Plans and Elevations
- 6 copies of the site layout and red line boundary
- 4 copies of the Planning Statement (prepared by DPP)
- 3 copies of the Tree and Landscape Report (prepared by ACD) (Plan to follow shortly)

You will be aware that that this site has been the subject of a recently refused application (Reference 00/2225) submitted by our client and as this is a resubmission within 12 months of the previous application, no fee cheque is enclosed. However, in order to address concerns over amenity issues, there are a number of differences between this revised application and application 00/2225.

Firstly the revised scheme incorporates a smaller area, excluding land to the rear of 'Cobwebs' and as a result one of the plots has been removed. Secondly the dwelling identified as Plot 1 on the site layout (formerly Plot 2) has been moved forward by approximately 4 metres and the family rooms to the rear of Plots 1 and 2 have also been removed, further increasing the distance between the proposed new development and the houses to the rear.

You will see that I have also included 4 copies of the Tree and Landscaping Report prepared for the recently submitted appeal into planning application 00/2225. Whilst the report covers a larger area than the boundary of this application, the results and conclusions are still relevant for this revised application.

I would also advise that a separate application is to be lodged by Ark Designs on behalf of Brookworth Developments for the demolition of Timberscombeand its replacement with a sinlge detached dwelling.

I trust all the enclosed information is sufficient, however, should you require any further information, please do not hesitate to contact me.

Yours faithfully

C. Darley

Christopher Darley
THE DEVELOPMENT PLANNING PARTNERSHIP

enc. as detailed above

cc. Mr G Rowley Brookworth Developments Limited

CD/368400/L0013

19.FEB.2001* 3399

15 February 2001

19 FEB 2001

D P P
DEVELOPMENT PLANNING PARTNERSHIP

21 THE CRESCENT
BEDFORD
MK40 2RT
TEL 01234 358863
FAX 01234 271210
bedford@devplanning.com

Mrs Hurst
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

Proposed 3 no. detached dwellings, 'Land at rear of Timberscombe', Hollybush Ride, Wokingham.

Further to our telephone conversation yesterday, I enclose 6 copies of the revised 1:500 site layout plan, to show the location of the properties to the rear. I hope this is now sufficient for you to register the application.

If you have any further queries however, please do not hesitate to contact me.

Yours sincerely

C. Darley

Christopher Darley *(chris.darley@devplanning.com)*
THE DEVELOPMENT PLANNING PARTNERSHIP

Encl.

cc. Mr G Rowley — Brookworth Developments
Ms D Warner — Ark Design

1789/a

SECTION 66 CERTIFICATE

Application No.

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

19.FEB.2001* 3399

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

OR

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

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

Signed . . . . . C. Daly . . . . . .

On behalf of . . . Brookworth Developments Ltd . . . . . .

Date . . . . . 5/2/01 . . . . . .

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

List of Landowners

Timberscombe
Clovercourt Property Company Ltd, 28 High Street, Rickmansworth, Hertfordshire WD3 1ER

Kingfishers Covert
Mr & Mrs Bridge, Kingfishers Covert, Hollybush Ride, Finchampstead, Wokingham, Berkshire, RG40 3QP

Woodside
Mr & Mrs Mansfield, Woodside, Hollybush Ride, Finchampstead, Wokingham, Berkshire, RG40 3QP

Notice served: 5 February 2001

1769a

19.FEB.2001* 3399

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	BROOKWORTH DEVELOPMENTS LTD
	ADDRESS	3000 HILLSWOOD DRIVE
		CHERTSEY, SURREY
	POST CODE	KT16 0RS PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE DEVELOPMENT PLANNING PARTNERSHIP
	ADDRESS	21 THE CRESCENT
		BEDFORD
	POST CODE	MK40 2RT PHONE 01234 358863
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	HOLLYBUSH RIDE, FINCHAMPSTEAD, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED DEVELOPMENT OF 3 DETACHED DWELLINGS DEMOLITION OF EXISTING DWELLING FOR ACCESS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.44 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	FINCH/001 - FINCH/013

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]		REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[X]		ALTERATION or EXTENSION	[ ]

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

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

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

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

RESIDENTIAL GARDEN

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

To be submitted

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

To be submitted

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

See attached plans

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

No special provision

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / *	/ * 1	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

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

RESUBMISSION OF REFUSED 00/2225

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

SIGNED C. Daly ON BEHALF OF Brookworth Developments Limited DATE 5/2/01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3399**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

C.C. Rt Hon Andrew Mackay
C.C. Cllr. T. Charlesworth
C.C. MS Loraine Newcombe
C.C. MR. N. Ethrington
C.C. MR. J. Mitchell
C.C. MRS. A. Odell
C.C. MR. K. Malvern
C.C MR. A. ROSS
C.C MR. G. Banwell
C.C MR. G. Cockroft
C.C MRS. A. Long
C.C MRS. C. Cole
C.C MR. R. Cundy

MR. W. M. Salisbury
2 Little Fryth
Finchampstead
Wokingham
Berkshire
RG40 3RN

5th March 2001

File

PLANNING CENTRE	
POL	TLS
DC	ENF 40721
APP	no reply necessary.
CS,	
07 MAR 2001	
COPIES TO:	FILE:

Dear Neighbours,

Please find enclosed Developers new Application, new Site Map and letter from The Rt. Hon Andrew Mackay MP. All residents in Ashdale Park, Little Fryth and Hollybush Ride with the exception of the 4 named houses have been notified.

The Developers have now submitted a new application (NO, F2001/3349) for the ection of 3 dwellings in place of the 4 originally submitted. The original application (F2000/2225) is as you have been informed; going through the Appeal process.

It is very important to object to this new application in addition to lodging your objection to the Appeal, for it is no co-incidence and very timely that the Developers have submitted this new application for 3 houses. They will attempt to establish the number of objection letters made to the Council and present this information to the Inspectorate in such a way as to claim that if there is a poor objection response to the 3 houses, then they will interpret that as an indication that the development is unopposed and should go ahead. So I urge you to respond and object to this application.

Having inspected the new plans in detail the same criteria for objection would apply. If you objected to the original application you can submit the same letter using the contents and text again and refer it to the new planning application. Please write to Angela Odell, Senior Planning Officer by the MON 19th March quoting Application NO F/2001/3349

Your continued support is greatly appreciated.

Yours sincerely,

Tel. (0118) 974 6445

Date: 28 February 2001

Your Ref:

My Ref: Angela Odell
F/2001/3399

The Owner/Occupier
2
Little Fryth
Finchampstead
Berkshire

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 Number: F/2001/3399

Site Address: Land Rear Of Timberscombe, Hollybush Ride, Finchampstead Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3399** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made.

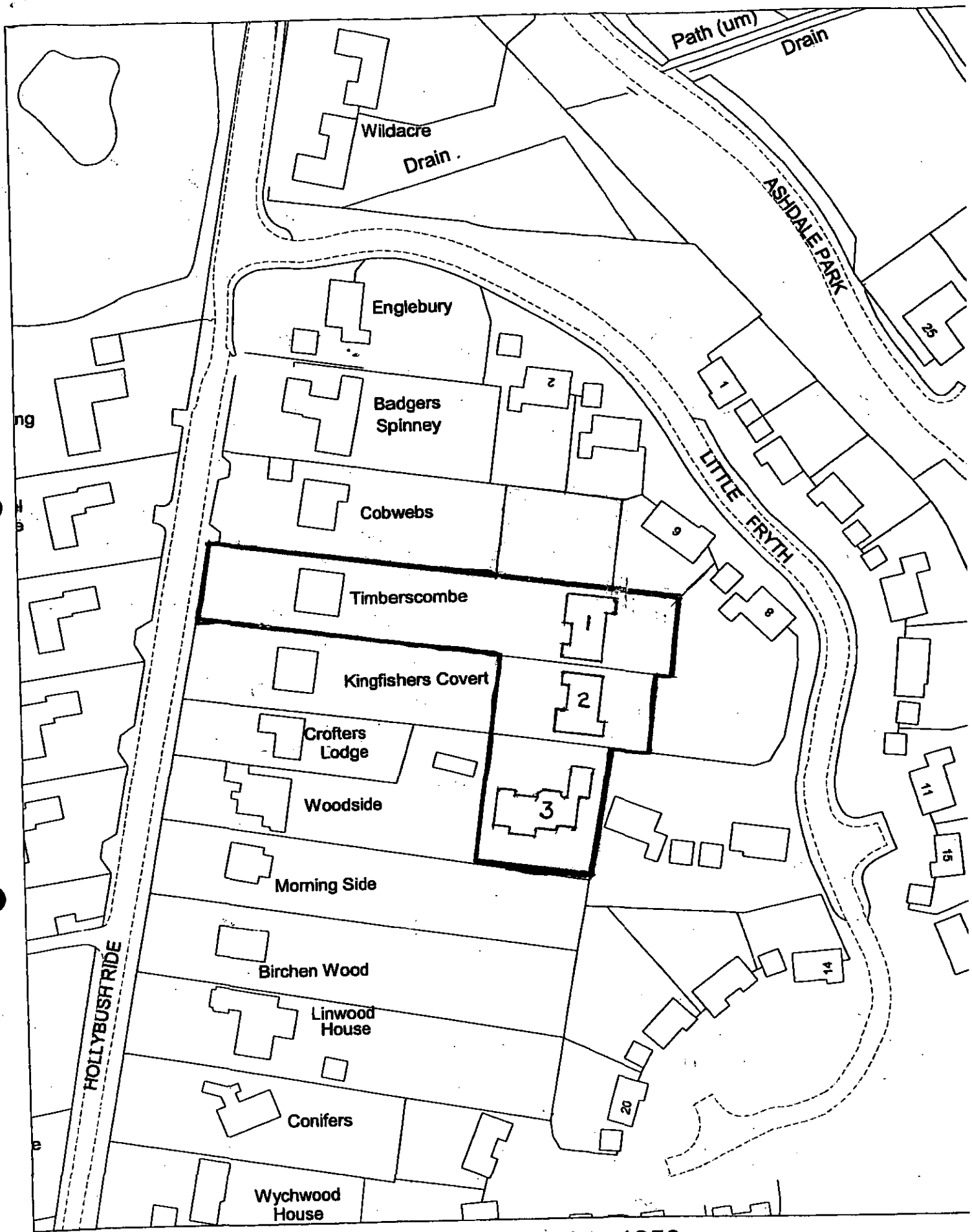
You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager



Site Plan, Scale: 1 to 1250

THE RT. HON. ANDREW MACKAY M.P.

House of Commons,
London, SW1A 0AA
Telephone: 020 - 7219 2989
Fax: 020 - 7219 4123
Email: mackaya@parliament.uk

28th February 2001

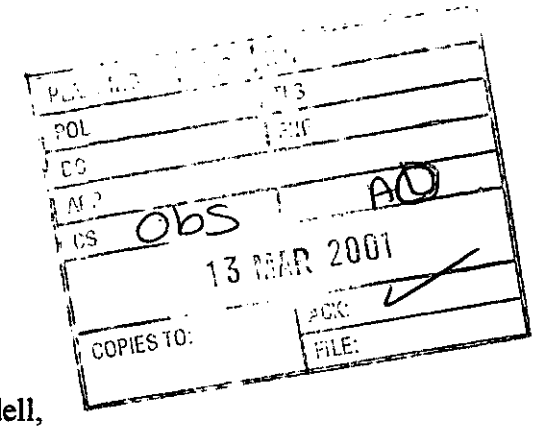
Mr W.M. Salisbury
2 Little Fryth
Finchampstead
Wokingham
Berks RG40 3RN

Thank you for sending me a copy of your letter to neighbours dated the 26th February alerting us all to the Appeal which is due to be considered next month. As previously promised I will make my own representations to the Planning Inspectorate supporting your objections to this application for precisely the reasons you outline.

Let us hope good sense prevails. Meanwhile perhaps you would be good enough to let your neighbours know what action I am taking on their behalf.

With best wishes to you all.

Yours sincerely



2 Little Fryth
Wokingham
Berkshire
RG40 3RN

12 March 2001

Dear Ms Odell,

PLANNING APPLICATION F/2001/3399

I am writing to object to the above application in the strongest terms.

The plan submitted by the developers shows that the proposed new properties are to be sited extremely close to the existing properties in Little Fryth.

Many of the houses in Little Fryth have relatively small gardens. However the size of the gardens are compensated for by the outlook onto the woodland of the existing gardens in Hollybush Ride. Should this development be allowed to proceed then the existing woodland will be destroyed, the balance of existing dwellings and gardens will be upset and the existing properties will be seriously devalued as a result.

Despite the developer's claim that existing trees would be protected, it is inevitable that most trees would be lost due to the ratio of the proposed dwellings and their very small gardens. In fact we have already seen a large area of established woodland destroyed in anticipation of this application. Many established trees, including oak and walnut trees, have already been felled. Some of these would almost certainly attracted preservation orders once the planning application process had started. This indiscriminate felling of the trees raises serious questions about the integrity of this company.

Apart from specific concerns about how this development will affect our own property there are many other issues which should be taken into account.

There are no services of any kind within walking distance. There are no shops or schools nearby - the nearest secondary school is several miles away. This is contrary to the Council's sustainable development policy.

There will be an increase in motor vehicles in an already congested area. The junction of Hollybush Ride and Nile Mile Ride is likely to affected in particular and this is already recognised as a difficult and dangerous junction. All journeys to work, school, leisure activities and shopping will need to be made by car.

There is a serious lack of public transport facilities in the area. The nearest station is Crowthorne which is over a mile away. There are very few buses and those which do run do not run regular services.

There is already a problem with sewerage from the existing properties in that the system does not appear to have sufficient capacity to cope with the demand. The connection of additional properties into the system will only exacerbate the problems currently experienced.

This area is exceptional in terms of its natural beauty and the wealth of wildlife it supports. There are badgers, rabbits, squirrels, bats, foxes and many species of birds. This development would have a serious impact on the current wildlife and would upset the delicate balance of nature. The constant erosion of the trees in an area such as this has to be stopped, not only for our benefit, but also for that of future generations.

There is no evidence that this development would contribute in any way to the character, environment or quality of life in the area. The only people to benefit are the developers and the existing landowners, all of whom seek to gain large profits from this venture at our expense and that of the local environment.

I urge you to reject this proposal on these grounds. The proposed development does not fit with the layout of existing properties and will have serious consequences for the local infrastructure and the environment in an area of exceptional natural beauty.

Yours sincerely,

Ruth Salisbury

Ruth Salisbury (Mrs)

C·C· Rt Hon Andrew Mackay
C·C·Cllr. T· Charlesworth
C·C· MS Lorraine Newcombe
C·C· MR·N· Ethrington
C·C· MR·J· Mitchell
C·C·MRS·A·Odell
C·C·MR·K·Malvern

C·C MR·A·ROSS
C·C·MR·G·Barnwell
C·C·MR·G·Cockroft
C·C·MRS·A·Long
C·C·MRS·C·Cole
C·C·MR·R·Cundy

MR·W·M Salisbury
2 Little Fryth
Finchampstead
Wokingham
Berkshire
RG40 3RN

5th March 2001

PLANNING SERVICES | HPT
TLS
DC | ENF
CS
07 MAR 2001
COPIES TO: | ACK:

Dear Neighbour,

Please find enclosed Developers new Application, new site Map and letter from The Rt· Hon Andrew Mackay MP. All residents in Ashdale Park, Little Fryth and Hollybush Ride with the exception of the 4 named houses have been notified.

The Developers have now submitted a new application (NO, F2001/3349) for the erection of 3 dwellings in place of the 4 originally submitted. The original application (F2000/2225) is as you have been informed; going through the Appeal process.

It is very important to object to this new application in addition to lodging your objection to the Appeal, for it is no co-incidence and very timely that the Developers have submitted this new application for 3 houses. They will attempt to establish the number of objection letters made to the Council and present this information to the Inspectorate in such a way as to claim that if there is a poor objection response to the 3 houses, then they will interpret that as an indication that the development is unopposed and should go ahead. So I urge you to respond and object to this application.

Having inspected the new plans in detail the same criteria for objection would apply. If you objected to the original application you can submit the same letter using the contents and text again and refer it to the new planning application. Please write to Angela Odell, Senior Planning Officer by the MON 19th March quoting Application NO F/2001/3349

Your continued support is greatly appreciated.

Yours sincerely,

wm Salisbury

Tel. (0118) 974 6445

Date: 28 February 2001

Your Ref:

My Ref: Angela Odell
F/2001/3399

The Owner/Occupier
2
Little Fryth
Finchampstead
Berkshire

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 Number: F/2001/3399

Site Address: Land Rear Of Timberscombe, Hollybush Ride, Finchampstead Wokingham.

