ALL FIL

Observations
F/2002/8165
Ardwell House,
Ardwell Close.

File 2 of 2.

/A/I/L/E/X

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 16 June, 2003

My ref: F/2002/6270

Your ref:

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

Mr C.J. Readings
8 Ardwell Close
Crowthorne
Berkshire
RG45 6BA

Dear Mr Readings

RE: PLANNING APPLICATION F/2002/6270 – ARDWELL HOUSE

I refer to your letter of Tuesday the 27th of May, in which you have queried the informal hearing to take place on Tuesday the 17th of June at 10:00am.

Council will be represented by Kerrin Lithgow (Principal Planner for the South Team in Development Control – who dealt with the second application), and Mr Dermot McCaffery of DFM consulting, who is representing Council on the highways issues. Mr McCaffery is fully conversed with the issues relating to this application and the degree of concern from neighbours and has also last week met with a neighbour on site to discuss the issues relating to Ravenswood Avenue.

Regarding the discussion of various 'issues' at the inquiry, the Inspector may well set out a clear agenda at the start of the meeting, and may restrict his considerations to the sole reason for refusal – the issues relating to Ravenswood Avenue. Although it is not unusual for an inspector to take up another issue (and subsequently dismiss the appeal on another reason), he may well restrict his consideration to the highways issues.

I would like to finally point out that our Council officers (and consultants acting on our behalf) always endeavour to properly represent Council's interests and this hearing will not be an exception.

Should you have any further questions please do not hesitate to contact myself or the case officer for this application, Kerrin Lithgow.

Yours sincerely,

MARK MOON

Director of Environmental Services (Acting)

Cc: Kerrin Lithgow, Development Control

WOKINGHAM UNITARY
Aiming for Excellence

ENVIRONMENTAL SERVICES

MEMORANDUM

To: Trevor Watson / Kerrin Lithgow
c.c.

Date: 2nd June 2003

Ref: MM/pb

From: Paula Berry

Trevor / Kerrin

Mark has acknowledged receipt of the attached letter, and has asked if you could forward your comments so he can reply in full, please.

regards

Paula

Notes:
- Hearing to take place on Tuesday 17th of June.
- Council will be represented by Kerrin Lithgow and Dermot McCaffery of DFM consulting who is representing Council on the highways matters. He is fully aware of the issues involved and the degree of concern from neighbours.
- Regarding 'issues' the Inspector may well simply look at the one reason for refusal - the highways.

Mr. Moon
Acting Head of Environmental Services
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

8, Ardwell Close
Crowthorne
Berks RG45 6BA

Tuesday, 27 May 2003

Dear Mr Moon,

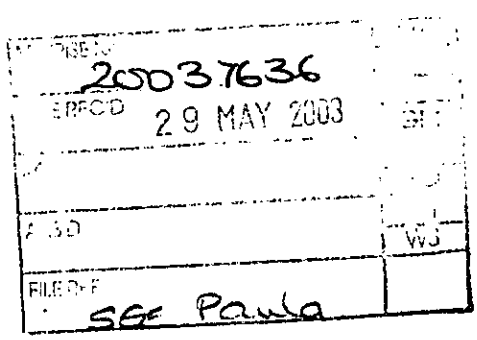
Planning Application Number F/2002/6270 – Ardwell House

Although this letter is linked to the subject we discussed when we met a few weeks ago, this time I want to refer specifically to the appeal the Developer has lodged against the rejection of the original application to demolish Ardwell House. I believe that this is due to be heard on Wednesday 17th June.

On this occasion I believe that we are supposed to be working together, supporting each other and I would like your personal assurance that this time the Council Officials concerned will properly represent our interests, taking all the issues properly into account. It would be a pleasant change if this time we could work together in a professional fashion.

Separately, I am assuming that, in due course, you will advise on the progress you will have made in following up the matters discussed during our meeting. I must admit that some of the events that have occurred subsequent to our meeting have filled me with a little disquiet. I only hope this is not a portent to the future.

Yours Sincerely



C.J. Readings

Mr Reading
Mr Collins.

D.C. concerns.

9/04/03.

* Letters about development not responded to.
  Explanatory Leaflet — on web.
* 3 or 4 days notice of DC meeting. (Lack of notice)
* Various points ignored - now picked up by residents.
  resulted in an incomplete report.
* Residents not offered same facilities as the developers.
* Conditions of visit were not set out. — Leaflet.
* Concern over planning notice display - Not a legal obligation - By-law to require?

Mr Mark Moon
Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End
Wokingham
Berks RG40 1WL

8, Ardwell Close
Crowthorne
Berks RG 45 6BA

Thursday, 10 April 2003

Dear Mr Moon,

Ardwell House

This is just a short note to thank you and your colleague for taking the time yesterday to discuss our concerns over the way Planning Applications are handled by Wokingham Unitary Authority.

Both Dave Collins and I found the meeting very useful and were much encouraged by your responses to our suggestions as well as the steps that were already in hand. I hope that all works out as planned.

Please do not hesitate to contact me if you require any further inputs. I look forward to seeing some of the ideas being implemented over the coming months.

Yours Sincerely,

Christopher Readings

Copies to

Cllr Angus Ross
Cllr. Gerard Cockcroft
Cllr. Muriel Long
Cllr. Robert Stanton

comps Bad JD.

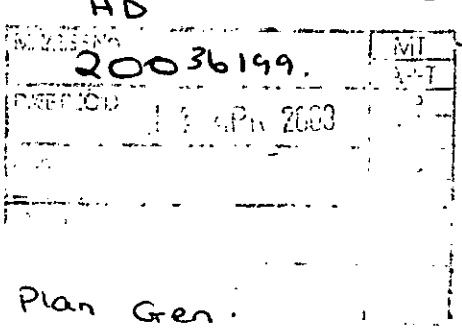
HD

20036199.

MT

mm

Plan Gen.



Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: mark.moon@wokingham.gov.uk
Date: 15th April 2003
My ref: MM/pb/Des Letter - 20036199

WOKINGHAM UNITARY
Aiming for Excellence

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr C Readings
8 Ardwell Close
Crowthorne
Berks RG45 6BA

Dear Mr Readings

HANDLING OF PLANNING APPLICATIONS AT WDC

Thank you for visiting me on 9th April 2003, and for explaining to me how we might improve the service.

I found the suggestions you made very positive, and hope that we will be in a position to introduce the sort of guidance notes that you were talking about onto our website later this year. As I explained, before we can do this we must go through a consultation process with users and Council Members to ensure that the guidance that we have given is appropriate, and I have asked Trevor Watson, the Development Control Manager, to arrange for the appropriate actions.

If there are other areas where you, or Mr Collins believe that we may improve our service I welcome your suggestions.

Yours sincerely,

Mark Moon
Director of Environmental Services (Acting)

cc: Trevor Watson, Development Control

Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: mark.moon@wokingham.gov.uk
Date: 30th May 2003
My ref: MM/pb/Des Letter - 20037320

WOKINGHAM UNITARY
Aiming for Excellence

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr JR Tamsitt
Fairways
7 Ardwell Close
Crowthorne
Berks RG45 6BA

Dear Mr Tamsitt

PA F/2002/8165 ARDWELL HOUSE, ARDWELL CLOSE, CROWTHORNE

I refer to your fax of 19th May 2003 relating to my letter of 9th May 2003.

The issue relating to Ravenswood Avenue has been fully described in my previous letter. The road is a private street, and responsibility for maintenance of a private street lies with owner of the road because the road is not adopted. The owner of the road is not necessarily one individual, or indeed each individual frontager. It may be that an individual or individuals can prove ownership to the area covered by the road and, in this instance, the developers believe that they have a right to the road. However, this is a civil issue not one for the Planning Authority or indeed the Highway Authority. The owner of the road is at liberty to maintain and improve that road so long as it is not obstructed. In the event that it is obstructed permanently, either partially or completely, the Highway Authority may take action to require the obstruction to be removed, but in all other instances the issues rest with the owner of the road or other parties who have access rights or interests in the road.

I hope that you will see from this that the issue of ongoing maintenance will continue to rest with the owner or individuals who have interests in the road.

The Planning Authority have considered an application for a property which depends on access along Ravenswood Avenue and when the application was originally considered the Planning Authority was not satisfied with access arrangements to that property. However, the current proposals the developers put forward are considered to be appropriate by officers, but you will be aware that the Development Control Committee considered this application and turned it down.

With regard to your suggestion an independent body should be consulted, that is obviously an option that you or the owner of the road may pursue, and indeed I would advise you to seek advice from an independent solicitor so that you are clear on the responsibilities regarding ongoing maintenance, and then to resolve any concerns that you have with the developer.

Cont/.

I hope that this letter helps you to determine an appropriate course of action.

Yours sincerely,

M. Moon

Mark Moon
Director of Environmental Services (Acting)

Cc: Andrew Roberts / Anna Cronin / Trevor Watson / Kerrin Lithgow
Cllrs M Long / G Cockroft / A Ross / R Stanton

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 10 June 2003 14:59
To: 'r.t.v.fox@reading.ac.uk'
Subject: Ardwell House - Ravenswood Ave

Mr Fox,

I am in receipt of an email sent through to the development control inbox, to Mr Watson on the 15th of May, in which you are querying when works would be carried out to Ravenswood Avenue.

The application was recommended for approval, yet refused by the Development Control Committee on the 21st of May.

The previous application (number F/2002/6270) was also refused, and has been appealed. The informal hearing for that application takes place next Tuesday here at the council offices. Works to take place on Ravenswood Avenue will also be subject to discussion at this hearing.

Should you require any further information please do not hesitate to contact me.

Regards,
Kerrin Lithgow

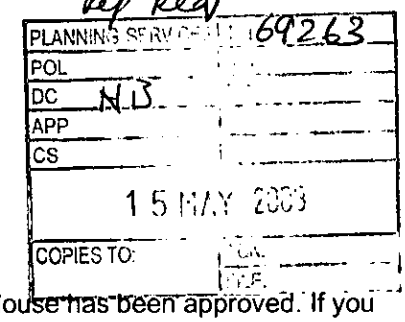
Kerrin Lithgow
Principal Planning Officer - South Area
Environmental Services
Wokingham District Council

Tel: *0118 974 6441*
Wk Mobile: *07714 226 771*
Fax: *0118 974 6441*
Email: *kerrin.lithgow@wokingham.gov.uk*
www.wokingham.gov.uk

Carol Hurst

Rep Req

PLANNING SERV CE	69263
POL	
DC	NB
APP	
CS	
15 MAY 2003	
COPIES TO:	



From: Roland Fox [r.t.v.fox@reading.ac.uk]
Sent: 15 May 2003 11:10
To: Development.Control@wokingham.gov.uk
Subject: Re: Application F/2002/8165 Ardwell House.

Dear Mr Watson,

Thank you for letting me know that the Application F/2002/8165 Ardwell House has been approved. If you recall the developer offered to restore the road surface of Ravenswood Avenue if the development proceeded. Do you know the likely timetable for this work?

Roland Fox (Dr.).

----- Original Message -----
From: Roland Fox
To: Development.Control@wokingham.gov.uk
Sent: Thursday, November 21, 2002 6:55 PM
Subject: Applications O/2002/7982 and O/2002/7982 - 1 Ardwell Close.

Dear Natalie Brown,

While I have no real objection to the plans I wish to object to the development at 1 Ardwell Close Crowthorne because of the likely further deterioration it will cause to the road surface in my road Ravenswood Avenue since the East Berks Golf Club members who currently use this road with our permission have reneged on helping to maintain the tarmac. The residents of Ardwell Close present and future also enjoy this privilege at present also without any form of charge. This parlous situation cannot continue indefinitely so any extra vehicles are not welcome.

Few if any of the golfers respect the current speed limit hence the potholes continue to get wider and deeper to the lasting shame of the Club. Could our private road be gated to prevent or restrict its use by non-residents?

Dr Roland Fox.

Tel: 0118 974 6323 (Direct Line) Fax: 0118 974 6313
Email: keith.rogers@wokingham.gov.uk
Date: 28 May 2003
My ref: KR/KMJ/20037330
Your ref:
File ref: Planning – Wokingham Without

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr A P Anning **WITHOUT PREJUDICE**
Manor Court
Ravenswood Avenue
CROWTHORNE
Berkshire RG45 6AY
BY FAX AND POST

Dear Mr Anning

PLANNING APPLICATION F/2002/8165 ARDWELL HOUSE

With reference to your letter dated 16 April 2003. Based on advice from the Council's legal advisors I would comment to the queries raised as follows:-

1. The Council would be responsible for the future maintenance of the new lamp columns. This in view of the fact that there is a public right of way on foot over Ravenswood Avenue.

2. The cost of providing a suitable electricity supply to the new columns would be the responsibility of the developer. Power would be provided by Scottish & Southern Energy and future electricity costs funded by the Council.

3. The new gullies and soakaways would be the responsibility of those persons who had a private legal right of way to use and improve Ravenswood Avenue.

4. My understanding is the developer intends to repair the potholes (in the carriageway) throughout the length of the footway improvements and also surface dress the carriageway.

5. The future maintenance of all works would be the responsibility of those persons who have a private legal right of way to use Ravenswood Avenue.

Yours sincerely

KEITH ROGERS
TEAM LEADER
HIGHWAYS, DEVELOPMENT CONTROL

c.c. Kerrin Lithgow – Planning
Catherine Woodward - Legal

Tel 01344 775760

OBS

Acorn House.
37 Ravenswood Avenue.
Crowthorne,
Berkshire.
RG45 6AX

19th May 2003

FAO
Ms Kerrin Lithgow
Wokingham Unitary Planning Services
Shute End
WOKINGHAM.

PLAN	
FOL	
DC	K.L.
APP	
21 MAY 2003	
COPIES TO:	ACK: proposed
	FILE:

re: Planning Application F2002/8165.

Dear Ms. Lithgow,

In reference to the proposed development of Ardwell House into 18 flats, I write to express our continuing concern with regard to the number of dwellings, especially as the increased traffic would affect Ravenswood Avenue.

The most crucial point remains that R.A. is a private, unadopted road giving access to the adopted roads, Ardwell Close and Devil's Highway. With the added traffic load from Golf Club members and service vehicles, plus pedestrain use (with special reference to Ravenswood Village residents), it is a very busy and potentially dangerous street. It is not clear who should maintain the state of the road, and though Brookworth Developments

propose to repair and improve R.A. up to Ardwell Close, we feel that this is not a solution in the long term. With increased traffic the road will soon be in need of repair again. If this application is given approval we would urge that B.D. make temporary repairs of existing potholes before building commences, as heavy vehicles will greatly aggravate the already appalling state of the road.

We are also very concerned about the inconsiderate and dangerous parking at the entrance of R.A. at its junction with Dukes Ride. Do Bracknell Forest Borough Council have powers to impose parking restrictions here?

We are aware that you have visited the street to appraise the situation. I sincerely hope that you have spent sufficient time on various occasions to appreciate the full nature of the problems surrounding this issue.

yours sincerely

BPaige (MRS) pp. MR & MRS. D.V. PAIGE.

Comments received after notification of committee 13th May →

Ms Ellison

Could you please ensure distribution on an urgent basis

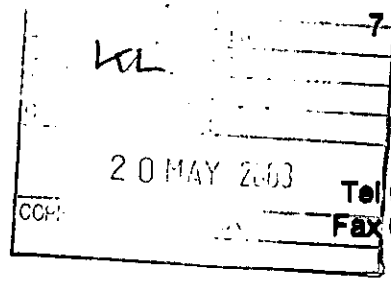
Thank you.

69211

KL

20 MAY 2003

COPY



Fairways
7 Ardwell Close
Crowthorne
Berks
RG45 6BA

Tel 01344 775606
Fax 01344 762510

19 May 2003

FAX TO WOKINGHAM UNITARY AUTHORITY

ATT MARK MOON – DIRECTOR OF ENVIRONMENTAL SERVICES (ACTING)
CC ANDY ROBERTS – ACTING CHIEF EXECUTIVE
CC ANNA CRONIN - HEAD OF PLANNING & TRANSPORTATION
CC TREVOR WATSON – DEVELOPMENT CONTROL MANAGER
CC KERRIN LITHGOW -PRINCIPAL PLANING OFFICER
CC CLLRS M LONG, G COCKCROFT, A ROSS, R STANTON

Dear Mr Moon

Planning Application F/2002/8165 Ardwell House, Ardwell Close, Crowthorne

Thank you for belated response to my letters.

I am confused and puzzled over one important area.

In Page 2 of your letter dated 9 May Paragraphs 1 & 2 you refer to any nature of the work to be between the road owner and developer and also any ongoing maintenance issues to be resolved by me with the developer.

The original application was rejected because of a number of issues mainly relating to road safety in Ravenswood Avenue. The report issued for the DCC meeting on 21 May refers to improvements by the developer to Ravenswood Ave as the main reason for recommending approval this time and indeed such works are a condition. If WUA are relying on the developer to provide the right level of work and for me to ensure ongoing maintenance, both without WUA control then it makes a mockery of the whole process and cannot guarantee any initial or ongoing improvement in road safety.

Should not an independent body be such as TRL be consulted on such an important issue?

Please ensure this issue is brought before committee.

Yours sincerely

J R Tamsitt

* [illegible] maint[illegible]

* [illegible] the [illegible] guarant[illegible] for ongoing [illegible] safety

Mr & Mrs HWL Jones
5 Ardwell Close
Crowthorne
Berks
RG45 6BA

PLANNING SERVICES HPT 69239
POL TLS
ENF
APP
CS
20 MAY 2003
COPIES TO: ACK:
FILE:

Kerrin Lythgow
Development Control Officer
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

19 May 2003

Dear Ms Lythgow

APPLICATION NUMBER:F/2002/8165
Address: Ardwell House, Ardwell Close, Crowthorne
Proposal: Demolition of existing building and erection of 18 x 2 bedroom apartments.

We are writing in connection with the above planning application at Ardwell House in Crowthorne. We understand that the application is to be heard at the Development Control Committee meeting this coming Wednesday and we are concerned about the proposed works to Ravenswood Avenue which you believe can be dealt with by means of a Grampian Condition.

Earlier this year the applicant sent us a letter outlining their proposal for our information. At no time have we, or our neighbours in Ravenswood Avenue, been formally consulted about these works, as they 'do not form part of the planning application'. I understand the applicant has recently submitted revised plans to your authority on which local residents have not been consulted for the same reason.

The proposed works to Ravenswood Avenue do not address the underlying problems associated with this application and will only provide a short term fix. In the longer term the road will revert to a state of disrepair but with considerably increased traffic volumes as a result of this proposal.

Ravenswood
Grampian condition

We are extremely concerned that you wish to secure the works to Ravenswood Avenue by means of a Grampian Condition. Circular 11/95 on Conditions make it clear that for conditions to be attached to permissions they should be 'precise' and 'reasonable' with a 'reasonable prospect' of the action occurring. In this case there is still considerable doubt over the legal ownership of some of the frontages onto Ravenswood Avenue. With this uncertainty the reality is that there is not a 'reasonable prospect' of the works being undertaken and therefore these works should not be attached by way of a condition but should form part of a revised application and the legal ownership situation would have to be sorted out.

We trust that these concerns are given due consideration. Our comments previously sent to you regarding this application still stand.

Yours sincerely

Veronica Jones

pp HWL Jones and Rosemary C Jones

cc Mary Severin, Legal Department

cc Cllrs Cockcroft and Long

OBS.

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-19/05/03
Ref:- anp2190

20 MAY 2003
COPIES
HPT
TLS
ENF
ACK.
FILE:

Ms Kerrin Lithgow
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

I cannot conceive how irresponsibly Wokingham Unitary are behaving over this application. Letters to yourself, Trevor Watson and 'The chairman' of the council have gone unheeded except for some 'standard letter' responses, requiring no effort, thought or intelligence on your part. It is questionable to whom your loyalties lie, is it with the tax payer who funds your salaries, or the developer?

I have been informed by a local resident that indeed you are to include the information supplied by Brookworth Developments in February 2003 in your quest to get this approval through the Development Control Committee on 21/05/03. Legally you have no right to do this; it is correct procedure for yourselves to notify residents/interested parties that there has been additional information received, (in this case very significant information) and that the changes can be viewed in the usual manner and comments made. **THIS HAS NOT BEEN CARRIED OUT**.

However, given your disregard for procedures to date, and my information that you are to use Brookworth's 'plans for Ravenswood Avenue' at the meeting on 21/05/03, I feel I must make my comments re the Brookworth plans or risk not having my comments recorded.

My comments refer to the letter of 27/02/03 and drawing No TSP/BRO/P1032/01 from Brookworth Developments Ltd.

1) Brookworth make reference to 'existing footpath' – there is no such thing in Ravenswood Avenue.
2) The pavement proposed is woefully inadequate for the use intended ie Wheelchairs, Disabled and carers from both Ravenswood Village and Valeries elderly peoples rest home.
3) Who will be responsible for the maintenance of the pavement in future? The residents of the 18 flats? Brookworth Developments? - I fear not.
4) The land upon which the pavement is to be built belongs to the residents of Ravenswood Avenue – has permission been obtained from residents for pavement construction.
5) The lamp columns proposed will be positioned upon private land. a) has permission been granted by residents b) who will maintain the lights and pay for the electricity consumed.
6) Any technical detail regarding the 'repair' of Ravenswood Avenue is lacking. Just filling in pot holes and applying a new 'dressing' is woefully inadequate even in the short term – in the medium/long term, today's problems will return compounded by extra vehicular traffic from the 18 new flats. To carry out the work properly to a recognised standard, will cost in the region of £3,000 per linear meter, probably therefore costing about £1,000,000 in total, unaffordable to the developer. Wokinham Unitary Planning have a responsibility for the long term, not short term fixes to suit the developers pocket.
7) If the road is made up to the standard proposed by Brookworth, who will maintain it? Brookworth and or the residents of the 18 flats – again I fear not.

8) The main problem with Ravenswood Avenue is that it was never intended as anything but access to the houses in Ravenswood Avenue and Devils Highway and was not constructed to any recognised civil engineering standard of foundation or drainage. With the addition of Ardwell Close the golf course and Ravenswood Village, the road is grossly over used, the additional 18 flats will exacerbate this problem further. The poor foundations coupled with the fact that there is no drainage means that erosion is rapid especially where previous patching has been carried out by the Utilities. The Brookworth proposal does not address this basic fundamental flaw at all; for purely commercial reasons they wish to impress Wokingham Unitary with a 'quick fix' (not long term) solution, returning Ravenswood Avenue into exactly the same Road Safety hazard as it is now, within a year.

The only responsible action for Wokingham Unitary to take, is to adopt Ravenswood Avenue, and to construct a 'Local Authority Regulation' road with properly designed foundations, pavements, lighting and drainage. This will then remove future barriers to developing other areas of land accessed by Ravenswood Avenue. Your planning function is to assess the overall picture on a long term basis and look after our heritage; you are attempting a very short term fix to get this application approved representing unacceptable temporary civil works to be carried out on a road, which will represent exactly the same safety hazard within 12 months. The only winner will be the developer.

Yours Faithfully

Andrew N Peers

Cc Trevor Watson
Chairman of Wokingham Unitary
Chairman of the development Control Committee

OBS

Dr P Williams
11 Ravenswood Av.
Crowthorne
Berkshire
RG45 6AX

Phone 01344 466151
pmjwilliams@btinternet.com

PLANNING SERVICES HPT TLS ENF CS
20 MAY 2003

18 May 2003

re: Application Number F/2002/8165
Site: Ardwell House, Ardwell Close, Crowthorne

Dear Ms Lithgow

I am a resident of Ravenswood Avenue, Crowthorne and I wish to comment further on the above planning application ahead of the DCC meeting on May 21. Brookworth has also contacted me with their proposals for the upgrade of the road surface of Ravenswood Av. and the provision of a pavement. I realise I have made some of the points in earlier correspondence but feel they remain relevant even after the additional proposals.

The only access road to Ardwell Close is Ravenswood Avenue, this is a private road already used by traffic accessing East Berkshire Golf Club, Ardwell Close and of course houses on Ravenswood Avenue. I believe the addition of the apartments with perhaps up to 36 associated cars would be an unacceptable burden to the current users of the road, cars and pedestrians alike. I assume you are aware that Ravenswood Av is already used as a car park for local shop users and railway travellers; cars are parked particularly close to the junction with Dukes Ride. At peak times this causes heavy congestion and a severe safety issue with Ravenswood Av and Dukes Ride pedestrians. At peak morning times it is often extremely difficult to drive from Ravenswood Avenue onto Dukes Ride, the turning into the car park associated with the local shop frontage is extremely close to the Ravenswood Av/Dukes Ride junction, this creates significant problems. Additional traffic will cause further problems.

I also believe that apartments are an inappropriate addition to Ardwell Close, I would appreciate some guidance from you as to the considerations given to the inclusion of such buildings within a mainly detached residence road.

I object to the imposition of Brookworth's solution without due consultation, my preferred solution if a pavement, drainage and lighting etc are to be installed would be by adoption by Wokingham District Council. I would welcome your guidance as to the provision of Resident Parking only within Ravenswood Av.

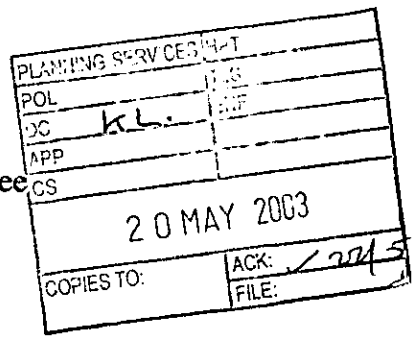
Yours Sincerely

Peter Williams

KL

23 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AX
Tel: 01344 774790

0135.



Chief Planning Officer & the Development Control Committee
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

18/05/2003

RE: Proposed Development of 18 flats at Ardwell Close, Crowthorne by Brookworth Developments Ltd and associated works to Ravenswood Ave.
Development control reference number F/2002/8165 dated 9/12/2002

Dear Committee Members

Please consider the following points before reaching a decision about the above application:

1. Resurfacing Ravenswood Avenue will have no effect on the long-term safety issues that the numbers of cars create. In fact, providing a pavement will force parking into the carriageway, which will narrow Ravenswood Avenue to a single lane road.

2. One of the major safety issues for Ravenswood Avenue is non-resident parking at the Dukes Ride intersection. This causes the carriageway as it stands to become single lane at a point where children return from school by coach and pedestrians seek to use the local shops. Nothing in the proposal put forward by Brookworth will resolve this problem.

3. There is already a soft verge, ie gravel, to Ravenswood Avenue and this currently proves inadequate as a soak-away when rainfall is moderate. For Brookworth to propose a soak-away drainage system is to dupe the committee into believing they have solved a problem which can only be solved with positive drainage, something which I am flabbergasted that the highways engineer has not pointed out.

4. Is the committee willing to grant this permission knowing that without the road being adopted, the current condition of the road will return within five years, the only difference being that there will be more vehicles from the proposed block of eighteen flats.

5. The local authority has applied a really low standard of parking requirement to luxury flats where a minimum of two cars per flat is to be expected.

6. There has been a lot of talk about a Grampian condition. For this to be put in place requires that the developers achieve a favourable result in court. I have consulted with a top London QC on this issue and his comments are as follows:

"The Grampian condition is intended to be used where vehicular or pedestrian access is not currently possible. For example, where a land owner has been granted a right of way where no road, or more specifically no passable road exists or where no footpath access exists. It is not intended to be used where vehicular and pedestrian access to the site is already in existence. Under these circumstances it is extremely unlikely that a judge would grant such a condition when the only purpose for which it is granted is to serve meeting the requirements of a planning permission. In my opinion it is a complete red herring and one which would be successfully brushed aside at the first attempt."

He also pointed out how disappointing it was that the local authority legal team did not have sufficient knowledge to point this out to the committee.

7. The issue in a nutshell is that short term solutions to the safety issues proposed in the redevelopment of Ravenswood Avenue not only fail to address the key safety issues now but when the road returns to its current poor state leave the local residents and incidentally the voting public, in a worse position than they are now.

The only solution that would be acceptable in these circumstances is that the developer carries out the work to Ravenswood Avenue to adoptable standards and the local authority subsequently adopt the road. This would mean that the works would include positive drainage and a complete relaying of Ravenswood Avenue's road surface from substrate up. This would also then allow for the inclusion of double yellow lines at the Dukes Ride intersection so that parking, which currently takes place right up to the junction, is prevented. As long as Ravenswood Avenue remains a private road, neither the police nor the local authority can enforce traffic safety measures.

I hope that in setting out the issues clearly above that committee members are able to sift more productively the information provided by the permanent officers of the committee. As residents of Ravenswood Avenue, we do not believe that our interests are being considered or represented by the permanent officers of the committee to whom we have made many representations. We therefore hope that the elected members will support their local voters, the residents of Ravenswood Avenue, in rejecting this poorly conceived proposal which serves only one purpose, to facilitate the greed of the developer.