Proposal: Proposed erection of 3 detached dwellings plus demolition of existing dwelling..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

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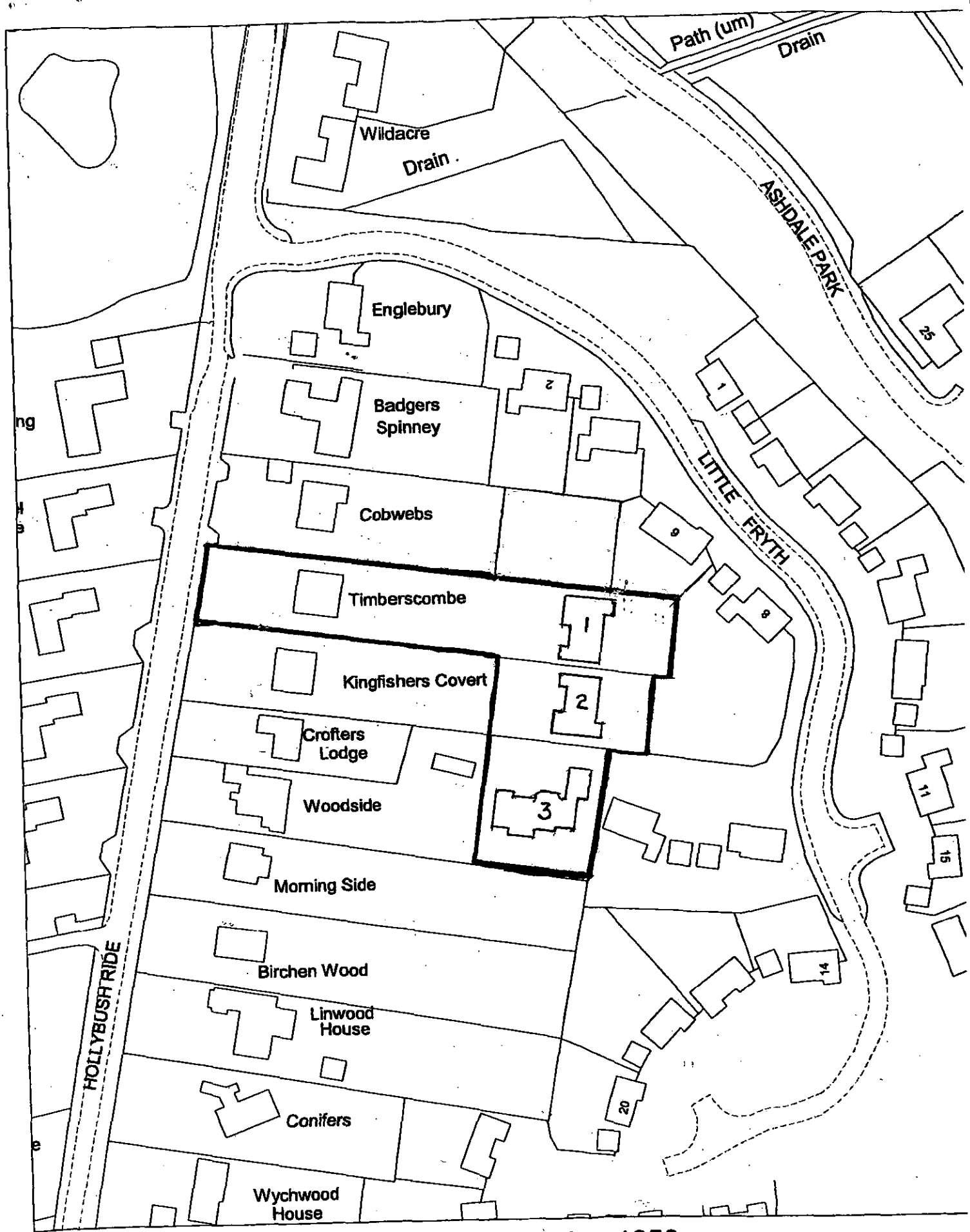
Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Angela Odell**, on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager



Site Plan, Scale: 1 to 1250

THE RT. HON. ANDREW MACKAY M.P.

House of Commons,
London, SW1A 0AA
Telephone: 020 - 7219 2989
Fax: 020 - 7219 4123
Email: mackaya@parliament.uk

28th February 2001

Mr W.M. Salisbury
2 Little Fryth
Finchampstead
Wokingham
Berks RG40 3RN

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Let us hope good sense prevails. Meanwhile perhaps you would be good enough to let your neighbours know what action I am taking on their behalf.

With best wishes to you all.

Yours sincerely

M. H. & K. S. Holland
1 Little Fryth, Finchampstead,
Berkshire, RG40 3RN
Tel 01344 750220

PLANNING SERVICES	LPT
POL	TLS
DC	ENF
AFP	
CS OBS	AO
06 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

3 March 2001

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

Dear Ms Odell

Reference F/2001/3388

I refer to the above planning application for the erection of 3 new properties on Timberscombe, and part of the gardens of Cobwebs, Woodside and Kingfishers covert, which is an amendment to the planning application F/2000/2225 currently under appeal following it's original rejection.

We believe that the granting of the original, or this revised application, would create a dangerous precedent for the further development of the area, which would destroy the character of the area.

One of the main attractions of the area is the wide range of native hardwood trees, which grace the area and at present support a large range of wildlife, including dozens of bird species, and a wide range of mammals, including deer, badgers, foxes and squirrels.

Additional development in the area would undoubtedly be of detriment to these populations, as it would undoubtedly result in the further destruction of a substantial number of trees.

As you are aware a number of mature trees were felled from the gardens in question immediately prior to the submission of the original planning application, although hopefully additional vandalism of this type will be curbed now that the TPO has been granted.

Of perhaps more import however would be the impact of additional development on the infrastructure of the area.

The local schools, both primary and secondary, are currently full to capacity, and are unlikely to be able to cope with additional residents in the near future.

Hollybush Ride is an unlit and unadopted road, and in its current state is unsuitable to support further development. The access from Hollybush Ride to and from the A321 is often a lottery, and additional traffic will inevitable increase congestion during the rush hours.

However the lack of a good local public transport infrastructure will inevitably cause additional cars to use the road.

There is concern at the adequacy of the local power and sewerage infrastructure to cope with the increased loads that further development would place on it.

As the land levels rise on the south of Little Fryth, the proposed development of substantial houses will overlook the existing properties, and will have a major detrimental affect on both light and appearance.

In conclusion we would urge you to reject this application.

Yours sincerely

Martin Holland

Kim Holland

Steven Holland

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS OBS	AO
05 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

D.A. Stock
Englebury
Hollybush Ride
Wokingham
RG40 3QP

1st March 2001

Dear Mr. Mitchell,

Re Planning Application F/2001/3388

I am writing to register our objections to the above planning application. These objections have previously been lodged under the original application number F/2000/2225.

Our objections are heightened by the fact that the developer was responsible for the felling of a considerable number of well established trees in advance of the application. This is disgraceful and shows a blatant disregard for the law, the local residents, and the council itself. I would like to ask whether the council tree officers who visited the site produced any report, and if so, whether this is available for viewing. It would also be useful to know whether the developer broke any by-laws or acts, and if so, whether the council plan to take any action.

In our opinion, the application further diminishes the ability of wildlife to co-exist naturally within an urban fabric, which I believe to be one of the aims of the Wokingham District local plan.

We also believe that the infrastructure supporting the area is already under stress, and that further development on Hollybush Ride and Ashdale Park, with its one (already dangerous) exit, will cause a worsening of an already bad situation. There are very likely to be serious accidents at this roundabout as people lose patience, and loss of life will be an increasing possibility.

The proposed development if allowed, would set a precedent and make it difficult to justify rejecting future applications in the area, making it likely that the rural and unique nature of the area would be lost for ever.

Yours faithfully,

D.A. Stock

Stonechats
Hollybush Ride
Finchamstead
Berkshire
RG40 3QP

6th Mar 2001

Ref Planning Applications F/2001/3399
And F/2000/2225

Dear Ms Odell,

I wrote some time ago to object to Planning Application ref. F/2000/2225 on many grounds and now understand that this application is under appeal but that the builder has made a new application, no. F/2001/3399 for a reduced number of houses at the site in Hollybush Ride.

I again would like to object strongly to this application to build three houses where there is currently only one dwelling.

1. I understood that the norm in this sensitive area was to only allow the replacement of a dwelling with just one house, for obvious reasons. If this application were allowed it would surely set a precedent for other residents along Hollybush Ride to gain permission to "in-fill", and then the area up to Simon's Wood would forever be changed from it's current rural feel.
2. The blatant destruction of the habitat and consequent effect on the wildlife would surely be intolerable. I understand that some destruction has already taken place.
3. The local infrastructure is currently under real strain. There are no local services that can be walked to, either shops, doctors, or schools, and the access to and exit from Hollybush Ride by vehicle is becoming more dangerous and difficult all the time.

I summary, I do not believe that this planning adds anything to the area other than the listed negatives, and can only be for commercial greed, and would therefore ask that you reject this application.

Yours sincerely

D.A. Hillman

OBS - AO

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

Ian Jordan

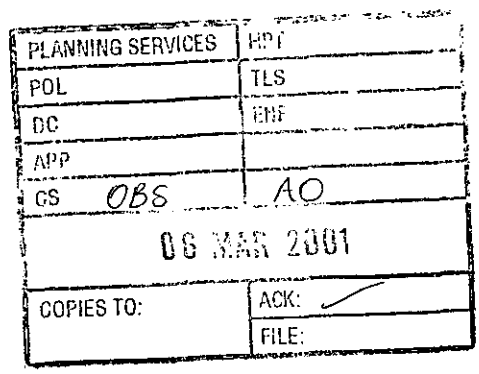
From: WebComments@wokingham.gov.uk
Sent: 05 March 2001 10:42
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3399
Correspondent_FullName: Clive & Fiona Hudson
Correspondent_StreetAddress: Brook House,
Correspondent_Address2: Hollybush ride
Correspondent_Town: Finchampstead
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 3QR
Correspondent_Telephone: 01344 762482
Correspondent_Email: chudson@dial.pipex.com

Comments:

A.There is a tree preservation order in place. What is the point of a tree preservation order?
B.Area is a home to lots of wildlife.
C.There are no ammeneties within
walking distance, increasing traffic, which is already at Gridlock proportions during the week.
D. The standard of road surface of Hollybush Ride is not high and would be considerably damaged during building work and suffer afterwards
E.There is already an appeal going through by the same developer who has had an application refused for 4 Houses. This application is just a piece of gamesmanship.



'Ahlan House',
Hollybush Ride,
Finchampstead,
Berkshire RG40 3QR

6th March 2001.

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

Your Ref: Application No. F/2001/3399

Dear Ms. Odell,

I am writing this letter to register my objection to the application by Brookworth Developments Ltd to erect 3 dwellings on the land at the rear of 'Timberscombe', Hollybush Ride, Finchampstead.

I already outlined my reasons for my objections when planning authority was first sought by this organization, therefore they are a matter of record, I would merely here reiterate that

1. This development would set a precedent for further development in Simons Wood.
2. If approved the Council would become powerless to overrule further developments.
3. The character and appearance of the area will be destroyed.
4. There would be a quite blatant destruction of trees and the resultant loss of wildlife and their natural habitats.
5. Even the addition of the small number of vehicles will create further havoc on the narrow unadopted road that is Hollybush Ride.
6. The suggestion of another 'in fill' development so typical these days of the area is totally unacceptable for this specific area – you really need to see for yourself the beauty of the road/area to appreciate that if additional houses were built then the ambience of the road/area will be lost.
7. Finally, I do know that up to my next door neighbour, that we are on a main sewerage system – unlike the balance of the road going up into Simons Wood – hence I do believe that such drainage will be effected by additional properties.

Yours faithfully,

P.M. Reilly.
Owner

OBS- AO

PLANNING SERVICES	HPI
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08 MAR 2001	
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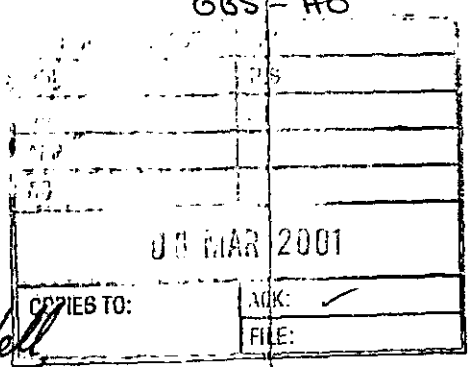
	FILE:

GBS - AO



27 Ashdale Park
Wokingham
Berks
RG40 3QS

5/3/01

Dear Ms Odell

Application Number F/2001/3399

I am writing to register my strong objection to the above planning application. In my opinion, it represents no improvement on the previous similar application F2000/2225.

The proposed development would, in my opinion, represent a particularly bad example of 'back-filling' and would be quite out of character in an area with a history of sympathetic development. Two examples of this are the retention of the wooded area within Ashdale Park and the wooded area which acts as a buffer between Ashdale Park and Little Fryth.

If allowed, the proposed development would have a most detrimental effect on the character of the area and also be likely to set a precedent for further unsuitable developments. The development would also involve the felling of a number of trees, which are currently the subject of a preservation order and this would have an adverse effect on the local wildlife. The house numbered 3 on the site plan also appears to be squeezed into its plot in a particularly ugly manner.

In addition, the local amenities are already overstretched.

Yours sincerely J B Sheridan (Dr J. B. SHERIDAN)

OBS - AO

PLANNING SERVICES	HPT
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08 MAR 2001	
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	FILE:

ASHDALE PARK
WOKINGHAM

PINTO POTTS
solicitors

Dear Miss (or Mrs) Angela Odell

Your ref: F/2001/3399.

Just as I objected to the application for the construction of 4 dwellinghouses (F 2000/2225) I re-submit the same reasons for the instant application.

Apart from the fact that this application similarly would seem to be motivated exclusively by greed; the environment would suffer considerably and to grant the application would represent a very significant precedent.

Yours truly

Martyn de Lemos

0BS - A0

PLANNING SERVICES	HPT
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08 MAR 2001	
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	FILE:

Mr A & Mrs P. Hooper
"Conifers"
Hollybush Ride
Finchampstead
Berks
RG40 3QP.
5.3.01

Ref: Local Planning Application No.F/2001/3399

Dear Angela Odell,

It has come to our attention, that Brookworth Developments Ltd. has submitted a planning application to demolish 'Timberscombe' Hollybush Ride and with the rear gardens of 'Cobwebs', 'Kingfisher', 'Covert' and 'Woodside' build a development of three detached houses.

The council has in recent years developed a policy of not letting people build one house behind their own property because of setting a precedent of over development of sites. In this case there would be four houses behind four other properties. If this is allowed what is to stop Morning Side, Birchen Wood, Linwood House to name but a few from applying for planning permission. The council would become powerless to overrule further developments this could then affect Hollybush Ride on both sides down to Simons Wood.

The roads around this area are already congested, there are other developments going ahead at this time, which will in due course add to this congestion. I already have to leave for work at 7am to get to Slough in a reasonable time (one hour) hasn't anybody at the council noticed that nowadays even if you go to work between 5 and 6 am you are not alone on the roads anymore. Where will this end?

Schools are another consideration, as I understand it, the schools already have more than their quota of children. With the added problem of virtually no public transport and Comprehensive Schools being several miles away this again adds to the congestion problems.

Tree felling is against environmental policy, we understand that some tree's have already been felled prior to the planning application being submitted and that the developers have submitted a new report which trivializes the tree preservation order saying that many of the trees are not worth keeping, there are two very important factors concerning these trees one that they act as a natural screen separating Little Fryth from Hollybush Ride and two that they act as a very important wild life corridor.

A few properties in Hollybush Ride are already experiencing problems with the water table, we are one of them, could this add to our problem ?

Once again we feel very strongly that people's greed, needs to be stopped. Making money at the expense of the people left behind in the area to cope with overcrowded schools, congested roads, polluted atmosphere, wildlife habitat lost, is just not on.

Yours sincerely

A. & P.A Hooper

P. Hooper.

18 Little Fryth
Wokingham
RG40 3RN

Your Ref: F/2001/3399

3.3.2001

Dear Mr Mitchell

Application Number: F/2001/3399

I am writing to express my concern at the above application for building a further 3 houses off Hollybush Ride.

This application, coupled with Application Number F/2001/3388, amounts to exactly the same as that proposed last September under Planning Application F/2000/2255 which was duly declined by the Planning Authorities.

My concerns expressed in objection to the previous planning Application are the same i.e.

1) The unnecessary destruction of much natural habitat and mature trees, some of which are subject to tree preservation orders. This cannot be replaced once destroyed;

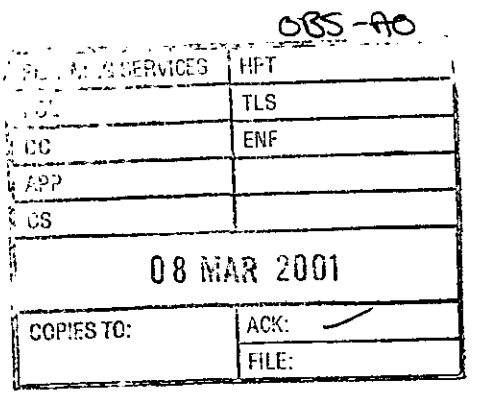
2) The increase in traffic on what is already a busy road where traffic flows are restricted by the use of width barriers

I hope that the Committee will take into account the above comments when considering this Application which, under its previous Application, was declined.

Yours sincerely

Carole Richards

Carole Richards (Mrs)



Tall Trees,
6 Little Fryth,
Finchampstead,
Berks.RG40 3RN

11th March 2001

Angela O'Dell,
Environmental Services Dept.,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berks.RG40 1WR.

Dear Mrs. O'Dell,

Application No. F/2001/3399

Site Address - Land rear of Timberscombe, Hollybush Ride, Finchampstead, Wokingham .
Proposal - Erection of three detached dwellings plus demolition of existing dwelling.

We are writing to protest against this development. As you are aware, this site is already subject to an application for a four house development and my previous comments are applicable to both applications. I have therefore enclosed my original letter against the application together with a copy of the letter forwarded to the Inspector of Planning at Bristol. The points in both of these letters apply equally to this new application as three proposed houses will still overlook my property and invade existing privacy.

Yours sincerely,

Keith Ellwood

Christine Ellwood.

PLANNING SERVICES	RPT
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CS Obs	
14 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Tall Trees,
6 Little Fryth,
Finchampstead,
Berks. RG40 3RN.

6th March 2001.

Miss Groves,
The Planning Inspectorate,
Room 1004,
Toll Gate House
Houlton Street,
Bristol BS2 9DJ.

Dear Miss Groves,

Ref:APP/X0360/A/01/1058304

With regard to the above application I would refer you to my original letter to Wokingham District Council a copy of which is attached. The original letter not only gives my argument against the proposed development but also puts into question the validity of many of the statements made in the original application and my points apply whether the intention is to erect four new dwellings or three as in their recent application.

1. The application refers to Brownfield sites and contains reference to Government Guideline PPG3. I can find no reference to Brownfield sites in this guideline and indeed it would appear to argue with much of the rationale behind the application.

2. Within the guideline PPG3 much value is given to the enhancement of local amenities such as shops, schools and transportation. As indicated in my previous letter this area is sadly lacking in local amenities and private transportation is a necessity for anybody residing in the area. It also talks about efficient use of land and I would point out that half of this development is a driveway which surely does not hold good. The guideline also states that development should take account of " any immediate neighbouring buildings, the townscape of the wider locality" and developments should " respect and enhance local character". This development achieves neither of the above. PPG3 also uses the term "previously developed land" throughout and the intended site for the development is at the far end of the existing houses gardens with no existing development other than a privately owned swimming pool.

3. Following the application being turned down by the Local Authority there was a tree preservation order put on the remaining trees (the developers had already felled at least 15 trees in the area) which stated that the value of the trees on the site were of a grouped nature rather than individual. Within the proposed site of 0.45 hectares there are at present 93 trees. The intention on the plan is to provide greenery but this will be of a low level hedging nature, and would replace existing mature trees. A report has been commissioned and supplied by the developers relating to the trees which seems the trivialise the opinion of the Tree Officer of the Local Authority and comments on trees on an individual basis which was not the purpose of the Order. They appear to trivialise the opinion of the Local Authority but in reality their comments are irrelevant when applied to the reason behind the original TPO.

4. The importance of the retention of the trees is that they form a natural boundary between the area of Little Fryth and Hollybush Ride in the same manner as there is a tree line between Little Fryth and the development of Ashdale Park and a tree line between the development of Ashdale Park and the main road that runs parallel. An aerial view indicates quite clearly the structure and boundary lines between each of these areas. Under the developers plans the boundary line between Little Fryth and Hollybush Ride will be destroyed and can then only set a precedent for future development along the whole of the area. This will have the effect of destroying a wildlife corridor which acts as a sanctuary to many birds and animals.

5. As yet, no specific dimensions have been placed on any of the plans provided by the developer and therefore we can only guess at the size of the houses proposed but from drawings they would appear to be of considerable size. I understand that they will provide at least five bedroomed detached accommodation. The land running from Holly Bush Ride to Little Fryth is on a slope and if one assumes that the houses to be built will be a minimum of 35 feet from ground level this would mean that from both the side and rear of my garden I would be overlooked by houses in a excess of 40 foot above the garden. This will obviously have a detrimental effect on both light and privacy which contradicts PPG3. I would point out that the proposed development will overlook my property from all of the rear aspect and virtually surrounds the garden.
The plans proposed and supplied to yourselves by the developer are inaccurate in that the proposed plot 2 site appears not to overlook my rear garden but by boundary definition on the plans will cover the majority of it.

This development supplies no benefit to local people or the area and if approved, merely lines the pockets of the developers and the occupants of the two relevant houses. For the greed of a few individuals it will cause misery to many others.

I have enclosed photographs of the rear aspect of my house which clearly shows the greenery etc. that would be destroyed. I would request that the inspector visits my property in order to provide a better understanding of the loss of privacy that this development would provide owing to the sloping nature of the site.

I look forward to hearing from you shortly with the proposed date of the visit.

Yours sincerely,

Keith Ellwood

Christine Ellwood

Tall Trees,
6 Little Fryth,
Finchampstead,
Berks. RG40 3RN

18th September 2000.

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

Dear Mrs. Odell,

Ref: Planning Application Number F/2000/2225

I am writing to lodge an official objection against the above Planning Application. Whilst I appreciate the concerns relating to housing in this area I feel that the plans put forward by the developer offer very little advantage and merely provide substantial profits for a few to the potential misery of many others.

Having reviewed the application in detail I would like to comment using the paragraph numbers on the Planning Application.

2.2 They comment that the area is " well tree'd" but it is worth noting that in a relatively small area the developer intends to remove approximately forty three trees. This is in addition to twenty trees that were chopped down on the 5th August 2000. The proposed development has already changed the aspect considerably. The trees felled were approximately sixty foot high and offered cover to the houses in Little Fryth. These have already been destroyed!

2.3 Whilst the plots in Little Fryth are smaller than those in Holly Bush Ride the proposed plots of the development would be considerably smaller than those in Little Fryth and the submitted plan has not been prepared to scale and is misleading.

2.4 The application statement is true but is meaningless to this issue. Holly Bush Ride is a byway and the upkeep depends on the residents. There is no lighting on this road and no access to the rear. The road is already considerably congested particularly at peak times and the development will only add to this.

3.2 All gardens are considered Brownfield sites and therefore this is no different. Government interpretation was not meant to take this to the extreme and indeed this site does not meet all the existing criteria of the Government's Brownfield site policy.

3.3 The application states that the land is an "urban" area and states that the site accords with all of the criteria. This is clearly not so as it must also include access to services, lighting, schools and shops. With regard to these points the road is unlit, the nearest shop is approximately one mile. The nearest school is approximately two miles and business sites relating to employment even further! Also, no consideration seems to have been made for public transport which is extremely limited, water or sewage arrangements.

3.4 The application states that "higher density developments should be encouraged". I do not believe that the purpose behind this statement when originally made was to create a situation for building three additional houses.

3.6 I accept the statement made in the application noting that Berkshire needs to create 7,750 dwellings in the Wokingham District. This development would show a net gain of three dwellings for no benefit whatsoever and adding nothing to the area.

3.7 The application relates to the Wokingham South East Area Local Plan and I would point out that this is the old plan and the current version is not being used.

3.9 - 3.11 Firstly, the Policy relates to "affordable" housing. I have already been advised that the proposed selling prices of the four dwellings will be in the region of £700,000 which is surely at the higher end of the market and adds to my earlier point that this merely panders to the greed of a certain few individuals. Also, the criteria under policy SH1 considers the protection of wooded areas, gaps and garden areas which are important to the character of the settlement concerned. This particular development will have an adverse effect on the character of Little Fryth and offers very little space about buildings, insufficient garden areas and no off street parking. Again, I would reiterate that the plans put forward are not to scale and the garden areas have been considerably enhanced on the plans.

3.12 For my property the provision of daylight would be severely affected with a house immediately to the rear and a further house adjacent.

3.14 Whilst I accept the statement it surely means that they can develop unless they contravene the policy which they are clearly doing.

3.15 Having read Policy WH1 I accept its content but the proposed density of houses in such a small area is surely not in keeping with this.

4.1 This paragraph is clearly contentious and is at best another way of saying that you as the Planning Department cannot oppose it. I would point out that the criteria in PPG3 and the Local Plan policy have not been met and it is therefore unacceptable.

4.3 A meaningless statement. The developer should be prepared to state how they intend to safeguard the area as by their previous actions in felling trees this would clearly not seem to be the case.

4.4 Timberscombe is already a five bedroomed house with the intention of being demolished to be replaced with four new houses. This was surely not the purpose of the Government's plan. The paragraph states satisfactory access to the proposed development and also enhancing the spacious green of the street scene. Firstly, satisfactory access is on to a byway with conditions previously stated and I cannot see how the green appearance can be enhanced by the demolition of over sixty trees in a very small area. This paragraph is a total nonsense. It is also worth pointing out at this juncture that there are ten thirty foot conifers dividing my property from the rear of Cobwebs which have not been included on any of the developers plans for either felling or replanting and I have been informed by the owner of Cobwebs that the developers have advised her that they will remove these trees as soon as planning is agreed. Thus, there will be no screening whatsoever other than a four foot fence between my land and that of the new development. I cannot see how this will enhance a "green" environment. You may wish to look into this situation and enquire of the developers why they have not included these trees on their plans.

4.5 As previously stated Hollybush Ride is a byway and suffers from considerable congestion at peak periods with no rear access. Consequently, any further development will only add to this congestion and increase the density of traffic.

4.6 The paragraph states the proposed dwellings are comensurate with those of Little Fryth which they immediately adjoin. This is absolute rubbish and I will again reiterate that the plans laid before you are not to scale and the rear gardens of the proposed properties would be extremely small relative to the size of the houses. I agree that for the properties fronting Hollybush Ride they would still retain extremely large gardens but on the basis that it is they who are profiteering I find this of little relevance.

4.7 This paragraph is a total fabrication. As previously stated there have already been at least twenty trees removed from the property and I have video and photographic evidence of this when it was conducted of the 5th August 2000 by Arbofield Tree Surgeons. The intention is for at least another forty three trees to be felled in order to construct the development together with the felling of the ten thirty foot conifers between our boundaries. The paragraph also states substantial gaps between new dwellingswould be retained but again this is misleading and the plans should be required to be drawn to scale in order to prove this. The elevation of the building to the rear of my property will be minimum of four foot from my boundary and as the land is sloping will be built at an elevation of at least six foot above my property. Consequently the two properties that will surround mine will be on a higher elevation and therefore be even more imposing than the plans suggest. Once again, the plan is misleading and incorrect.

4.9 To state that there would be no conflict with neighbouring houses in terms of light, privacy and outlook, is ridiculous. As previously stated the development will be on a elevated site with easy views into my rear garden and house. The windows from the rear of the house to the rear of my garden will clearly provide visibility into said garden. This paragraph clearly relates to the houses in Hollybush Ride rather than Little Fryth and is utter nonsense.

5.1 The Local Plan "allows" best use of sites rather than "requires" it. The purpose of the plan was for brownfield development but surely not for existing gardens to be built on. The developer states that you should be promoting development on sites such as this but surely this should be subjective rather than a condition and the developer should not be telling the department what it should and should not do. The developer states that the scheme respects the established character and appearance of the residential area in terms of density, layout, design and retention of trees. From my points previously made this is clearly not the case and the developer has already removed trees without permission from the Council, clearly flaunting any regulations that you may impose. They also state that the units do not detract from the amenities of adjoining properties in terms of light, privacy or outlook which is clearly wrong.

Overall, the statements made by the developer in the proposed planning application range from the ambiguous to misleading and at times incorrect. The planned layout has not been drawn to scale and can easily mislead a reader into believing that the properties will offer substantial grounds in keeping with the locality. This is clearly not the case and the development will be in very close proximity to existing houses and overlook an existing development.

With regard to other matters I point out that the access to services is limited, the existing density is more than satisfactory and the properties are located in a wild life corridor which will be totally destroyed by this development.

A further point I would make relates to sewage. At present my land contains a covenant to give Timberscombe right of access for mains drainage etc. but only one of the proposed properties will be built on Timberscombe land. I would state now that it is not my intention to allow access to any further properties other than those built on Timberscombe land but I believe that it is clearly the intention of the developer to attempt to do this. It may also be worth noting that I have discovered that the property known as Cobwebs also has its drainage system through my land but unfortunately for the occupier this is not contained in my deeds. Consequently, it is my intention to inform them of this and given that one of the proposed developments is on the land of Cobwebs this could have serious repercussions. I accept that this may not materially affect your decision making process but felt it worth noting as again it highlights the developer's cavalier attitude to the rights of authorities and individuals.

Once again, I must reiterate that I strongly protest against this development as I feel that it is not borne out of attempting to help with the Government Plan but rather the greed of three individuals and a property developer .

Yours sincerely,

Keith Ellwood

Christine Helen Ellwood



LOOKING TOWARD PLOTS 1+2.



TOWARD PLOTS 2, 3 + 4 FROM SAME POSITION AS ABOVE.

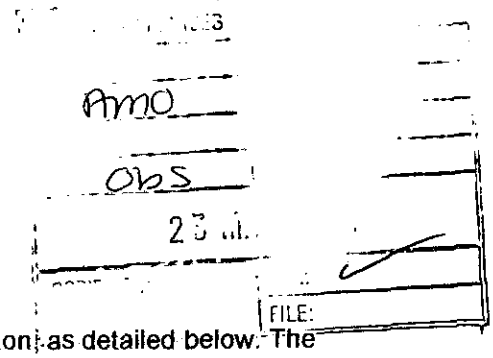


TOWARD PLOTS 1 + 2 GIVING INDICATION OF GROUND LEVEL DIFFERENCE.

12 Little Fryth
Finchampstead
Berkshire
RG40 3RN

14 March 2001

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



Dear Ms Odell

Ref: Planning Application Number F/2001/3399

I write to lodge my objections to the above planning application as detailed below. The Application is clearly not in line with Local and Central Government policies and guidelines, I ask that the application be dismissed.

The proposed dwellings will overlook several existing properties in Little Fryth thus detrimentally altering the character of the existing development. Specifically the property at 12 Little Fryth will become severely overlooked by the proposed development of plot 2. Privacy and natural light will be lost by properties 6,8 and 12 Little Fryth.

The proposed trees to be kept in the development are silver birches, which are tall spindly trees and do not provide any screening for the houses in Little Fryth. If other types of trees or hedges were planted to provide necessary screening, this would result in an unacceptable loss of natural light to the adjacent properties.

The site of the proposed development provides a wildlife corridor and bird habitat that should be preserved, particularly in view of the species sited in the area. There are spotted woodpeckers and redpolls whose survival is dependent upon birch woodland. Badgers and bats have been sighted in the area, both of which are endangered species.

If this application is allowed to proceed it will set a precedent for further developments right up to Simons Wood. The local area does not have the necessary amenities to support additional housing and the proposed new dwellings are not within walking distance of services and public transport is minimal.

I enclose 4 photographs that were recently taken from the front garden of 12 Little Fryth, and project onto the area of the proposed development. These pictures clearly show the area to be one of woodland, but with sparse screening due to the significant number of tall established silver birches.

On the basis of the foregoing, I strongly recommend that the application number F/2001/3399 be refused.

Yours sincerely

JB. Exelby

Jean B Exelby

Byhand 20/3/01

Hazas Lady
Holly bush Ride
Wokingham RG40 3QR

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

20/3/2001

BMO
OBS

COPIES TO:
FILE:

Dear Mr Mitchell / Ms Odell

(A) F/2001/3399
(B) F/2001/3388

I am writing in connection with the 2 planning applications referred to above, having already raised objections to the initial plan. The points raised in that letter still apply, namely

- The interest character and appearance of the neighbourhood will be destroyed
- If each of these applications were to be accepted, this would open the floodgates for further development and continued destruction of the local environment. This is a precious area which should be preserved
- The damage to woodland and encroachment into countryside will have a dire impact on the local habitat and wildlife
- Local infrastructure will not cope with more development

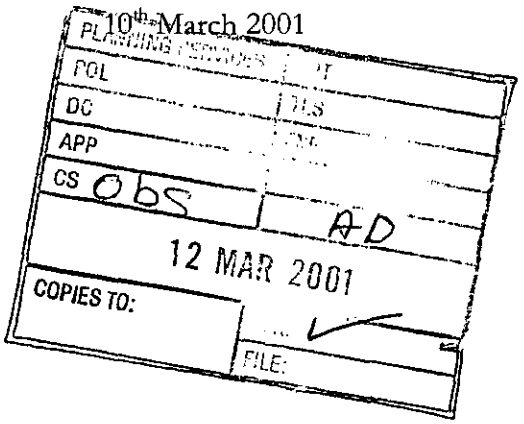
The initial application for this site, and other applications in the Locality, have been rejected by the Council. Rejection of these will be consistent with Council policy and the wishes of the local community.

Yours sincerely,

H.W. VEARY

Badgers' Spinney,
Hollybush Ride,
Finchampstead,
Berkshire RG40 3QP

10th March 2001



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

Dear Ms Odell,

Planning Application No: F/2001/3399

I am writing to lodge my strong objection to the proposed development in respect of which Brookworth Developments Limited has submitted the above planning application.

The proposal is to demolish the property known as Timberscombe on Hollybush Ride, annex a significant proportion of the existing rear gardens of two adjoining properties and build a spur road off Hollybush Ride leading to three new properties huddled into the aggregated space.

The feeling amongst local residents close to the proposed development is very strong. Without notice, a large area of woodland to the rear of Timberscombe was felled on Saturday, 5th August 2000 in anticipation of a similar planning application, F/2000/2225 which was subsequently refused. This wanton and indiscriminate destruction, which included the felling of a number of mature oaks and walnut trees, has caused loss of amenity to the properties immediately to the rear of Timberscombe and has resolved local residents to oppose this and similar ill-considered applications with absolute determination. A tree preservation order, 1015/2000, has since been imposed on the remaining trees by the Council.

I have been a local ratepayer for many years and now live with my family in Badgers Spinney, Hollybush Ride. I am a senior executive of a major global financial services company and bring considerable income into the district. I have invested very significant sums of money into this property with a view to maintaining the standard and special character of Hollybush Ride. We specifically selected Hollybush Ride for those very qualities which are now under threat.

Hollybush Ride is well known throughout the surrounding district for its exclusivity, woodland character, wildlife, low-density prestigious dwellings and intrinsic charm. For most of its length, Hollybush Ride is not an adopted highway but a bridal path. Local families enjoy walking the length of this woodland road which gives access to Simons Wood. Local children often ride their ponies along this stretch which is made safe by the low traffic density. Badgers, foxes and other woodland flora and fauna are frequent sights in this area, often making their way into our local gardens. The old woodland, which extends its canopy through the rear of the larger plots of land along Hollybush Ride, provides a corridor for many woodland birds and tree-dwelling animals.

Like many who live along Hollybush Ride, we did not consider purchase of property here as an opportunity to make excessive profits by cynically exploiting the low-density nature of the area, thus changing its character forever and robbing local ratepayers of a popular recreational walk. We believed that buying a plot where the surrounding homes and gardens were well established would protect us from intrusive adjoining development. This form of opportunistic filling in which has no apparent merit and results in overburdening already stretched local services cannot be in the interests of the local community or in accordance with local policy.

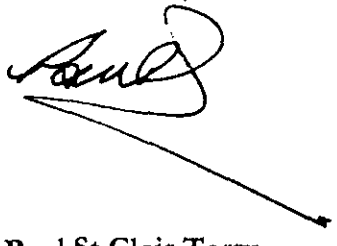
Hollybush Ride is currently separated from Little Fryth. While the residents of Little Fryth also risk loss of amenity through the proposed development, the density of housing in Little Fryth is higher than that in Hollybush Ride. Also, all the properties in this stretch of Hollybush Ride are individual whereas Little Fryth is an estate, albeit highly prestigious. This proposal would have the effect of breaking the current separation of these two areas and increasing the density level in Hollybush Ride which is entirely out of keeping with its current character. This application, if not halted, could lead to piecemeal erosion of this charming area as further developers sought to make similar applications under established precedent.

If allowed, this application would result in a two-tier development along Hollybush Ride. It would create a double building line and the proposed new access road would break the integrity of Hollybush Ride, detracting from the general appearance of the area and marooning properties including our home from the main body of Hollybush Ride, affecting property values adversely. The gardens of the proposed dwellings would be out of keeping with the existing pattern of gardens on Hollybush Ride and would result in loss of amenity to adjoining dwellings. The siting of the three proposed dwellings in relation to existing neighbouring properties would result in a loss of privacy and amenity as they would overlook and be overlooked by those adjoining properties.

There can be no merit in this application given the lack of available infrastructure which could provide such profiteering infill at least a prima facie case to answer. There are no public services, transport or shops within walking distance of the proposed development. The local sewage system is already problematical and strained to capacity. Traffic density on the Nine Mile Ride into which Hollybush Ride feeds is already excessive, resulting in serious congestion and raising pollution levels to unacceptable highs. Trees help reduce pollution, so the felling of additional woodland only serves to exacerbate the pollution problem. The three proposed homes would increase the traffic flow past our house, creating a hazard to health and children as the additional residents would all require personal transport.