Yours faithfully

P A Webster
BA Hons Dip.ARCH RIBA

cc Mary Severin, Angus Ross, Keith Watson / K. Livingstone / M. Mooa

Telephone: 01344-775495

Edelweiss
11 Ardwell Close
Crowthorne
Berkshire
RG45 6BA

17 May 2003

Mr Angus Ross
Chairman
Development Control Committee
Wokingham Unitary Authority
PO Box 157, Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Ross

Application Number : F/2002/8165 Ardwell House, Ardwell Close, Crowthorne

We have received, once again at very short notice, details of the Development Control Committee Meeting to be held next Wednesday and have therefore had little time to study in detail the full implications of the Report prepared by Wokingham Unitary Authority which recommends your Committee to approve this Application.

This is a complex matter and there are many issues, some of them legal ones which remain unanswered. The fact that there have been two applications, followed by many revisions and that an Appeal is scheduled to be heard in June indicates the serious problems associated with this proposal. It is difficult to understand, therefore, why a longer period of notice could not have been given of the meeting to allow full and open consideration of the content of the Report.

It is now over a year since the date of the first Application by Brookworth to redevelop the Ardwell House site and we would request, therefore, that to save your Committee time, you defer any decision on this Application until after the Appeal has been heard against the former failed application.

This will also have the beneficial effect of permitting your Members and the public a longer period to study the Report.

Should you decide to go ahead and consider the Application we hope that your Committee will take the following matters into consideration.

With regard to the Report itself, it is extremely disappointing that despite many legitimate objections to the proposal the Planning and Transport Officers are still recommending your Committee to approve the Applicaton.

We would specifically comment on the following aspects of the Report:

CONSULTATION

Finchampstead Parish Council

This statement is totally inaccurate as it refers to another planning application. It is extremely unprofessional and worrying that the writers have paid so little attention to detail in their Report, what else have they got wrong?

Letters of objection

No mention has been made of light pollution due to the car parking area facing adjacent properties at numbers 11 and 12 Ardwell Close included in our letter.

3 Appraisal

C. Effect on neighbouring properties

We do not agree with the conclusions that the effect on the bungalows at numbers 11 and 12 Ardwell Close is acceptable.

The report is misleading as it understates the visual impact of the proposed building mass when viewed from these properties.

The height of the building from the lounge, bedroom and front door of number 11 will in fact be approximately 40m higher than the bungalow and the view foreshortened because of the resiting and mass of the building. Compared to the existing Ardwell House, its impact will be unacceptably overbearing. This will obviously lead to a serious loss of privacy.

The Report states that "the hedge will help to screen cars and their lights".

We do not agree that the hedge, on land owned by number 12, and trees provide any realistic permanent protection against the air, noise and light pollution which will be generated by a large car park, which will directly face the front door, bedroom and lounge of our property.

6 Recommendations

3 There has to the best of our knowledge never been any reference to boundaries before, other than by myself in an earlier communication.

We understand, however, that this is a standard clause and that no particular boundary treatment(s) have been specified by WUA.

In our experience it is normal, with developments of this size and quality, for the developer to provide boundary walls or fencing in a style appropriate to the property.

We would draw the Committee's attention to the fact that at present there are three different fencing sections, one for each property contained within the existing Ardwell House site and sections with no fencing or protected boundary whatsoever.

There is no fencing where the boundary of Ardwell House meets number 12 Ardwell Close.

For this reason we feel that the Plan should incorporate a wall or closed fencing at least 2.5 m high along the whole boundary of number 12 Ardwell Close, to reduce air, noise and light pollution and add a degree of privacy for numbers 11 and 12.

We believe this application should not be approved until such a condition has been agreed.

6 In the interests of the road safety and to reduce the impact on the local residents lives we would wish to see a restriction placed on the hours of work extended to include deliveries to and removal of debris from the site.

A further restriction should be placed on the number of vehicle movements per day to and from the construction site via Ravenswood Avenue.

13 We note that the WUA are concerned about deposits of mud and debris on the adjacent public highways. Perhaps the Committee could show their concern for the local residents as well and extend this condition to include adjacent privately owned property and gardens.

Our concerns have been repeatedly stated in previous correspondence during over 30 years worsening problems affecting our property and that on neighbours at numbers 10 and 12.

The Report acknowledges that there are problems but it appears that no specific conditions will be imposed on the Applicant to ensure that any future development does not cause additional seepage with an excess of surface water and provides a long term solution to our sewerage back-up problems.

We find it incomprehensible that WUA have already agreed to accept substantial Section 106 financial contributions, for works completely unconnected and remote from Ardwell Close. At the same time they have failed to impose detailed conditions on the Developer regarding the provision of adequate sustainable surface water drainage and sewerage removal systems.

As these issues affect the residents, in properties immediately adjacent to the Ardwell House site, it is the local infrastructure that should benefit from the Section 106 conditions.

It should also be noted that the major Section 106 contribution to carry out works to the highways has been accepted without any indication of the extent of the developer's financial contribution, or any commitment to supply power to the street lighting or maintain the infrastructure in the future.

In view of the extremely dangerous condition of the road surface in Ravenswood Avenue any improvements should be required to be made prior to the start of demolition work on Ardwell House.

These are conditions which should be imposed by WUA before any agreement is given to the commencement of any building work

We urge your Committee to consider their duty to the public and examine their consciences in this matter, which, in our opinion, is an overt form of "bribery",although apparently legal.

We, therefore, ask the Committee to request the WUA to renegotiate the Section 106 contributions in the interests of residents of Ardwell Close.

We hope that the Committee will conclude that the Application does not fully address the complex issues of Ardwell Close and Ravenswood Avenue, is misleading and in certain respects inaccurate and will, therefore, firmly reject the Application.

Yours sincerely

EJG Davies

ME Davies

Copies:
Mr Mark Moon WUA
Mr Keith Watson WUA
Kerrin Lithgow WUA
Mrs Muriel Long
Mr Gerald Cockroft
Mr Rob Stanton

Finchampstead Parish Council

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Yours sincerely

EJG Davies

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Copies:
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Mr Keith Watson WUA
Kerrin Lithgow WUA
Mrs Muriel Long
Mr Gerald Cockroft
Mr Rob Stanton

Finchampstead Parish Council

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 21 May 2003 15:28
To: 'geoff@printedsolutions.co.uk'
Subject: RE: Ardwell House

Thank you for your letter Mr Baldry.

I did endeavour to point out to you yesterday that there have been a number of interested persons in this application, which I simply cannot do justice to - if I should have responded to all of the neighbours letters and detailed questions (many of whom have contacted me thre to four times with different questions) I simply would not have been able to process any other application.

I also endeavoured to point out to you that this application has been all but accepted by the committee with the previous application asides from the issues relating to Ravenswood Avenue. Tonights committee is not intended to go into depth about the design of the building itself, or the fencing to which you are alluding. My report reflects this fact, and does not go into any additional detail about the design of the building - I have relied in large part on the well-detailed report produced by my colleague last year in which she investigated these issues in depth.

We spoke yesterday regarding permitted development rights. I confirm that under The Town and Country Planing (General Permited Development) Order 1995 Part Two Class A a fence can be constructed to a height of two metres without planning permission (except where it is constructed adjacent to a highway which in this case the boundary isn't). I have queried the developer about the nature of the fence to be erected. As yet they are not entirely sure as to the materials to be used etc. At any rate, should any approval be granted, a condition has been recommended (condition 3) ensuring that the boundary treatment details are submitted and approved prior to any development.

We also spoke yesterday about the fact that you haven't received a letter advising you of the committee. I have checked, and printed out, our records. We did indeed receive an observation from you, and on the 13th of May we sent you a letter advising you of the committee tonight. I can only assume that this letter has failed to be delivered to you.

I hope that this letter has addressed your concerns. I do apologise if I have not addressed your questions as promptly as you may have wished. Should you have any other queries please do not hesitate to telephone me again.

Regards,

Kerrin Lithgow

-----Original Message-----
From: Geoff Baldry [SMTP:geoffbaldry@hotmail.com]
Sent: 20 May 2003 23:09
To: kerrin.lithgow@wokingham.gov.uk
Subject: Ardwell House

Letter attached.

Geoff Baldry

It's fast, it's easy and it's free. Get MSN Messenger today!
http://www.msn.co.uk/messenger << File: kerrin1.doc >>

Geoff & Carol Baldry
27 Ravenswood Avenue
Crowthorne
Berkshire RG45 6AX

20th May 2003

Kerrin Lithgow
Senior Planner
Wokingham Unitary
Enviromental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lithgow

Re : Ardwell House – Crowthorne

I write further to our telephone conversation this afternoon.

As the neighbour with probably the longest boundary with the proposed development I wish to place on record my dismay as to your conduct relating to the proposed development of Ardwell House by Brookworth Developments Limited.

My list of complaints are as follows :

1. My letter of the 4th March 2003 regarding Ravenswood Avenue has not been acknowledged or responded to.
2. In our telephone conversation early in March I specifically asked you what type of wall / boundary treatment the Developer was proposing and confirmation that the wall would be built at least two feet away from our boundary to avoid damage to trees etc that are on our property but almost on the boundary. **I never received a reply despite an assurance from you that you would get back to me very shortly.**
3. I found out late last week that a planning meeting was scheduled for the 21st May. **I have never received notification from you that this meeting was taking place.**
4. In view of the meeting I telephoned your office on Monday 19th May at 10.30am and spoke with Mrs Oliver. I was assured that you would call back. You did not. I called again this morning and again spoke with Mrs Oliver and was given the same assurance. I rang again just before 5.00pm to be told that

whilst you were there the offices were closed. It was only after I asked who your boss was and that I would be contacting him and his boss in turn, that you phoned me back.

5 It was agreed that you will find out exactly what the situation is regarding boundary treatments and that you will have this information for me early on Wednesday 21st May. With regard to Ravenswood Avenue my comments are the same as previously stated.

6 It was also established during this conversation that **you have NOT conducted a site visit other than 'to the top of Ardwell Close'** as you clearly did not know anything about our boundary with the proposed development – a point you at least conceded. I am astonished that you can recommend this development without seeing for yourself the loss of privacy this development will cause to our property. **Clearly you have taken no account of our earlier written objections (including photographs) either, which I believe on the grounds of loss of privacy alone (let alone the legal status of Ravenswood Avenue) should have this case rejected.**

I would seriously question whether our case at the meeting tomorrow should now even be heard in view of the above and especially given that we have not received the appropriate notification. Indeed I would consider the above to be sloppy work at best, serious malpractice at worst and frankly am now of a mind to take this further with your ombudsman. I will also make sure that this letter is drawn to the attention of the Planning Committee.

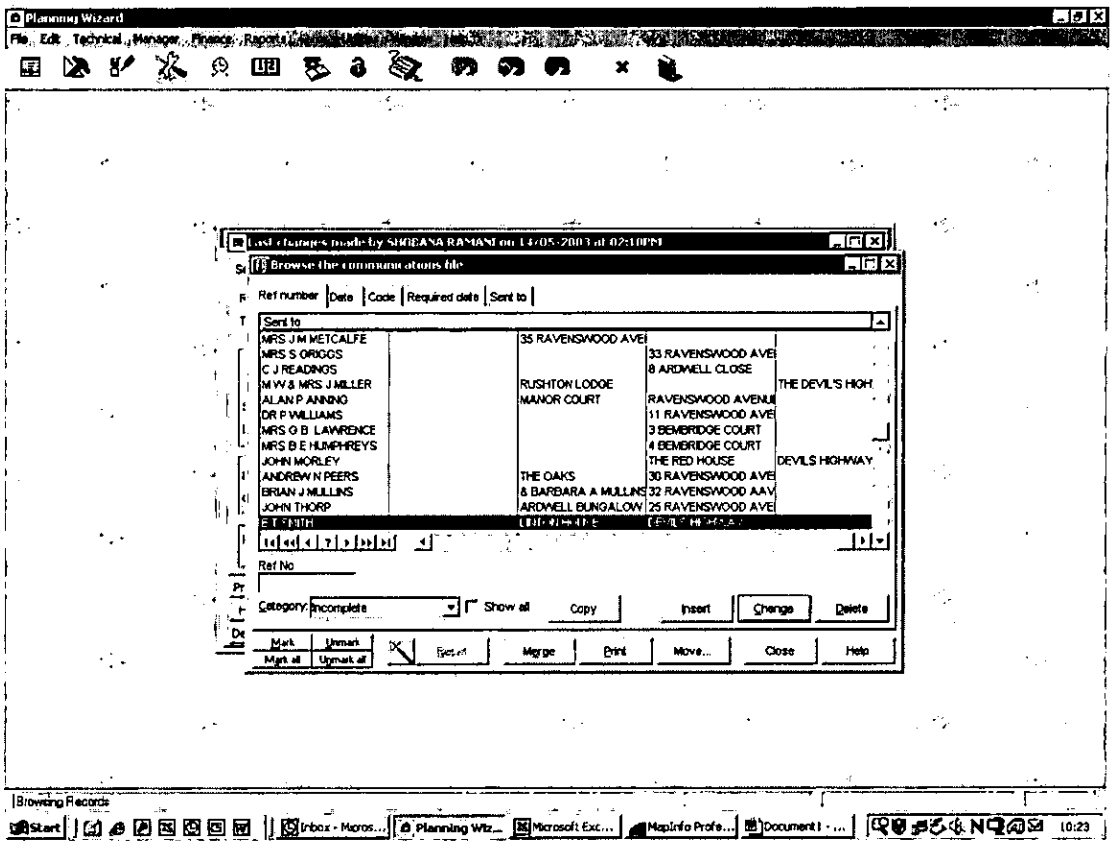
Finally, I have always worked on the principle of looking at things from the other persons perspective. I am sure that if I were the Senior Planning Officer and you lived at my house you would be equally as unhappy and writing a very similar letter.

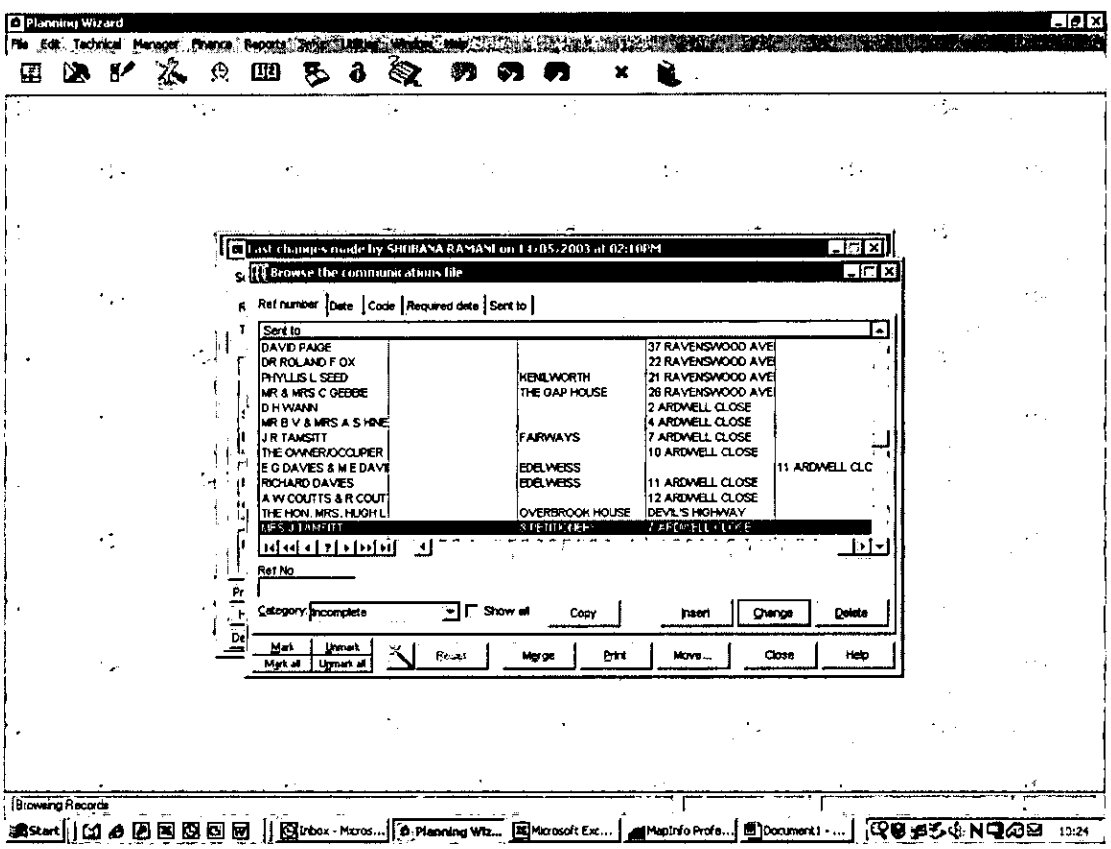
Yours sincerely

Geoff Baldry
geoffbaldry@hotmail.com
07798 844769

cc : Bob Stanton

*Sent out on 13th May.





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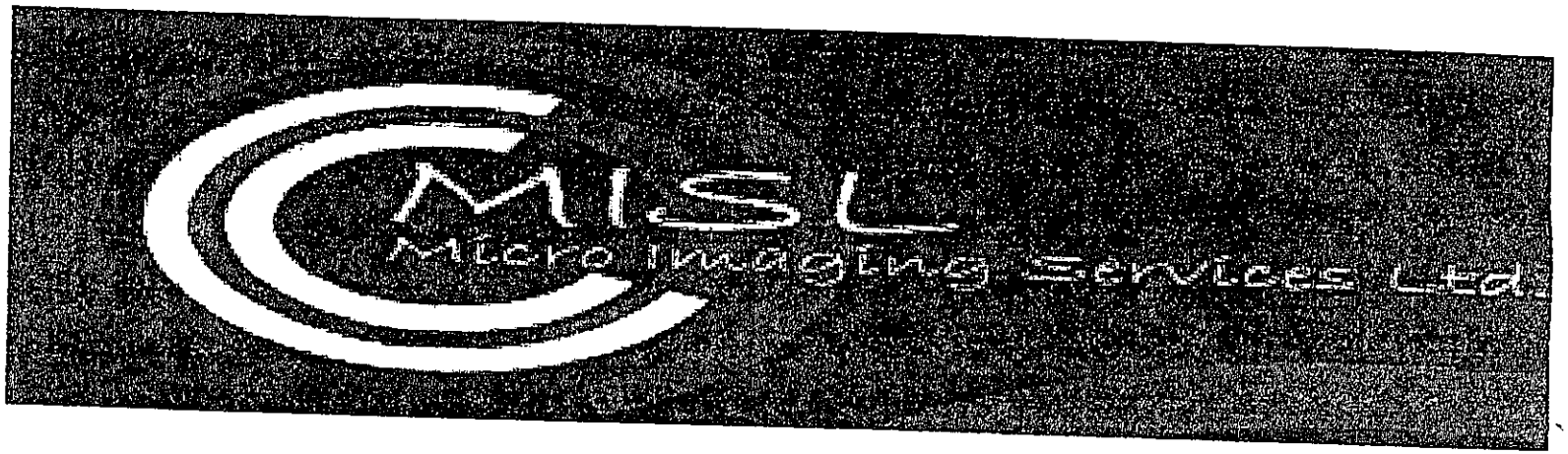

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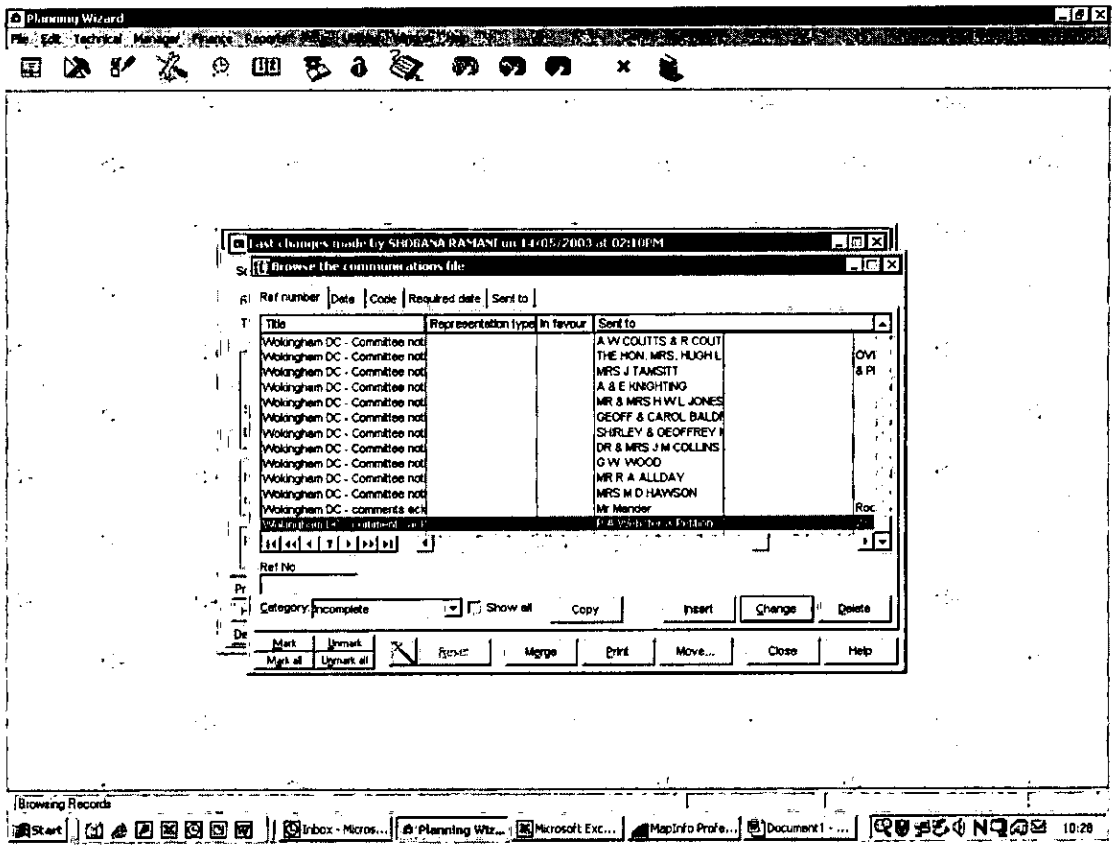
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Wokingham DC - Committee not | MR R A ALLDAY
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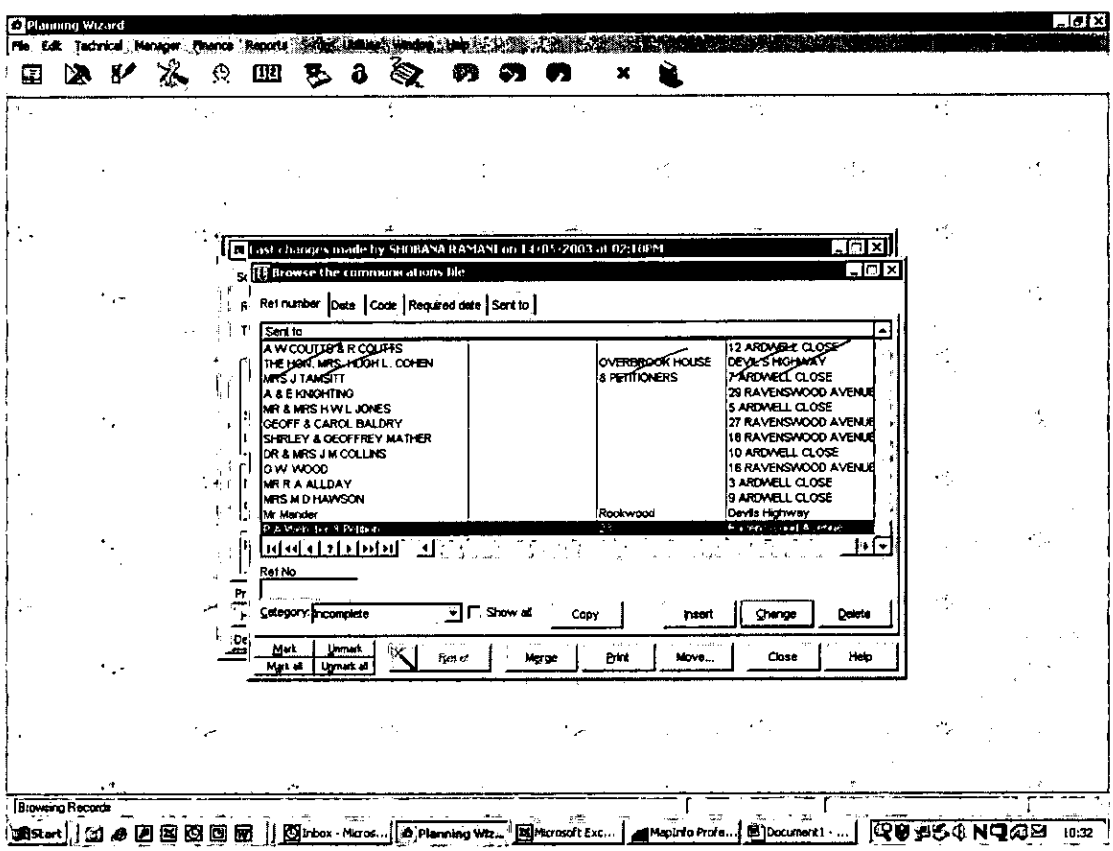
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MRS J TAMSITT | & PETITIONERS | 7 ARDWELL CLOSE
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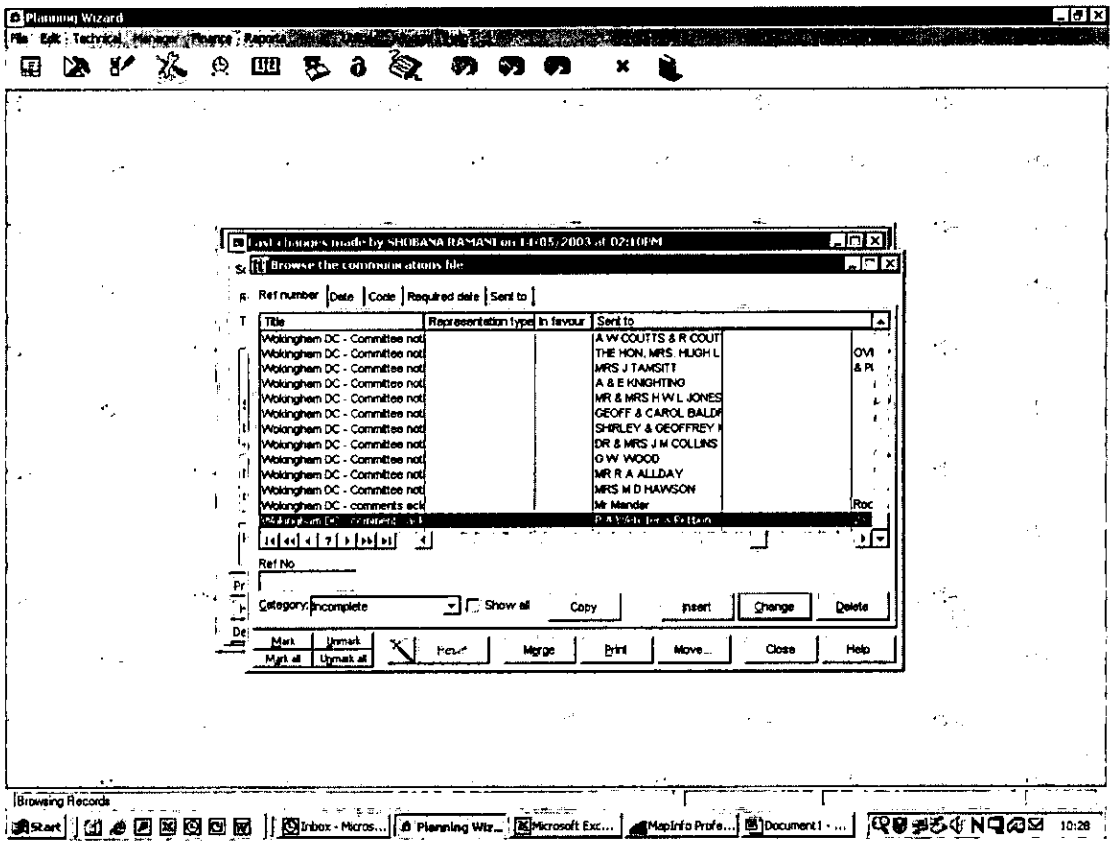
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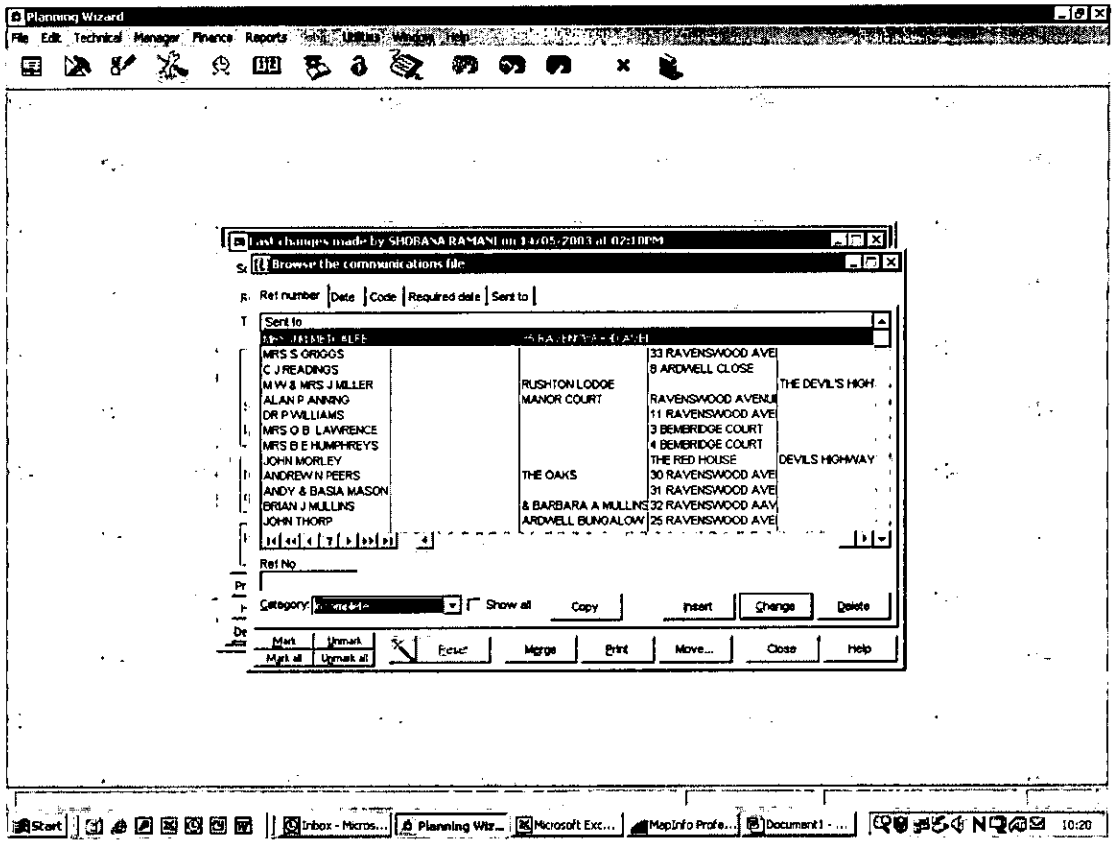