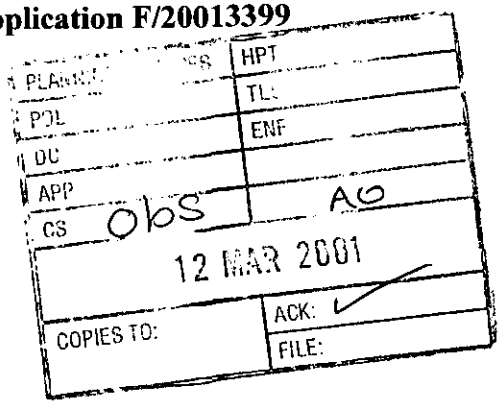
Three additional, high-cost homes do little to address the housing targets set for the Council and must be outweighed by the considerable distress and discomfort to which the surrounding local residents will be subjected. These are mostly families who care for their environment and have chosen their homes with care, never suspecting that the value and character of their homes could be depreciated by cynical, unwelcome and destructive development. We will oppose this development with all the legal, moral and economic weapons at our disposal. I am sure that the Council will reject this application as being against the interests of its ratepayers.

Yours sincerely,



Paul St Clair Terry

Ref: **planning application F/20013399**



16 Little Fryth
Wokingham
Berkshire
RG40 3RN

01344 751357

March 7, 2001

Dear Mrs Odell

We would like to state our objection to the above planning application. Our objection is based on the following points. Infrastructure/utilities, Environment, and lack of developer integrity.

The local infrastructure is already stretched in the Hollybush ride area. Existing residents are already having difficulty in child placement, the building of additional family homes will only add to this. The presently unadopted road will have to be brought up to and maintained to a full highway standard. The increased traffic at the Nine-mile ride/ Holly bush ride roundabout will only add to congestion and reduced road safety. The existing sewage arrangements are not able to cope with present developments Any additional building will require a substantial upgrade to the present sanitary works.

The area surrounding the proposed development is rich in natural attributes. The green field site contains many mature trees (though not as many as it used to). The local natural infrastructure supports many different types of wildlife; a delicate balance of nature is easily disrupted. The disruption of mature trees is against environmental policy.

On the fifth of August this year representatives of the developer destroyed mature trees **without council permission**. The lack of care in following due process makes the developers integrity doubtful. They can not be expected to follow any conditions or restrictions of any planning application with this attitude.

The only benefactors of this development are the builders and the existing landowners. The development is to the detriment on many local residents, the area and to Wokingham district council. Rejection of this proposal is the only sensible outcome of this application

Yours sincerely

Nigel & Helen Rhind

D.A. Stock
Englebury
Hollybush Ride
Wokingham
RG40 3QP

7th March 2001

Dear Mr. Mitchell, Ms Odell

Re Planning Application F/2001/3399

Please note that this letter replaces my letter of 1st March, in which I mistakenly objected to the application F/2001/3388.

I am writing to register our objections to the planning application F/2001/3399. These objections have previously been lodged under the original application number F/2000/2225.

Our objections are heightened by the fact that the developer was responsible for the felling of a considerable number of well established trees in advance of the application. This is disgraceful and shows a blatant disregard for the law, the local residents, and the council itself. I have previously asked whether the council tree officers who visited the site produced any report, and if so, whether this is available for viewing. I also asked whether the developer broke any by-laws or acts, and if so, whether the council planned to take any action. I have received no response to these requests.

In our opinion, the application further diminishes the ability of wildlife to co-exist naturally within an urban fabric, which I believe to be one of the aims of the Wokingham District local plan.

We also believe that the infrastructure supporting the area is already under stress, and that further development on Hollybush Ride and Ashdale Park, with its one (already dangerous) exit, will cause a worsening of an already bad situation. There are very likely to be serious accidents at this roundabout as people lose patience, and loss of life will be an increasing possibility.

The proposed development if allowed, would set a precedent and make it difficult to justify rejecting future applications in the area, making it likely that the rural and unique nature of the area would be lost for ever.

Yours faithfully,

D.A. Stock

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12 MAR 2001
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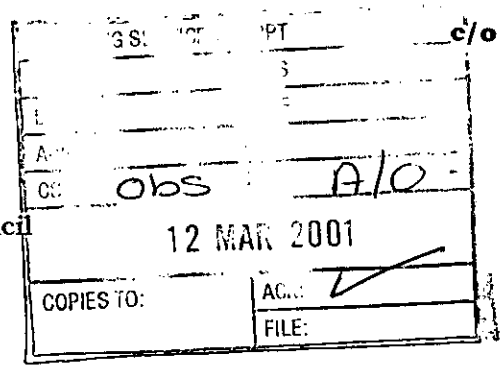
ASHDALE PARK MANAGEMENT COMPANY LTD

c/o 23 Ashdale Park
Wokingham
Berks
RG40 3QS



Angela Odell
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

8 March 2001

Dear Mrs Odell,

PLANNING REF F/2001/3399 HOLLYBUSH RIDE FINCHAMPSTEAD

On behalf of the Management Council of Ashdale Park Woodland, Finchampstead, I am writing to express our great concern over the proposed infill development off Hollybush Ride. It is our view that the area is already under considerable environmental and social pressures from existing development, and this proposal will add to the problems, namely:

1. **Depletion of Green Corridor.** The site will destroy part of the continuous wildlife habitat and route which runs from the National Trust woodland at Simon's Wood, down the whole length of Hollybush Ride and linking to Ashdale Park.

It will also destroy the tree boundary between Little Fryth and the existing houses on Hollybush Ride, creating a continuous strip of development in an otherwise rural area.

2. **Pressure on Infrastructure.** The proposal will add to the considerable pressure on road infrastructure which already exists in the locality. Hollybush Ride itself is not suitable for an increase in traffic, and the junction of Hollybush Ride and The Nine Mile Ride/Lower Wokingham Road is already one of the busiest and most difficult to negotiate in the area at peak times.

There are no local amenities such as shops or post offices within easy walking distance, so by definition additional houses will bring additional vehicles.

3. **Loss of Area Character.** The appeal and distinctiveness of this area is its semi-rural nature, with extended tracts of linked woodland and water habitats. The proposal will begin to turn the area into an unwanted urban development.

If this development goes ahead it will open the way for similar requests which will absolutely transform the area into something extremely undesirable.

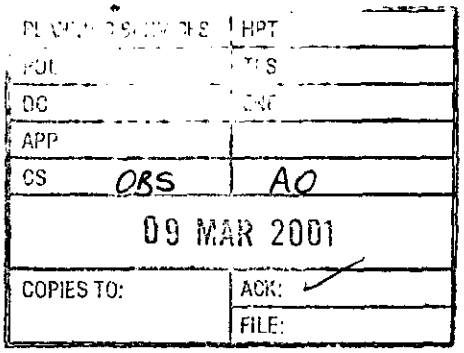
Yours sincerely

Tom McCarthy
Chairman

Local Plan Objection - F/2001/3399

Derek & Wendy Gannon
43, Ashdale Park,
Finchampstead,
Wokingham,
Berks RG40 3QS
England.
Tel: 01344 779961

Date: 8th March 2001



Dear Ms Odell,

Re: **F/2001/3399**

We have great concerns about the development of additional dwellings in the land at the rear of Timberscombe, Hollybush Ride, Finchampstead and wish our objections to be registered.

Our objections are numerous and can be counted as follows:

1. There are NO local services within walking distance in the area currently and any such additional development will be against the sustainable development policy. Additional housing in the proposed site will necessitate that all journeys to work, leisure, shopping and schools etc will have to be done by car thus adding to the already heavily congested local road network.

2. There has been an obvious increase in recent years in the area of 'filling in' sites, which has had a distinct and noticeable effect in traffic flows. Personal experiences show that on Nine Mile Ride alone between Finchampstead Road and the A329 (Coral Reef) during rush hours, traveling time has increased by 20 minutes over and above the time it used to take in 1994.

3. Traffic on the Lower Wokingham Road is already very heavy. Such a development will increase the traffic and noise level beyond what is already an intolerable level. (Our property backs onto the Lower Wokingham Road and we have put in recently a new fence to cut down the noise)

4. Linked to 3 is the fact that there will be increased risk to road accidents. The road mentioned is already notorious for accidents as witnessed by recent incidents when fencing has been damaged due to reckless and high speed driving on this road.

5. There are environmental aspects, which must be taken into consideration. For example tree felling (already a sore point on Nine Mile Ride) is against environmental policy.

6. What about protection of the natural environment both flora and fauna? The area currently enjoys wildlife such as foxes and badgers (a threatened species and recently a dead badger was seen alongside Lower Wokingham Road – the second in 12 months) whose very existence will be threatened further by such a development.

7. The water table in the area is already high as witnessed by the current level of King's Mere off Hollybush Road. A large housing development such as that proposed may

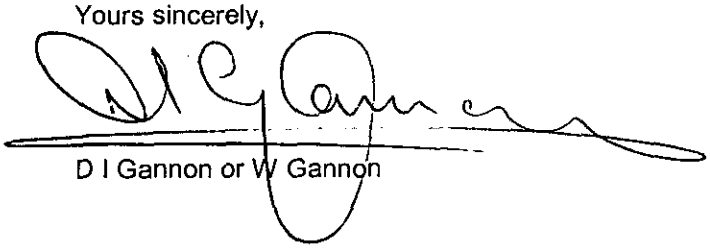
have an adverse effect upon the level of the water table. Has this aspect been surveyed? Felling of trees as mentioned in point 5 above would cause the water table to rise as a single tree consumes gallons of water, which would now be left in the ground.

8. Recent experiences with the wet winter shows that the drainage and sewage systems are already overloaded and flooding happens with ease at the lightest of rainfall. During periods of reasonably heavy rain it is noticeable that downstairs toilets flow very slowly and it is only a matter of time before an overflow will occur. Lower Wokingham road now floods almost every time there is a reasonable rainfall. This never used to happen.

9. Schools in the area are already heavily over subscribed. Additional housing will make this already intolerable level worse. In addition increased traffic will increase the possibility of death or injury on the roads in the area and statistics show that these are likely to be children.

10. The council should continue its policy of developing brownfield sites and protect what little areas of natural beauty that still remains in Berkshire, which is fast becoming a sprawling conglomeration.

Yours sincerely,



D I Gannon or W Gannon

To:
Angela Odell
Senior Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Wokingham
Berks RG40 1WR

Russett Glade
Hollybush Ride,
Finchampstead,
Wokingham,
Berks.
RG40 3QP

ANGELA ODELL
Senior Planning Officer
Planning Dept
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

7th March, 2001

Dear Ms Odell,

REF; APPLICATION NO. F/2001/3399

With reference to the above application in respect of three houses planned to be built at the rear of Timberscombe, Kingfishers Covert and Woodside in Hollybush Ride, we have lived in Hollybush Ride for over 17 years and have seen a great deal of change in that time. Most changes have been beneficial down the lane and improvements have definitely been made due to better properties having been built but our objection is strongly that of back building.

Should back building continue to be allowed, where will it end? If this is approved then there can not possibly be objection to further planning being made as a precedent will have been made. The appearance of the area will completely change, trees and wildlife will go and local amenities will be further stretched.

This is my second letter of objection, my previous being to the four houses originally proposed. Thank you.

Yours sincerely,

MR & MRS. BROMLEY

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09 MAR 2001
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Ms Angela Odell
Senior Planning Officer
Planning Services, Wokingham District Council
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

26 Ashdale Park
Wokingham
Berkshire
RG40 3QS

6th March 2001

Dear Ms Odell

Planning Application F2001/3399
Land Rear of Timberscombe, Hollybush Ride, Finchampstead

I would like to record my opposition to the above planning application lodged by the developers for the following reasons.

1.The development will require the felling of trees against a permanent tree preservation order. This would contribute towards the loss of natural habitats and wildlife, which are features of the area.

2. The in-filling development is destroying the rural nature and character of the area.

3. Local amenities such as schools and doctors are already stretched.

4. The road infrastructure is already inadequate and chronic traffic congestion is a sad fact of life. Additional vehicles would be inevitable as no services are within walking distance.

5.This development would set a precedent for further development leading up to the National Trust conservation area of Simons Wood and, if approved, the local Council would be unable to overrule further developments.

6.The policy of the Council is to develop brownfield sites rather than greenfield.

I trust these views will be taken into account when the application is considered.

Yours sincerely

Brian Munday

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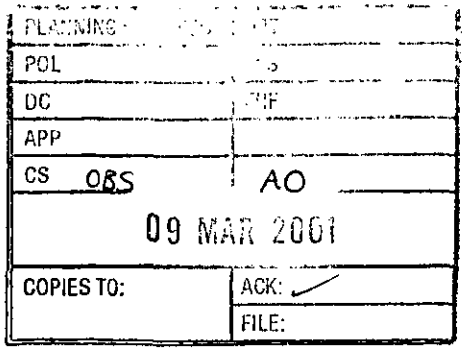
7th March 2001

Angela Odell
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1 WR



Re: Application No F/2001/3399

Dear Ms Odell

With respect to the development, your reference above, our strong objections are given below:

1. The local water table and drainage, already under severe critical condition, would almost certainly create problems for the local residents and subsequently the Council.
2. This development would set a precedent for further developments up to Simons Wood.
3. If approved, the Council would become powerless to overrule further developments.
4. The character and appearances of the area will be impaired.
5. There will be blatant destruction of trees and subsequent loss of wildlife and natural habitats.
6. Local amenities are already over stretched and the area is not within walking distance of amenities, i.e. shops, schools, doctors surgery.

Yours sincerely

Peter Hopwood

Peter & Sally Hopwood
3 Little Fryth, Wokingham, Berkshire, RG40 3RN
Tel: 01344-779430 - Mobile: 07767 244790 - email: peter_t_hopwood@compuserve.com

Trevor and Dee Evans

29, Little Fryth
Wokingham
Berkshire
RG40 3RN

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March 8, 2001

Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell:

Subject: Local Planning Application F/2001/3399

The above Local planning application at Timberscombe , Hollybush Ride has recently come to our attention and we are writing to you to express our objections to this request.

Our objections are as follows: -

1. The area is one of natural beauty and the felling of trees for this development will destroy this.
2. All journeys from this development would have to be by car crowding the local roads even more. This would also increase pollution and noise in the area.
3. The proposed area has NO local services within walking distance and is against the sustainable development policy.
4. This development could damage our local environment, the view from our house and increase the noise levels in our immediate area.
5. This development would put more pressure on the local schools, which are already overcrowded.

We trust that you will consider these objections before making your final decision.

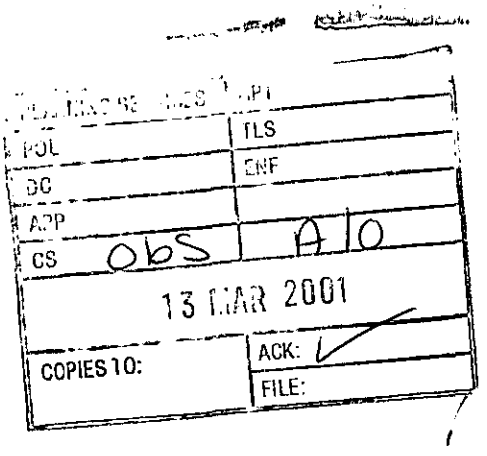
Yours Sincerely,

Trevor Evans.

'Tanglewood'
Hollybush Ride
Finchampstead
Berkshire
RG40 3QR

March 8th 2001

Angela Odell
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Mrs Odell,

Re: Planning Application Nos: F/2001/3388 and F/2001/3399

We write to express our continued opposition to the planning applications for the site of 'Timberscombe' and the land to the rear of 'Cobwebs', 'Kingfishers Covert' and 'Woodside'.

Our objections remain the same as those stated against the original application (ref F2000/2225) and are outlined as follows :-

1) **Character of the area** - Hollybush Ride is characterised by properties in large plots, largely screened by mature vegetation, giving an overall appearance of an unbuilt-up area. Increasing the density of development will detract from the character of the area.

2) **Private Lane** - Hollybush Ride is an unadopted road which is maintained by the residents. We are against any increase in traffic which will further increase the burden of maintenance.

3) **Traffic** - Further development along Hollybush Ride will result in an increase in traffic. The narrow nature of the lane, the unmarked junction with Little Fryth (with limited visibility) and the dangerous junction with Nine Mile Ride make any increase in traffic undesirable. The traffic is already congested at the Nine Mile Ride Junction at peak hours, where the speed of traffic approaching from the right makes the exit from Hollybush Ride hazardous.

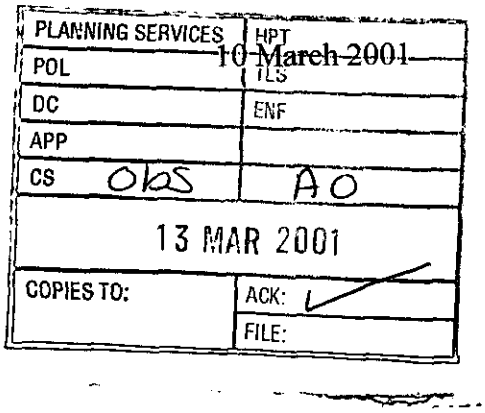
4) **Facilities** - There are no schools, shops or other facilities within walking distance of the proposed development.

5) **Precedent** - whilst we recognise that each planning application must be considered on its own merits, approval of this application would set a precedent for similar proposals which would further detract from the character of the area.

Yours sincerely

Mrs C Lovell-Read Mr G Lovell-Read

8 Little Fryth
Finchampstead
Wokingham
Berkshire
RG40 3RN



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

Dear Mrs Odell,

Your Ref: Planning Application No. F/2001/3399

We understand that planning application F/2001/3399 (the "Proposal") has been made for the erection of 3 houses and the demolition of the existing dwelling at Timberscombe, Hollybush Ride and on neighbouring properties (the "Site") and that you have been appointed the Planning Officer to review the application.

Please accept this letter as our formal objection to the Proposal.

The Proposal is similar to Planning Application F/2000/2225 that was Refused Planning Permission on 3rd October last year. The main difference between the 2 applications is that F/2001/3399 excludes the erection of 1 house in the rear garden of "Cobwebs". We believe that due to the similarity of the 2 applications, the objections that we raised in our letter of 19th September 2000 to F/2000/2225 are equally applicable to F/2001/3399. We would therefore like you to consider the objections in our 19 September letter (a copy of which is enclosed) as objections to F/2001/3399.