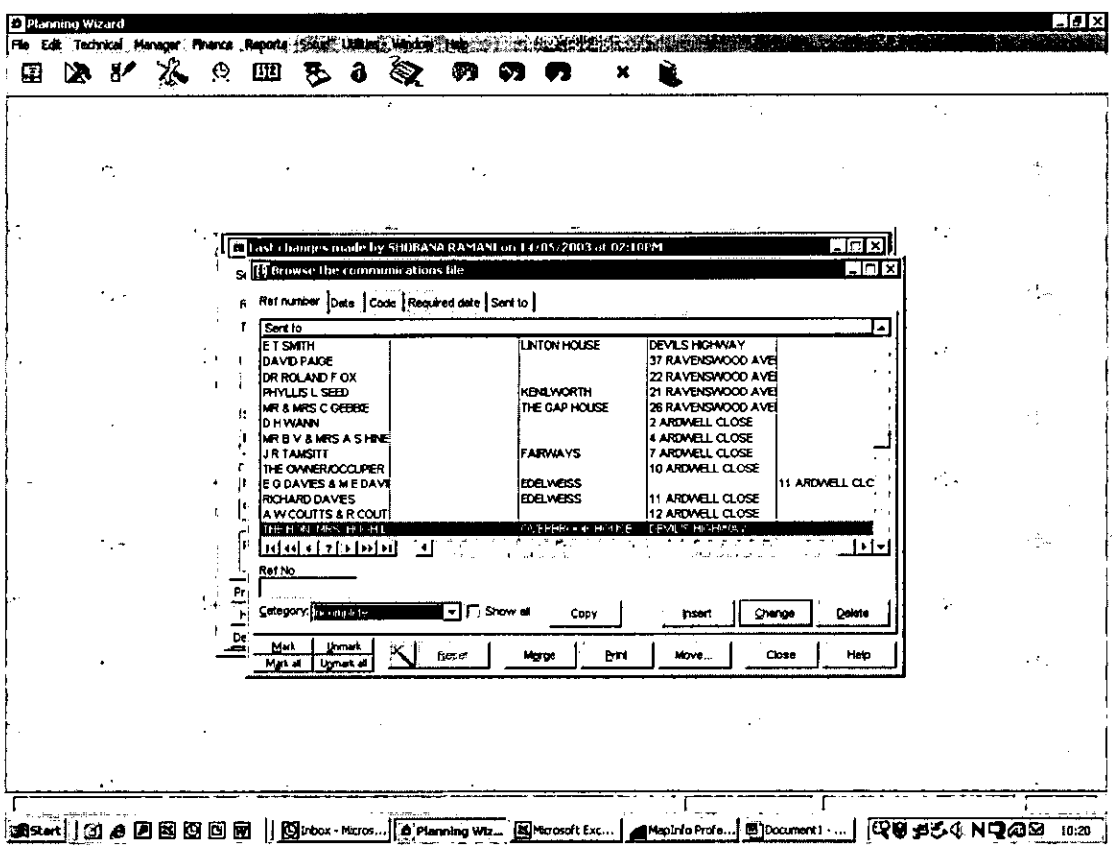

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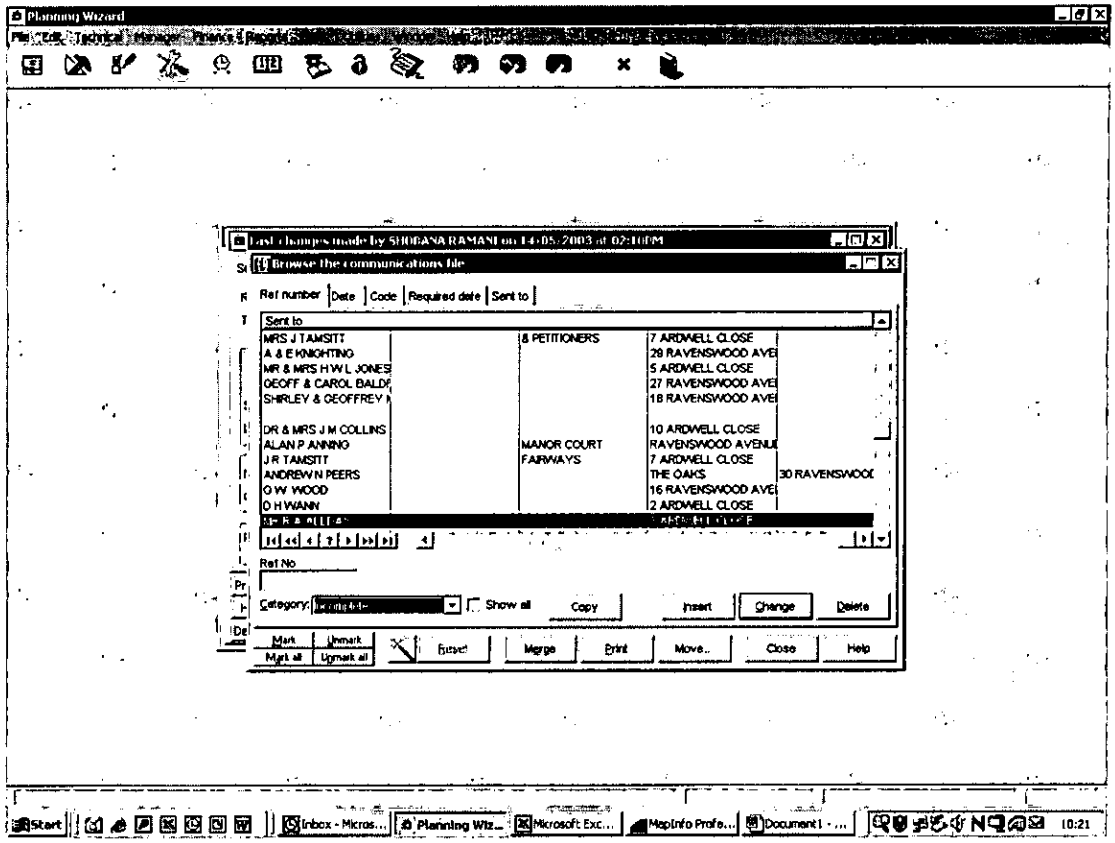
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THE OAKS
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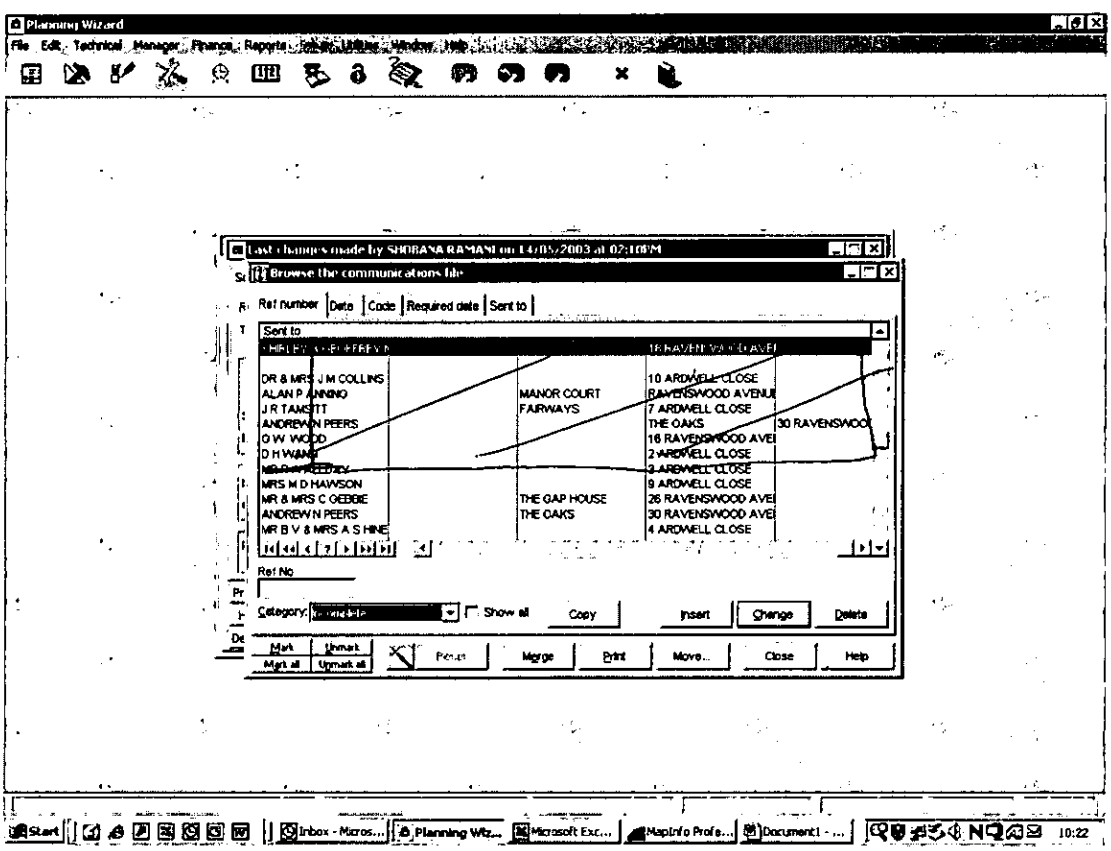
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FAIRWAYS
THE GAP HOUSE
THE OAKS
10 ARDWELL CLOSE
RAVENSWOOD AVENU
7 ARDWELL CLOSE
THE OAKS
30 RAVENSWOOD
16 RAVENSWOOD AVE
2 ARDWELL CLOSE
9 ARDWELL CLOSE
26 RAVENSWOOD AVE
30 RAVENSWOOD AVE
4 ARDWELL CLOSE
Ref No
Category:
Show all
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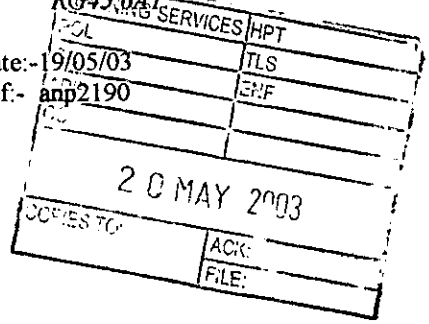
Microsoft Exc...
MapInfo Profe...
Document1 - ...
10:22

MR. TREVOR WATSON

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY



Date:- 19/05/03
Ref:- anp2190

Ms Kerrin Lithgow
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

I cannot conceive how irresponsibly Wokingham Unitary are behaving over this application. Letters to yourself, Trevor Watson and 'The chairman' of the council have gone unheeded except for some 'standard letter' responses, requiring no effort, thought or intelligence on your part. It is questionable to whom your loyalties lie, is it with the tax payer who funds your salaries, or the developer?

I have been informed by a local resident that indeed you are to include the information supplied by Brookworth Developments in February 2003 in your quest to get this approval through the Development Control Committee on 21/05/03. Legally you have no right to do this; it is correct procedure for yourselves to notify residents/interested parties that there has been additional information received, (in this case very significant information) and that the changes can be viewed in the usual manner and comments made. **THIS HAS NOT BEEN CARRIED OUT**.

However, given your disregard for procedures to date, and my information that you are to use Brookworth's 'plans for Ravenswood Avenue' at the meeting on 21/05/03, I feel I must make my comments re the Brookworth plans or risk not having my comments recorded.

My comments refer to the letter of 27/02/03 and drawing No TSP/BRO/P1032/01 from Brookworth Developments Ltd.

1) Brookworth make reference to 'existing footpath' – there is no such thing in Ravenswood Avenue.
2) The pavement proposed is woefully inadequate for the use intended ie Wheelchairs, Disabled and carers from both Ravenswood Village and Valeries elderly peoples rest home.
3) Who will be responsible for the maintenance of the pavement in future? The residents of the 18 flats? Brookworth Developments? - I fear not.
4) The land upon which the pavement is to be built belongs to the residents of Ravenswood Avenue – has permission been obtained from residents for pavement construction.
5) The lamp columns proposed will be positioned upon private land. a) has permission been granted by residents b) who will maintain the lights and pay for the electricity consumed.
6) Any technical detail regarding the 'repair' of Ravenswood Avenue is lacking. Just filling in pot holes and applying a new 'dressing' is woefully inadequate even in the short term – in the medium/long term, today's problems will return compounded by extra vehicular traffic from the 18 new flats. To carry out the work properly to a recognised standard, will cost in the region of £3,000 per linear meter, probably therefore costing about £1,000,000 in total, unaffordable to the developer. Wokinham Unitary Planning have a responsibility for the long term, not short term fixes to suit the developers pocket.
7) If the road is made up to the standard proposed by Brookworth, who will maintain it? Brookworth and or the residents of the 18 flats – again I fear not.

8) The main problem with Ravenswood Avenue is that it was never intended as anything but access to the houses in Ravenswood Avenue and Devils Highway and was not constructed to any recognised civil engineering standard of foundation or drainage. With the addition of Ardwell Close the golf course and Ravenswood Village, the road is grossly over used, the additional 18 flats will exacerbate this problem further. The poor foundations coupled with the fact that there is no drainage means that erosion is rapid especially where previous patching has been carried out by the Utilities. The Brookworth proposal does not address this basic fundamental flaw at all; for purely commercial reasons they wish to impress Wokingham Unitary with a 'quick fix' (not long term) solution, returning Ravenswood Avenue into exactly the same Road Safety hazard as it is now, within a year.

The only responsible action for Wokingham Unitary to take, is to adopt Ravenswood Avenue, and to construct a 'Local Authority Regulation' road with properly designed foundations, pavements, lighting and drainage. This will then remove future barriers to developing other areas of land accessed by Ravenswood Avenue. Your planning function is to assess the overall picture on a long term basis and look after our heritage; you are attempting a very short term fix to get this application approved representing unacceptable temporary civil works to be carried out on a road, which will represent exactly the same safety hazard within 12 months. The only winner will be the developer.

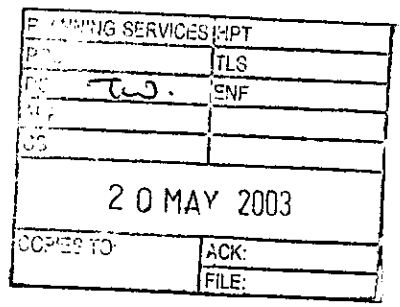
Yours Faithfully

Andrew N Peers

Cc Trevor Watson
Chairman of Wokingham Unitary
Chairman of the development Control Committee

TW

23 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AX
Tel: 01344 774790



Chief Planning Officer & the Development Control Committee
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

18/05/2003

RE: Proposed Development of 18 flats at Ardwell Close, Crowthorne by Brookworth Developments Ltd and associated works to Ravenswood Ave.
Development control reference number F/2002/8165 dated 9/12/2002

Dear Committee Members

Please consider the following points before reaching a decision about the above application:

1. Resurfacing Ravenswood Avenue will have no effect on the long-term safety issues that the numbers of cars create. In fact, providing a pavement will force parking into the carriageway, which will narrow Ravenswood Avenue to a single lane road.

2. One of the major safety issues for Ravenswood Avenue is non-resident parking at the Dukes Ride intersection. This causes the carriageway as it stands to become single lane at a point where children return from school by coach and pedestrians seek to use the local shops. Nothing in the proposal put forward by Brookworth will resolve this problem.

3. There is already a soft verge, ie gravel, to Ravenswood Avenue and this currently proves inadequate as a soak-away when rainfall is moderate. For Brookworth to propose a soak-away drainage system is to dupe the committee into believing they have solved a problem which can only be solved with positive drainage, something which I am flabbergasted that the highways engineer has not pointed out.

4. Is the committee willing to grant this permission knowing that without the road being adopted, the current condition of the road will return within five years, the only difference being that there will be more vehicles from the proposed block of eighteen flats.

5. The local authority has applied a really low standard of parking requirement to luxury flats where a minimum of two cars per flat is to be expected.

6. There has been a lot of talk about a Grampian condition. For this to be put in place requires that the developers achieve a favourable result in court. I have consulted with a top London QC on this issue and his comments are as follows:

"The Grampian condition is intended to be used where vehicular or pedestrian access is not currently possible. For example, where a land owner has been granted a right of way where no road, or more specifically no passable road exists or where no footpath access exists. It is not intended to be used where vehicular and pedestrian access to the site is already in existence. Under these circumstances it is extremely unlikely that a judge would grant such a condition when the only purpose for which it is granted is to serve meeting the requirements of a planning permission. In my opinion it is a complete red herring and one which would be successfully brushed aside at the first attempt."

He also pointed out how disappointing it was that the local authority legal team did not have sufficient knowledge to point this out to the committee.

7. The issue in a nutshell is that short term solutions to the safety issues proposed in the redevelopment of Ravenswood Avenue not only fail to address the key safety issues now but when the road returns to its current poor state leave the local residents and incidentally the voting public, in a worse position than they are now.

The only solution that would be acceptable in these circumstances is that the developer carries out the work to Ravenswood Avenue to adoptable standards and the local authority subsequently adopt the road. This would mean that the works would include positive drainage and a complete relaying of Ravenswood Avenue's road surface from substrate up. This would also then allow for the inclusion of double yellow lines at the Dukes Ride intersection so that parking, which currently takes place right up to the junction, is prevented. As long as Ravenswood Avenue remains a private road, neither the police nor the local authority can enforce traffic safety measures.

I hope that in setting out the issues clearly above that committee members are able to sift more productively the information provided by the permanent officers of the committee. As residents of Ravenswood Avenue, we do not believe that our interests are being considered or represented by the permanent officers of the committee to whom we have made many representations. We therefore hope that the elected members will support their local voters, the residents of Ravenswood Avenue, in rejecting this poorly conceived proposal which serves only one purpose, to facilitate the greed of the developer.

Yours faithfully

P A Webster
BA Hons Dip.ARCH RIBA

cc Mary Severin, Angus Ross, Keith Watson / K. Withgen / M. Moon

KL

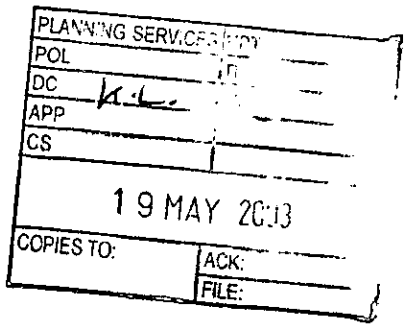
035

EDGEWORTH HOUSE
33 RAVENSWOOD AVENUE
CROWTHORNE
BERKSHIRE RG45 6AX
TEL: 0344 777774

45

Planning Application: F/2002/8165

16th May 2003



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

Dear Sirs

Site Address: Ardwell House, Ardwell Close, Crowthorne
Proposal: Proposed demolition of exisiting building and erection of 18 x 2 bedroom apartments

I live at No 33 Ravenswood Avenue and would like to register my further complaint about the above proposal.

Ravenswood Avenue and Ardwell Close are quite secluded areas, described by the local estate agents as being one of the "most prestigious areas to live in Crowthorne". There are no flats as such just houses and bungalows. Ravenswood Avenue is a private, unmaintained road which is full of potholes. The increased traffic, possibly 36 extra cars (2 per flat) will not only cause danger to road users but will further ruin the already ailing road surface.

Brookwood Developments propose to improve the road surface but who is going to be responsible for the unkeep. This hasn't been explained. The proposed road humps will indeed slow the traffic down (namely the golfers) but will also be an inconvenience to the residents especially those of use who live between the Ardwell Close junction and the Gold Club where the golfers are liable to speed up.

I would also like to point out that a yet another new development will further aggravate the dust pollution in the area – there is also a new development starting in Dukes Ride nearby.

In addition, my back garden backs onto to Ardwell House's garden and I understand that a substantial number of trees will be knocked down effecting my privacy not to mention the increase in noise from the proposed 18 flats.

To sum up, in my view, the development is out of keeping with this area and will cause overdevelopment and further overuse of Ravenswood Avenue.

I hope my comments will be taken into consideration.

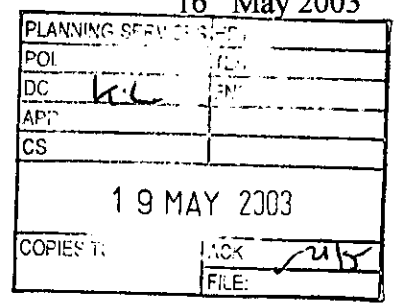
Yours faithfully

S J Griggs (Mrs)

"Silverley House"
40 Ravenswood Avenue, Crowthorne, Berkshire RG45 6AY
Telephone: (01344) 750757

085

16th May 2003



Ms Kerrin Lithgow
Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Re: Planning Application F/2002/8165 Ardwell House

Dear Ms Lithgow,

I understand that the above application is likely to be approved at the Committee meeting on May 21st 03, provided that the developers improve Ravenswood Avenue as they have previously offered to do. I believe this improvement is to include the creation of a separate footpath, re-surfacing of the road and the installation of street lighting. Of course all of this is welcome.

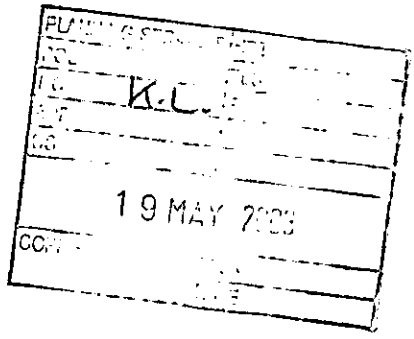
But the road is in an appalling and dangerous condition right now, and if planning permission is granted on the basis that the road improvements are only to be completed before the proposed apartments are occupied this could be at least twelve months away. The heavy construction traffic which will use the road during the development phase will only make the road condition worse, and could indeed render the road nigh on impassable for the residents. I have lived here long enough to remember that this is exactly what happened when Charles Church re-developed the old Waverley School site.

Can I suggest a simple solution? I think a further condition should be imposed on the developers, requiring them to repair the pot holes that are presently in the road, **before any work commences on Ardwell House itself** and to keep the road serviceable for the duration of the development. The cost of basic patch repairs will be minimal to the developers on a scheme of this size, but will make the road safer for all users, both residents and the developers themselves.

Yours sincerely,

Damian Cavanagh

OBS



Manor Court
Ravenswood Avenue
Crowthorne
RG45 6AY

Tel/fax: 01344 750209

16th May 2003

Attention Ms Kerrin Lithgow

Dear Ms Lithgow,

re: Planning Application F/2002/8165 Ardwell House

Further to your letter to me 17th January last, I now write in anticipation of the recommended approval of the above application on 21st May next.

Firstly I am please to note that my written concerns to Brookworth Developments Ltd (BDL) over likely puddling in Ravenswood Avenue (RA) following the creation of a pavement on its western boundary have resulted in the incorporation of six new gullies into soakaways into BDL's proposed improvements to RA.

Secondly, I note from your office file that one likely condition of planning approval is that BDL completes its proposed improvements to RA "prior to the first occupation on the site".

On the assumption that "first occupation" refers to owner/occupiers of the new accommodation (as averse to the first **contractor**), may I request that serious consideration be given to the fate of RA for the period between first works and first occupation....**a period likely to be at least one year!**

This could be simply addressed by a further condition on BDL requiring the potholes to be repaired **before the commencement of any work.**

Finally I would ask if there has been any input from Bracknell Forest Borough Council (BFBC) that produces practical resolutions to the unrestricted, inconsiderate/ dangerous parking at the immediate junction of RA and Dukes Ride? It is worth noting that my copy of HM Land Registry Title BK 224804 (showing the boundaries of the freehold of RA and Devil's Highway) shows that the first few metres of RA are **not** within this Title's delineation. It seems therefore that BFBC could easily impose legal parking restrictions into this junction **now** and subsequently extend them into RA as far as required by acquiring ownership of the freehold from the liquidators of Fieldgain Ltd by say, adverse possession procedures?

Yours sincerely

Alan P Anning

OBS -

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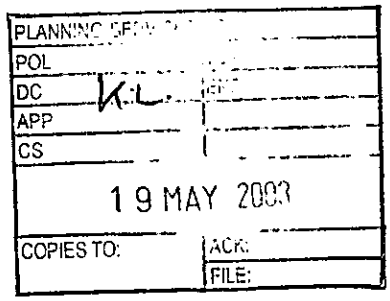

Rookwood,
Devils Highway,
Crowthorne,
Berkshire.
RG45 6BJ

16th May 2003

Dear Ms. Lithgow,

Planning Application F/2002/8165

I welcome the fact that this application includes the upgrading of Ravenswood Avenue and would ask for consideration to be given to stipulating that the potholes should be filled in before building work commences. The holes are really in a very bad state, especially towards Dukes Ride, and will surely be exasperated by the lorries servicing the site.

Yours sincerely,

Roy Mander

Ms. K. Lithgow,
Wokingham Unitary
Planning Services,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

14 May 2003

69159

PLANNING SERVICES	HPT
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19 MAY 2003

COPIES TO:

Kerrin Lithgow
Wokingham Unitary
Planning Services
P O Box 157
Shute End
Wokingham Berks RG40 1WR

Dear Ms Lithgow

Application No: F/2002/8165
Site Address: Ardwell House, Ardwell Close, Crowthorne
Proposal: Proposed erection of 18 flats and demolition of existing dwellings

We are surprised to learn from Trevor Watson's letter of 12 May that the above project is to be determined at the Development Control Committee meeting on 21 May and that the application is recommended for approval.

We understood that planning permission might be viewed favourably if the developer agreed to the following action being taken in Ravenswood Avenue:

- Paths/pavements provided
- Street lights put in place
- The road being properly repaired and maintained
- Adoption of Ravenswood Avenue by Wokingham Unitary

However, we have now been advised that the road will continue to be unadopted, since the developer does not propose that it is positively drained to the nearest public drains in Dukes Ride. Only a cosmetic surface is proposed that will deteriorate over next few years and result in huge holes appearing again. Increased traffic would cause the surface to deteriorate even sooner.

We also understand that it is not now possible to put in place a footpath as the area on which it is intended to build is property belonging to residents of Ravenswood Avenue.

As the road continues to be unadopted no parking restrictions can be imposed and cars can be parked at will especially if it is a road owned by residents. Parked vehicles is problematic for pedestrians.