We understand that Brookworth Developments have submitted a Tree and Landscape Report because of the Blanket Tree Preservation Order that Wokingham District Council placed on the Site on 21st September 2000. Our comments on this report are attached.

Our many objections to the Proposal are summarised below:

- The Proposal is similar to F/2000/2225 that was Refused Planning Permission on 3rd October 2000. Wokingham District Council's reasons for refusal to F/2000/2255 apply equally to F/2001/3399.
- The Proposal would result in unacceptable overlooking of, and an overbearing effect on existing property; in particular numbers 6 8 10 & 12 Little Fryth.
- The Proposal would have a harmful effect on the character and appearance of the area due to the high density of the houses and loss of trees that would result.

- Allowing the Proposal would set a precedent for similar development in the Wildlife Corridor to Simon's Wood, which would compound the harm to the character and appearance to the area that the Proposal would result in.
- The density of the proposed development of 4 houses is substantially higher than the neighbourhood and the small garden sizes are out of proportion for 5/6 bedroom houses in such a rural area.
- The Site is made up of the mature woodland gardens of substantial plots and should therefore be treated as more Greenfield than Brownfield.
- The Site is part of a Wildlife Corridor to Simons Wood and development would cause substantial and permanent environmental damage. The Wildlife Corridor is used by a huge variety of wildlife including badgers and bats who are protected species.
- The Site is out of Walking Distance of all local amenities including shops, schools, churches and public transport.
- The layout of the Site is such that one of the proposed houses is very close to the back of our home. This back-to-back distance is substantially less than average for the neighbourhood and is not sympathetic to what is described by the Developers as "the spacious and attractive character of the area".

The Proposal contravenes numerous WDC Plan policies and National Policy Guidelines and we therefore ask you to reject the application.

Yours sincerely

David Rice-Jones

Margaret Rice-Jones

Comments on Tree and Landscape Report for Brookworth Developments

The pictures in the report are selective in the groups of trees that are shown and have been taken from angles that seek to isolate specific groups. Unfortunately we could not gain access to take some general pictures from within the site. However, we have taken some pictures of the site from our house, which we feel give a more balanced view and are shown below.

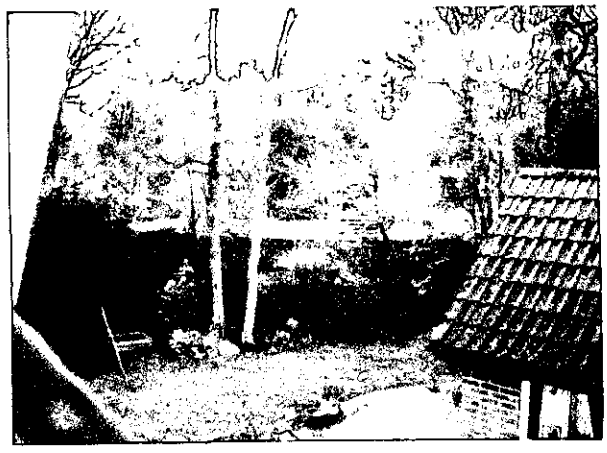
We believe that there are approximately 100 mature trees on the site (after a substantial number were felled last year just prior to the planning application being made). The proposed development would result in the loss of virtually all trees except those on some boundaries.

A number of the trees that the report says are not worthy of a TPO are similar to some trees in our garden that had individual TPO's placed on them over 10 years ago.

We understand that in the past WDC has applied blanket tree preservation orders in the neighbourhood to protect the woodland nature of the area, provide Wildlife Corridors and natural boundaries between developments. Examples include areas that separate Ashdale Park and Little Fryth and Hollybush Ride. Order 1015/2000 is just an extension of WDC's successful policy.

We believe that Order 1015/2000 fully complies with Local Plan Policy WBE11









Mrs A Odell
Senior Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P. O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Adam and Carol Johnson
5 Little Fryth
Finchampstead
Wokingham
Berkshire RG40 3RN

10th March 2001

Dear Mrs Odell

Wokingham Ref: Planning Application F/2001/3399 (formerly F/2000/2225)
Planning Inspectorate Ref: APP/X0360/A/01/1058304

We are writing to you to object in the strongest possible way, to the planning application above, for four new houses to the rear of Timberscombe, off Hollybush Ride, Finchampstead. This letter follows our original one, objecting in September 2000 to the first application.

This application is profoundly flawed in a number of important respects:

1. The area affected is virgin woodland, of great character, home to wildlife and birds. It is a nesting area for two species of woodpeckers, both of which we have observed today. This habitat would be lost, permanently.

2. It is a small area and the addition of four houses in this space of land would have a highly detrimental effect on the overall character and appearance of the location. In addition, the houses would overlook existing houses in Little Fryth (on the opposite side of the road from us), and, from the plans we have seen, would substantially impact the privacy of those existing houses.

3. The development would set a precedent for further demolition of trees and in-fill of housing in a heavily wooded area, which is beautiful in appearance and important in preserving the local wildlife.

4. The area around Hollybush Ride, and more generally the whole neighbourhood of Nine Mile Ride and Lower Sandhurst Road, cannot sustain further development. It is grid locked, and the sewerage and drainage systems are at capacity. While it could no doubt be argues that four houses would make little difference, our rebuttal of that would be that firstly that when any area is at capacity even one additional house has an effect, and secondly that the precedent this application would set means that we all know that it would not stop at four.

We request and urge you to use these comments to reject this harmful application.

Yours sincerely

Adam and Carol Johnson

cc: Miss A. Groves, The Planning Inspectorate, Bristol

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13 MAR 2001
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Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Bristol
BS2 9DJ

Adam and Carol Johnson
5 Little Fryth
Finchampstead
Wokingham
Berkshire RG40 3RN

10th March 2001

Dear Miss Groves

Planning Inspectorate Ref: APP/X0360/A/01/1058304
Wokingham Ref: Planning Application F/2001/3399 (formerly F/2000/2225)

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We request and urge you to use these comments to reject this harmful application.

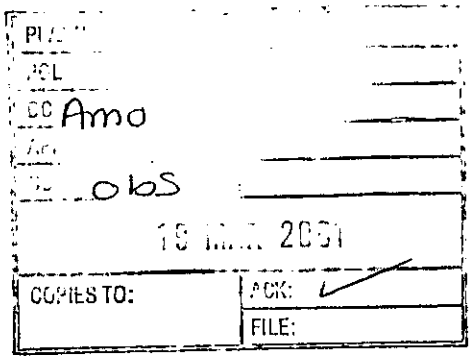
Yours sincerely

Adam and Carol Johnson

cc: Mrs A Odell, Senior Planning Officer, Wokingham DC

4, LittleFryth
Finchampstead
Wokingham
Berks. RG40 3RN
Tel. 01344 750 366

Mrs A. Odell
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR



16th March 2001

Dear Mrs. Odell,

Re. Planning Application no. F/2001/3399
Land rear of Timberscombe, Hollybush Ride, Finchampstead, Wokingham

My objections to the above Planning Application are listed below and I request that the Application be refused.

4, Little Fryth would be faced, from all habitable rooms, by a solid brick wall to the south and on rising ground. This will limit sunlight in the winter months as the house is much larger and above this property, throwing long shadows.

There seem to be no external dimensions, heights or distances from boundaries marked on the plans submitted. This is unacceptable, bearing in mind the potential for major intrusion and impact on surrounding properties. Without such information, the District Council will have no means of ensuring compliance.

Despite its claims to the contrary, the Application is clearly against both Local and Central Government policies and guidelines. It repeatedly claims that the site is 'brownfield' but offers no evidence to support the claim.
On the other hand, there are many criteria to be considered in identifying a 'brownfield' (or 'previously developed') site and evidence that it does NOT meet these criteria is given below.

To allow the Application would be to **set a precedent** for further small scale 'infill' development for development of the entire area to the east of Hollybush Ride all the way to the National Trust area of Simon's Wood.
The Application, though only for 3 houses, is very important and **should be seen in a larger context.** It would lead to cumulative infill and a negative effect on the amenity of the whole area.

This Application is effectively to clear woodland, as has recently occurred without permission nearby on Nine Mile Ride. It is not possible to build in the area to the east of Hollybush Ride without major tree felling. This would result in the destruction of the entire wooded area to the east of Hollybush Ride all the way up to the National trust owned Simon's Wood, destroying the ambience and amenity value of the entire neighbourhood.

The Application proposes destruction of the current environment on the site with the subsequent loss of privacy, wildlife and rural ambience for the existing residents.

The proposal is too small to require any environmental assessment of the area, or to require contributions from the developer to support local infrastructure. This is not in the interests of residents, the Local Council or of Central Government.

To allow the Application would set a precedent for building on the gardens in the area and for tree felling. It would then be very difficult for the Council to refuse subsequent applications to build on gardens or to destroy trees.

ALL journeys would be car-dependent: there are no local facilities.

Further development would necessarily occur piecemeal, as it is dependent upon residents selling individual gardens. The result will be a mish-mash of development which does not conform to the current style of the area. Based on the layout of this application, **numbers of houses along Hollybush Ride would ultimately increase at least threefold,** because to agree to the layout of this application would be to set the style for the layout of future applications.
However, the Council and residents would receive zero contribution to the local infrastructure or amenities because of the small size of each development (all will inevitably be smaller than the 0.5 hectare threshold for a developer's contribution, in order to maximise profit. This is business common sense).

The existing developments of Little Fryth and Ashdale Park are continuous, spacious developments with areas of trees and public open space contributed by the developers as part of the planning consent. The settlements are divided from each other by green wedges.
To allow this application would be to destroy the green wedge between Little Fryth and Hollybush Ride. It would **set a precedent for an area almost as large as Little Fryth to be developed with no public spaces, or contribution to amenities,** Meanwhile it will completely destroy the wooded, secluded, semi-rural ambience of the area, which attracts residents to live here in the first place - it certainly isn't convenience or facilities.

The appearance of the entire site will be materially changed from spacious woodland to one of large houses on small plots, accessed by an entirely new access road which alters the privacy and seclusion of existing properties. The Application proposes to materially alter and degrade the local environment to build only 3 houses. The site is unsuitable and better can be found.

The development will set a precedent for greatly increased traffic.
Hollybush Ride, on which the development is located, is a single lane byway with no pavements, which is currently maintained by residents. The byway is used by the general public as access by foot, horse and bicycle to the local National trust woodland and surrounding amenity area. By setting a precedent for new development, traffic movements would treble, to match the number of likely new houses, as all journeys are car-dependent. This would severely affect the amenity use of the area.

This development would set a precedent for increased local congestion.
The adjoining main road is already rated as one of the busiest in the Wokingham area.
It is reached by a series of mini-roundabouts which see literally scores of traffic accidents every year.
Traffic jams into Wokingham reach over a mile in length most mornings

DETAILED OBJECTIONS TO PLANNING APPLICATION F/2001/3399

2.1 I query the accuracy of the Developer's measurements. This site size is 0.44 hectares. The original Application F/2000/2225, including the land behind 'Cobwebs', was 0.45 hectares. The 'Cobwebs' land is clearly more than 0.01 hectares. With this level of accuracy, are this and the previous Application in fact less than the 0.5 hectare threshold for a developer's contribution?

2.2 Hollybush Ride is described as having a 'well "tree'd" character and appearance. The Application diagrams, though not the text, show that the majority of the trees on the site will be felled, thus destroying the above tree'd character and appearance. In addition, some of those trees on the diagrams belong to properties not part of the Application. This misleadingly boosts the apparent number of retained trees.

2.4 Hollybush Ride is in fact a byway, not a road, and residents are responsible for its upkeep. There are no footpaths. I question whether this is satisfactory access to the A321. Furthermore, the A321 and B3430 are designated by the Council as some of the most heavily used in the area.

4.2 **This site was NOT nominated by the District Council as a brownfield site. It is therefore NOT required by them to fulfil Central Government targets.**

The Application fails to provide any evidence for this being a brownfield site as defined by local or Central Government.

- The Application emphasises 'brownfield site' throughout. This is misleading: all sites not greenfield are technically brownfield. This does not mean that the Government requires development on all non-greenfield sites. Many other criteria must be considered and the Application fails to make its case by making no such considerations.

- PPG3 in fact makes no mention of brownfield sites and refers to 'Previously Developed Land' throughout.
  The definition of Previously Developed Land in Annex C of PPG3 states that land is EXCLUDED from this category where:
  '...the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can **reasonably be considered as part of the natural surroundings**) and where there is a clear reason that could outweigh the re-use of the site - **such as nature conservation** - ...and cannot be regarded as requiring development.'

  I highlight the issues of nature conservation and wildlife corridors in this and in my original letter. In addition, houses along Hollybush Ride were in fact built within existing woodland - most trees were not planted subsequently - and the garden areas mirror the surrounding countryside. They can certainly 'reasonably be considered as part of the natural surroundings'.

  This is therefore not a brownfield or previously developed site according to the definition in PPG3.

- The Application also fails to mention any of the other criteria which must be considered, eg according to Central Government policy stated in PPG3:

  PPG3 Paragraph 48: Public transport is virtually non-existent in the area. This is clearly a major negative in the further development of the area as ALL journeys must be done by car.
  In a wider context, if this Application is accepted, setting a precedent for development style, house numbers along Hollybush Ride will at least double, with resulting increased car journeys, noise and congestion.

  PPG3 Paragraph 56: Requires that consideration is taken of the wider landscape, the local ecology and the pattern of spaces. It requires new housing development to 'respect and enhance local character'.

  The Application clearly fails to fulfil the above criteria.

4.3 The Application asserts that the site accords with all the criteria in PPG3 paragraph 31 referring to accessibility, infrastructure and physical constraints.
This is not correct and is misleading:

- 'Accessibility':

  PPG3 paragraph 31:
  There is zero access to jobs and services other than by car, contrary to Local and Central Government policy and contrary to the assertion in the Application.
  As this Application sets a precedent, this will be an even greater issue as further 'infill' development occurs.

  PPG3 Paragraphs 2 and 31:
  There are NO facilities or services within walking distance, not even a playing field. There is scarcely any public transport.
  Developments should enable people to reach jobs, education, health facilities, shopping, leisure and local services by public transport. Local policies also want more accessibility by foot and bicycle. Walking distance is defined by Local Government as 300metres or less.

  The main employment in the area is in Reading and Bracknell and along the M4 corridor. There are no peak time buses, no local station and those able to afford a 5/6 bed house are likely to have jobs which require the flexibility of a car.
  The nearest secondary school is about 2 miles away with no public transport. The health centre is about 1 ½ miles away with 3 buses a day. The nearest shop is 1 mile away and sells only newspapers.
  There are no local leisure facilities, not even a playing field or park.
  The nearest shopping centre is Wokingham, about 4 miles away with sparse public transport from the site.

- 'Capacity of infrastructure':

  The Application states that sewage will be disposed of into the existing sewage system. There is no permission to do so. Covenants exist allowing only specific named properties to have access to the existing sewers, which run under several properties in Little Fryth. Additionally, there is no legal sewage disposal for 'Cobwebs' or for any other building on this site. The small size of Plot 1 precludes the building of a septic tank without environmental health concerns.

- 'Constraints':

  Little Fryth suffers from surface water problems during heavy rain. The removal of the majority of trees on the site and the covering of open ground with concrete will increase the drainage and water runoff problems. It will inevitably reduce the takeup of surplus water by the trees. This is a particular problem for 2, 4 and 6 Little Fryth, which are on a slope which drains the site.

  Changing the area from woodland to concrete has serious environmental implications. Further evidence is required to demonstrate that that 'soakaways' have been seriously researched and found adequate.

- 'Urban Areas':

  The Government states that previously used land should be 'within urban areas'. The Application site is semi-rural, not urban. It is in the parish of Finchampstead and not within the boundary of urban or even suburban Wokingham.
  The gardens it is proposed to build on are in fact part of the continuous woodland and wildlife corridor running from the A321 right up to the National Trust sites of Simon's Wood and Finchampstead Ridges.
  The existing houses were in fact built within this woodland: these are not suburban garden plots. It is far from being 'previously developed land in urban areas' and provides a valuable local wildlife environment. See comments in 3.15 below.

- **The development clearly does not make efficient use of land** as around 50% of the site is driveway. This allows a misleading interpretation of density and the Application does not show the fact that these houses are much more densely packed than existing developments, contrary to planning guidelines. Any 'encouragement' of higher density developments is subject to consideration of existing densities.

  The houses are also much larger than any in Little Fryth and most in Hollybush Ride, whilst being on generally smaller plots.

The Application proposes a net gain of 2 houses. This represents a contribution of less than one twenty-fifth of one percent of the Council's total target.
The wildlife and environmental damage and degradation of local ambience cannot be justified for so minimal a gain.

4.8 The site is an identified settlement due to the action of landowners. It was not nominated by the Council and thus cannot be considered as a site required to meet the targets of the Berks. County Structure Plan.

4.9 Policy STV6 specifically states that :
'DEVELOPMENTS OF...GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED.'
The Application clearly contravenes this policy. See comments in 4.15 below etc.
To develop the Application site will be to create a large hole in an otherwise wooded area which provides the essential character of the entire district and provides the wildlife corridor which supports over 30 species of birds, also badgers, foxes, bats, stag beetles and other woodland insects.

4.10 Policy SH1 allows, rather than 'favours', infilling.
Infilling is '...subject to environmental constraints and other provisions of this plan'. The Developer offers no evidence to justify the Application taking precedence over other provisions. Evidence that other provisions are in fact relevant is given below.

4.10 Policy SH1 says that '...the District Council will particularly wish to ensure that the following criteria...are complied with:'

- **'The protection of open and wooded areas, gaps and garden areas which are important to the character of the settlement concerned'.**

  The Application fails to meet this criterion.
  The Developer's Tree & Landscape Report shows around 60+ trees on this small 0.44 hectare site. This demonstrates that it is heavily wooded, even though many trees have already been felled in expectation of this development.
  To accept the Application would be to set a precedent for destruction of trees currently under a Preservation Order. This would allow further felling all the way to Simon's Wood. The current 'well tree'd character of the whole area would thus be destroyed, along with the wildlife corridor.
  It is the green ambience of the area which attracts residents and walkers using Hollybush Ride alike.