Ravenswood Village
Nine Mile Ride
Crowthorne
Berks RG45 6BQ

Tel 01344 755555
Fax 01344 773174
email norwoodravenswood@nwrw.org
website www.nwrw.org

Registered Office:
Broadway House,
80-82 The Broadway,
Stanmore, Middlesex HA7 4HB
DX 48915 Stanmore

PATRON
Her Majesty the Queen

HONORARY LIFE PRESIDENTS
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PRESIDENT
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CHIEF EXECUTIVE
Norma Brier

A part of
Norwood Ravenswood
Giving People a Chance in Life

Norwood Ravenswood is a company limited by guarantee registered in England under the number 3263519.
Registered Charities No 1059050

Norwood Ravenswood

It would appear that the only benefit is a temporary improvement in the road surface for a limited period. In view of this, our objections to the proposal are as originally outlined, and confirmed below:

- Additional traffic on Ravenswood Avenue causing deterioration in an already poor road
- Additional hazards for our residents some of whom can access the community independently from Ravenswood Village via Ravenswood Avenue. This is the only independent access they have to the community. They certainly could not go walking down the Nine Mile Ride, our other entrance. Risk assessments might prove this activity would have to cease thus depriving them of an element of their independence
- Staff push wheelchairs down Ravenswood Avenue. They currently have trouble negotiating the pot holes. Additional deterioration would cause additional problems.
- Many of our staff now come from Reading and travel by train. Early shifts start at 7 am and late shifts finish at 10 pm. At certain times of the year it is very dark when travelling to and from Ravenswood Village and at times very difficult to see the pot holes in the road. Additional traffic will not improve this.

Unless Ravenswood Avenue is adopted, we would not like to see 18 flats being built in Ardwell Close for the reasons stated above. We do hope you will take the needs of 167 adults and children with learning difficulties into account before making a decision that will have a detrimental effect on their lives.

Yours sincerely

Rita King

Rita King
Village Bursar

Ian Jordan

KL

From:	Shirley Mather [Shirley.Mather@tesco.net]
Sent:	18 May 2003 18:57
To:	Development.Control@wokingham.gov.uk
Subject:	Application F/2002/8165 - Ardwell House, Crowthorne

Thank you for your letter informing us that the above planning application will be determined on Wednesday 21 May. We are concerned that your Authority have chosen to recommend this application, having regard to the rapid deterioration of Ravenswood Avenue, which is of course the only access to Ardwell House. If your Authority does not have a change of heart, then we would plead that they insist that the potholes in the road are made good before and after the development takes place. We are certain that the increased traffic from contractors lorries will make matters worse. Do we have to wait for an accident before something is done? We know of one elderly person who feels confined to her property, as she considers it too dangerous to walk down the road.

We still feel that the "dressing" proposed by Brookworth Developments Ltd will be completely insufficient and with further increased traffic from the residents of the new development, this surface will not last long.

A further concern is course the indiscriminate parking along the road, which causes a great deal of inconvenience for pedestrians and vehicles. After all it is the residents who pay the Council Tax, not those who park. Some of these cars are left all day, while the drivers park and then catch a train. Some of this problem, of course, lies at the feet of Bracknell Forest Borough Council.

12, Ardwell Close
Crowthorne
Berks. RG45 6BA
Home Phone 01344 773408
Email tonekath@onetel.net.uk

PLANNING SERVICES	HPT
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16 MAY 2003	
	✓ 21/5

15 May 2003

For the attention of Kerin Lithgow
The Development Control Officer
Wokingham Unitary Authority
P O Box 157
Shute End
Wokingham RG40 1WR

Dear Sir/Madam

Application No. F/2002/8165
Site Address Ardwell House, Ardwell Close, Crowthorne

In connection with the above application will you please note and include the following;

The 'substantial Hedge' referred to in paragraph C under Appraisals in the Developer's submission is within our property and maintained by myself.

We are planning to have our hedge removed and the Developer can no longer depend or refer to this hedge as a screen to parking of cars with their noise and lights affecting Nos. 11 and 12 Ardwell Close.

This hedge has an average height of 90 to 96 inches. To maintain a similar degree of seclusion of Nos. 11 and 12 from the proposed car parking will require the Developer to have constructed on Ardwell House land a well built brick wall the full length of the boundary.

Yours sincerely,

A.W. Coutts

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 15 May 2003 08:14
To: kerrin.lithgow@wokingham.gov.uk
Cc: angus@soldiers75.freeserve.co.uk
Subject: DCC report error

May I respectfully point out on behalf of the local residents (also Finchampstead PC parishoners), that under "Item 2 Consultation" in the DCC report, the objections from Finchampstead PC are not those referring to this application. Nash Grove Lane and Barkham Ride are not in our area.

We are aware that Finchampstead PC, with whom local residents consulted, did indeed write to WUA regarding application 8165, as they did with regard to the earlier application.

The local residents would be obliged if the DCC are reminded of FPC's correct objections prior to the meeting.

Thank you.

Regards,

Dr D J Collins

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 16 May 2003 10:51
To: kerrin.lithgow@wokingham.gov.uk
Cc: angus@soldiers75.freeserve.co.uk; Ejgdavies@aol.com; jtamsitt@sifam.com; jm-cjreadings@tgis.co.uk; tonekath@onetel.net.uk
Subject: DCC report application 8165

In discussion with neighbours, it has be noted, under "letters of objection / foul and storm water drainage systems", that the report (as with 6270) makes reference only to run-off as the problem leading to flooding.

Chris Readings and I visited you for discussion with Roger Johnson earlier in the year. At that meeting, we pointed out, substantiating earlier correspondence opposing the lack of any intent on the developer's part to discharge other than into existing inadequate systems, that the surface water problems are not due just to run-off **but to seepage,** and that this is a situation that has worsened with environmental change in recent winters.

We would be most grateful if the DCC report is modified noting **seepage** as well as run-off a key factor. In the event that the conditions set by WUA to address this are not adhered to by the developer, and the situation worsens as a result of the significant loss of permeable soil surface with this development, we feel that it is essential for our protection that the DCC minutes accurately record this important point.

As before, we thank you for your help in this matter and we trust that, on behalf of the residents, either you or the Chairman will inform the DCC of this apparently subtle but nonetheless very significant modification.

Have a good weekend.

Dr D J Collins

OBS

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14 MAY 2003	
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14 May 2003

To: Kerrin Lithgow, Planning Officer, WUA
Mary Severin, Legal Services, WUA
Keith Rogers, Traffic Control, WUA

From: All WUA residents residing on the western side of Ravenswood Avenue, and also residing between Ardwell Close and Dukes Ride

Application F/2002/8165 and proposed changes to Ravenswood Avenue

We, the residents of numbers 11, 15, 17, 21, 23, 23A and 25 Ravenswood Avenue, have just been informed that there will be a DCC meeting on 21 May to hear this application. As WUA tax payers, we are shocked to learn that the Authority has

- recommended that this application be approved, without providing us with any prior formal notification of all of the proposed changes to Ravenswood Avenue
- approved plans to make changes to the private frontages to our properties without consultation

Please find attached formal notification that we will not give our permission to Brookworth developments to construct a footway, nor to install street lighting on the private land in front of our houses, which we own, and upon which the existing public footpath lies.

Although the developer may consider that he has the right to make changes to the roadway itself, he has no right to make any changes to our private land.

Ravenswood Avenue is, and will continue to be a private and unadopted road upon which parking restrictions cannot be enforced, even by us when people trespass by parking upon our property – a problem which would continue even if a formal footway were to be constructed.

Please note that Mrs Ormrod at 1, Ardwell Close (who is on holiday and cannot be contacted to give her written support, but who has signed all petitions to date opposing Brookworth's applications) will also undoubtedly support this notification.

Please note that **these private frontages constitute the entire length of that part of the proposed footway that lies within the WUA area.** This forms about 70% of the existing western footpath lying on WUA and BFBC land.

Since we have only just learnt of the meeting next week, and since the committee report has gone to press, we request that Kerrin Lithgow and the committee chairman ensure that the DCC is made fully aware of the contents and implications of this notification.

c.c. Councillors Angus Ross, Gerald Cockroft, Muriel Long, Robert Stanton

F/2002/8165

NOTIFICATION TO WOKINGHAM UNITARY AUTHORITY FROM RAVENSWOOD AVENUE RESIDENTS LIVING ON THE WESTERN SIDE BETWEEN ARDWELL CLOSE AND DUKES RIDE

Ravenswood Avenue is a private road which is, and will continue to be, unadopted by the local authority.

We will not give our permission to Brookworth developments to construct a footway, nor to install street lighting on the private land, in front of our houses, which we own, and upon which the existing public footpath lies

Signature	Name	Address
	D M WEBSTER	23 RAVENSWOOD AVE
M J Williams.	M. WILLIAMS	11 RAVENSWOOD AVE
R.F. Hickey	R.F. HICKEY	15 RAVENSWOOD AVE
Haniabla simpson	H D. SIMPSON	15 RAVENSWOOD.
John E. Thorp	J. E. THORP	25 RAVENSWOOD AVE.
J W Dowdell	J. W. DOWDELL	23A RAVENSWOOD
Phyllis L Seed.	PHYLLIS SEED.	21 Ravenswood.
E M Symons	EVELYN SYMONS	17 Ravenswood.

Comments received up to committee report finalised (including Brookworth development consultation).

- Petition - 68 signature petition.

Lack of adequate parking	~~HHT~~ III	✓
Ravenswood Ave traffic	~~HHT~~ ~~HHT~~ ~~HHT~~ ~~HHT~~ IIII	✓
Overlooking – Edelweiss (29 Ravenswood Ave.)	IIII	✓
Car park - nuisance to Edelweiss (12 Ardwell)	III	✓
Nothing new in current app	II	
Problems re: surface water & effluent removal	~~HHT~~ ~~HHT~~ I	
Overbearing – 12 Ardwell Close	III	
Adverse env. impact - disturbance, noise, air pollution.	~~HHT~~	
Out of character	~~HHT~~ II	
Loss of building of character	III	
Loss of trees	II	
Risk to elderly and/or disabled people along Ravenswood Ave	~~HHT~~	✓
Maintenance of the road (Ravenswood Ave).	I	
Access to the site inadequate	I	
Excessive redevelopment within the area	I	
Lack of variety of housing	I	
Application contains inaccurate info re: bus & train times.	I	
Procedural concern	III	

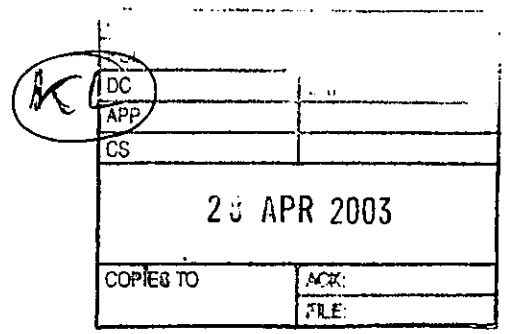
+ Consultation by Bookworth. 13 additional

Surface water Drainage
Speed humps / lighting :: pollution
Maintenance of improvements
Dressing will not last for a long time

Fanning. I
Readings. I
Collins III
Peers III

1 objection withdrawn on basis of proposals by Bookworth.

2nd OBS – NO NEED TO RE-RECORD
(via E-Mail)



25th April 2003

12, Ardwell Close
Crowthorne
Berks. RG45 6BA
Home Phone 01344 773408
Email tonekath@onetel.net.uk

The Development Control Officer
Wokingham Unitary
P O Box 157
Shute End, Wokingham
RG40 1WR

Dear Sir/ Madam

Application No. F/2002/8165
Site Address Ardwell House, Ardwell Close, Crowthorne

Further to our letters in connection with the above proposed development we wish to emphasise our objection already sent to you.

1. Drainage

Heavy or prolonged periods of rain currently flood our grounds. We have taken remedial action by installing under-lawn capillary drainage together with a separate french drain close by our south boundary to 4 inch pipes, all flowing to ditch at north end of our land.
Not withstanding the risk improvement we have taken, water still gathers near our front door and across the garden generally.

With the proposed development the permeable surface of the site will be reduced by some 30% plus tarmac area allocated for car parking. Furthermore some trees and shrubs are to be removed and there will compaction of the ground by vehicular movement.

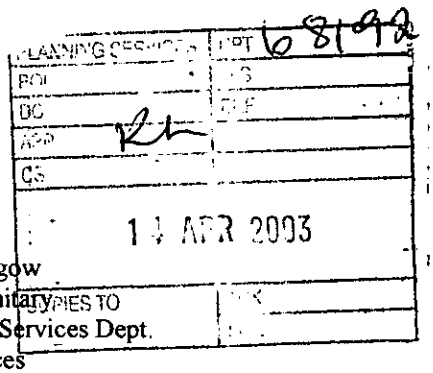
The Developer has failed to make an assessment as contained in Planning Policy Guidance Note 25 of the likely rate or speed or volume of water that might be generated or the methodology for assessing the potential risks of flooding to properties 11 and 12 Ardwell Close. You are required to ensure that the developer has a 'sustainable drainage system' or other piped system to remove the surface water. Appendix F 5-716 requires that the developer should take into account local knowledge of flooding in the community.

2. Car Parking Location

The proposed site is close to our boundary. By locating the parking in one area the pollution from noise and fumes is both unreasonable and unacceptable. The permeable surface will be greatly reduced immediately adjoining our boundary and will further increase the flood risk.

Yours sincerely

AW & Mrs KM Coutts



'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-14/04/03
Ref:- anp2181

Ms Kerrin Lithgow
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

At last a response other than a 'standard letter' from your department. The fact that Application F/2002/8165 has 'attracted a large amount of correspondence' is indicative of the sincere concern which residents have, to which the Council has a responsibility to respond. It is important for those opposing the application to have answers in writing for possible future reference, therefore I would prefer a reply in writing. I would like to point out that the large amount of correspondence has been generated by Brookworth Developments (not residents) making this application a) whilst the first application was going to appeal, and b) before they had developed a plan on how to deal with Ravenswood Avenue. Procedurally this application should not have been accepted by yourselves until such time as Brookworth had indeed surveyed the road etc etc etc. The excess work now generated is basically self inflicted.

I will briefly state the problem again for clarity:-

Application F/2002/8165 was made by Brookworth Developments in December 2002, following the unsuccessful application F/2002/6270 which was turned down primarily on 'Highway Safety Risks' and the condition of Ravenswood Avenue. The December application made a mention of the intent by Brookworth to survey the road and come up later with a proposal. Without any detail of the plans, it is impossible for residents to make sensible comment. Brookworth (TWO MONTHS LATER) circulated their plans to residents. Procedurally this is meaningless; any changes to the application should have been notified to the residents by The Council. I am now waiting for this 'official notification' from yourselves prior to making my comments upon the plans for Ravenswood Ave. Procedurally it would be proper for the Council to refuse application F/2002/8165, and to instruct Brookworth to make another application with full details of their proposal, which can then be circulated to residents.

It is a well known tactic for developers to 'confuse' issues by making further applications whilst appeals are pending hoping that everyone involved will get thoroughly fed up with the issue and refrain from continuing to oppose; and in this case it certainly seems to be working. As you point out there is considerable correspondence, unfortunately for yourselves this has to be dealt with in, and the importance of the issue warrants decisions in writing.

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

Cc Mr Trevor Watson, Dev Control Manager.

Tel: (0118) 974 6441 (Direct Line)

Fax: (0118) 974 6484

Date: 11 April, 2003

My ref: F/2002/8165

Your ref: anp2180

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

Mr Andrew Peers
The Oaks
30 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AY

Dear Mr Peers

RE: ARDWELL HOUSE AND RAVENSWOOD AVENUE
APPLICATION NO F/2002/8165

I refer to your letter of the 10th of April 2003.

Due to the contentious nature of this application, and the proposed works on Ravenswood Avenue, this application has attracted a large amount of correspondence which it is simply not feasible to give full replies to.

May I request that you perhaps telephone me on the number provided above so that I may discuss your matters of concern, alternatively I would be most happy to have a short meeting with you to outline the progress on this application. I do feel that this would be more beneficial than writing a letter in reply to you, which I know will only create more questions than answers.

Yours sincerely,

KERRIN LITHGOW

Principal Planner

PLANNING SERVICES | HPT 68084
POL | TLS
DC | NE
APP
11 APR 2003
COMPUTER | FILE:

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-10/04/03
Ref:- anp2180

Mr Trevor Watson, Dev Control Manager.
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Mr Watson

Thank you for your (once again) 'standard' letter, dated 07/04/03, in response to my letter of 04/04/03 (ref anp2179). There seems to be a misunderstanding. If you read the correspondence you will see that I have requested The Council to reject the application F/2002/8165 because it is so similar to the previous one (F/2002/6270). Insufficient information was provided for anyone to make any additional meaningful comments. The proposed work to be carried out on Ravenwsood Avenue was NOT outlined in the application (F2002/8165), and to date we have had no 'official' notification from yourselves as to what the proposals are. All we have had is a letter from the developers outlining what they propose to do, which is unofficial and cannot be taken as an acceptable proposal until sanctioned by 'The Council'.

I wish to hear from yourselves what the position is regarding the proposal by Brookworth to carry out work on Ravenswood Avenue. I am still of the view that the application should be rejected, and Brookworth be requested to resubmit with a comprehensive and professional application. This tactic by Brookworth should not be tolerated by The Council; the time and effort spent on this unprofessional and vague application, by yourselves, represents a misuse of residents taxes.

Below is a brief historical outline of this/these application(s) for your reference.

1) Application F/2002/6270 turned down predominantly because of the state of Ravenswood Avenue and the Highway Safety risks caused by further traffic.

2) The application was referred for appeal – this is still on going

3) Brookworth Developments, prior to the appeal being heard, lodged another application, F/2002/8165.

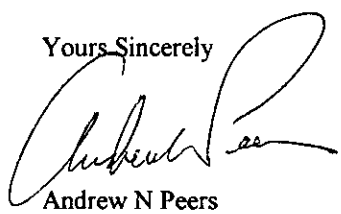
4) Wokingham Unitary sent this out to residents for comment in December 2002.

5) The application F/2002/6270 had no changes other than 2-3 vague paragraphs regarding a 'survey to be carried out by Brookworth, of Ravenswood Ave., and that they would revert to Wokingham Unitary LATER'. It is my opinion that this application should not have been accepted or processed by because of insufficient information contained therein for meaningful comment.

6) Brookworth took TWO MONTHS to come up with a proposal; procedurally this is the time when Brookworth should have made their re-application. This proposal was sent directly to residents!! This is not acceptable procedure. Any additional information supplied by the developer should be processed through yourselves, who in turn should inform the residents. This procedure has not been followed. Residents cannot make objections upon information supplied directly by the Developer.

I look forward to hearing from you very shortly, so that I can make comments re the Ravenswood Avenue proposals through the official and proper channels, knowing that the correct procedures have been followed by the developer and yourselves.

Yours Sincerely



Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

Cc The Chief Planning Officer – Wokingham Unitary

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

07 APR 2003

Date:- 04/04/03
Ref:- anp2179

ACK:
FILE:

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

I have not heard from you re my letters of 06/03/03 and 19/03/03. I am clearly unable to make sensible comments re **Application No F/2002/8165** until such time as your comments are provided. Either the Council supports the ad hoc and unprofessional way in which Brookworth Developments have presented their proposal, or the council does not, and informs Brookworth to withdraw the above application and present a new one with clear facts regarding Ravenswood Avenue action. As I have said before, I find it quite incredible that Wokingham Unitary proceeded with this application in the form presented by Brookworth ie no new initiatives or positive plan. I enclose copy of my correspondence to you for your reference.

I look forward to hearing from you soonest

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

Cc The Chief Planning Officer – Wokingham Unitary

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-19/03/03
Ref:- anp2178

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

Thank you for your 'standard response' to my letter of 6/03/03 (Ref anp2176). You will notice from that letter that I am requiring a response other than the 'standard response' from yourselves prior to making my comments upon the proposal.

I look forward to hearing from you

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-06/03/03
Ref:- anp2176

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

You will be aware that we have received unofficial copies of a drawing plus letter referring to the 'improvements to be made to Ravenswood Ave.,' by Brookworth developments under the above application. I have attached my reply to Mr Rowley.

I wish to formally request that Wokingham Unitary ask Brookworth Developments to withdraw their application F/2002/8165, on the grounds that it contains insufficient new material and more importantly because of the very vague manner in which they approached the subject of Ravenswood Avenue. In the application made in December 2002 they referred vaguely to 'informing the council at later stage what the proposal would be for Ravenswood Ave.'. Quite frankly I am amazed that the council decided to process this vague request. It is obvious that this was done purposely by Brookworth to confuse and complicate the application and discourage opposition, this is a well-worn tactic. It is now **more than two Months** since the application was made, and **only now** have they been in a position to inform yourselves of the proposals. The application procedure clock should only now start to tick. Please would you therefore request Brookworth to withdraw the previous application and submit a new one reflecting exactly what they intend to do. Then and only then is it reasonable for residents to examine the documents, clearly understand the proposals, and make constructive comments.

I shall be refraining from commenting on the Ravenswood Ave. proposals until such time as I hear officially from Wokingham Unitary.

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

The Oaks,
30 Ravenswood Avenue,
Crowthorne,
BERKS RG45 6AY

06/03/06
Ref anp2175

Mr Gavin Rowley,
Brookworth Developments,
Fetcham Park House,
Lower Road,
Fetcham,
SURREY KT22 9HD

Dear Sirs,

Ref your letter of 27/02/03 re 'Improvements to Raveswood Ave.'

Your unnecessary letter dated 27/02/03 has been received. The proper channel for this information should have been through the Wokingham Unitary. Planning application No F/2002/8165 refers to your latest quest to get approval. The application was both selfish in its execution, and I suspect, intentionally vague in content; you have put Wokingham Unitary to unnecessary work (and cost to poll tax payers) by putting forward an application which differed only from the previous application in some vague statements that you will 'inform the Council what action you will take re Ravenswood Ave., at a later stage'. I, and other residents, thought that Wokingham Council should not have considered your vague request until you indeed had a definite proposal.

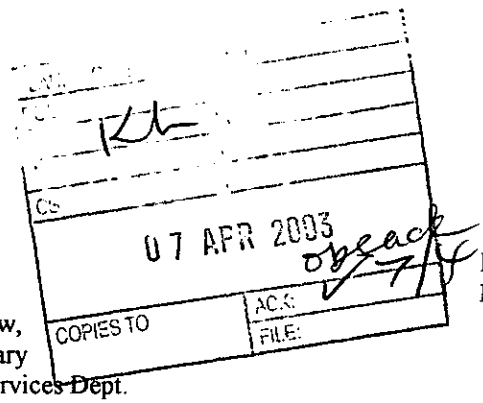
I shall be requesting the council to disregard your original confusing application, and request that a new and more comprehensive and sensible one reflecting your proposed action be submitted so that residents can examine the document, clearly understand what is being proposed, and make constructive comment.

Regards

Andrew N Peers
B.SC.Eng. C.Eng. M.I.Mech.E.

Cc Kerrin Lithgow, Wokingham Unitary.

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.



Date:-04/04/03
Ref:- anp2179

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

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B.Sc.Eng. C.Eng. M.I.Mech.E

Cc The Chief Planning Officer – Wokingham Unitary

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-19/03/03
Ref:- anp2178

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

Thank you for your 'standard response' to my letter of 6/03/03 (Ref anp2176). You will notice from that letter that I am requiring a response other than the 'standard response' from yourselves prior to making my comments upon the proposal.

I look forward to hearing from you

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-06/03/03
Ref:- anp2176

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

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Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

The Oaks,
30 Ravenswood Avenue,
Crowthorne,
BERKS RG45 6AY

06/03/06
Ref anp2175

Mr Gavin Rowley,
Brookworth Developments,
Fetcham Park House,
Lower Road,
Fetcham,
SURREY KT22 9HD

Dear Sirs,

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Regards

Andrew N Peers
B.SC.Eng. C.Eng. M.I.Mech.E.

Cc Kerrin Lithgow, Wokingham Unitary.

Copy - orig. not on file? Sent 15/11/02.

Tel: (0118) 974 6441 (Direct Line)
Fax: (0118) 974 6484
Date:
My ref: F/2002/6270
Your ref:

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

Mr C.J. Readings
8 Ardwell Close
Crowthorne
Berkshire
RG45 6BA

Dear Mr C.J. Readings

RE: APPLICATION FOR DEMOLITION OF EXISTING BUILDING AND ERECTION OF 18 X 2 BEDROOM APARTMENTS ARDWELL HOUSE, ARDWELL CLOSE, FINCHAMPSTEAD

I have been passed the above application, as I am now the senior officer for the south of the district.

I refer to your letter of the 29th of October 2002, in which you have outlined your concerns on the processing of this application.

- With regards to your concerns on the sewer, it is understood that Thames Water were initially consulted on the application and replied that they had no objections to the proposal.

- Regarding your concerns on land drainage, it is understood that a condition was recommended within the committee report in the event there were problems with surface water run-off.

- With regards to traffic and safety and parking issues, no concerns were raised (and have yet to be raised) by Council's Senior Highways officer.

- With regards to your note on 'Other developments', it is indeed standard practice to look at applications on a case by case basis – at least where they are infill developments.

- With regards to your question on environmental impact, it is considered that the committee report fully addressed this. However, should you know of some other environmental impact not taken account of, perhaps you could inform me as to what environmental impact was omitted? This would be most useful should the application go to appeal, or should another application be submitted.

- With regards to your comments on section 106 contributions, these contributions are arrived at following an assessment of the most essential needs for the area, in all aspects (highways/education/leisure etc). It is not always the case that section 106 contributions are within the immediate vicinity of the application site.

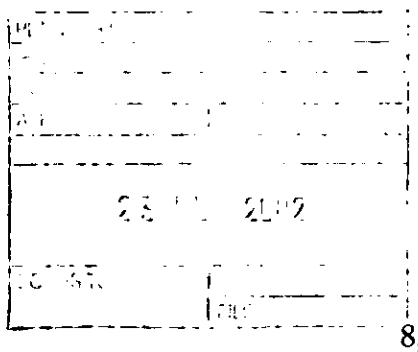
Should you have any questions, please do not hesitate to telephone me direct on the number provided above.

Yours sincerely

KERRIN LITHGOW

Senior Planner

Ms. Kerrin Lithgow
Development Control Officer
Planning Services
Environmental Services Department
Wokingham Unitary
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR



8, Ardwell Close
Crowthorne
Berks RG45 6BA

Saturday, 21 December 2002

Dear Ms. Lithgow,

Planning Application Number F/2002/8165 – Ardwell House

I refer to your letter of 17th December relating to the above Planning Application which, to all intents and purposes, is identical to Planning Application Number F/2002/6270. I fail to see why it has been accepted for consideration by the Council Officials.

However, before formally listing my objections to this Planning Application, I must take issue with your statement *"Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment"* as to the best of my knowledge this is not an excuse recognised in law. I would be grateful if you would indicate the legal basis for this and how this will affect your dealings with Developers.

I must also query the legality of Planning Application Number F/2002/8165, as it would seem in contempt of the Secretary of State who is currently investigating an appeal by the Developer against the Council's decision to turn down an almost identical application. Furthermore, the Developer would seem to be formally in breach of your own Planning Regulations, as the formal "red" notices have not been posted on the boundaries of Ardwell House. Does this mean that he has to re-submit?

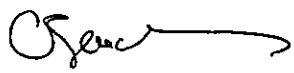
Turning now to the actual Planning Application, I wish to confirm my objections to this Planning Application as it involves the demolition of a charming Edwardian building and its replacement by a large neo-Georgian block of flats. Although the building is not listed, it is one of the few of this genre left in Crowthorne. Its demolition would destroy the character of a unique part of Crowthorne, as it will be totally out of keeping with other properties in the area. Such a short-sighted piece of vandalism should, in my view, be rejected outright.

If you decide to reject this argument and to proceed further then I would like to bring the following points to your attention:

- Concerns over privacy - the proposed development is significantly larger than the existing house and is over-bearing in nature. Several properties are in danger of being over-looked.
- Inadequacy of existing infrastructure – access (linked to traffic and safety) and drainage are of particular concern. There are already serious problems with both rainwater run-off and sewerage disposal. A solution to the latter has been proposed, which involves a link to the main sewer in Ravenswood Avenue, though this is ignored in the Planning Application. However, no viable solution to the former has been tabled.
- Parking – Crowthorne is an expensive area so the flats will probably sell for around £300-350K. Purchasers with this sort of money can be expected to have two cars but the parking provision is only for 1.5 places per flat with no provision for visitors. This means that extensive parking can be expected in Ardwell Close (please see traffic and safety). The problem cannot be alleviated by public transport as, contrary to the claims of the Developer, it is very limited. There is no direct link to Bracknell for example.
- Traffic and Safety – Ardwell Close is narrow and winding so any parking will severely disrupt traffic flow, placing residents at risk and significantly increasing the possibility of accidents. With cars parked in Ardwell Close access to Ardwell House can be very difficult. I have discussed this with the local Police and they are not at all happy with this possibility.
- Ravenswood Avenue – this is an unmade up road full of potholes and with no pavement. It is already very congested, placing everyone, including the handicapped residents of Ravenswood Village, at risk. To vitiate this the road would have to be brought up to standard and formally adopted. The rather vague references to "Circular 11/95" and the "Grampian condition" do not mean anything to me but I suspect are no more than window dressing.
- Section 106 – the none-educational part of the proposals are laughable as they are of no relevance to the residents of Crowthorne. I also understand that the amount is on the low side.

The Developer is still seeking to put a quart in a pint pot as the proposed development cannot be supported by the existing infrastructure. My main concerns are traffic and safety.

Yours Sincerely



C.J. Readings

Copies to

Cllr Angus Ross
Cllr. Gerard Cockcroft
Cllr. Muriel Long
Cllr. Robert Stanton

10, Ardwell Close
Crowthorne
Berkshire
RG45 6BA
djandjcollins@aol.com
01344 771073

3 April 2003

Kerrin Lithgow,
Wokingham Unitary Authority

Background to meeting on 9 April to discuss development applications 6270/8165 for Ardwell House, Ardwell Close, Crowthorne: conditions for sewage and surface water disposal

You have advised that the second application is likely to be heard at the DPC meeting on 23 April. If not approved at that meeting, the first planning application will be heard at appeal on 17 June.

You will already be aware that residents at the bottom of the hill at numbers 10-12 Ardwell Close are concerned that the conditions set for surface water disposal in these two applications may not be not stringent enough and may not provide adequate protection to the residents, should the development go ahead. You are also aware that there is a more general concern from all residents about the developer's plans for sewage disposal.

A fundemental point of concern shared by all is the fact that the developer has ignored the comments and information provided on the first application by local residents, relating to surface water and sewage issues, as well as comments from the WUA engineer, recorded for that application in the minutes of the DPC meetings. In the second application, the developer again has stated that *"discharge will be to the existing systems"*. The existing system for surface water is to soakaways, and for sewage to an often failing private sewer. From this, it seems reasonable to expect that the developer actually has no intention of doing anything other than his stated intent, unless WUA clearly stipulate otherwise and enforce their conditions rigorously.

As local taxpayers and residents, we demand that the Authority provide us with protection by setting and enforcing adequate conditions to cover these areas of concern.

Surface water disposal

1. Major points of concern

1.1.The authority understated the significance of the surface water drainage problem at the time of the first application - on p23 of the DCC minutes 2 Oct 2002, it states that flooding is due to "run off". Time and time again we have pointed out that *seepage* is a major and significant contributory factor, due to the geology (underlying clay impeding percolation and resulting in springs, and exploitation of this feature as

wells; high sub-surface hydraulic pressure resulting in seepage out of the site, even resulting in springing through the road) and slope of the site. Seepage leads to water-logging, long after immediate run-off following rainfall has ceased. Subsequent rainfall inevitably then runs off since soils by that time well exceed field capacity. This issue was noted in writing *as far back as November 2000 in relation to application F/2002/2774.* Due to changes in weather patterns, this is a worsening, but not a new problem, and completely in keeping with the Authority's own Flood Plan which states that *"existing highway and land drainage systems are not designed to cope with recurring heavy downpours of the level experienced in 2000"*, weather conditions again repeated this winter. Based upon our experience here, we agree completely with the authority's statement and we have genuine cause for concern that this development will make this matter worse. As a consequence of the Authority not addressing this issue thoroughly for application 6270, the protection that we may be afforded, by the two conditions set for the first application, may well prove inadequate if permission to develop were granted at appeal.

1.2. The fact that the much larger area of impermeable surface for the new development will reduce water penetration in the upper part of the site more remote to us (much larger house footprint and upper car park). This will increase run off and that water will be transferred to lower down the site. Of particular concern is the planned installation of the large car park opposite numbers 11 and 12 at the bottom of the site, and the presence of the roadway down to it from the top of the site. This will quickly physically transfer water from the top to the bottom of the site - water which currently at least has the chance to penetrate, be absorbed and be disipated higher up the site. Unless measures are taken to mitigate these changes, the combined effect of the above factors will be to increase water accumulation, run off and seepage at the bottom of the site.

2. Conditions

Two conditions have been set for both applications:

2.1. **Development shall not begin** until water sewage works have been carried out in accordance with details submitted to, and approved by, the District Planning Authority

Q. Is this essentially the same as Condition 21 in Appl.6270, which is not included in 8165? It has different wording.

2.2. Details of land drainage works together with details of the stage of development at which works will be brought into use are to be submitted to, and approved in writing by, the District Planning Authority **prior to the commencement of any development on site.** The works shall be constructed and implemented in accordance with those details. (Condition 26. Appl 6270)

The new condition, regrettably only for 8165, is that:

2.3. Details of surface water balancing works together with details of the stage of development at which the works shall be brought into use, are to be submitted to and approved in writing by the District Planning Authority **prior to commencement.**

3. Questions

3.1. Given that water from the site can only be loaded into WUA's gullies at the bottom of Ardwell Close, draining to the Golf course (unless a completely new exit point were to be stipulated by the authority), do WUA intend that access is given to the developer for his private drainage to discharge to WUA's system?

3.2. It is our understanding that final decisions on drainage requirements are often made after tests are made on site. If this is the case, and in spite of the known history of the site, then given that the worst of our problems normally occur during the late autumn to early spring period, when the water table is highest and seepage greatest, will WUA ensure that any such tests are carried out during this critical period and under such conditions? If they are not, data will be invalid, unrepresentative of the period of greatest risk, and not seasonally-related. It will simply be compatible with the conditions set above which are stated just as *being prior to commencement of development*, which is clearly not stringent or specific enough. Who safeguards our interests?

3.3. Space at the bottom of the site not affecting trees and not influenced by adverse slope is already limited, so where is the balancing tank to go, if it is to discharge to the gullies in Ardwell Close? Why has the developer not been asked to include this substantial item in his plans, since it would seem to the layman to be as significant a part of the development as any other?

Foul sewage disposal

1. Major points of concern

1. The existing private sewer servicing Ardwell Close and Ardwell House has caused serious problems due to blockage and inadequate pumping facilities. In spite of the pumping station having been upgraded, certain residents including those at No.11, have again had human excrement and foul sewer waste refluxing back up, and overflowing through their toilets. Such a pumping station should not in fact serve more that eight properties and it already serves about double that number. We all have serious concerns about the negative impact that the extra load from a net increase of 15 dwellings at Ardwell House will have i.e. a net 100% increase on the current Ardwell House plus Ardwell Close loading. This public health issue needs to be taken seriously.

2. Condition for application 8165

Only one condition has been set for this application. It states that:

None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.

Unfortunately, this condition does not expressly say that sewage has to discharge anywhère other than into the existing system. It only provides that the developer has to address sewage disposal with WUA and unlike all of the conditions for surface water, it does not state that **agreement** on sewage disposal **should be reached before**

development commences. To us this appears both inconsistent, unsatisfactory and affords us little protection.

Alarmingly, from the meeting minutes for application 6270, no conditions appeared to have been set at all to cover sewage disposal - a disaster, given our concerns, if application 6270 ever gets to appeal.

The only comments (not set as a condition) made by the council's drainage engineer (p19 minutes of DPC meeting 23 October) in relation to application 6270, were that *"because eighteen new apartments are being constructed, then a new adoptable sewer from the proposed development to the existing public sewer* (in Ravenswood Avenue) *is favourable to going to the private sewer system already serving up to eleven existing properties* (we think it is in fact fifteen!)".

We cannot understand why the drainage engineer has not submitted more stringent conditions for application 8165, given that in the earlier application he considered "that a new adoptable public sewer draining to the existing public sewer was favourable to going to the current private sewer serving the existing properties".

3. Questions

3.1. Why does the foul sewage condition set for 8165 not state that agreement on sewage disposal should be reached before development commences?

3.2. Given the problems with the current system even with its current loading, why is there no recommendation for 8165 (as there was for 6270), that a route other than to the private sewer is taken?

3.3. Even if it transpired that the developer had a legal right, by deed, to discharge to the private sewer, we expect WUA to prevent that happening for the reasons given by your engineer in italics above, and the well documented inadequacy of the existing system. Why can this not be set as a condition?

We hope that this provides clear context to the questions that we wish to address when we meet to discuss these important issues with you next Wednesday.

Anticipating the probability that either of these applications is granted, we would also like to clarify with you, how residents are made aware of the outcome of future discussions between the authority and the developer, regarding how conditions such as those above have been agreed to be met. Clearly, if we encounter the problems that we anticipate in the future and adequate precautions have not been taken, we are concerned to be clear from the outset where liability will lie.

Dr D J Collins

Kerrin Lithgow

To: Djandjcollins@aol.com
Subject: RE: Ardwell House application number 8165

Mr Collins,

As you will have seen from the file, there is some debate between myself and the agent for the application as to whether or not the works can be undertaken without constituting part of the application.

Once I have heard from Council's legal advisers,, I will then know whether we can reasonably expect the works to be carried out without being part of the application (thereby a grampian condition could be attached to the application), or, the works have to constitute part of the application - in which case the red line will have to be altered, and consultation carried out.

At this point in time I have not had instructions from our lawyers as to which course of action is correct, therefore I cannot advise you whether you will be consulted by WUA on this matter. I do understand however that there are many concerns by local residents on this matter, which is reflected in the large amount of correspondence I have received on this.

I trust that this answers your queries. I would advise that you contact me perhaps at the end of next week, by which time I expect to have heard from our legal advisers, and taken a course of action.

My apologies for not yet answering several of your letters and emails. As you will perhaps understand I have received a great amount of correspondence on this application, which due to the priorities of application processing it is not always possible to answer.

Regards,
Kerrin Lithgow

Kerrin Lithgow
Principal Planning Officer - South Area
Environmental Services
Wokingham District Council

Tel: *0118 974 6441*
Wk Mobile: *07714 226 771*
Fax: *0118 974 6441*
Email: *kerrin.lithgow@wokingham.gov.uk*
www.wokingham.gov.uk

-----Original Message-----
From: Djandjcollins@aol.com [SMTP:Djandjcollins@aol.com]
Sent: 27 March 2003 18:08
To: kerrin.lithgow@wokingham.gov.uk
Subject: Ardwell House application number 8165

From inspection of the office file today, Thursday, and your E mail correspondence of 24/3 with Bradbeer, I understand that WUA have been seeking counsel's view on Pitman's 26 Feb opinion, that a meeting was planned to discuss this yesterday, and that future committee meetings are on 9 and 23 April, and on 21 May.

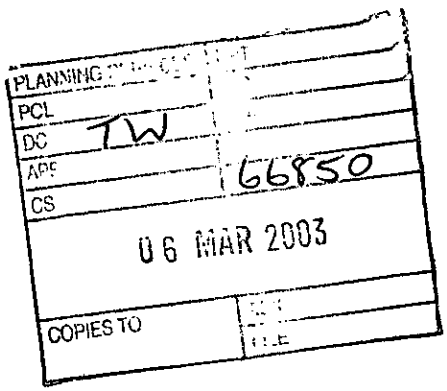
Would you please confirm by return that, in advance of any future Development committee meeting, WUA will be formally notifying residents that additions to application 8165 have been made by Brookworth (assuming that WUA have concluded that the additions are legally acceptable). This was your advice when we met at the turn of the year, and we wish to know if that advice is still correct, and that we will be given 10 days notice within which to reply to you.

This is important since there are many residents in the area who have understandably chosen **NOT** to reply direct to Brookworth re their circular on Ravenswood Avenue (since the request did not come from WUA). Following your advice at the turn of the year, they are waiting to reply directly to WUA, **and will do so once they are notified by you** that these additions have been formally accepted by WUA.

I look forward to your urgent advice in this matter.

Dr D J Collins

REPLY REQUIRED
20/3/03



10, Ardwell Close
Crowthorne
Berkshire
RG45 6BA
djandjcollins@aol.com
01344 771073

6 March 2003

Trevor Watson
Development Control Manager
Environmental Services Department
Wokingham Unitary Authority

Development applications 6270/8165 for Ardwell House, Ardwell Close, Crowthorne: sewage and surface water disposal

Dear Mr Watson,

I refer to your letter of 4 March, and your invitation to contact your staff if "requiring additional information about the proposal". I continue to experience difficulty in obtaining information I require.

Relating to my letter on 3 January to the authority, responding to this application, I had been particularly concerned to obtain feedback and consultation on aspects of sewage and surface water disposal.

I spoke to you on the phone at the time two of your senior planning staff went on annual leave in February, concerned about the fact that your staff had been unable to find any time to discuss concerns. You explained about, and I was sympathetic to, the workload vs resource problems that you were suffering. You advised that I would have to wait until your staff returned from leave in order to obtain the clarification I was seeking. Continued pressure of work in your department still seems not to allow discussion and consultation to take place.

I have thus written to Kerrin Lithgow on 28 February expressing our and other residents' concerns about the lack of stringency of the conditions set by the authority to protect us in the event that these planning applications are approved, have asked for feedback and offered to make myself available for discussion.

We are particularly concerned that:

1. In the second application, the developer still states his intent to "discharge to existing systems" in spite of all the comments made by residents and by WUA, regarding either the inadequacy or non-existence of such systems, in the first application
2. It appears that, one of WUA's two conditions relating to sewage disposal set for the first application (6270), is not being applied to the second
3. The authority grossly understated the significance of the surface water drainage problem at the time of the first application - on p23 of the DCC

(Meeting with Dr Collins by KL 8/04/03)

minutes 2 Oct 2002, it states that flooding is due to "run off". Time and time again we have pointed out that **seepage** is a major and significant contributory factor, due to the intrinsic geology on site. This was noted in writing *as far back as November 2000 in relation to application F/2002/2774* – due to changes in weather patterns this is a worsening, but not a new problem. This is not hyperbole designed to be obstructive. This is real, and a genuine cause for concern. As a consequence of the Authority not addressing this issue thoroughly for application 6270, the protection that we may be afforded, by the limited conditions set for the first application, may well prove inadequate if permission to develop is granted at appeal.

4. Only after I was able to consult Roger Johnson at your offices, for application 2002/8165, did he accept that there was a need for greater stringency in dealing with surface water, as a result of which he added a third condition, requiring surface balancing works. It concerns us that this is the only condition requiring ***approval prior to consent*, and the absence of these preventative measures in the conditions for the case going to appeal is a matter for very real concern.** If we had been consulted properly at the time of the first application, this ought not to have happened.
5. Should the developer be granted permission to develop at appeal, we wish to know whether the Authority has any powers to apply its now wiser view of flood prevention conditions retrospectively. Clearly, if this development goes ahead, we need to understand who will be accountable in the event that more severe flooding occurs in future, due to the Authority either not having specified or enforced sufficiently stringent preventative measures, or by the developer not adopting them. Any failure to take adequate precautions will certainly not have been due to any lack of awareness of the risk on our part, nor of our failure to share our concerns with the Authority over the last few years.
6. The Authority's own Flood Plan states that *"existing highway and land drainage systems are not designed to cope with recurring heavy downpours of the level experienced in 2000"*, weather conditions again repeated this winter. Based upon our experience here, we agree completely with the authority's statement.

I would be grateful if you would ask your staff to give us a little of their time, for discussion and consultation, such that we are able to seek answers to the questions posed in our letter of 28 February, and to address the concerns expressed above. We remain sympathetic to your resource and workload problems, but we have waited now for almost two months to have some dialogue on these matters.

We hope that you can help, as we seek simply to understand the way forward and to allay our and our neighbours' fears and concerns. We look forward to receiving your confirmation that access will be given for these matters to be clarified, well before the DCC meeting at which this application will be discussed.

Yours faithfully,

Dr D J and Mrs J M Collins

BY FAX
+
MAIL

KL
66956
CS
10 MAR 2003
COPIES TO
FILE 11/3/03

Fairways
7 Ardwell Close
Crowthorne
Berks
RG45 6BA

Tel 01344 775606
Fax 01344 762510

6 March 2003

REPLY REQUIRED
24/3/03

Mr Trevor Watson
Development Control Manager
Wokingham Unitary Authority

Dear Mr Watson

Application F2002/8165
Ardwell House, Ardwell Close, Crowthorne

As you are probably aware this is a very sensitive application with an appeal already in hand on a parallel one. I request your clarification on a number of points relative to the above application and I would appreciate you dealing with them personally.

Notification of this application was dated 17 December 2002 and we were given 21 days to file any objections. Subsequently a notice was posted referring to the development as being major and that notices were being placed in local newspapers with any further objections to be filed by 10 February. We have now received a letter dated 27 February from Brookworths, copy attached, advising of proposed changes to Ravenswood Avenue.

It is of concern that Brookworth's appear to be working with your highway engineers on the application after the closing date for objections. Does this mean that they have special privileges allowing further amendments to the application after the date for objections has passed or are any subsequent submissions after the published closing date rendered null and void?

In the event that they are allowed to formally submit these details at this stage will we be formally notified by WUA and given time to formally object, as I do not see it in order to respond directly to the developer? If so, at what point does the developer have to cease submissions?

Does the latest Brookworth proposal for Ravenswood Avenue bring the road up to LA adoption status?

Given that it Is approaching 3 months since the original application is there a time scale in which the Development Control Committee has to hear the application?

Yours sincerely

J R Tamsitt

Talked to Mrs Tamsitt 7th April (Mr Tamsitt away until Wed 16th April) and explained the situation re: Brookworths. Mr Tamsitt will be writing in letter re: the Brookworth proposals.

Kerrin Lithgow
7/4/03.

66956

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 11 March 2003
My ref. SB/F/2002/8165
Your ref.

Mr J R Tamsitt
'Fairways'
7 Ardwell Close
CROWTHORNE
Berks
RG45 6BA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Tamsitt

PLANNING APPLICATION F/2002/8165
ARDWELL HOUSE, ARDWELL CLOSE, CROWTHORNE

I acknowledge receipt of your letter dated 6 March regarding the above application.

Mr Watson has passed your letter to Ms Kerrin Lithgow, Principal Planning Officer who is dealing with this application, for reply.

I hope this is of assistance.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant (Planning Services)

RR 67415

PLANNING SERVICES
FILE
KL
APP
CS
21 MAR 2003
COPIES TO
ACK.
FILE.

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-19/03/03
Ref:- anp2178

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

OBS

Thank you for your 'standard response' to my letter of 6/03/03 (Ref anp2176). You will notice from that letter that I am requiring a response other than the 'standard response' from yourselves prior to making my comments upon the proposal.

I look forward to hearing from you

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

REPLY REQUIRED
2013/03

PLANNING SERVICES	HPT
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DC	
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CS	66856
06 MAR 2003	
COPIES TO	

23 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AX

Mr Trevor Watson, Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

5th March 2003

Dear Mr Watson

Ref: Letter received from Brookworth Developments Ltd dated 27th February 2003 regarding proposed works to Ravenswood Avenue to facilitate the development of 18 flats at Ardwell House in Ardwell Close

Please could you reply in writing to the following points:

1. **Timescale**: when were we to be informed of the proposal to redevelop our road and have our right to comment? Normally, neighbours adjacent to a development are written to by the local authority for comment. All residents of Ravenswood Avenue are therefore neighbours to the development of the road.

2. **Road Traffic Acts**: is it the intention of the local authority to enforce these proposals to redevelop Ravenswood Avenue through the relevant acts and therefore adopt the road?

   If not, why would the residents consider an unsupervised third party (Brookwood Developments Ltd) a suitable contractor?

3. **The Road**: The proposal is basically deeply flawed for the following reasons:

   i. There is no drainage works proposed. Currently, the soft verges provide a soak away for surface water. To replace these with hard surface pavement with kerbs would, without drainage, cause flooding which would deteriorate the road surface in no time at all. Water is bound to collect behind speed bumps and pool causing rapid erosion of the surface.
   ii. Each resident owns the service strip up to the back edge of the road. If the developer is not to be aided by a highways order, then why should I or any other resident grant permission for work to be carried out on my property, especially when I do not agree with the work?
   iii. Who will pay for electricity for the street lighting or the upkeep and maintenance? My fellow residents and myself will not. Does the local authority plan to take on the responsibility?

iv. How does the proposal increase safety on Ravenswood Avenue when the all too familiar problem of parking at the Dukes Ride end will be exacerbated by increased traffic from 18 flats?

v. When the developer leaves and moves on with his profit and the surface of Ravenswood Avenue deteriorates back to its current poor state, we will be back where we started but with more cars on the road.

4. I understand that an appeal is to take place in June of this year on the previous application and that a traffic consultancy has prepared a report saying there is no problem in Ravenswood Avenue. This report was prepared on a sub zero day in December when no golf was being played. Will the local authority commission its own report to demonstrate that:

i. There is significant traffic
ii. That wheelchair and special needs children use the road every day
iii. That elderly people and school children are frequent users of the road
iv. That the proposals which will push cars off the soft verge into the road will result in significant safety reductions despite the insertion of a pavement (which they cannot build without residents permission unless instructed under the highways act and therefore to adoptable standards).

5. **Please advise** – has the National Rivers Authority or Environmental Agency commented on the outfall of water onto local streams at the bottom of Ardwell Close and the Golf Course and the impact this will have on flooding in the area? It hardly seems right to dump all the water from the road onto the Golf Course or back onto Dukes Ride.

6. If the second application to develop flats requires holding tanks and slow outfall drainage, please advise where this is indicated on the drawings.

7. How seriously is the local authority, particularly highways, preparing to contest the appeal in June?

8. Please could you circulate a copy of this letter and your reply to the Parish Councils and any other interested parties for their comments.

Thank you for your time and attention.

Yours sincerely

P A Webster
BA Hons Dip.ARCH

Manor Court
Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AY
Tel: (01344) 762761

65528

KL

JA

COPIES TO

27/1/03

Dear Ms. Lithgow,

re:- Ravenswood Avenue

Many thanks for your clear and detailed letter 17th January.

Yours sincerely,

Alan P. Anning

Ps Got the sex right this time!

Tel: (0118) 974 6441 (Direct Line)

Fax: (0118) 974 6484

Date: 17 January, 2003

My ref: F/2002/6270

Your ref:

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

Mr Alan P. Anning
Manor Court
Ravenswood Avenue
Crowthorne
RG45 6AY

Dear Mr Anning

RE: RAVENSWOOD AVENUE

I refer to the above matter, and your letter of the 2nd of December. Apologies for not responding to you earlier, as I discussed with you on the telephone the response involved some co-ordination between Council's highways, legal and planning officers.

With regards to your questions, I wish to reply as follows:

Q. *Can WU justify its apparent indifference to the future of RA when it has approved the creation of an adopted road (Ardwell Close) accessed exclusively via an unadopted road.* ***NB*** *Keith Roger's letter to me 13th August states "It is not uncommon for a public highway such as Ardwell Close to access off a private street such as RA". This in total contradiction to the observations of the Planning Committee's chairman at the first planning meeting on 2nd September.*

Answer:
It would appear, through looking at the history on Ardwell Close, that Ardwell Close was initially a private road. Monies were secured in 1960 (£1,050) through an Advance Payment Code for streetworks to these roads. Following the improvement works being undertaken the Advance Purchase Code was discharged.

The Council is most certainly not indifferent to the situation at Ravenswood Avenue and is endeavouring to resolve the issues through internal discussion between highways, legal, planning, and discussions with BFBC.

Q *Will WU, in conjunction with Bracknell FBC, now or at any time in the future, consider adoption of RA at least from Dukes Ride to Ardwell Close?*

Answer:
This is a matter for current consideration. The adoption of Ravenswood Avenue will depend in large part on the monies available for this purpose. There is no budget for the works to be undertaken at present and bringing the road to adoptable standard will therefore require monies to be secured. Wokingham District Council is nevertheless undertaking discussions with Bracknell Forest Borough Council to discuss this possibility.

Q. *Is WU indifferent to the confirmed fact that RA currently has no legal owner? Can WU's Legal Department offer some opinion on such a status?*

Answer:
Our legal team have replied that it is not uncommon for the owner of a road to be unknown. It is often the case that the developer will take no action to transfer title in the road to the individual residents. The essential purpose of the private road is to provide access for residents and this is generally achieved by means of granting a private right of way. Those rights may also bring with them a right to repair the road and may sometimes also contain an obligation to contribute towards the cost of maintaining the road. The residents will usually enjoy these rights individually and without the need for a collective management system to be in place. Therefore from the residents perspective it is not necessary to own the road to carry out repairs.

Likewise, from the local authority's perspective, the uncertainty as to the ownership of the road is also not a problem. If the local authority considers that it is necessary to carry out urgent repairs to the road it has powers to do so under s.230 of the Highways Act 1980. Additionally, if it resolves that the condition of the road is unsatisfactory, it can invoke its powers to adopt the Private Street Works Code under s. 205 of that Act and may thereafter declare that the street is a highway maintainable at the public expense if it so desires.

Q. *Has WU at any time been offered the freehold of the land detailed in HM Land Registry Title No. BK 224804? If so, What was its response?*

Answer: The Council is not aware of any such offer.

Q. *To what extent does WU and Bracknell FBC's shared responsibility extend for the maintenance of RA (and Devil's Highway) which are nominated as Public Footpaths?*

Answer: The Council's are obliged to maintain the public footpath status of Ravenswood Avenue.

I hope that this assists you. Please note that I am now on leave until the 24th of February, when I begin my new role as Principal Planner for the South Area. Should you have any questions on the above, you would be best to contact Mr Trevor Watson (the Development Control Manager), or Mr Keith Rogers of our Highways Department, whom I believe you have already spoken with.

Yours sincerely

K.A. Kittgow

KERRIN LITHGOW

Senior Planner

Re: F/2002/8165
Neighbours obj
Already logged
Ack sent 1/4

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 27 March 2003 18:08
To: kerrin.lithgow@wokingham.gov.uk
Subject: Ardwell House application number 8165

From inspection of the office file today, Thursday, and your E mail correspondence of 24/3 with Bradbeer, I understand that WUA have been seeking counsel's view on Pitman's 26 Feb opinion, that a meeting was planned to discuss this yesterday, and that future committee meetings are on 9 and 23 April, and on 21 May.

Would you please confirm by return that, in advance of any future Development committee meeting, WUA will be formally notifying residents that additions to application 8165 have been made by Brookworth (assuming that WUA have concluded that the additions are legally acceptable). This was your advice when we met at the turn of the year, and we wish to know if that advice is still correct, and that we will be given 10 days notice within which to reply to you.

This is important since there are many residents in the area who have understandably chosen **NOT** to reply direct to Brookworth re their circular on Ravenswood Avenue (since the request did not come from WUA). Following your advice at the turn of the year, they are waiting to reply directly to WUA, **and will do so once they are notified by you** that these additions have been formally accepted by WUA.

I look forward to your urgent advice in this matter.

Dr D J Collins

(already replied)

Re: F/2002/8165
Neighbours obs:

Already Logged
Ack sent 1/4

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 28 March 2003 17:14
To: kerrin.lithgow@wokingham.gov.uk
Subject: Re: Ardwell House application number 8165

Many thanks for your E mail and advice which, if I understand it correctly, *now appears to be different to that which you gave at the turn of the year. If I have understood you correctly, this is very worrying.*

The application made in December (8165) was essentially identical to the earlier application (6270) and gave no concrete details of what Brookworth specifically intended to do in Ravenswood Avenue (8165 merely outlined, in development proposals 2.10-2.13, a process that they intended to adopt in consulting WUA via the Grampian route). In that context, residents reiterated their objections to 6270, but could add no further comments with regard to proposals for Ravenswood Avenue since there weren't any, and there was nothing to comment on except a process!

You gave us to believe **once subsequent concrete proposals materialised, based upon execution of the process outlined in 2.10 - 2.12, that they would then be treated as additions, upon which residents would be able to comment through the formal process of notification by the authority of additions** (as occurred with additions made to 6270 earlier in the year), and that we would have 10 days in which to comment.

If this does not happen, then residents will only have been asked by you for comment on an application proposal having no material difference to 6270 i.e. 8165 in its December format. They will have had no formal opportunity, nor invitation from WUA, to comment upon anything new from Brookworth.

If I understand your letter correctly:

1. We will only be notified that Brookworth's proposals for RA are being treated as additions, and our views sought, if a new red line has to be drawn and the boundaries of the site changed.

2. In any other circumstance the authority will not seek residents or local Councils' views on what Brookworth proposes for Ravenswood Avenue.

Would you please clarify by return if this understanding is correct, since if it is, this is a change in advice from the Authority, with obvious implications for resident consultation, or the potential lack of it.

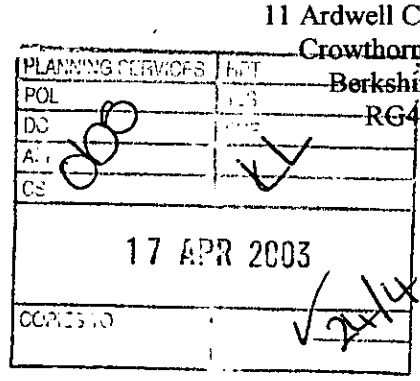
I look forward to your early response and again thank you for your prompt reply today.