- **No significant adverse effect on the character of the area.**

  The Application fails to meet this criterion.
  There will be devastating damage to trees and dependent wildlife, the local dwelling environment and the ambience and amenity of the area.
  This is contrary to Policy SH1 of the SE Area Plan and to Central Government Guidelines, eg PPG3 paragraph 56.
  It is also contrary to the District Council's overall Strategy Statement, Policies WOS1, WOS3, WBE11, WNC6, WH1 and paragraph 2.89 on page 37; which states:
  'EXTENSIVE BACK GARDENS ...ARE IMPORTANT AS LINEAR FEATURES WHICH ACT AS WILDLIFE CORRIDORS CONNECTING THE WIDER COUNTRYSIDE TO THESE URBAN AREAS.'

- **The current application proposes a new access which would channel the increased traffic BEHIND existing houses. This will create a new, frequently used road beside people's bedrooms and gardens.**
  The new road would certainly be extended to give access to all future developments to the rear of Hollybush Ride. This is because it would be too expensive to create alternative access further along the existing route of Hollybush Ride itself, owing to the need to demolish property and because to do so would involve complex negotiations with the current residents, who pay for its maintenance.

  There is a significant distance from houses to the road along Hollybush Ride. This will not be so on the new road, owing to the small plot sizes available to new developments (and to some existing houses). There will be increased noise in homes and gardens, pollution and also intrusion of light into bedrooms which are currently secluded and dark, since planning rules state that roads must be adequately lit. This is unacceptable change of use and ambience.
  The Council would presumably be required to maintain the new road in the future, despite receiving no contribution from developers.

- There are approx. 60+ trees on this small 0.44 hectare site (according to the Tree & Landscape Report). This indicates a densely tree-covered area. Most of these would be felled if this development were allowed. It would mean devastating damage to trees and dependent wildlife, the local dwelling environment and the ambience and amenity of the area.

- The individual trees remaining would not afford privacy: privacy is achieved by their effect en masse.
  To remove the majority of the trees is materially and adversely to affect the amenity of existing houses.

Continued...

The Council's Tree Preservation Order refers to 'Trees specified by reference to an area'. It is this value to the area in terms of ambience and as a wildlife corridor which the Council and residents of Little Fryth seek to preserve. The Tree & Landscape Report completely ignores this fact.

- The trees provide an important buffer between Little Fryth and Hollybush Ride, just as there is a tree buffer between Ashdale Park and Little Fryth. This is the standard of development in the *entire neighbourhood. To remove this buffer would be materially to downgrade the amenity* of the area. The neighbourhood is wooded all the way from the A321 main road all the way to the National Trust site of Simon's Wood.
  To allow the development would punch a hole in the continuously wooded area and set a precedent for development which would necessitate its entire destruction, downgrading and changing the ambience of the whole neighbourhood.

- The Tree & Landscape Report is irrelevant to this Application, as it examines individual trees and takes no account of their contribution to wildlife, of their value as an integral part of a larger wooded area, nor of their purpose as a buffer between two settlements.
  The Tree & Landscape Report seeks to undermine the Tree Preservation Order, but gives no *consideration whatever* to the trees in reference to the area around them. These trees are an integral part of the area and cannot be evaluated individually.
  The fact that, in the Report, certain individual specimens are described as 'insignificant' or 'weak' has no bearing on their value in providing a diversely-wooded area.

  Moreover, a mixed area of mature, young and decaying trees is of positive benefit to many wildlife species, eg woodpeckers and stag beetles (the latter rely on decaying birch wood in which to breed), and providing varied cover and food sources for birds and mammals.

  The Report's references to 'no amenity value' are purely subjective and with which I disagree: the comments are made from the perspective of those selling land, not those affected by the proposed development.

- **The provision of adequate garden areas, space about buildings...for all new dwellings'**

  The Application fails to meet this criterion.
  The houses are much larger than most of those in the existing settlements of Ashdale Park, Little Fryth and Hollybush Ride. Their plots are smaller than most existing plots (4, Little Fryth excepted) with proportionally larger buildings.

4.12 The house on Plot 1 will affect the daylight of this property in winter.

4.13 Owing to the sensitivity of this Application, it would be logical to await the outcome of the urban capacity study.

4.14 I dispute that this should in fact be a Settlement Area as it does not conform to the majority of Local Government development policies, eg WH1 see below, and certainly not to Central Government policies expressed in PPG3.
Local consultation about this settlement area was inadequate, though following the guidelines: notices in small circulation local papers are insufficient considering the impact on the area.

I question the inclusion of this area as a Settlement Area as it does not conform to the Council's own definition of land for inclusion, as it EXCLUDES:

'Areas of sporadic development ... *within the plan area which involve very few properties and/or* are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area.'

This precisely describes Hollybush Ride and yet it has been allowed to become an identified settlement, clearly against Local and Central Government guidelines.

4.15 Most criteria in Policy WH1 are NOT met by this Application:
It states that 'The Council will seek to ensure that the following criteria are complied with:'

- **'Open and wooded areas, and gaps and garden areas, that are important to the character of the settlement, are protected from inappropriate development'**
  The Application fails to meet this criterion.
  The wooded rear gardens of Hollybush ride clearly define the character of this area and are therefore protected.

- **There is no significant adverse effect on the character of the area...'**
  The Application fails to meet this criterion.
  The site will be virtually clear felled, driveways to the rear of existing houses will be introduced and the wildlife corridor will be destroyed.

- **'There is no significant adverse effect on any residential property...'**
  The Application fails to meet this criterion.
  The area will be virtually clear felled, a new access road to the rear of properties will be created with light and noise, the ambience of the properties will be destroyed.
  All are mature trees approx. 60 feet high. The remaining trees will offer no privacy as it is their trunks, not their canopies, which separate the existing properties. It is their effect en masse which affords privacy.

- **'There is no significant adverse effect ...on the adjoining countryside'**
  The Application fails to meet this criterion.
  The houses on the east side of Hollybush Ride, including those in the Application, were built in woodland which forms an unbroken cover between Finchampstead Ridges, through Simon's Wood right through to the A321.
  This area can therefore be classified as countryside as it does not differ materially in appearance or planting from the surrounding open spaces, including areas preserved as amenities by the National Trust.

- **There is no significant adverse effect on any interest of nature conservation importance.'**
  The Application fails to meet this criterion.
  The trees are currently protected by a tree preservation order which recognises their value to the *area*.
  They also provide a wildlife corridor which supports over 31 species of birds, which are protected by the **Wildlife and Countryside Act1981, which states that:**
  'It is an offence deliberately to kill injure, take or disturb listed animal species, to destroy their resting places or breeding sites'. Nesting season lasts until late June and no trees can be cut until after this time.
  ALL WILD BIRDS ARE PROTECTED UNDER THIS ACT.

  PPG9 Nature Conservation states in paragraph 47 that:
  'The presence of a protected species is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat.
  LPAs should consult with English Nature before granting planning permission.'

  I request that such consultation takes place.
  31 different species of birds have been recorded in the very small garden of 4, Little Fryth over the past 3 years. This is remarkable, according to the RSPB. 2 of these are on the RSPB 'Red List', which are species *'whose population or range is rapidly declining...and those of global concern'*.

  A further 6 species are on the RSPB 'Amber List', which are 'those whose population is in moderate decline, rare breeders, internationally important and localised species, or those of an unfavourable conservation status in Europe.

  Many of the other birds which have been recorded are those which depend on woodland for food and nesting:
  Spotted woodpeckers and redpolls, both of **which depend specifically on birch woodland,** plus green woodpeckers, nuthatches, treecreepers, jays, tawny owls, chiffchaffs etc.

All of these feed and nest in the gardens and woodland to the east of Hollybush Ride. They cannot feed or nest in small, treeless gardens, nor can they move around readily once the present green corridor is denuded of trees, as it will be if this Application is granted.

In addition, we have bats, badgers and stag beetles, all of which are protected species, also foxes, rabbits, squirrels, butterflies and moths.

It is clearly a thriving ecosystem with sufficient insects to support a bat population and large numbers of birds, and sufficient small animals to support owls. There are even enough small birds to support a pair of sparrowhawks.

This demonstrates the existence of a wildlife corridor and since these species are dependent on woodland and countryside. To clear the site and build on it would seriously adversely affect the environmental value of the area and its ecology and its character.
This site is clearly in an area of importance and English Nature should be consulted urgently as this Application, if granted, will lead to others similar, requiring large areas of existing mature tree cover and wildlife corridor to be destroyed. It should not be viewed in isolation.

- ***'...It will be necessary to consider the cumulative effect on roads and infrastructure of proposed developments...'***

To accept this Application will be to set a precedent for future development in the area and have wide ranging implications for the local environment. Numbers of houses will increase up to threefold. Bearing in mind that the access is a byway, privately maintained, with no footpaths, also considering the absence of any local jobs, public transport of leisure facilities and the remarkable and popular wildlife inhabitants, I request that the Council make serious consideration of the inevitable cumulative effects.

The development of the Hollybush Ride area, if allowed, will be piecemeal infill, due to the nature of the Settlement Area being in fact a series of back gardens. It is likely that commercial developers will be at pains to maximise profit by minimising the size of each site so as to avoid making any contribution to the Council or the local infrastructure, as is the case with this Application. That is good business sense.
However, it means that the existing residents may find the area built up with no requirement for public open space to moderate the impact and provide for local recreation. The Council will receive no contribution toward priority housing or infrastructure.

5.1 The Application seems to assert that Central Government is advocating building in back gardens. This is bullying nonsense and is patently not so.
'Best use' is not in fact being made of this site, since approx. 50% of the 0.44 hectare site will be used only as a driveway.

5.2 For all the reasons above, I dispute that that this is a 'suitable site' for the proposed development: no transport, no access to jobs or services, no sewage infrastructure, destruction of a wildlife corridor and of the existing environment.

5.3 There is no evidence in the Application that there is any safeguarding of the qualities, character or amenities of the area.

5.4 The evidence does not support this assertion. 'Timberscombe' is a large property of significant value. There is insufficient demonstration if need to demolish in this Application as the net gain is only 2 houses and not of the priority types specified by Central Government.
It also demonstrates the sheer profit to be made on this speculative Application, as the developer can afford to demolish a valuable property and still make a profit – at the expense of the local residents who lose privacy and wildlife, and of the Local Council who receive no contribution to existing sparse services and infrastructure.

5.5 Contrary to the assertion of retaining and enhancing the green street scene, I understand that, dependent on the acceptance of this Application, trees and shrubs in the front of 'Cobwebs', and the front of the property to be demolished, will be required to be cut back and maintained at a low height. This is to ensure clear views for all the vehicles using the new access road.

5.6 The evidence does not support this assertion.

Points on density have been made above. Also, only 3 dwellings will be served at present. The Council must consider that this Application sets a precedent for further development.

5.7 This statement is misleading and inaccurate.

See comments on privacy and the Tree & Landscape Report above.
As some 50% of the site is used solely for an access road, the actual density of the proposed development is therefore almost twice that which is stated and out of character with the area. So, though this goes toward the Central Government requirement for denser development, it is contrary to the guideline which states that new developments should take into account existing settlement patterns.

5.8 The main features of the proposed layout are to put as many houses as possible on the site, to make them as large as the plots can possibly take and, most importantly, **to allow for further development BEYOND the existing site.**

5.9.1 This statement is misleading and inaccurate.

Most of the significant trees will be, or have already been, felled. Large numbers of mature birch, oak, chestnut and evergreen trees will be destroyed, along with the 'mature, well 'tree'd' appearance claimed in 2.2 of the application.
The site will effectively be clear felled.
This does NOT retain high levels of residential amenity for existing occupiers, nor will the site provide for shelter or movement corridors for wildlife.

6.1 The definition of brownfield and PPG3 advice have been discussed above. The Council did not seek for this site to be added to the Local Plan and the Application is clearly against many of its policies.
The Application makes no contribution 'to help meet local housing needs' as defined by both Local and Central Government. These houses are not a priority

The second bullet point is a purely subjective comment with which others will disagree – it has no place in a conclusion.

The assertions of this third conclusion have been extensively and clearly refuted in comments made above. The greater number of trees are to be felled, not retained, the density claims are misleading and the layout is alien, in that there is no current vehicle access, to the environment which currently backs the properties of Little Fryth and Hollybush Ride.

In conclusion, the proposal does NOT comply with PPG3, notably parts of paragraphs 2, 31, 46, 47, 48, 56and 57.
The proposal does NOT comply with Development Plan Policies, eg SBE5, WOS1, WOS3, SH1, WH1, WBE10, WBE11, WCN6, C6 etc.

The effects on the locality and its residents are entirely negative: major tree and wildlife destruction, downgrading of the local area, no contribution to our non-existent amenities from the developer and a net gain of only 3 houses, which are not of priority type and which represent less than one twenty-fifth of one percent of the Council's housing target. A very high price to pay.

By rejecting the Application, an opportunity is created to ensure that the wider environmental issues and the impact on the majority of the residents involved are democratically considered.

For all the reasons above, I request that the Council reject Application F/2001/3399 in its entirety.

Yours sincerely,

M. Warsop

Marie Warsop

To: Angela Odell
Planning Officer
Environmental Services Department
Planning Services
P.O.Box 157
Shute End, Wokingham
Berkshire RG40 1WR

4, Little Fryth
Wokingham
Berks
RG40 3RN

15th March 2001

Re: Planning Application Number F/2001/3399 – Brookworth Developments Ltd.

Dear Mrs. Odell,

This letter registers my objections to this proposal, which is for the erection of 3 dwellings and demolition of an existing dwelling at land rear of Timberscombe, Hollybush Ride, Finchampstead, Wokingham.

As you are no doubt aware, this application is a revision of F/2000/2225, the only substantial difference being that the number of proposed dwellings has been reduced from 4 to 3. The change from 4 to 3 properties appears to be in response to the rejection of the original application by Wokingham District Council, although at the current date, the developers are appealing against this decision. However, most of my objections to the original application apply to this proposal.

My property, 4, Little Fryth, is immediately adjacent to the proposed development. The revised plan removes from the plan the dwelling that immediately overlooked my property, and hence lessens (though does not remove) the impact on light and privacy. However, I reiterate that in terms of Local and National Plans, the proposal is most definitely not in the best interests of the local community or national housing plans.

I repeat, - the application is clearly speculative. It attempts to take advantage of pressures to build new dwellings in the Wokingham District in order to make substantial profits for the builder with no benefit for the local community.

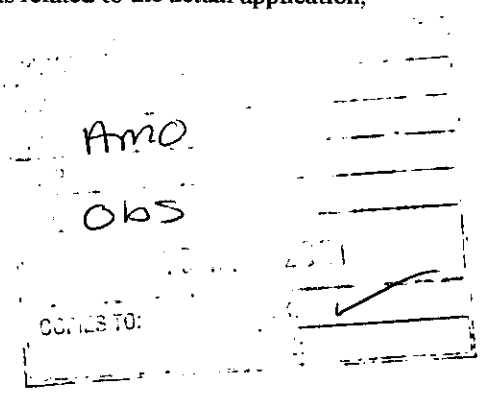
According to the planning application, the Berkshire Structure Plan allocates 7,750 new dwellings for Wokingham District by 2006. The proposed development, if approved, will result in a net gain of a mere **2** dwellings. This is an even tinier contribution to the 7,750 total than in the original application! I originally stated that the gain of 3 dwellings is the only aspect of this development that might be interpreted in some quarters as positive, but - just 2 ?? The many other effects of the proposal are still all negative, e.g. the impact on the immediate neighbourhood, the local community generally, the local woodland wildlife etc.

I therefore strongly urge you to reject this new planning application and to recommend its rejection in any appeal process that may follow. In your deliberations, I'm sure that you will bear in mind that the number of letters of objection to this application may well be less than those opposing the original application, not because the local community does no longer cares, but simply because the developer has more staying power.

As a postscript to this letter, I enclose a number of specific points related to the actual application, which I should like you to take into consideration.

Yours Sincerely,

W.G. Ashton



POST SCRIPT

I have read the detailed planning application, and consider that it contains a number of statements that are at best disingenuous and at worst deliberately misleading. Please consider these when determining the validity of the application, since I feel sure that the application is contrary to much of the strategy and many of the guidelines described in the Local and National Plans.

Site Description

The planning application, section 2.1, describes the site as approximately 0.44 hectares in size. I am led to understand that applications for developments of less than 0.5 hectare are not subject to the same stringent regulations as larger developments. No environmental assessment is required and the developer need not make any contribution to the local amenities, e.g. provision of public open space.

The site is part of a larger block of back gardens defined as a Settlement Area in 1997. If this type of incremental development is allowed, then it seems possible that the entire Settlement Area could be developed without the builders having to make any contribution to the local amenities or reparations for the destruction of the environment.

Reduction of Light and Privacy

An aspect of the proposal is the proximity of the new houses to existing properties and the consequent reduction in light and privacy to these.

- Section 5.7 of the planning application states

  "Most of the significant trees in the rear part of the site, particularly around the boundaries, are to be retained, so that the overall appearance would be sympathetic to the spacious and attractive character of the area."

- Section 5.9 of the planning application states

  "Care has been taken to site the proposed dwellings to avoid any conflict with neighbouring houses in terms of light, privacy and outlook, thereby ensuring that high levels of residential amenity are maintained for existing occupiers".

- Section 6.1 of the planning application states

  "... the proposed scheme respects the established character and appearance of this residential area in terms of density, layout, design and the retention of trees."

  And

  "... the detailed design and siting of the units does not detract from the amenities of adjoining properties in terms of light, privacy or outlook."

Inspection of the proposed site clearly demonstrates the specious wording and dubious veracity of the above statements, and that the proposed development contravenes the policy SBE5 of the Wokingham South East Area Local Plan cited in section 4.12.

4, Little Fryth has a small garden relative to other properties in the area. The removal of one proposed property from the original application lessens the impact on 4, Little Fryth, but does not remove it entirely. The ground slopes gently upwards in the direction of the proposed development, a fact which is not stated anywhere in the planning application. The impact on other properties in Little Fryth is unchanged.

The Site Layout drawing, provided in the planning application, implies that existing trees would screen the development from neighbouring properties. This is misleading. The existing trees on the boundary are mainly mature silver birches, some 15 to 20 metres tall and would provide very little privacy. Worse still, such tall trees are only suitable to be grown in copses where they can provide

each other with shelter from high winds. If left as single trees, their shallow roots mean that high winds could topple them on to nearby dwellings. Thus they would probably have to be felled for reasons of safety.

Destruction of the Environment

The planning application makes great play of national and local guidance to maximise the use of "brownfield" sites in "urban" areas. This may be technically correct, in that domestic gardens are classified as "brownfield", but it ignores the spirit of the definition. Development of such sites is subject to many other criteria, e.g. whether the land was previously developed. The gardens to be destroyed by the proposed development have clearly not been previously developed for housing.