Dr D J Collins

(already replied)

Telephone: 01344-775495

Edelweiss
11 Ardwell Close
Crowthorne
Berkshire
RG45 6BA



14 April 2003

Gavin Rowley Esq
Brookworth Developments Ltd
Fetcham Park House
Lower Road
Fetcham
Surrey KT22 9HD

Dear Sir

Planning Application F/20028165 Ardwell House
Improvements to Ravenswood Avenue

Your letter dated 27 February 2003 has been considered, following recent information obtained from Wokingham Unitary Authority regarding the status of the documents received and discussions with several residents directly affected by your proposals.

The plan attached to your letter raises more questions than it answers and creates the impression that you have, once again, been extremely economical with the truth in connection with your proposals for Ardwell House and now for Ravenswood Avenue.

In our opinion your plans are designed to deceive and have only one purpose, that being to provide your organisation with profits.

Consequently the works proposed fall a long way short of providing a lasting resolution of the problems of traffic congestion and danger to pedestrians in what is, after all, a private road over which you currently have no legal rights other than that of access.

Despite the obvious shortcomings of your proposal for Ravenswood Avenue you have made no attempt to address the following problems which will ensue, should you be granted planning consent for Ardwell House.

- To top dress the surface without creating a properly formed sub-base will mean that the road will quickly revert to its present unsatisfactory condition.

- There is no proposal for surface water drainage.

- Speed humps and nine street lighting columns in close proximity to private houses will cause noise and light pollution.

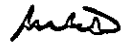
- If a kerb and paved footpath is installed, on road parking will narrow the carriageway causing more difficulties for residents.

- There is no proposal to maintain the road, footpath and lighting and unless the road is adopted by Wokingham Unitary the repairs will not be done.

The scheme you propose is not acceptable and we object most strongly to the gloss and spin attaching to your letter. We will, therefore, urge Wokingham Unitary to oppose the plan at both the Planning Development Committee and the Appeal against your previously failed application for the Ardwell House site.

Yours faithfully





EJG Davies

ME Davies

Copy: Kerrin Lithgow WUA

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9 Ardwell Close
Crowthorne
Berkshire RG45 6BA
6th March 2003.

To Kerren Lithgow Senior Planning Officer
Wokingham Unitary Authority
Wokingham Unitary Application NoF/2002/8165 Ardwell House

I wish to support the letters you have received from Paul Webster 23 Ravenswood Avenue & David Collins 10 Ardwell Close, in stating that I find Gavin Rowley of Brookworth Developements inadequate & unacceptable for the following reasons:-

1. The road will continue to be unadopted, since the developer does not propose that it is postively drained
2. The Parking restrictions cannot be enforced

in the Avenue. Unrestricted parking is one of the key factors making the road unsafe now, it also causes vans & cars visiting the Parade of Shops at the Dutais Ride end of Ravenswood Avenue, to still continue to park on the corners, e.g. outside Martin & Poles, which, with the 66 ever increasing Pot holes in the road, & if it goes on much longer will cause a fatal accident — Cars have already been injured.

3. Gavin Rowley seems to think that he will do a favour to Ravenswood Avenue residents & benefit by his making-up of them PRIVATE road, without realising that without proper drainage & full adoption, his repair will merely be a temporary situation & only a short term. So with no long term remedy, that Ravenswood Avenue periodically deteriorates

4. I have lived here for 42 years, & bought

Plus house NEW in Ardwell Close, the price we paid included the cost of the Wokingham Without Council making up the road. At that time the Council offered Ravenswood Avenue Residents to adopt their road, but they were refused as they wanted to keep it a Private road!

5. I have suffered water drainage & sewerage drainage troubles all these years. So, we thought of the Brookwood proposal, which will add masses more water drainage from washing machines, dishwashers, baths, & showers, for at least 36 more people fills me with horror!

6 As for traffic, Brookwoods proposal would add at least 36 cars + visitors.

For goodness sake Councillors do not let

Yours areas be mucked about by those greedy contractors, & stupid Government orders for small properties to be built near a STATION. How many of these 18 executive 2 bedroom flat OWNERS who have paid £2500 ? at least, will not own 2 cars & will have no intention of using a train!

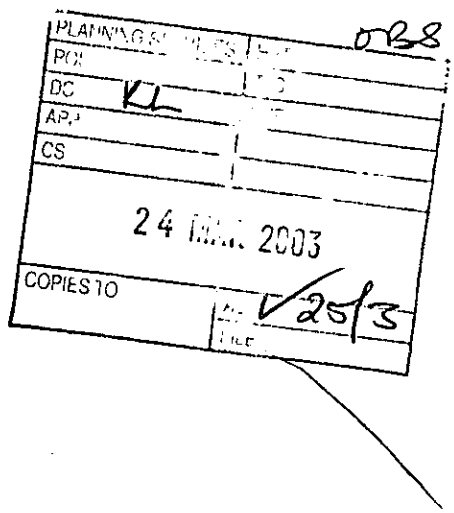
Yours sincerely

M D Hawson.

(MRS M D HAWSON)

The Gap House
26 Ravenswood Avenue
CROWTHORNE
Berks RG45 6AY

8165
Ardwell



18th March 2003

Mr Gavin Rowley
Brookworth Developments Limited
Fetcham Park House
Lower Road
FETCHAM
Surrey KT22 9HD

Dear Mr Rowley

Thank you for your letter of the 27th February 2003. In response, we would wish to point out the following:

- These proposals do nothing to change the parking issues that this development would cause. There are insufficient spaces in your proposals and this will clearly lead to more vehicles parking on Ravenswood Avenue. This is a regular pedestrian route (including a number of elderly and disabled persons) and parking, particularly around the junction to Ardwell Close, will create further hazards.

- Your proposals do not cover the question of how the newly installed lights, road and footways will be maintained in the future. Given the increased traffic and the amount of digging by utility companies we suffer, the surface would soon become degraded again.

- The drainage problem the road has, is also likely to be made worse at the end of Ravenswood Avenue as water is channelled even more quickly down the slope as there does not appear to be any proposed drains.

We are happy with the current poor surface mainly as it slows down the traffic that otherwise would speed down to the golf course. We would not be prepared to give our agreement to such a scheme and still wish it to be noted that we object to the proposals.

Yours sincerely

Mr and Mrs C Gebbie

Copy to: Council Planning Officer
Wokingham District Council

16, Ravenswood Avenue
Crowthorne
Berks. RG45 6AY

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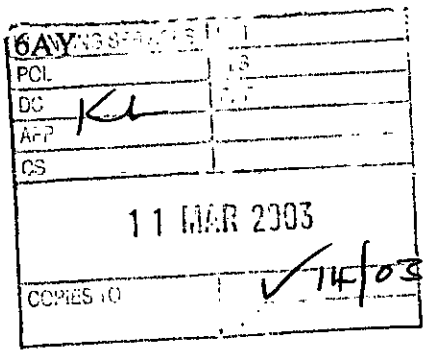

8th March 2003

Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks.

8165

Dear Sir,

BROOKWORTH DEVELOPMENTS LTD
Planning Application ARWELL HOUSE, ARDWELL CLOSE, CROWTHORNE

I have received a letter, dated 27th February 2003 from the above developer outlining proposals to make changes to a major part of Ravenswood Avenue, in an attempt to secure planning permission to re-develop Ardwell House.

It seems to me that the proposal is bordering on the absurd!

How is it possible for developer to form footpaths, install street lighting and "top dress" an un-adopted road without permission from, a) the two local authorities and b) each one of the residents?

Also the proposal makes no mention of future maintenance of the Avenue and the proposed lighting

I believe you will already have a copy of the proposals and I would be grateful for your comments before replying to Brookworth Developments.

Yours faithfully,

G.W. Wood

OBJ

Sheila Viner

From: Shirley Mather [Shirley.Mather@tesco.net]
Sent: 08 March 2003 19:04
To: Development.Control@wokingham.gov.uk
Subject: Re: Application No. F/2002/8165 - Ardwell House, Crowthorne

We have received a letter from Brookworth Developments Ltd, from which it appears that some "behind the scenes" negotations have taken place with regard to the state of disrepair of Ravenswood Avenue. Of course this road is the only access to Ardwell Close. Brookworth Developments have come up with some suggestions (presumably approved by Wokingham Unitary Authority) which involves providing footpaths on one side of the road, erecting street lighting, speed ramps, filling in the potholes and covering the road with a "surface dressing". We feel that this dressing would not last very long, having regard to the vastly increased traffic which would result from the granting of the redevelopment of Ardwell House. We therefore reiterate our objection to this planning application.
The best solution would be for the Wokingham & Bracknell authorities to adopt the road, which we understand is under current consideration.
Shirley & Geoffrey Mather.

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'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

Date:-06/03/03
Ref:- anp2176

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Ms Lithgow,

You will be aware that we have received unofficial copies of a drawing plus letter referring to the 'improvements to be made to Ravenswood Ave.,' by Brookworth developments under the above application. I have attached my reply to Mr Rowley.

I wish to formally request that Wokingham Unitary ask Brookworth Developments to withdraw their application F/2002/8165, on the grounds that it contains insufficient new material and more importantly because of the very vague manner in which they approached the subject of Ravenswood Avenue. In the application made in December 2002 they referred vaguely to 'informing the council at later stage what the proposal would be for Ravenswood Ave.'. Quite frankly I am amazed that the council decided to process this vague request. It is obvious that this was done purposely by Brookworth to confuse and complicate the application and discourage opposition, this is a well-worn tactic. It is now **more than two Months** since the application was made, and **only now** have they been in a position to inform yourselves of the proposals. The application procedure clock should only now start to tick. Please would you therefore request Brookworth to withdraw the previous application and submit a new one reflecting exactly what they intend to do. Then and only then is it reasonable for residents to examine the documents, clearly understand the proposals, and make constructive comments.

I shall be refraining from commenting on the Ravenswood Ave. proposals until such time as I hear officially from Wokingham Unitary.

Yours Sincerely

Andrew N Peers
B.Sc.Eng. C.Eng. M.I.Mech.E

The Oaks,
30 Ravenswood Avenue,
Crowthorne,
BERKS RG45 6AY

06/03/06
Ref anp2175

Mr Gavin Rowley,
Brookworth Developments,
Fetcham Park House,
Lower Road,
Fetcham,
SURREY KT22 9HD

Dear Sirs,

Ref your letter of 27/02/03 re 'Improvements to Raveswood Ave.'

Your unnecessary letter dated 27/02/03 has been received. The proper channel for this information should have been through the Wokingham Unitary. Planning application No F/2002/8165 refers to your latest quest to get approval. The application was both selfish in its execution, and I suspect, intentionally vague in content; you have put Wokingham Unitary to unnecessary work (and cost to poll tax payers) by putting forward an application which differed only from the previous application in some vague statements that you will 'inform the Council what action you will take re Ravenswood Ave., at a later stage'. I, and other residents, thought that Wokingham Council should not have considered your vague request until you indeed had a definite proposal.

I shall be requesting the council to disregard your original confusing application, and request that a new and more comprehensive and sensible one reflecting your proposed action be submitted so that residents can examine the document, clearly understand what is being proposed, and make constructive comment.

Regards

Andrew N Peers
B.SC.Eng. C.Eng. M.I.Mech.E.

Cc Kerrin Lithgow, Wokingham Unitary.

OBS

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10 MAR 2003

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R. A. Allday
3 Ardwell Close
CROWTHORNE
Berks
RG45 6BA
Tel. (01344) 773608

6th March 2003

Mr Rowley.
Brookworth Developments Ltd,
Surrey KT22 9HD.

Dear Mr Rowley,

Thank you for your letter of the 27th Feb 2003 concerning the redevelopment of the Ardwell House site in Ardwell Close.

None of the "improvements" suggested will mitigate the problems caused by an extra thirty six vehicles permanently based in Ardwell Close. These vehicles will be in addition to those from the Golf Club, Devil's Highway, Ravenswood Avenue Bembridge Court and vehicles from behind the shops in Dukes Ride all of which are coming from cul-de-sacs and which have only one exit i.e onto Dukes Ride between the shops.

There is already a lot of casual parking in Ravenswood Avenue to avoid the parking fees at the Crowthorne railway station.

The proposal is a recipe for traffic chaos.

Yours sincerely,

Lt. Col R. A. Allday (Rtd)

c.c Chief Planning Officer, Wokingham District Council
Mr P.A. Webster 23, Ravenswood Avenue

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CS |
06 MAR 2003
COPIES TO

10, Ardwell Close,
CROWTHORNE
Berkshire. RG45 6BA
01344 771073
djandjcollins@aol.com
4 March 2003

To: Kerrin Lithgow, Senior Planning officer
Wokingham Unitary Authority

Copied to: BFBC

Wokingham Unitary Application No. F/2002/8165 Ardwell House

Further to my E mail to you earlier today, we wish to comment on the proposals sent to us by Gavin Rowley of Brookworth Developments. We expect to be formally notified by WUA of these additional plans, and provided with notice for responding. If there is any significant difference between what is latterly submitted to WUA by the developer and what has been presented to us by him to date, we reserve the right to reply in respect of any points of difference. Unsatisfactory as it is, we feel it necessary to respond to you now, since we will be unable to comment again until later in the month, as noted in our E mail, and we do not wish to be overtaken by events.

Since the developer simply proposes to resurface the road, and the gravelled public right of way (BFBC footpath 16, and WUA footpaths 37 and 18) along the western side of Ravenswood Avenue, to install lighting by the road and to put in four speed bumps, we wish to make the following comments, since we find his proposals inadequate and unacceptable for the following reasons:

1. The road will continue to be unadopted, since the developer does not propose that it is positively drained
2. Without positive drainage to mitigate the effects of water accumulation and frost damage, the resurfaced road will simply degenerate to its current condition over the next few years (as it has whenever resurfaced in the past), but with even more traffic contributing to its deterioration
3. The extra traffic from the Close (18 very expensive two-bedroom apartments with 36 or more residents and as many or more cars, plus visitors) will only add to the load which has already led to the state the Avenue is currently in - these people are not going to use public transport any more than anyone else who uses the road, government targets and strategy guidelines or not
4. Without adoption, parking restrictions cannot be enforced in the Avenue. Unrestricted parking is one of the key factors making the road unsafe now. The developer's proposals will not reduce parking at the southern end of and along Ravenswood Avenue, and inadequate on-site planned parking provision on the Ardwell House site, will only add to the on-street parking problem
5. Without adoption and thus enforcement, and contrary to the developer's assertion, danger to pedestrians will not be reduced by building a tarmac footway along the line of the current public footpath on the western side of the Avenue, since cars will still park on it, as they do now on the unmade footpath, **and on the permanent pavements on both sides at the southern end of the Avenue.**

6. The unmade footway on the western side of the Avenue is a public right of way, comprising three designated footpaths. Non-resident car owners who park when either using the trains or going to the shops, consider that they are entitled to park over the right of way, since there is scope for pedestrians to walk on the private road. It is only the residents with frontage to the western side of Ravenswood Avenue who have any right to warn non-resident car owners, who choose to park there, that they are in fact trespassing on frontage **which they the residents own by deed**.
7. Preventing obstruction of the public pedestrian right of way by cars cannot be enforced now, and *without adoption* will not be enforceable in future if it were covered in tarmac, any more than it is enforceable on the already paved areas at the southerly end of Ravenswood Avenue.
8. What plans or powers do WUA have to introduce sustainable enforcement of parking restrictions, if not on a public road? None, we would suggest.
9. If certain car owners decide in future to park **on the road**, because there will be a small kerb and pavement, they will simply block the Ravenswood Avenue roadway even more than it is now. Consequently, negotiation of obstacles in the Avenue for pedestrians and drivers will become a worse problem than it is already.
10. Without adoption, who will maintain broken or vandalised street lights, if the road remains private? Not WUA and not the developer, and it would seem to us unlikely that the residents of Ravenswood Avenue will either, since these are Ravenswood Avenue residents who, if the developer's proposals are considered acceptable by WUA, could have lighting imposed upon them.
11. Speed bumps are worth considering if the road were going to be adopted, since these will keep traffic speeds down. However, without adoption, deterioration of the road surface, *adjacent to new speed bumps*, resulting in the creation of nearby potholes (which based upon local experience of decades of repair and deterioration cycles, will quickly appear), will pose even more danger to motorists' vehicles and sumps.

To summarise, whilst the developer's proposals will mean that drivers will not need to negotiate potholes for a while, at least until the unadopted road deteriorates again (as it will more quickly with the extra traffic), the proposals will not resolve the inherent safety problems to pedestrians, nor make vehicular access any easier. Indeed, with the extra traffic and on-street parking from Ardwell House, and the probability that some, though not all, non-resident drivers will in future park on the road in the Avenue, rather than on the public pedestrian right of way, traffic and pedestrian movement problems will in fact be worse. This proposal should be rejected.

If WUA plan to approve the development at Ardwell House, approval should be conditional upon Ravenswood Avenue being upgraded and adopted so that the problems that we currently face and which will worsen with this development, can be properly managed in a sustainable way by both of the responsible Local Authorities, and not with the piecemeal approach proposed.

Yours faithfully,

Dr D J and Mrs J M Collins

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06 MAR 2003

ACK: ✓ 14/03

FILE:

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Tel: 01344 773748

2 Ardwell Close
~~Crowthorne~~
Berkshire
RG45 6BA

4.3.2003.

MR G. Rowley
Brookworth Developments Ltd.
Fetcham Park House.
Lower Road. Fetcham. Surrey.

Dear Mr Rowley.

Thank you for your letter of the 27th Feb 2003. And your ideas to changes to Ravenswood Avenue.

I notice you have made no alterations to your plans for Rudwell House - no reductions of size or anything else.

How you think your so called repairs to Ravenswood Avenue would help in any way the density of traffic in R. Avenue - I do not know. It's a private road anyway.

Putting a pavement down will not help the problem at all - it will infact

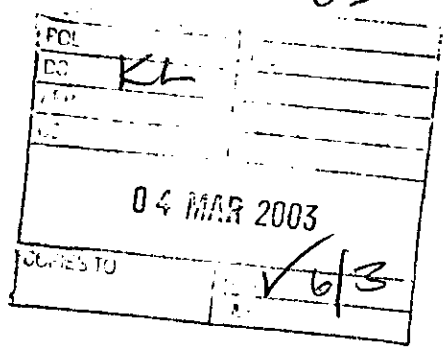
just make the matter even worse, & even from a lay persons point of you. your proposals ~~to~~ so call "repair the road" will only be a short term solution, as that sort of budged job has been tried before & failed in a couple of years at best.

Improving Ravenswood Avenue as you suggest does nothing to help the amount of traffic in R.A. in fact by trying to re-develop you are in fact making matters much much worse for all of us in ~~this~~ area.

In the last few days B.T for me has been at the road again trying to repair cables. ~~this~~ with other services is an on going problem.

Yours Sincerely
D H Wann. (Mrs).

OBE



Manor Court
Ravenswood Avenue
Crowthorne
RG45 6AY

tel/fax 01344 750209

3rd March 2003

Dear Ms Lithgow,

re: Planning Application F/2002/8165 Ardwell House

I refer to a letter and drawing dated 27/2/03 from Brookworth Developments Ltd which hopefully has been sent to all residents of Ravenswood Avenue as well as copied to yourself.

I broadly welcome the principle of BDL's proposals but with the following observations:-

- surface dressing is a short-term solution with a life span of up to three years only
- RA has **no drainage** whatsoever between Ardwell Close and Dukes Ride, consequently
- a tarmaced footpath to the west of RA will remove half of the existing rainwater soakaway facility creating puddling/flooding where none exists at the moment
- the traffic congestion problem at the junction of DR and RA is not addressed
- between AC and the Golf Club's car park there are 9 drains, many completely blocked as they do not enjoy regular street maintenance from the local authority,consequently
- rainwater from RA **south** of AC plus the start of AC arrives at the lowest drains outside of nos 37 and 44 RA at a speed and volume that they cannot handle resulting in frequent year-round road-flooding passable by vehicle only (these two drains **are** contractually maintained by EBGC)
- a mini-roundabout at the junction of AC and RA will introduce additional traffic-calming (give-way to traffic from the right) along the "maximum acceleration" length of RA from the golfcourse.

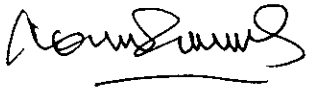
I have in front of me your letter to me 17/1/03 ref.F/2002/6270. May I suggest that serious consideration be given to grasp the opportunity **now** to deal with the condition of RA on a **permanent** basis by full adoption to avoid resurrection of the same problems in three years time by utilising:-

- dedicated funds from BDL
- a similar contribution from the developer of the £4m planning proposal at Lane End, Devil's Highway (if approved underF/2002/8018)
- a contribution from EBGC where the usage of RA by approx. 800 members plus playing guests and delivery vehicles is recognised as significant
- funds and management from WU and BFBC
- dedicated proportion of a sinking-fund maintained by residents of Bembridge Court
- contribution from residents of RA, AC and Devil's Highway
- contribution from Ravenswood Foundation
- contribution from Thomas Lawrence & Sons (Bracknell) Ltd, Taplow, Maidenhead as

freeholders of the service yard and shopping parade at the junction of RA and DR

I am copying this letter to Gavin Rowley at BDL.

Yours sincerely



Alan P Anning

Wokingham Unitary
RG40 1WR

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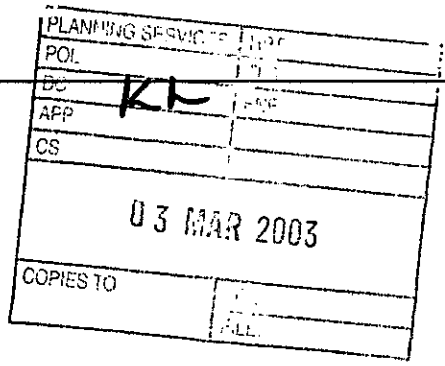

Sheila Viner

From: Roland Fox [roland.fox@equals5.plus.com]
Sent: 01 March 2003 14:53
To: Development.Control@wokingham.gov.uk
Subject: RE: Application to rebuild Ardwell House.

Dear Natalie Brown and Kerrin Lithgow,

I have recently received a letter from Gavin Rowley concerning the development at 1 Ardwell Close Crowthorne in which he proposes a plan to improve the road surface in my road Ravenswood Avenue. Providing these improvements are maintained (by Brookworth Development Ltd. the two councils?) I can have no further objection to the rebuilding of Ardwell House by Brookworth Development Ltd.

Dr Roland Fox

Karen
Just to let you know the Developers have sent me this.
Muriel

BROOKWORTH

Brookworth Developments Ltd
Fetcham Park House, Lower Road, Fetcham, Surrey KT22 9HD
Tel: 01372 371222 Fax: 01372 371221

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14 MAR 2003
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27 February 2003

Mrs MA Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Dear Councillor Long

RE: Redevelopment of Ardwell House, Ardwell Close, Crowthorne and Improvements to Ravenswood Avenue

As you will remember we submitted a planning application last year to redevelop Ardwell House into eighteen apartments. This application was recommended for approval by the Planning and Highway Officers to the Planning Committee in October. After much debate it was decided that although the redevelopment proposals for Ardwell House were acceptable it was the condition and safety of Ravenswood Avenue which was of concern. The application was therefore refused on road safety grounds relating to both vehicular and pedestrian use over Ravenswood Avenue.

It is our intention to overcome the concerns relating to the condition and safety of Ravenswood Avenue. We recently submitted a duplicate planning application with an improved package for Ravenswood Avenue. For clarity the development proposals for Ardwell House are exactly the same as before and the only change from the original application is the upgrading of the works to Ravenswood Avenue. Please find attached a copy of a plan showing the following proposed improvements.

- The existing footpath along the west side of Ravenswood Avenue to be tarmaced with appropriate kerbing and drop kerbs to driveways.
- Street lighting to be positioned along the footway as shown on the plan.
- The road surface of Ravenswood Avenue to be repaired, including potholes, and a new surface dress to be provided.
- Speed humps to be inserted in four locations along the road to take the form of round top road humps.

These improvements have been discussed with the highways engineers of both Wokingham Unitary and Bracknell Forest Borough Council. A copy of the plan with covering letter has been sent to the residents of Ardwell Close and Ravenswood Avenue together with the Local Parish Councils. We believe this new package of improvements for Ravenswood Avenue will considerably upgrade the condition of the road, reduce traffic speeds, and provide a much safer environment for pedestrians. We hope you agree.

Your comments would be appreciated.

Yours sincerely

Gavin Rowley

Gavin Rowley

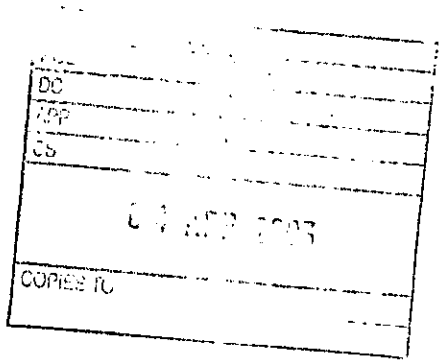
Neighbours Obs.

Kerrin Lithgow

From: Suzanne [suzanne@clipboard.info]
Sent: 04 April 2003 15:08
To: kerrin.lithgow@wokingham.gov.uk
Subject: Dev ref 2002/8165 Ardwell House

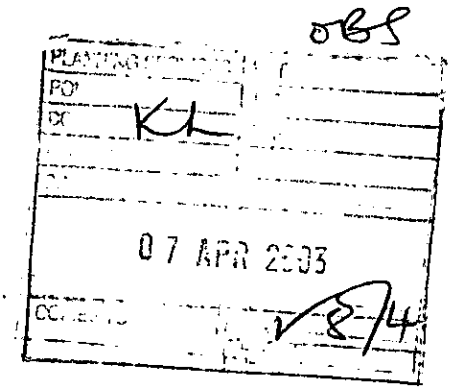
Untitled Attachment

4 Apr 03 Brookworth Wham + Bra...



Mr & Mrs B.V. Hines

OBS



4, Ardwell Close
Crowthorne
Berks
RG45 6BA
3 Apr 03

Re: Redevelopment of Ardwell House, Ardwell Close, Crowthorne and Improvements to Ravenswood Avenue

AAI

Copy to:-
Kerrin Lithgow, Wokingham Planning F2002/8165

Dear Mr Rowley,

This letter is in response to your letter to us concerning the above redevelopment.

You wish to deal with the potential doubling of traffic exiting from Ardwell Close. Your suggestions propose methods of speed reduction but do not of course address the root problem, which would be the increase in vehicular traffic exiting onto Dukes Ride

Bracknell Council has recently refused planning permission for the redevelopment of the land by Crowthorne Station giving reasons amongst others of highway problems resulting from an increase in traffic exiting onto Dukes Ride

Cars are parked throughout the day in Ravenswood Avenue between Bembridge Court and Dukes Ride. If both sides were paved and kerbed, due to the width of the road, this would result in car parking on the pavement. Wheelchair users from Ravenswood Village and at least 1 local resident with a motorised tribike use this road daily. They would then find the area impassable, as they would not of course be able to negotiate the speed humps.

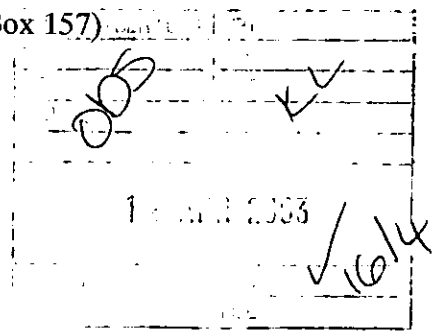
I understand that in Ravenswood Avenue the ownership of the land between the houses and the road is the property of the house owners and is shown on their deeds as such. The proposed erection of street lighting on their land, maintenance and payment of the running costs of this would pose legal difficulties. It is possible that either you or the Council would need to pay some sort of ground rent for this access.

Finally I would like to say that I am sure that the majority of Ravenswood Avenue householders do not wish to have street lighting erected on their own land nor pavements and kerbing. What they would like addressed is the increase in vehicular traffic that your proposed development would bring.

Yours truly,

Mr + Mrs B. V. Hines

Ms. Kerrin Lithgow
Development Control Officer (Planning Services)
Environmental Services Department
Wokingham Unitary (P.O. Box 157)
Shute End
Wokingham
Berks RG40 1WR



8, Ardwell Close
Crowthorne
Berks RG45 6BA

Friday, 11 April 2003

Dear Ms. Lithgow,

Planning Application Number F/2002/8165 – Ravenswood Avenue

Let me start by re-iterating Dave Collins' thanks for the time and effort you devoted to answering our queries last Wednesday. Your patience and understanding were much appreciated.

My other reason for writing is to lodge a formal objection to Brookworth's proposals to up-grade Ravenswood Avenue. To resolve the problems of safety and access the road must be brought up to adoption standards. Anything else is a waste of time and money, as the road will soon revert to its current state. Only adoption can ensure the proper maintenance of the road.

The point is well illustrated by the section of the road falling within the province of Bracknell Forest, which has now almost reverted to its previous state. This despite the developer being required to patch up the road twice, once before construction and once after it.

The other problem (and this relates directly to road safety) is that parking is difficult to control unless the road is adopted. Without parking restrictions of some form the problem (and consequential risk to road users) can only get worse.