The site concerned is part of an area of continuous woodland stretching from Yateley to Wokingham including publicly accessible National Trust land. The emphasis here is not so much on an "urban area" with "low density housing" interspersed with trees (as stated in the planning application), as on woodland in which there are a number of houses. Such properties inevitably have large gardens, gardens that form part of the natural woodland. Thus the statements in the planning application referring to "greenfield" and "brownfield" as if they were "black and white" definitions are misleading.

Further, the proposed development involves the felling of over 40 trees. The application claims (section 5.7) that "most of the significant trees ... are to be retained". This is disputable. There is little doubt that the destruction of this many trees and the additional human activity will seriously impact local wildlife. Even in the small garden at 4, Little Fryth, we are regularly visited by some 30 or more species' of woodland bird.

In sections 4.9 and 4.10, the planning application cites the Wokingham South East Area Local Plan, policies STV6 and SH1. These policies actually act against the application, in that they state, for example, that "within identified settlements, development of areas of open land including gaps in road frontages and garden areas which significantly contribute to the character of the settlement will not normally be permitted." The "local environmental constraints" referred to in Section 4.10 include "the protection of open and wooded areas, gaps and garden areas which are important to the character of the settlement area" and "... no significant adverse effect on the character of the area".

Effect On Local Area / Access To Local Amenities

Developments in the past few years have meant that Finchampstead is already subject to undue pressure on the local amenities and infrastructure.

The "Overall Strategy" in the Wokingham District Local Plan drafted in November 1999 states

"... new development ... [should] ... makes a positive contribution to the character, environment and quality of life in the District."

And that

"What new development we need will relate well to established communities. It will provide for employment, shopping and other services in places that minimise the need for travel by private car."

The proposed development clearly contradicts this strategy. I can see no way that this development could be perceived as making a positive contribution to the character, environment and quality of life in the District. Neither will it relate well to existing communities, indeed it positively intrudes on them.

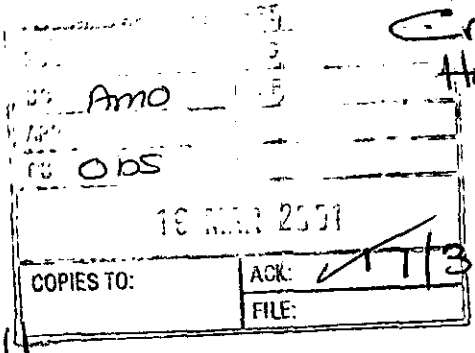
There are no local amenities within walking distance (300 metres). The nearest shop (a solitary newsagent) is over a kilometre away. There is very limited public transport – the nearest bus stop is several hundred metres away and I believe there to be no more than five buses per day to the nearest towns. The basic point is that it is not practicable to access amenities on a regular basis without the use of a motor car.

Further, Hollybush Ride is a byway. Not only does it give access to existing properties, the byway is extensively used by walkers and horse riders to gain access to the NT woodlands at Simon's Wood and

Finchampstead Ridges. The wooded ambience of the byway would be prejudiced by yet further motor traffic.

Hollybush Ride joins Nine Mile Ride. Nine Mile Ride is already cited as one of the busiest roads in the Wokingham District, with continuous, often heavy traffic at most times of day. The proposed development will add further to this burden.

F/2001/3349



Crofters Lodge
Hollybush Ride
Wokingham
Berks
RG40 3QP

17/3/02

Dear Ms O'Dell

Re proposed development rear of Tumberscombe, H/Bush.

I am concerned at the aggressive attitude being displayed by developers regarding the above land at the back to the rear of Tumberscombe, Hollybush Ride. It appears to me that there is a complete disregard towards both the community and welfare of existing residents.

The demolition of Tumberscombe and the introduction of an additional roadway on to this quiet and rural lane will irrevocably change the nature of Hollybush Ride forever.

In addition to this my other objection is as follows: The proposed development site will disrupt the existing foul water drainage flows from existing properties with septic tanks, my own property but to mention one. The water table on this piece of land is already very high and without mains drainage in Hollybush Ride existing septic tank and cesspit users will clearly be adversely affected.

10 Little Fryth
Holly Bush Ride
Finchampstead
Berkshire
RG40 3RN
12 March 2001

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14 MAR 2001	
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Dear Ms Odell

Ref Ref F/2001/3399

It is very disappointing that this saga is continuing. The area under question really is an area of great beauty, currently well preserved and has clearly benefited from well managed development over the last number of years. Having moved to the area 6 years ago, it struck us how the balance of traditional buildings, new development and natural habitat seemed to work. A key ingredient of this, is the quality of the natural habitat - the area being a mixture of lakes, woods and, of course, trees. The area is well known and has clearly benefited from a strict approach to habitat preservation and in particular, tree preservation.

I strongly believe that the desire to remove trees that already attract TPOs would be, in itself, wrong and would create a very unfortunate precedent. Removing these trees and the development of 3 new dwellings, will change the whole character of the area, and as you can imagine how we feel, will start a process which maybe difficult to stop.

The area and current balance works very effectively

- it offers a mixture of dwellings - Old and new on Hollybush Ride, an older estate in Ashdale and a newer estate in Little Fryth
- Hollybush Ride providing a link from the very busy 9 Mile Ride up to the quiet and rural Simons Wood
- the trees acting as a natural division between the pockets of development.
- all adding up to a great location in which to live.

We urge you most strongly to deny the appeal — in doing so, maintain an excellent environment, uphold the existing decision thereby underlining the stance on ad-hoc destruction of environment and finally, make it very clear to the property developers that the voice of the Community is important.

Sincerely

Ian May (Mr)

Jackie May (Mrs)

Dr. F. Caldeira-Saraiva
Green Shadows
Hollybush Ride
Wokingham
Berkshire
RG40 3QP

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

Monday, March 12, 2001

Dear Ms Odell

Planning Application No. F/2001/3399
Site Address: Land rear of Timberscombe, Hollybush Ride
Proposal: Erection of three dwellings and demolition of existing dwelling

I am writing to object to the proposed development for the following reasons.

Even at present, the area has no local services within walking distance – no shops or schools nearby – and lacks suitable public transport facilities. Any further development will be totally against the policy of sustainable development. Any necessary journeys to work, for leisure, shopping or school will have to be done by car. The traffic will increase congestion particularly at the already dangerous junction of Hollybush Ride and Nine Mile Ride. Building will increase the traffic beyond what the roads in the area can support and lead to pollution and noise.

The site is a greenfield one, not a brownfield. Its development would be against Council policy on that count. Furthermore, development would necessarily imply the felling of trees which is also against environmental policy. The area provides a habitat for a range of wildlife including badgers, foxes, rabbits, squirrels and many species of birds. Such a development would have a detrimental effect on the established wildlife.

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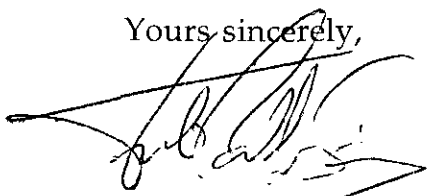
The felling and clearance of a large area of established trees would also destroy the prestigious, rural, forested nature of the area and set a precedent for further development of a similar nature which could continue all the way up to Simons Wood and destroy the unique character of the area. The development would also lead to 'filling-in' the area between Finchampstead and Crowthorne and upset the balance between the settlements.

Hollybush Ride is an unadopted road and is not suitable for further development. There is no council funded maintenance for resurfacing, lighting, sewerage, etc. The plan is for the new properties to feed into the existing sewerage system. This would increase the overload and create serious problems. On the other hand, upgrading these services would cause disruption and would require the consent of existing residents of Hollybush Ride.

I hope the Council will reject the planning application.

Yours sincerely,



Dr. F. Caldeira-Saraiva

"Brackenwood"
Hollybush Ride
Finchampstead
Wokingham
Berkshire RG40 3QP
01344 774028

14th March, 2001.

Ms. Angela Odell,
Senior Planning Officer
Wokingham District Council.

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15 MAR 2001	
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Dear Ms. Odell,

re:- Application F/2001/3399
(Redevelopment of "Timberscombe", Hollybush Ride).

I wish to register my objections to the proposed re-development as specified above. I have previously objected to the building of a large estate between Lower Wokingham Road and Hollybush Ride.

I have no objections to an older house being demolished and replaced, but I do object to anyone with a large garden knocking down a perfectly reasonable house to build 3 or 4 in its place. This represents financial greed at the expense of some of the diminishing amount of green land separating Finchampstead from Crowthorne. When trees are knocked down, as they would have to be, what happens to drainage of the soil for all the surrounding houses? This area (& my house in particular) has already

suffered from subsidence and been underpinned.

And what about the increase in traffic along an unadopted narrow road like Hollybush Ride? Construction would be require increased traffic, as would the occupants of another 3 or 4 houses.

If permission is given to turn one house & garden into 3 or 4 dwellings, I believe that a precedent will be set for future applications along Hollybush Ride. Anyone with a large garden and a desire for easy money will be at liberty to remove trees, forever altering the character of this area and putting at risk other houses because of subsidence and heave.

In my opinion this application is driven by greed, not need, and I ask that the application be turned down.

Yours sincerely,

Paul A. Kelly

(Dr. Paul A. Kelly)

Jane South
The Birches
45 Ashdale Park
Crowthorne
Berks
RG40 3QS

5/3/01

PLANNING SERVICES	HPT
POL	TLS
DC AMO	ENF
APP	
CS ODS	
16 MAR 2001	
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	FILE:

Dear Sir/Madam

Re: Application No F/2001/3399
Land Rear of Timberscombe
Hollybush Ride, Finchampstead

As a local resident I wish to object to the above proposal to erect 3 new detached dwellings plus demolition of existing dwelling.

I understand that there is intense pressure in the local area to release land for new housing development, however, I feel that although this new building cannot be totally resisted, and we have to understand that some new development must be allowed and accepted, it should do so in an organized manner which reflects and respects the existing environment which it is being developed in.

The proposal on Hollybush Ride I feel does neither. It appears to be guided by the developers greed to put the largest houses he can onto the smallest plots. Important

trees and screening from Little Firth are being lost.

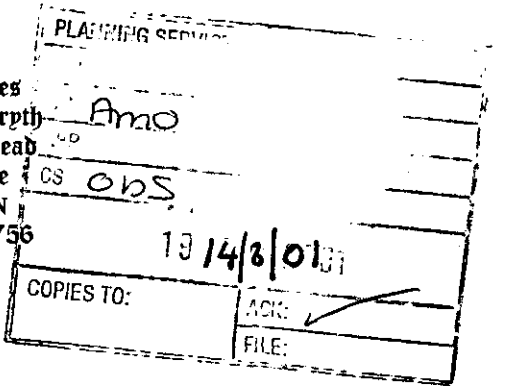
The most important point I feel is that this development proposal, because of the very narrow access allowed will almost sit behind existing houses in Hollybush Ride and if allowed will set a precedent for similar development all along Hollybush almost creating a weird parrallel row of houses behind the existing Ride.

The point of I would like to make regarding the above is that if development is to take place in Hollybush Ride it should be carefully planned and allocated as a small housing site with only one access point. Ad hoc development like Timberscombe should not be allowed as it is basically 'cramming' and will result in the street scene and local area being totally disintegrated which is very sad because this is an important location in Crowthorne/Finchampstead which we should try and protect in any way if possible.

I look forward to an update on the situation. Thank you for taking the time to read this letter.

Yours sincerely

The Birches
21, Little Fryth
Finchampstead
Berkshire
RG40 3RN
01344 750756



Dear Mr. Mitchell,

Appln No F/2001/3399

Land at Rear of Timbrescombe, Hollybush Ride.

I have already set out my concerns when I objected to Application F/2000/2225. This proposal does not overcome my concerns however I would support proposal F/2001/3388 IF the sole intention is to demolish the existing building and replace it with a single new dwelling with garage.

My main concerns over F/2001/3399 are:-

- this would set a precedent for the area. At present the character is of large houses on large plots with plenty of space and tree cover. If this application is allowed it will open the door for many more "infilling" developments leading to

PTO

an unacceptably dense housing pattern.

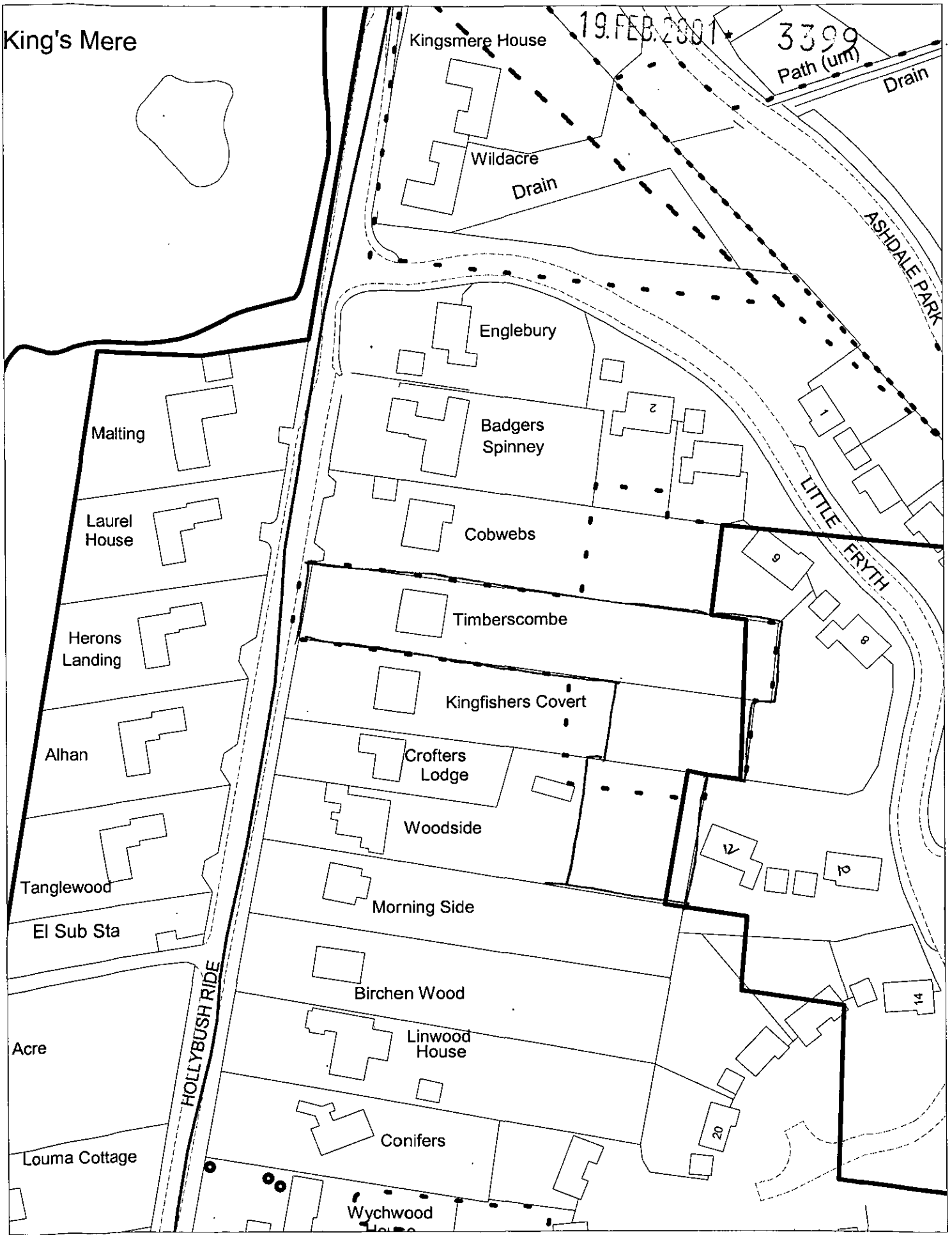
- the local infrastructure especially roads is already overloaded. Traffic is unacceptable.
- there are no facilities like shops within walking distance leading to a further dependence on the car.
- Hollyhurst Rd is already becoming very dangerous for families with young children given the number of car movements
- there will be a further erosion of wildlife habitat. The area supports large populations of woodpeckers and badgers.
- The development does not comply with policy on sustainable development and biodiversity protection.

Please call if you need further information.

yours sincerely

Audrey Dearsley

MR A.F. DEARSLEY MRS A.C. DEARSLEY



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Development Control Section, Environmental Services, Wokingham District Council.
12 February 2001

Scale: 1 : 1250

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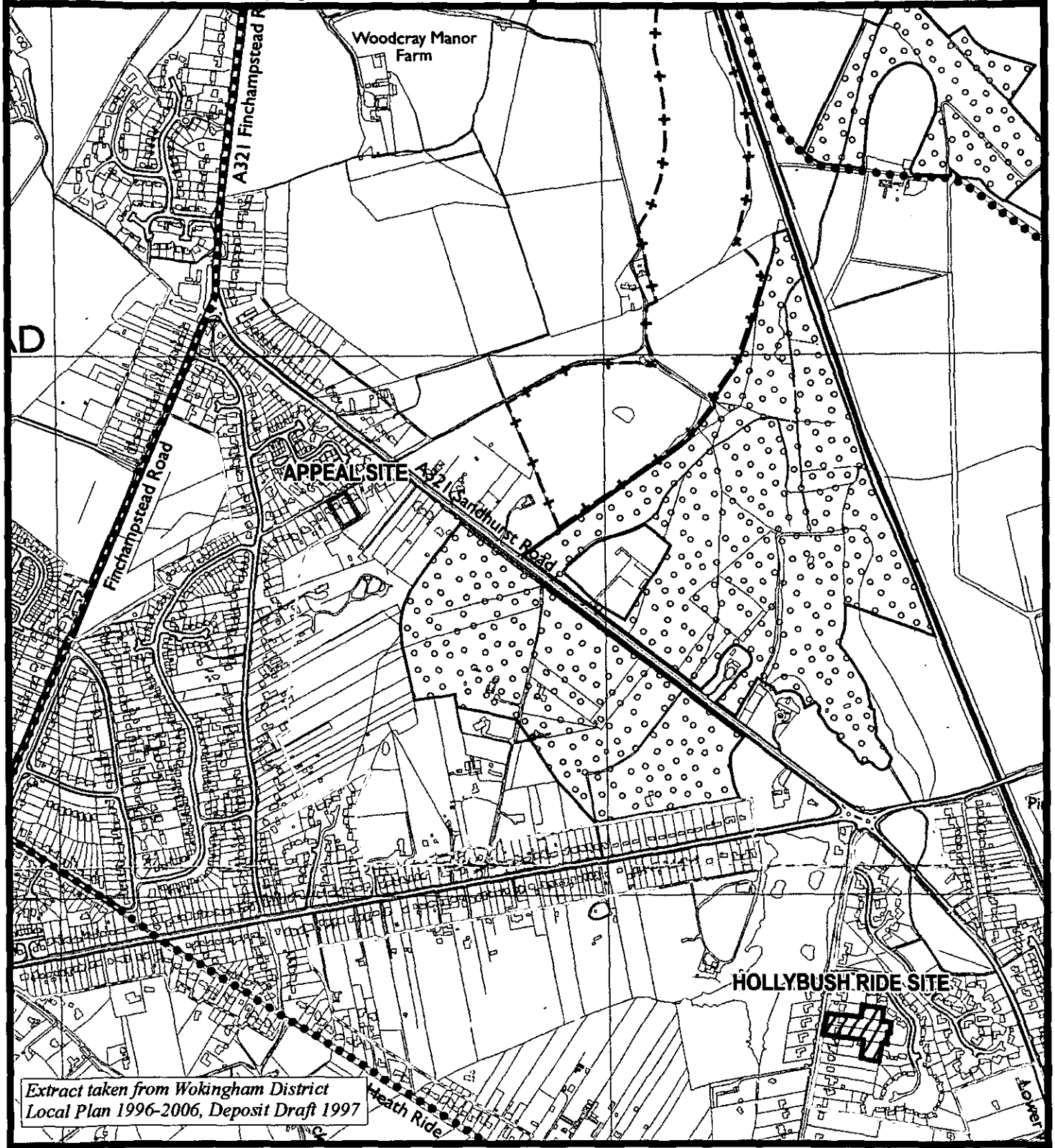
19.FEB.2001 * 3399

Brookworth Developments Limited land at rear of Timberscombe Hollybush Ride Finchampstead



Location Plan

Appeal Site

Hollybush Ride Site

Date: 04:02:2001
Scale: 1:10,000
Drwg No: 368400/01

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TREE AND LANDSCAPE REPORT

for

LAND AT HOLLYBUSH RIDE FINCHAMPSTEAD BERKSHIRE

for

BROOKWORTH

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ACD Landscape Architects Ltd *Director:* S.J. Dale, Dip.LA MLI *Associate Director:* J.B. Constable, B.A.Hons DIP.LA *Consultant:* D.C. Rose BSc. C.Eng MICE. MIStructE
Registered Office: Doric House, 132 Station Road, Chingford E4 6AH *Company Registration No:* 2079974 *VAT Registration No:* 455 2308 59

REPORT ON THE EXISTING TREES AT HOLLYBUSH RIDE, FINCHAMPSTEAD, BERKSHIRE

1.0 BACKGROUND

1.1 ACD Landscape Architects were commissioned by Brookworth Developments Limited in January 2001, to carry out a survey and assessment of the existing TPO trees and vegetation on the site.

1.2 Our brief was to check the number, species and condition of the trees, comment on the required tree surgery for the trees and make recommendations for the long term management of the individual specimens.

1.3 The tree survey was carried out during January 2001.

1.4 Tree heights were checked where possible with the aid of a Suunto PM/5 Clinometer, topographic survey was available and the Tree Reference Plan is based on this.

1.5 The Category Assessment complies with BS 5837:1991 and there is a supplementary Condition assessment.

1.6 The trees are covered by Tree Protection Order No 1015/2000 Wokingham District Council (Parish of Finchampstead), which was imposed as an emergency action when a number of existing trees were felled during 2000.

2.0 TREE SURVEY

G1 Area G1 comprises mainly open lawns with individual trees on the boundaries and a Cherry and two Silver Birch central in the lawns. The Birch has been topped in the past and has no effective leader. The front garden area contains Oak, Sycmaore and a single Pine worthy of TPO

G2 Poor quality Silver Birch in an unsustainable group, showing signs of instability with ground movement and a number of trees already moving. The central trees are mostly category C and in extreme crown competition, resulting in weak and poorly formed trees. The boundary trees are stronger as expected, but there is little understorey to supplement the group. The Oak is decayed and in decline, although has a landscape value. None of the trees are worthy of TPO

G3 A group of Oak, Rowan and Silver Birch on the eastern boundary of the garden with good understorey. None of the trees are of individual quality, but the group are worthy of TPO.

G4 A boundary group of Silver Birch, Oak and a Pine. The Oak and Pine are individual trees of high quality, but the group has developed together and all trees would be of reduced value individually. Worthy of TPO.

G5 This group is predominantly Rhododendron, with a tree mixture of Willow, scrub Cherry and Elder. None of these trees is worthy of TPO status, nor do they have any amenity landscape value.

G6 These trees occur on the garden boundary of Kingfishers Covert, with predominantly Silver Birch and Oak. There no trees of individual high quality, but the group has developed together and provides a visual amenity, therefore the TPO is applicable.

G7 This area comprises Bush and Half Standard fruit trees on a formal lawn, all of which are Category C. There is one poor quality Deodar Cedar within the area.

3.0 GENERAL COMMENTS

3.1 The site comprises the plot of Timberscombe and number of rear gardens to Cobwebs, Kingfishers Covert and a small part of Woodside.

3.2 Area G1 comprises mainly open lawns with individual trees on the boundaries and a Cherry and Silver Birch central in the lawns. The Birch has been topped in the past and has no effective leader. The front garden area contains Oak, Sycmaore and a single Pine worthy of TPO.

3.3 Area G2, as shown on the photograph below, comprise poor quality trees in an unsustainable group, showing signs of instability with ground movement and a number of trees already moving. The boundary trees are stronger as expected, although the Oak is decayed and in decline. None of the trees are worthy of TPO.



Group G2



Group G4

3.4 Area G3 comprises a group of Oak, Rowan and Silver Birch on the eastern boundary of the garden. None of the trees are of individual quality, but the group are worthy of TPO.

3.5 Area G4 comprises a boundary group again, with Silver Birch, Oak and a Pine. The Oak and Pine are individual trees of high quality as shown below, but the group has developed together and would be of reduced value individually, therefore a group TPO is applicable.

3.6 Area G5 is predominantly Rhododendron, with a tree mixture of Willow, scrub Cherry and Elder. None of these trees is worthy of TPO status, nor do they have any amenity landscape value.

3.7 Area G6 comprises trees on the garden boundary of Kingfishers Covert, with Silver Birch and Oak. There no trees of individual high quality as shown below, but the group has developed together and provides a visual amenity, therefore a group TPO is applicable.



Group G6

3.8 Area G7, shown below, comprises Bush and Half Standard fruit trees on a formal lawn. These are not worthy of TPO status nor can they be included.



Group G7

3.9 The trees are categorised from A to D in order of condition and amenity value, with a split category if the immediate condition is likely to vary. Generally, BS 5837:1991 recommends that all category D trees are removed, all category A and B trees are retained and category C trees are retained if possible, although their condition should not restrict the design of the layout. We would therefore similarly recommend that all category D trees are removed, all category A and B trees are retained and category C trees are retained if possible, although their value does not specifically require this.

3.10 It can be seen from the Tree Reference Plan, that there are a great many Category C trees, notwithstanding group values, which are not worthy of TPO status.

4.0 DEVELOPMENT IMPACT AND LANDSCAPE MITIGATION

4.1The proposed development of the site results in the loss of a number of trees. In the area G1, a Birch and a Cherry are lost, neither of any significance. In area G2, the majority of the Silver Birch are lost, but the important and better quality edge of group trees are retained. In area G3, all the trees are retained in sustainable positions, as they are with G4. Area G5 is mostly removed, other than the screen Rhododendrons, but there is little of value that is lost. In area G6, one Silver Birch is lost and in area G7,all the fruit trees and the poor quality Cedar are removed.

4.2 The TPO was imposed in 2000, presumably as a precautionary measure whilst development negotiations were in progress and as a result of some trees being felled. The imposition of the Order complies with Local Plan policy WBE11 in part, although the Policy wording suggests that individual trees should be included. For groups the wording suggests that 'maintenance' will be sought. It is against current guidance to impose group orders, although emergency measures are accepted. In this instance, it would be appropriate to now identify the trees that are worthy of TPO and revise the TPO accordingly. The trees as a whole are not worthy of TPO status and its imposition limits the site management and useage unnecessarily.

4.3 The current development proposals are acceptable in that good landscape trees are retained in sustainable positions, without habitable rooms being shaded. The only pressure area would be G6, where garages occur on two sides of the group and a driveway passes under the canopy of one Birch, not in accordance with BS 5837:1991 Tree in Relation to Construction.

4.4 The solution to this problem is to adopt a 'no-dig' surface construction in accordance with BS 5837:1991 recommendations and as detailed in the Arboricultural Advisory and Information Service Practice Note 1 (included here).

4.5 All trees would be fully protected during construction of the site, in compliance with policy WBE11.

4.6 By way of further landscape mitigation, additional boundary screening is desirable on all plot positions, comprising locally successful Rododendron and Holly, with further tree planting where space allows.

4.7 This site will inevitably be developed and the current layout has much to recommend it, not least the excellent common amenity created by the entrance drive and the retention of the landscape group of trees on Hollybush Lane.

Stephen J Dale Dip LA MLI
18 January 2001

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DEVELOPMENT
PLANNING
PARTNERSHIP

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SUPPORTING STATEMENT TO ACCOMPANY PLANNING APPLICATION

FOR THE

DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS

AT

LAND TO REAR OF TIMBERSCOMBE, KINGFISHERS COVERT AND WOODSIDE, HOLLYBUSH RIDE, FINCHAMPSTEAD

on behalf of

BROOKWORTH DEVELOPMENTS LTD

February 2001

CONTENTS:

1.0 Introduction

2.0 Site Description

3.0 Planning History

4.0 Planning Policy

5.0 Planning Analysis

6.0 Conclusions

1.0 INTRODUCTION

1.1 This report has been prepared on behalf of Brookworth Developments Ltd in support of the planning application for the demolition of an existing dwelling and erection of three detached dwellings at land to the rear of, Timberscombe, Kingfishers Covert and Woodside, Hollybush Ride, Finchampstead.

1.2 Sections 2 and 3 briefly describe the site and its planning history, while Section 4 outlines the relevant national, strategic and local planning framework. Section 5 considers the key planning issues arising from the development of this site, and Section 6 summarises our conclusions.

2.0 SITE DESCRIPTION

2.1 The site is approximately 0.44 hectares in size. It comprises the residential dwelling and curtilage of Timberscombe, together with part of the rear gardens of Kingfishers Covert and Woodside.

2.2 All these properties are substantial detached dwellings in large plots. Hollybush Ride itself is an established area of low density housing, with a mature, well "tree'd" character and appearance.

2.3 To the rear of the site is Little Fryth, a more recent development of detached houses on generally smaller plots than those in Hollybush Ride.

2.4 A short distance to the north Hollybush Ride meets the major road junction of the A321 Lower Wokingham Road and the B3430 Nine Mile Ride.

3.0 PLANNING HISTORY

3.1 Recent relevant planning history on this site, relates to an application submitted in August 2000, again by Brookworth Developments Ltd (Ref. 00/2225) for the erection of four detached dwellings on the same site, but also including land to the rear of 'Cobwebs', to the north.

3.2 This application was refused on 10 October 2000, on grounds that, firstly the proposed development would have a harmful effect on the character and appearance of the area due to the backland and relatively cramped layout, together with the actual and potential loss of trees that would result. Secondly, the application was refused on grounds that the development would result in unacceptable overlooking of, and an overbearing effect on, existing residential property and finally on grounds that the proposed development would set a precedent on land nearby.

4.0 PLANNING POLICY GUIDANCE

National Planning Policy Guidance

4.1 National Planning Policy Guidance on housing development is set out in Planning Policy Guidance Note 3 'Housing', the latest revision of which was issued in March 2000.

4.2 The focus of the latest guidance is upon maximising the use of previously developed, or 'brownfield' sites in order both to promote regeneration and to minimise the amount of greenfield land being taken for development. The guidance sets a requirement that by 2008, 60% of additional housing should be provided on brownfield sites.

4.3 In order to achieve this target, paragraph 30 of the guidance adopts a systematic, or sequential approach to housing site selection. The first preference is for the re-use of previously developed land within urban areas ('brownfield' sites) such as the application site. The next preference is for urban extensions and then, finally, for new development around nodes in good public transport corridors. Paragraph 31 also requires that all sites be assessed against other criteria including accessibility, the capacity of the existing infrastructure and physical constraints. The application site accords with all of these criteria.

4.4 In considering planning applications for housing development, paragraphs 46-56 of the guidance requires development to be designed to reflect the townscape and landscape features of the area such as the pattern of streets and spaces, i.e. the building line of existing properties, building traditions and materials. The guidance also requires Local Authorities to consider whether a development makes efficient use of land. It confirms that higher density developments should be encouraged, and it recognises the need for flexibility on the part of local authorities and developers towards achieving this.

The Development Plan

4.5 The Development plan for the application site comprises the Berkshire Structure Plan and the Wokingham South East Area Local Plan.

Berkshire County Structure Plan

4.6 The Berkshire County Structure Plan was adopted in 1995 and runs until 2006. It allocates 7,750 new dwellings for Wokingham District for that period.

4.7 Work has now started on the preparation of a Deposit Draft of a new Structure Plan which will run until 2016. The first round of public consultations is likely to be during 2001, depending on when the Regional Planning Guidance (RPG) for the

South East is finalised. As part of this preparation, work is underway into Urban Capacity Studies covering the whole County.

Wokingham South East Area Local Plan

4.8 The Wokingham South East Area Local Plan was adopted in April 1994. It shows the application site within the identified settlement of Pinewood, where Policy STV1 allows for development subject to other policies in the Plan.

4.9 Policy STV6 protects important open areas within settlements and requires any new development to be sympathetic in scale and character to the environs of the site.

4.10 Policy SH1 generally favours infilling, subject to detailed local environmental constraints.

4.11 Policy SBE1 requires new development to be of a high standard of design appropriate to the character of the area in which it is to be situated.

4.12 Policy SBE5 seeks good daylight and sunlight conditions for new and existing development.

Wokingham District Local Plan Deposit Draft 1997

4.13 The Deposit Draft of the Wokingham District Local Plan (as amended), which covers the period until 2006, was issued in 1997. Proposed amendments came out in 1999 and two Public Inquiries were arranged. The first related to major housing allocations and finished in October 1999. The Inspector's report was published in July 2000. It recommends against the idea of a new settlement on a greenfield site, in view of the advice in PPG3 and the Secretary of State has now endorsed this recommendation. The Inspector has instead, asked the Council to produce an urban capacity study, in order to provide a clear picture as to the amount of brownfield land available for

development before further decisions are made on greenfield releases. Work is currently being done to produce the study, with the results likely to be made available later this year. The implications of this recommendation are referred to in Section 4. The second Public Inquiry is still in progress, and the Inspector's report is due in 2001.

4.14 The Deposit Draft shows the site within an identified settlement, whereas Policy WOS2 allows development subject to other policies in the Plan.

4.15 Policy WH1 allows infilling etc. subject to detailed local environmental and amenity considerations, in order to make the best use of land in built up areas.

5.0 PLANNING ANALYSIS

5.1 The site is within an identified settlement and is previously developed 'brownfield' land. It is clear from Government advice in PPG3 and Local Plan policy that development of the site is acceptable in principle and that use should be made of it.

5.2 This is particularly so given the recent Local Plan Inspector's recent recommendations against large scale greenfield development in Wokingham and the Council's pressing need to find suitable sites on previously developed land.

5.3 At the same time, it is accepted that the environmental qualities, character and amenities of the area in which the site is located need to be safeguarded.

5.4 The proposal involves demolition of 'Timberscombe' and the re-use of its existing access onto Hollybush Ride to serve a new driveway to the rear of the site. No replacement buildings are proposed on the street/frontage. This arrangement provides satisfactory access to the proposed development, whilst retaining and, indeed, enhancing the spacious 'green' appearance of the street scene.

5.5 All trees at the front of the site would be retained and there would be a gap of 27 metres between 'Cobwebs' and 'Kingfishers Covert'. Further planting could also be undertaken adjoining the access drive. For these reasons, together with the fact that only 3 dwellings would be served by the access, there would be no problems associated with traffic movements to and from the new dwellings.

5.6 The site measures approximately 0.44 hectares, resulting in an overall density of only 6.8 dwellings per hectare (dph), well below the 30-50 dph figure referred to in PPG3. However, this reflects the low density character of Hollybush Ride. Furthermore, individual plot sizes of the proposed dwellings are commensurate with those in Little Fryth, which they would immediately adjoin. As a consequence, generous rear gardens would still be retained for properties fronting Hollybush Ride.

5.7 Most of the significant trees in the rear part of the site, particularly around the site boundaries, are to be retained. Furthermore, substantial gaps between new dwellings would be retained, so that the overall appearance would be sympathetic to the spacious and attractive character of the area. Further details relating to trees and landscaping are in the separate report prepared by ACD Chartered Landscape Architects.

5.8 The proposed dwellings have been individually designed as high quality, prestigious homes to reflect the character of Hollybush Ride and Little Fryth. The proposed layout would be relatively informal, with staggered building lines and some variation in plot width, depth and orientation, as well as in external appearance.

5.9 Care has also been taken to site the proposed dwellings to avoid any conflict with neighbouring houses in terms of light, privacy and outlook, thereby ensuring that high levels of residential amenity are maintained for existing occupiers. In particular, changes have been made since the previous refusal and these are set out in our attached covering letter.

6.0 CONCLUSIONS

6.1 Having considered the national and local planning policy background, the following conclusions have emerged in relation to the proposed development:

- This is a 'brownfield' site and PPG3 advice, together with Local Plan policy, require best use of such sites to be made in order to help meet local housing needs.

- In view of the Local Plan Inspector's recent recommendations against greenfield development, the Council should be promoting development on sites such as this.

- At the same time, the proposed scheme respects the established character and appearance of this residential area in terms of density, layout, design and the retention of trees.

- Finally, the detailed design and siting of the units does not detract from the amenities of adjoining properties in terms of light, privacy or outlook.

6.2 For all these reasons the proposal complies fully with the requirements of national advice and Development Plan policy and it is concluded that planning permission should therefore be granted.