Yours Sincerely

C.J. Readings

Copies to

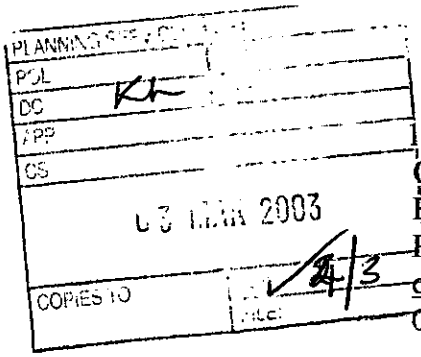
Cllr Angus Ross
Cllr. Gerard Cockcroft
Cllr. Muriel Long
Cllr. Robert Stanton

Brookworth Dev.

Original comments.

33 + petition.

OBS



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01344 771073

28 February 2003

Kerrin Lithgow,
Wokingham Unitary Authority

Development applications 6270/8165 for Ardwell House, Ardwell Close, Crowthorne: sewage and surface water disposal

Dear Kerrin,

You will be aware that the first planning application has gone to appeal, and will be heard on 17 June, and that the second application awaits allocation to a future DCC meeting.

During your recent absence, I have reviewed the conditions set by the authority *for each of the two planning applications* regarding provision for sewage and surface water disposal on the proposed development, and wish to raise with you some concerns over the perceived lack of stringency of these conditions. We are concerned that the conditions set do not adequately detail processes and timetables which will protect local residents' future interests, should the development go ahead. These issues are discussed later.

Our concerns are particularly exacerbated by the fact that the developer has ignored the comments and information provided on the first application by local residents, relating to sewage and to surface water issues, as well as comments from the WUA engineer, recorded for that application in the minutes of the DCC meetings. In the second application, the developer again has stated that "discharge will be to the existing systems". From this, it seems reasonable to expect that he actually has no intention of doing anything other than that, **unless WUA clearly stipulate otherwise**. We believe that these disposal issues are serious and must be dealt with more rigorously by WUA.

For background to our concerns, please note the information in the following Appendices:

Appendix 1 contains comments on sewage and surface water disposal, made by us to you, in our letter opposing the second planning application. These to a large degree repeat similar comments made at the time of the first application, and are similar to comments made separately for both applications by many other residents as well.

Appendix 2 contains the condition statements, made by Roger Johnson, the WUA drainage engineer, on 8 January 2003 relating to sewage and surface water disposal, for the second application.

Appendix 3. is a photocopy of the relevant part of the minutes of the DCC meeting on 23 October, dealing with sewage and surface water disposal for the first application.

- **Concerns regarding conditions set for sewage disposal**

With respect to the second planning application (ref. Appendix 2), there is only one condition set that specifically refers to **foul sewage disposal**. Unfortunately, this does not expressly say that sewage has to discharge anywhere other than into the existing system, but only provides that the developer has to address sewage disposal with WUA.

We are *very* concerned by the fact that there is no timetable stated as to when details are to be submitted for approval by the local authority, only that "no dwellings are to be occupied until a means of disposal is provided, in accordance with details approved by the DPA".

This says nothing about either the means, route or destination of disposal, and provides no safeguards for local residents at all. We believe, given the history of the current sewage system, that, conditions prescribed should be phrased more like that in Appendix 2 item 1.1., where agreement has to be reached **prior to consent**, and we wish to press for this on this important issue.

Q. How can this be achieved?

We cannot understand why the drainage engineer has not submitted more demanding conditions, **needing agreement prior to consent**, when Appendix 3 shows, for the first application, that he considered "that a new adoptable public sewer draining to the existing public sewer was favourable to going to the current private sewer serving up to eleven existing properties". In fact, it is our understanding that the current private sewer actually serves fifteen – the twelve in the Close and the three dwellings in Ardwell House.

Q Since the two applications are treated separately, surely it would be logical to use or optimise the conditions and recommendations used in the first application for the second. How can we get the recommendation in the paragraph above incorporated into the conditions for the second application?

In conclusion, if planning consent were ultimately given, we wish to ensure that there will be no possibility for the developer discharging sewage, other than directly to a public sewer, in keeping with the drainage engineer's advice and recommendation for the first application, and that **conditions relating to this are worded such that agreement must be reached prior to consent,** and therefore that the developer will under no circumstances be able "to discharge sewage to the existing system" *as he yet again proposes.*
Q. How can we achieve this?

See you all sunday. My mobile is 07801969013 if there are any problems.

laters
Nick

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---------- Headers ----------

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- **Concerns regarding land and surface water drainage**

With respect to the second planning application, land and surface water drainage appears to have been dealt with more thoroughly than sewage disposal in Appendix 2, conditions 1.1-1.3.

Item 1.1. appears to commit the developer to providing details of balancing works for approval **prior to consent** of the application. **Unfortunately, this wise condition was not put upon the first application and this is a matter for concern, since that application has now gone to appeal.** This point is discussed later.

Item 1.2. provides that **approved** surface water sewage works are **carried out prior to development**. The wording of this condition is essentially identical to that in Condition 21, recorded in the DCC meeting minutes, for the earlier application.

Item 1.3. provides that land drainage works are **agreed before development begins** and then carried out **at some agreed time in accordance with agreed plans.** The wording of this condition is identical to that in Condition 26 for the first application which, quote, "**could** be added to address residents' concerns about surface water run off" – we assume and hope that it **was** added – was it?

Q. Since surface water and land drainage water will presumably both discharge into the balancing system, so protecting us from worsening flooding, and since the whole system will thus presumably be integrated, why is the entire system not to be detailed for approval ***before consent is given****?*

With regard to the balancing tank, there are issues of falling gradient and available open space (much of which will be occupied by the proposed new car park), at the bottom of the Ardwell House site. Surely, the location of a substantial balancing tank, in the context of the surrounding trees, ought to be on the plans for all to see. Can the authority ask for the balancing tank, and associated drainage system, to be clearly specified, before consent is considered, so that its impact is clear at the outset to all.

Q. How can we get this issue addressed?

For the second application, conditions covering surface water disposal have clearly been dealt with more thoroughly with the addition of item 1.1. However, for some reason, for the first application (and nothing has changed), and in spite of much written information and warning from many people, the authority seemed not to have grasped the magnitude of the potential water-related problems that we could face, in future, should this development go ahead. Although we are pleased to see that a more rigorous approach has been taken with the second application, it is of considerable concern to us that inadequate conditions have been set for the application that will go to appeal.

Q. Can the more rigorous conditions applied to the second application be applied retrospectively to the first application that has gone to appeal?

We look forward to your comments and advice on these worrying questions. If these issues are not addressed more rigorously, we fear that local residents will not get the protection that they need should the development go ahead.

Best regards,

Dr D J and Mrs J M Collins

Appendix 1

Recommendations for sewage and surface water disposal, abstracted from our letter of 04.01.03, opposing the second development application

- ***Reject the application due to inadequate provision for sewage disposal and, consequently, potential adverse impact on public health***

This application, like the earlier one, again says that ***"sewage will discharge into the existing system"***. For many years the existing system servicing Ardwell Close and Ardwell House has caused serious problems due to blockage and inadequate pumping facilities. In spite of the pumping station being up-graded, certain residents at the bottom of the hill have had human excrement and foul sewer waste refluxing back up, and overflowing through, their toilets. Such a pumping station really ought not to serve more than eight properties and it already serves about double that number.

We have serious concerns about the extra load on the sewer and the pumping station that will result from a net increase of 15 dwellings at Ardwell House i.e. a net 100% increase on the current Ardwell House plus Ardwell Close loading? **This potential public health issue must be taken seriously, properly investigated and clear conditions detailed and agreed to be met by the developer before, and if, planning consent be granted.**

- ***Reject the application due to inadequate provision for surface water drainage***

The application, like the previous one, again says that *"surface water will drain into the existing system"*. Those who have lived at the bottom of the Close for 25–40 years, and given that the bottom of the Close is also at the bottom of the hill, are acutely aware that **the only existing system on the site of Ardwell House is the drainage of water to soakaways, as a consequence of which water simply runs off and seeps out.** There are already acute problems of surface water run-off, down the slope of the land of Ardwell House to numbers 10-12 Ardwell Close, followed by continuing and prolonged seepage once rain has stopped.

Construction of the on-site roadway from the top of the site to the car park at the bottom will simply provide a formal conduit by gradient and channel to physically move *yet more* surface water *quickly* from the top to the bottom of the site. Water run-off problems are exacerbated by the geology of the site which, with an impermeable subterranean clay layer, results in the presence of wells on site (from which Ardwell House gets its name) and a relatively high water table. The impact of the planned "lowering the plateau of Ardwell House" will not reduce this problem but will simply worsen it by heightening the water table there, and by reducing total ground mass and thus water-holding capacity at the top of the site. Added to this, the much larger footprint (1.5-2X bigger) will also increase run-off and reduce permeability.

As usual, after the current period of heavy rain, the gardens of those of us at the bottom of the hill are already badly waterlogged, **and springs have emerged as holes in the road itself,** both of these effects due to the high subterranean hydraulic

pressure on site. **Unless, provision is made in the redevelopment of Ardwell House to remove water into surface water drains – not into soakaways** – we at the bottom of the hill will face a totally unacceptable future with greatly increased risk of potentially catastrophic flooding to our properties.

Please note in this context that winter rainfall is forecast to increase by 30% over the next 20 years, and we are reminded in WUA's very own Flood Plan 2002/3 that *"existing highway and land drainage systems are not designed to cope with recurring heavy downpours of the level experienced in 2000"*. That weather pattern has just repeated itself and **the authority should take note of its own advice when considering this application and proactively set conditions to mitigate this problem.**

This issue must be taken seriously, properly investigated and clear conditions (requiring positive drainage) detailed, to which adherence is committed to by the developer if and *before* planning consent be granted.

Appendix 2

Conditions set by Roger Johnson 08.01.03 for the second planning application

1. Surface water and land drainage

1.1. Details of surface water balancing works together with details of the stage of development at which the works will be brought into use, are to be submitted to, and approved in writing by, the District Planning Authority **prior to consent**

1.2. **Development shall not begin** until surface water sewerage works have been carried out in accordance with details submitted to, and approved by, the District Planning Authority.

1.3. Details of land drainage works together with details of the stage of development at which the works will be brought into use, are to be submitted to, and approved in writing by, the District Planning Authority **prior to the commencement of any development on the site.** The works shall be constructed and implemented in accordance with those details.

2. Sewage

2.1. **None of the dwellings shall be occupied** until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.

Appendix 3

Corrections/points of clarification to report

1. Comments on additional plans (bottom of p.12) should be 14 addresses not 7.
2. Site is in Crowthorne but in parish of Finchampstead
3. P.112 – typographical error – should be Ravenswood Avenue not Rosewood Avenue.
4. Strip of land at side of No. 27 Ravenswood Avenue where adjacent to Ardwell Close is Highway Authority land.
5. Rear of No. 27 is about 50m rather than 48m from the proposed building.

3. Issues raised at the Committee Meeting on 2 October

Land drainage: The Council's drainage engineer advises that the following additional condition No. 26 could be added to address residents' concerns about surface water run-off:

Condition 26
Details of land drainage works together with details of the stage of the development at which the works will be brought into use shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The land drainage works shall subsequently be constructed and implemented in accordance with the approved details.
Reason: In order to ensure the provision of land drainage works to adequately serve the proposed development.

Foul sewerage:
The applicants' consultant has provided the following information:

> It is intended to drain foul water via the existing system with the benefit of existing easements. This system comprises a private sewer which gravitates towards the adopted pumping station located to the north of 37 Ravenswood Avenue owned by Thames Water. The applicants would not be required to make any physical changes to the private sewer beyond the site. It is to be noted that should for any reason the existing system not be considered suitable the alternative on installing a new sewer along Ardwell Close between the site and the public mains in Ravenswood Avenue would be available.

(Thames Water were consulted on the original application and replied 'no objection'.)

Council's drainage engineer: Advises on the above information on foul drainage that because 18 new apartments are being constructed, he considers that a new adoptable public sewer from the proposed development to the existing public sewer system is favourable to going through the private sewer system already serving up to 11 existing properties

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01344 771073

28 February 2003

Kerrin Lithgow,
Wokingham Unitary Authority

Development applications 6270/8165 for Ardwell House, Ardwell Close, Crowthorne: sewage and surface water disposal

Dear Kerrin,

You will be aware that the first planning application has gone to appeal, and will be heard on 17 June, and that the second application awaits allocation to a future DCC meeting.

During your recent absence, I have reviewed the conditions set by the authority *for each of the two planning applications* regarding provision for sewage and surface water disposal on the proposed development, and wish to raise with you some concerns over the perceived lack of stringency of these conditions. We are concerned that the conditions set do not adequately detail processes and timetables which will protect local residents' future interests, should the development go ahead. These issues are discussed later.

Our concerns are particularly exacerbated by the fact that the developer has ignored the comments and information provided on the first application by local residents, relating to sewage and to surface water issues, as well as comments from the WUA engineer, recorded for that application in the minutes of the DCC meetings. In the second application, the developer again has stated that "discharge will be to the existing systems". From this, it seems reasonable to expect that he actually has no intention of doing anything other than that, **unless WUA clearly stipulate otherwise.** We believe that these disposal issues are serious and must be dealt with more rigorously by WUA.

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- **Concerns regarding land and surface water drainage**

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Q. Can the more rigorous conditions applied to the second application be applied retrospectively to the first application that has gone to appeal?

We look forward to your comments and advice on these worrying questions. If these issues are not addressed more rigorously, we fear that local residents will not get the protection that they need should the development go ahead.

Best regards,

Dr D J and Mrs J M Collins

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 26 February, 2003

My ref: F/2002/8165

Your ref:

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

Mr C.J. Readings
8 Ardwell Close
Crowthorne
Berkshire
RG45 6BA

Dear Sir

RE: ARDWELL HOUSE, ARDWELL CLOSE, CROWTHORNE, BERKSHIRE

I refer to the above application and your letters of the 23rd December 2002 and the 10th of February 2003. I shall run through the procedural matters you have questioned.

Council's Planning Officers are not able to respond to individual questions raised due to the sheer volume of replies received. I have to date received 32 letters regarding this application, a 68-person petition, and a steady stream of separate letters from individuals concerned about the issue of Ravenswood Avenue. This is in addition to many separate phone calls, emails, and persons coming directly to the Council to discuss the application. Unfortunately we do not have the time to both answer all questions and undertake casework, *nor is there a legal imposition upon the Local Planning Authority to provide such a response*. Furthermore, it is clear that the statutory time limit of 8 weeks in which we have to process an application would clearly be unachievable should an individual reply be necessary for every letter.

With regards to your question on the legality of another application, applicants are perfectly entitled to put in as many applications as they wish. It is indeed common practice for two identical applications to be submitted together, so as to negotiate one and appeal the other.

With regard to the red site notice, it is not mandatory for the applicant to display the notice. Whilst we certainly encourage applicants display the sign, it is sufficient for the council to have notified surrounding landowners. I believe a green site notice has also been displayed by council officers on the 24th of January.

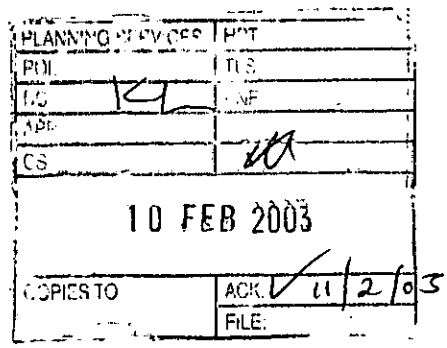
Should you have any queries on the above please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Principal Planner – South Area

ORS RR



Ms. Kerrin Lithgow
Development Control Officer (Planning Services)
Environmental Services Department
Wokingham Unitary (P.O. Box 157)
Shute End
Wokingham
Berks RG40 1WR

8, Ardwell Close
Crowthorne
Berks RG45 6BA

Thursday, 06 February 2003

Dear Ms. Lithgow,

Planning Application Number F/2002/8165 – Ardwell House

I wrote to you on 21st December listing my objections to Planning Application Number F/2002/6270 and raising some queries about your *modus operandi* and the status of the "revised" application.

Although the second part of my letter reiterates my objections to this Application, the first part raised some fairly fundamental queries about the procedures and legal status of this "revised" application.

I would be grateful if you would respond to these specific points.

Yours Sincerely

C.J. Readings

Copies to

Cllr Angus Ross
Cllr. Gerard Cockcroft
Cllr. Muriel Long
Cllr. Robert Stanton

Geoff & Carol Baldry
27 Ravenswood Avenue
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Berkshire RG45 6AX

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13th January 2003

Kerrin Lithgow
Development Control Officer
Wokingham Unitary
Enviromental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Kerrin

Re : Application Number F/2002/8165 – Ardwell House

We write in response to this application and also to confirm your e mail of the 2nd January stating that this response has to be with you by the 15th January 2003.

We wish to state at the outset that our house backs directly onto the proposed development and as such is probably one of four properties most directly affected by this development.

Having looked at the plans they appear to be exactly the same as the previous application by the same developer, Brookworth Developments Ltd, as Application F/2002/6270. The only difference being the cycle shed moving to adjoin our property.

Again we are opposed to the application.

This development was rejected by the Planning Committee on Wednesday 23rd October 2002. To quote the minutes of the meeting –

RESOLVED : That Application No:2002/6270 be refused on the grounds the proposed development would generate additional traffic onto Ravenswood Avenue, a private un-made road which also lacks street lighting and footway provision and this would adversely affect the safety of road users as a whole. Accordingly it is considered that the proposal is contrary to Policy LD5 of the

Berkshire Structure Plan and WT7, WT8 and WT(of the Wokingham District Local Plan Deposit Draft.

We cannot see how on earth the planning committee can possibly approve this application as it is almost identical to the previous application which they rejected just two months ago. Further whilst the developer has not demonstrated how they would upgrade Ravenswood Avenue the Team Leader for Highways Development in the minutes considers that a surface dressing would surfice to meet Highway Safety. This is absolute nonsense. We have lived in Ravenswood Avenue for six years. Each year the East Berks Golf Club at the bottom of Ravenswood Avenue have repaired the road, except last year. As your site visit last October and the attached photos will confirm a surface dressing only lasts ONE year. There is currently three other applications (Devils Highway for 4 houses and Ardwell Close for 2 houses. If these and the Ardwell House development are all appoved this will represent a **25% increase** in traffic along Ravenswood Avenue. In short Ravenswood Avenue cannot possibly cope with any more traffic and this new application should also be rejected.

The application should also be rejected on the following grounds –

Loss of privacy
Noise and Disturbance
Smells / Refuse / Air Pollution
Design and Appearance

All these points we have addressed in our original objections of the 19th May, 27th May and 2nd July last year. Copies of these objections are enclosed and are to be treated as part of this objection.

We have also enclosed photographs which also show why the Development should be rejected –

Photo sheet A – shows the current Ardwell house from our back garden. As you will see there is one room in the loft at one end of Ardwell House. The new development proposes two stories across the whole development. It is quite clear from the photos it will completely invade our privacy.

Photo sheet B – shows how bad the road has become in just one year

Photo sheet C – shows the congestion at the junction of Ravenswood Avenue and Dukes Ride – there is also a big safety issue to also consider as this junction is a collection and drop off point for local schools – a point your Highways Team Leader seems to have overlooked. This will become even more dangerous should the apartments by the station and AC Barnes garage also be approved.

Photo sheet D – shows residents from Ravenswood Village walking along Ravenswood Avenue – we know the Developers commissioned a pedestrian survey shortly before Christmas – these photographs were taken during the Summer – A pedestrian survey taken then would show a completely different result.

Photo Sheet E – shows cars parked on the pavement of Ardwell Close. These cars are owned by the Planning Committee and were parked there when the committee conducted a site visit in October last year. Coincidently the number of cars parked there are the same as the shortfall in car parking spaces proposed in the development. There can hardly be a better example of how adversely we are going to be affected should the development be approved.

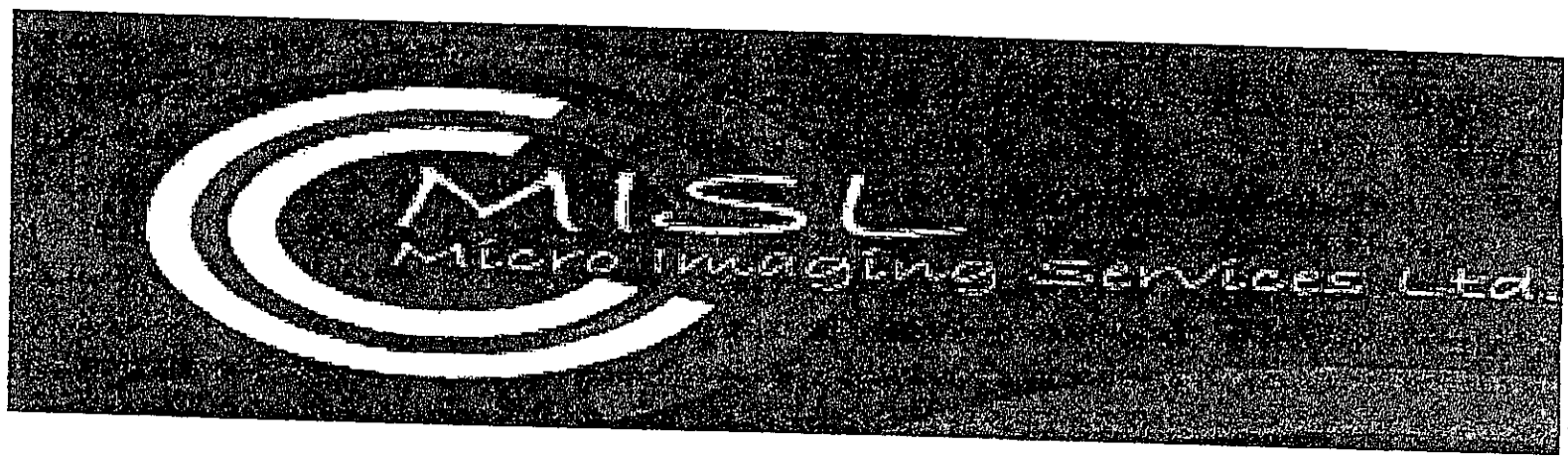
We trust that this development will be rejected again. If however you are of a mind to approve the very least the developer should provide is an eight foot wall along the entire length of our back garden as well as upgrading Ravenswood Avenue to adoption status with appropriate speed restrictions. Another site visit should also be arranged as the committee will be able to see how different the aspect from our back garden is now there are no leaves on the trees.

Yours sincerely

Geoff Baldry

Carol Baldry

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

A





Line shows height when (or if) the development goes ahead.

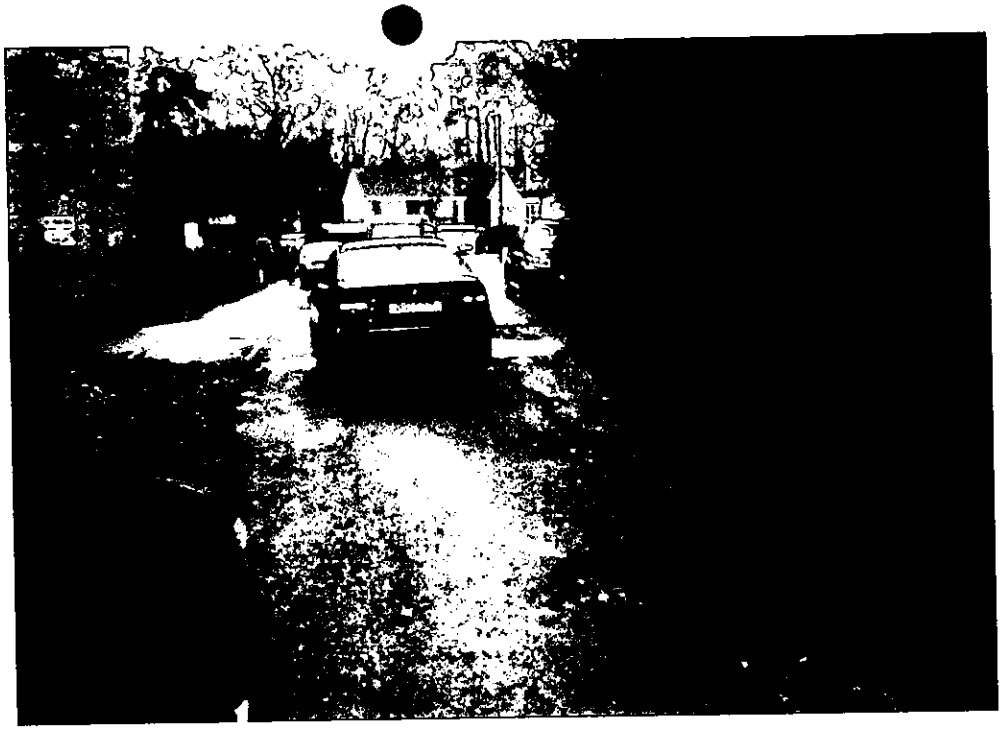




Cars from the development will also park alongside our hedge which is on a bend.

B

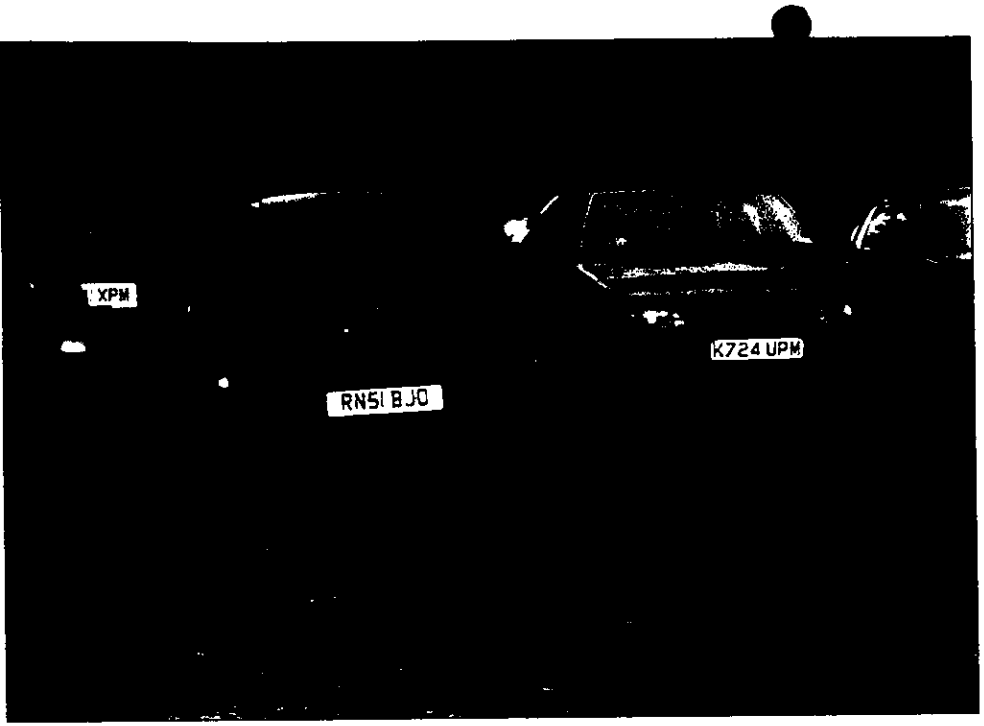






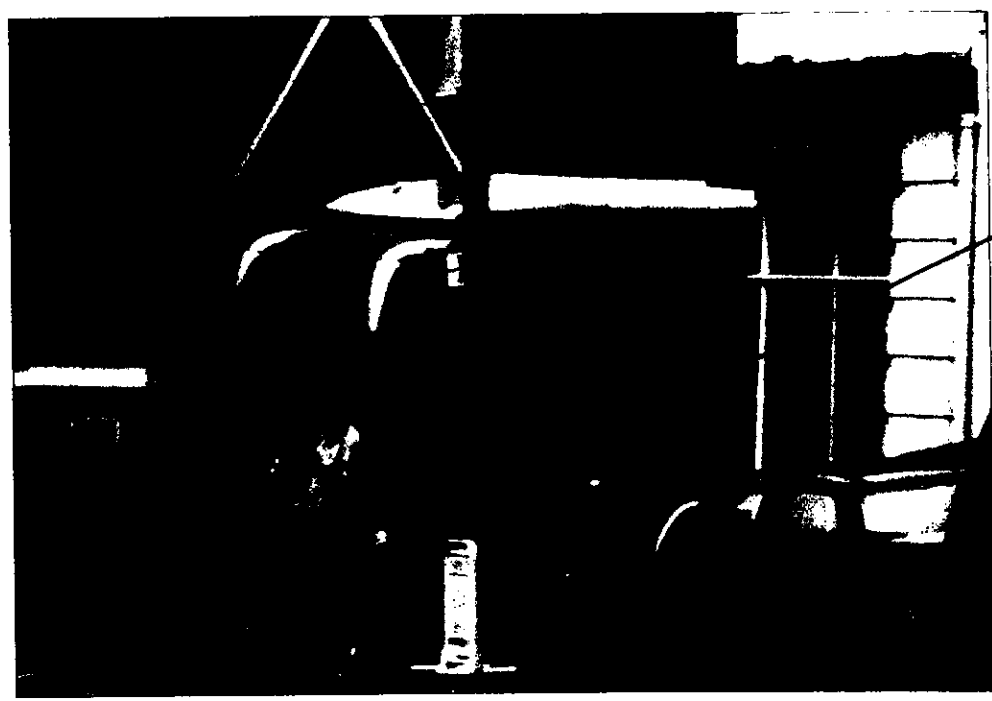


C.









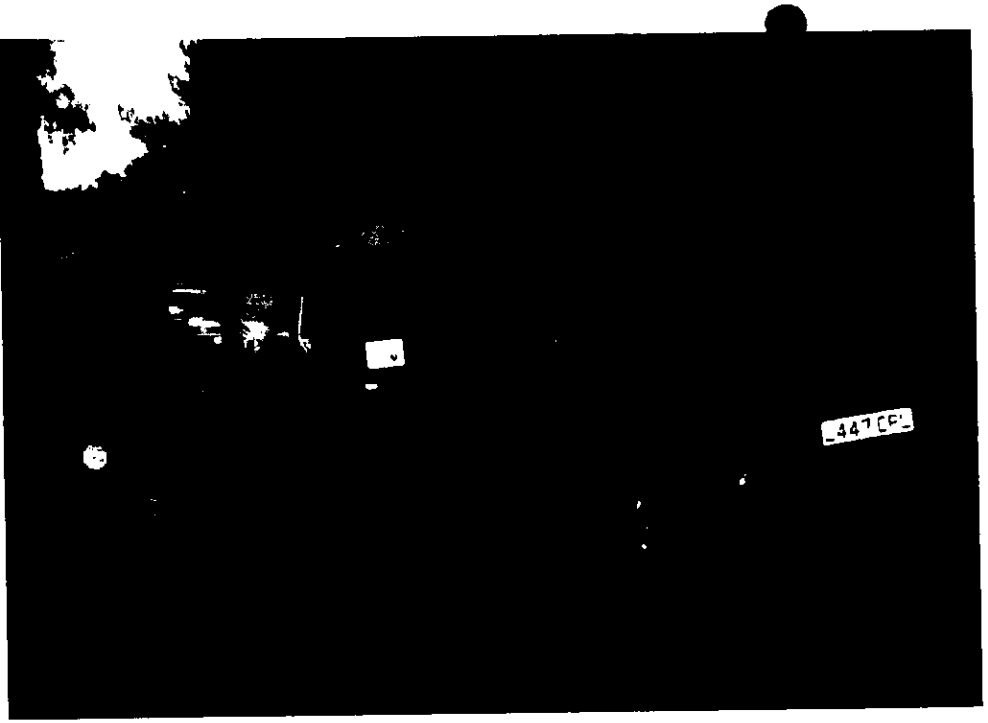
School pick up at junction of Rav Av and Dukes Ride

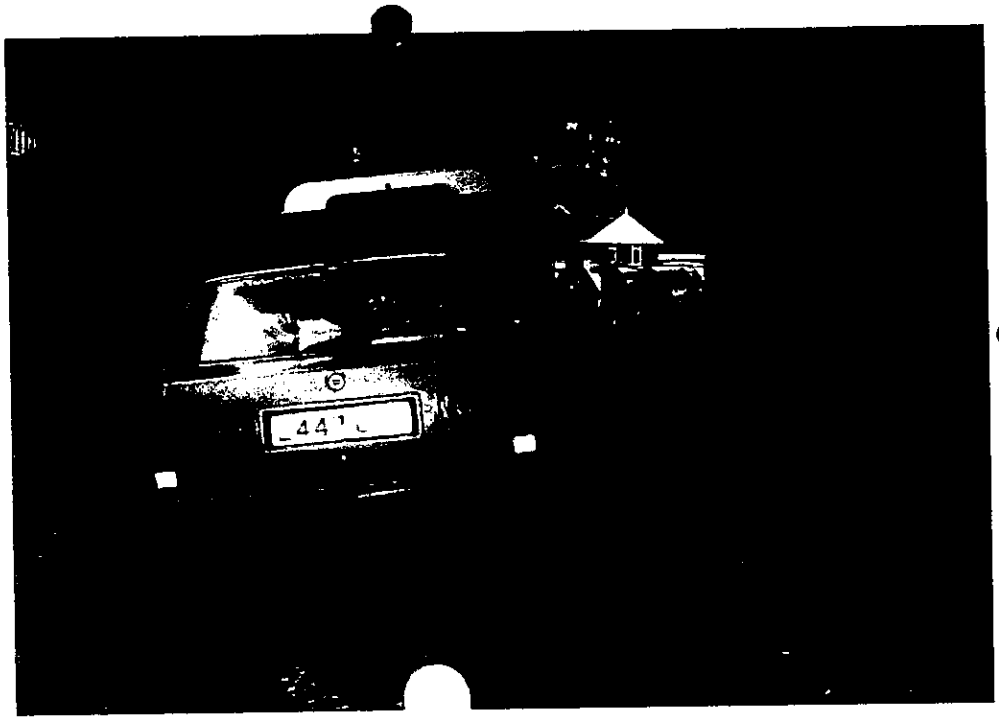





25

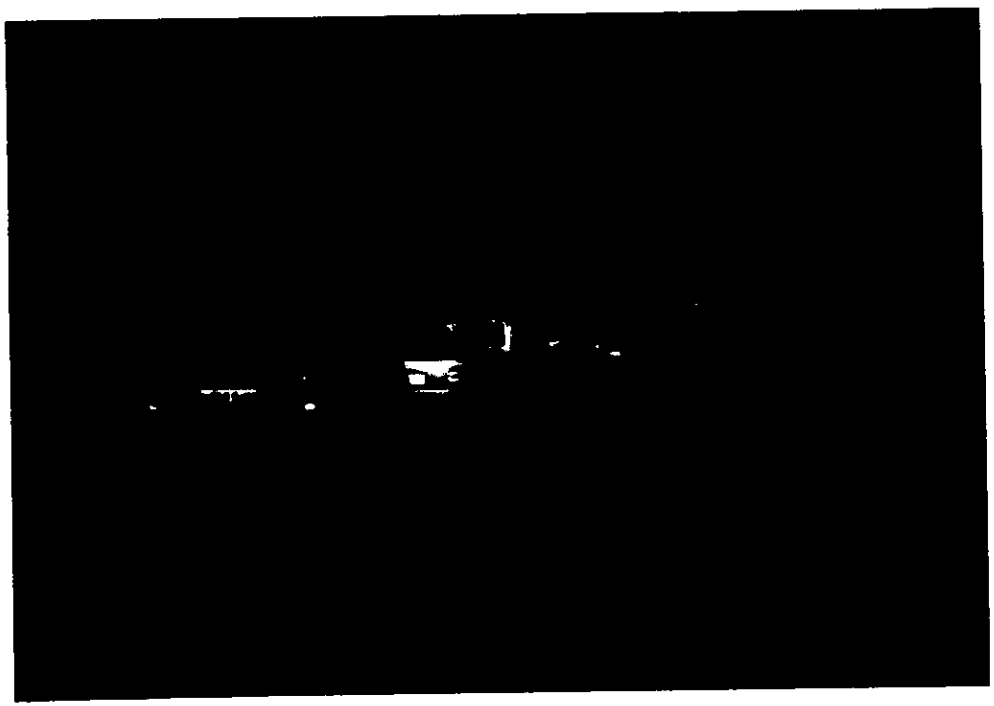






E

As there are not enough car parking spaces allocated - this is what Ardwell Close will look like





Our Ref wdc4
By e mail and post

Geoff & Carol Baldry
27 Ravenswood Avenue
Crowthorne
Berkshire RG45 6AX

Tel : 01344 779951
Fax : 01344 778076
geoffbaldry@hotmail.com

4/7/02 Attn: Lyn Oliver

Lyn Further to our tel. con this morning please see letter of objection regarding Ardwell House.

2nd July 2002

Geoff Baldry.

Angela Odell
Development Control Officer
Wokingham District Council (Wokingham Unitary)
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Angela

Re Application Number F/2002/6270
Ardwell House, Ardwell Close, Crowthorne, Berkshire
Proposed Demolition of Existing Building and Erection of 18 x 2 Bedroom Appartments

Thank you for your letter of the 13th June 2002 with reference to revised plans for the aforementioned proposed development. It seems to us that the plans are exactly the same as the original plans submitted other than to show the ridge height. Therefore our objection to this development is almost exactly the same as our objection dated 19th May 2002.

We would however wish to add the following to our original objection. Having taken legal advice and advice from two independent planning consultants it is our belief that the hedge adjoining our property and Ardwell Close is ours in view of the length of time it has been there and that we maintain it. Further in a letter to us from Wokingham District Council in July 2000 regarding the hedge, the Council specifically states 'on land I understand to be your property'. It is quite clear therefore that this hedge cannot be removed without our express permission as it is ours. Assuming therefore we do not give our permission we cannot see how planning can be granted if the original proposal was to have the access along the bottom of our garden.

We appreciate your site visit of the 27th May 2002 however we would respectfully request that the whole planning committee also make a site visit, preferably early in the morning during school term time to view for themselves the congestion at the

junction of Ravenswood Avenue / Dukes Ride and to see just how overbearing the development will be. With regard to the drawings we feel very strongly that at the very least they have to be represented to show / address the following -

- where the 'refuse station' will be cited
- mature trees planted to create more privacy
- a minimum of a 6 foot brick built wall around the boundary of the development
- what the proposed driveway along the bottom of our garden will be made from and how Brookworth Developments propose to protect our trees and vegetation
- address the issue of insufficient parking
- exactly what trees and vegetation will be removed
- what will happen to the electric sub station which is not shown on the plans
- what will happen to the condition of Ravenswood Avenue
- be far more specific regarding the ridge height and slab areas

The following is exactly the same as our original objection of the 19th May 2002.

- loss of privacy
- highway safety and traffic
- noise and disturbance
- smells / refuse / air pollution
- design and appearance
- local infrastructure

We go into greater details below.

Loss of Privacy

The current Ardwell House is split into three properties. Only Number One Ardwell House which is the nearest to Ardwell Close currently has a 'third' storey. To be more specific it is a room in the loft with one dormer window, which does not really overlook our property. The proposal for the new development is for a full three stories. This coupled with the development been rotated slightly so it will be parallel with our property means we will completely loose all our privacy. There will be NINE living room windows looking directly over our property. Further we would need clarification as to the exact ridge height of the building as it currently seems to us that the proposed building is a lot higher than the existing Ardwell House. In short this is invading our privacy and as such, totally unacceptable. We would also seek clarification as to exactly what trees, shrubbery, etc will be removed/thinned, which may further reduce the privacy we currently enjoy.

Highway Safety and Traffic

The proposed access to the development is directly along the bottom of our garden. Currently only the residents of Number Three Ardwell House use this access. They have two cars. Potentially we now face THIRTY-SIX cars plus their visitors so at

weekends it would not be unreasonable to assume anything up to FIFTY cars going backwards and forwards along the bottom of our garden. Quite obviously apart from the loss of privacy again there will be –

- significant noise and pollution from all vehicles
- there are only 23 car parking spaces for a possible 36 cars – where will the other 13 cars park plus their visitors? Obviously they will park in Ardwell Close or Ravenswood Avenue
- nothing on the plans to show any sort of wall to keep noise to a minimum and help protect our property/privacy
- nothing on the plans to show what sort of road surface the access will have. Presumably though, given that this access currently has two cars using it, the foundations will not be strong enough to support 36 vehicles plus. Therefore it is highly likely that there will be significant damage to the roots of OUR mature trees and rhododendron bushes, which are on our property but run alongside the proposed access, assuming a new driveway has to be built. In short there is every chance of mature trees and bushes been killed. This can hardly be construed as Tree Preservation.

The proposed access is right on a bend in Ardwell Close. How can this possibly be safe? What happens when one car is coming out and another just pulling into the development? The car pulling in will most probably have to reverse out onto the bend of Ardwell Close. Quite obviously this is not safe and we are astonished that the highway officer thinks it is.

Further, it would appear that as part of this proposal the mature 100-foot rhododendron hedge that borders Ardwell Close and our property is to be removed to create a path. This hedge was originally part of the entrance to Ardwell House and has been there for over fifty years. The highways officer has presumably been happy with it all these years and no doubt you will be aware that Wokingham District Council have written to us asking that we keep the hedge cut to the KERB. Frankly, even if there is supposed to be a path there why has the Highways Officer not done anything about it for the last fifty years or so and why write to us asking to maintain the hedge? To our knowledge no one from Ardwell Close has ever complained, indeed having spoken with all 12 houses in Ardwell Close ALL would prefer for the hedge to remain as they see no need for a path. We are more than happy to continue to trim this hedge as it is part of our garden under the right of ownership and enhances the entrance to Ardwell Close, as well as look after the lawn area at the corner of Ardwell Close and Ravenswood Avenue. In short the removal of this hedge will seriously affect the amenity and privacy of our property. (please see 2nd paragraph of this letter as we have since taken professional advice since our original objection of the 19th May).

Noise / Disturbance

With the proposed access directly behind our property quite obviously there will be serious noise and disturbance with 36 cars plus going backwards and forwards, car doors opening and shutting and car headlights beaming directly into our garden and more importantly three of our bedrooms and our entire downstairs living area. Further there will be general service vehicles (milkman, dustman, property maintance, etc) using this access. In addition, should the development have planning granted, we

will have to put up with building lorries going backwards and forwards, general building noise and presumably the builders site offices and toilets located just behind us. This is all in complete contrast the peaceful surroundings Ravenswood Avenue and Ardwell Close currently enjoy.

Smells / Refuse / Air Pollution

We would need clarification as to where the proposed area would be for dustbins etc to be stored. We are assuming that there will be a 'common area' for this and for it to be sited fairly close to Ardwell Close. If this is the case presumably it will be very close to our property as it is highly unlikely that the Developers will site it in the communal back garden. In the Summer especially this will create a dreadful smell in our back garden as well as attracting vermin, foxes and snakes.

Design and Appearance

Is it right that a charming well-established Edwardian property be allowed to be demolished? Surely not. The 'footprint' and overall square footage of the proposed development is far in excess of the current Ardwell House to meet with planning approval and quite simply flats are not at all in keeping with the area at all.

It is also our understanding, according to local deeds, that when Ardwell Close was built it was on the condition that a maximum of thirteen properties be built – this development will over double the number of residencies in Ardwell Close.

It is also interesting to note that Number 3 Ardwell House had planning permission for a two storey extension rejected only last year. Why then should a three storey block of apartments now be approved?

Local Infrastructure

Ravenswood Avenue is a private road owned by persons/company unknown. It is currently in a poor condition with well in excess of 50 potholes especially nearer to Dukes Ride. Obviously with an additional 36 cars the condition of the Avenue will only get worse.

Congestion at the junction of Ravenswood Avenue and Dukes Ride is already acute especially at rush hour times and Saturday mornings. During the week commuters park along Ravenswood Avenue to avoid paying at the railway station and at week ends shoppers also park in the Avenue. With two other developments planned (at the railway station and on the AC Barnes site – both less than 100 metres away) traffic will virtually come to a standstill. We would strongly urge that at the very least the Highways Officer conduct an urgent review of this situation and on safety issues reject the application for further development in the area.

Historically there have been severe problems with sewage, surface water and drainage in and around Ardwell Close and Ravenswood Avenue. The sheer size of the proposed building will create vastly more surface water. Further, assuming the building has to be 'sunk' into the ground surely this will raise the water table. Whilst

some of this water will go straight into the sewer, the potential for flooding and the sewers overflowing, as they have before, will be very much increased.

TO SUM UP – THE CURRENT PROPOSED DEVELOPMENT DOES NOT MAINTAIN THE SAME STREET SCENE AND AS SUCH SHOULD BE REJECTED.

Yours sincerely

Geoff Baldry
07798 844769

Carol Baldry
07771 763035

Our Ref wdc3
By e mail and post

Geoff & Carol Baldry
27 Ravenswood Avenue
Crowthorne
Berkshire RG45 6AX

Tel : 01344 779951
Fax : 01344 778076
geoffbaldry@hotmail.com

27th May 2002

Angela Odell
Development Control Officer
Wokingham District Council (Wokingham Unitary)
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Angela

Re : Application Number F/2002/6270 – Ardwell House

Thank you for your time this morning when you visited our house to view and discuss our concerns regarding the proposed development.

I would like to confirm the points that were raised specifically in relation to our property and that you will come back to us with your comments–

- that having taken advice from planning consultants and our solicitors the hedge bordering our property with Ardwell Close is part of our property in view of the length of time it has been there and that we maintain it. Further Wokingham District Council wrote to us in July 2000 regarding the maintenance of the hedge and specifically stated in that letter 'on land I understand to be your property'
- the access to the development is on a bend and as such dangerous
- that you will find out what happens to the Electric Sub Station which currently is not shown on any of the plans
- what the proposed driveway (along the bottom of our garden) will be and how the foundations will subsequently affect the roots of the trees and vegetation on our property
- where the refuse 'station' for the development will be
- the condition of Ravenswood Avenue
- our complete loss of privacy / height of the development
- noise and disruption
- exactly what trees are to be felled

- what the proposed border around the development will be. As discussed given the type of properties affected from our point of view a wooden fence is not suitable and only a brick built wall would be entertained

On a wider note to confirm the following –

- that the green planning notice that has just been pinned to a tree in Ardwell House is procedural only and that no resident affected needs to respond
- that this case will be heard first by a committee comprising of the Head of Planning & Transportation, the Development Control Manager, the Team Leader, the Highways Officer, your Solicitor and yourself who will make a recommendation to the Planning Committee. For the planning committee to meet on one of the dates already given and that the resident(s) be given a three minute hearing at this meeting. Also for the Developer to have a three minute hearing at the same meeting
- planning meeting dates 12/6, 3/7, 24/7. 14/8, 4/9, 2/10, 23/10, 13/11, 11/12

On a final note regarding holidays. I appreciate that you too are on holiday when the 14th August meeting is scheduled and as such makes it less likely that this case be heard then but I would be grateful if you could make every effort to ensure the meeting does not take place on this date. As you suggested, I will make contact with the planning committee and register at this stage that we are on holiday when this meeting takes place.

Again, thank you for your time this morning and I look forward to hearing from you shortly.

Yours sincerely

Geoff Baldry
07798 844769

Our Ref wdc2
By e mail and post

Geoff & Carol Baldry
27 Ravenswood Avenue
Crowthorne
Berkshire RG45 6AX

Tel : 01344 779951
Fax : 01344 778076
geoffbaldry@hotmail.com

19th May 2002

Angela Odell
Development Control Officer
Wokingham District Council (Wokingham Unitary)
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Angela

Re Application Number F/2002/6270
Ardwell House, Ardwell Close, Crowthorne, Berkshire
Proposed Demolition of Existing Building and Erection of 18 x 2 Bedroom Appartments

We write in response to this application, as our property is probably the most directly affected by this proposed development. As the plans currently stand we oppose this application on the grounds of the following :

- loss of privacy
- highway safety and traffic
- noise and disturbance
- smells / refuse / air pollution
- design and appearance
- local infrastructure

We go into greater details below.

Loss of Privacy

The current Ardwell House is split into three properties. Only Number One Ardwell House which is the nearest to Ardwell Close currently has a 'third' storey. To be more specific it is a room in the loft with one dormer window, which does not really overlook our property. The proposal for the new development is for a full three stories. This coupled with the development been rotated slightly so it will be parallel

with our property means we will completely loose all our privacy. There will be NINE living room windows looking directly over our property. Further we would need clarification as to the exact ridge height of the building as it currently seems to us that the proposed building is a lot higher than the existing Ardwell House. In short this is invading our privacy and as such, totally unacceptable. We would also seek clarification as to exactly what trees, shrubbery, etc will be removed/thinned, which may further reduce the privacy we currently enjoy.

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It is also our understanding, according to local deeds, that when Ardwell Close was built it was on the condition that a maximum of thirteen properties be built – this development will over double the number of residencies in Ardwell Close.

It is also interesting to note that Number 3 Ardwell House had planning permission for a two storey extension rejected only last year. Why then should a three storey block of apartments now be approved?

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Ravenswood Avenue is a private road owned by persons/company unknown. It is currently in a poor condition with well in excess of 50 potholes especially nearer to Dukes Ride. Obviously with an additional 36 cars the condition of the Avenue will only get worse.

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TO SUM UP – THE CURRENT PROPOSED DEVELOPMENT DOES NOT MAINTAIN THE SAME STREET SCENE AND AS SUCH SHOULD BE REJECTED.

We understand that you have spoken with our next door neighbours with a view to arranging a site meeting. We would also like to meet with you at the same time to discuss any points we have raised. We can be contacted directly on our mobiles below.

Yours sincerely

Geoff Baldry
07798 844769

Carol Baldry
07771 763035

PLANNING SERVICES	EPT
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31 DEC 2002	
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Ardwell Bungalow
25 Ravenswood Ave.
Crowthorne RG45 6AX
29. 12. 02

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

REF. F/2002/8165

Dear Sir or Madam,

With regard to the above proposal I trust the Council will take into consideration the access to Ardwell Close, which is only by the already over congested unadopted road, Ravenswood Ave., The addition of 18 units will inevitably create an additional 30-36 vehicles using Ravenswood Ave., on a regular basis, so that I assume that the Council would insist on off-street parking for at least 36 vehicles.

Already the lower end of Ravenswood Ave. is used as a car park by a number of rail commuters (since parking charges were introduced at the station) so that the footpath is impassable and the road very narrow, making it highly dangerous and difficult for any emergency vehicles which may be needed. More residents in the area would obviously increase that liklihood.

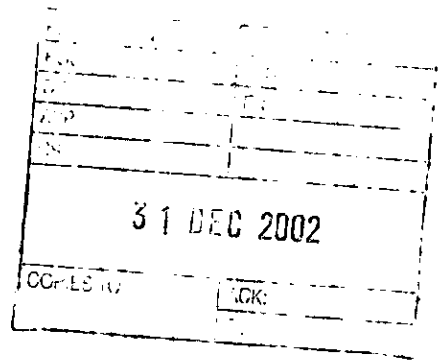
I would also point out that additional traffic has already been added to the road with the development of Benridge Court.

In the event of the council viewing the above application favourably I would expect that the developer would be required to repair and resurface Ravenswood Ave., and include a speed limit and parking restrictions at the Dales Rise end.

Yours sincerely

John Thorp.

LINTON HOUSE
DEVILS HIGHWAY
CROWTHORNE
BERKS
RG45 6BJ
29TH.DEC. 2002.



DEAR SIR

APPLICATION F/2002/8165

MY REASONS FOR OBJECTING TO THE PROPOSED REDEVELOPMENT OF ARDWELL HOUSE ARE AS BEFORE (SEE ATTACHED).

THE PROPOSAL TO ERECT 4 NEW HOUSES IN DEVILS HIGHWAY WILL ONLY EXACERBATE THE DECLINE IN THE SAFETY AND STATE OF THE ROADS IE.BOTH DEVILS HIGHWAY AND RAVENSWOOD AV.

APPLICATION F/2002/8018

I HAVE ALREADY MADE MY OBJECTIONS TO THE PROPOSED REDEVELOPMENT OF LANE END. I REITERATE , THE STATE OF THE ROAD, AFTER THE BUILDERS HAVE LEFT ,WILL BE A MESS AND TOTALLY UNACCEPTABLE.

YOURS FAITHFULLY

E T SMITH

37 Ravenswood Avenue
Crowthorne
Berkshire RG45 6AX

28 December 2002

PLANNING SERVICES | PPT
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DC | ENF
APP
CS
31 DEC 2002
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FILE.

Ms Kerrin Lithgow
Development Control Officer
Wokingham Unitary
Environmental Services Department
Planning Services
P.O.Box157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lithgow

Application Number F/2002/8165 Ardwell House, Ardwell Close, Crowthorne

I refer to your letter dated 17 December 2002 re the proposed demolition of the existing buildings and erection of 18 flats at Ardwell House Crowthorne. I would like to object to the application and have the following comments:

Design
The proposed development is not in keeping with the area. Ardwell Close and Ravenswood Avenue are characterised by individual detached dwellings. A development of a small number of detached homes would be much more in keeping with the area

Road Access
The proposals will involve a substantial increase in traffic on Ravenswood Avenue and Ardwell Close. Ravenswood Avenue in particular is already a busy road and in extremely poor condition with many deep potholes and frequently access is difficult because of vehicles parked on both sides of the road at the Dukes Ride entrance to the road. The proposed development will make the situation significantly worse

Parking
The substantial increase in the number of residents on the site will lead to a significant increase in traffic and parking needs for residents and visitors. The proposed development has given totally inadequate consideration to these increased parking needs.

Pedestrian access/Ravenswood Village Residents
Ravenswood Avenue is frequently used by pedestrians, in particular residents at Ravenswood Village, for access to shops and facilities at the top of Ravenswood Avenue on Dukes Ride. Many of the residents of Ravenswood Village are handicapped or disabled and, while they are usually supervised any increase in traffic on Ravenswood Avenue will significantly increase the risk of a serious accident and injury particularly as there is no pavement and pedestrians have to walk in the road. The situation is made worse at night due to the poor street lighting.

Trees
The proposed development will involve the removal of a number of mature trees. This causes me considerable concern, as the trees are an inherent part of the environment of the area.

Thank you for consideration of theses matters

Yours truly

David Paige

POL	
DC	
APP	
CS	
31 DEC 2002	
COPIES TO	ACK.
	FILE.

Dr P Williams
11 Ravenswood Av.
Crowthorne
Berkshire
RG45 6AX

Phone 01344 466151

pmjwilliams@btinternet.com

29 December 2002

re: Application Number F/2002/8165
Site: Ardwell House, Ardwell Close, Crowthorne

Dear Sir/Madam

I am a resident of Ravenswood Avenue, Crowthorne and I wish to comment on the above planning application.

The only access road to Ardwell Close is Ravenswood Avenue, this is a private road already used by traffic accessing East Berkshire Golf Club, Ardwell Close and of course houses on Ravenswood Avenue. I believe the addition of the apartments with perhaps up to 36 associated cars would be an unacceptable burden to the current users of the road, cars and pedestrians alike. Already the road surface is heavily damaged with its current use; cars avoiding the worst of this damage create significant safety problems.

I assume you are aware that Ravenswood Av is already used as a car park for local shop users and railway travellers; cars are parked particularly close to the junction with Dukes Ride. At peak times this causes heavy congestion and a severe safety issue with Ravenswood Av and Dukes Ride pedestrians. I am sure also that you are aware that no pavement exists on Ravenswood Avenue, this requires pedestrians to walk on the road surface, staff and residents of Ravenswood village use Ravenswood Av for exercise continually during the day. I believe there already exists the strong possibility of an accident exacerbated by parked cars. Additional road users will make the problem worse.

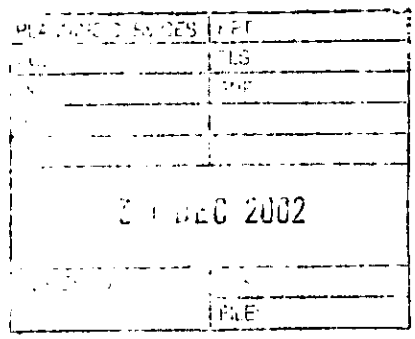
At peak morning times it is often extremely difficult to drive from Ravenswood Avenue onto Dukes Ride, the turning into the car park associated with the local shop frontage is extremely close to the Ravenswood Av/Dukes Ride junction, this creates significant problems. Additional traffic will cause further problems.

I also believe that apartments are an inappropriate addition to Ardwell Close, I would appreciate some guidance from you as to the considerations given to the inclusion of such buildings within a mainly detached residence road. This latest planning application is remarkably similar to one already on appeal (F/2002/6270) and could be interpreted as a cynical attempt to circumvent legitimate planning objection at a socially busy time of year.

Yours Sincerely

Peter Williams

Benita Humphreys



Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

27th January 2002

Dear Sirs

Re: Planning Ref. F/2002/8165

I would like to register my objections to the above planning application.

This development would result in an unacceptable increase in traffic using Ravenswood Avenue.

The surface of Ravenswood Avenue is extremely badly pot-holed and, as there are no plans to adopt this road, there can be no enforceable traffic regulations either to speed or parking. The increase in traffic, as a result of this development, would inevitably result in danger to pedestrians - especially from the Ravenswood Home, (many residents use the road, either walking with carers or in wheelchairs).

Yours faithfully

B. E. Humphreys

BE Humphreys (Mrs)

4 Bembridge Court, Crowthorne, Berkshire RG45 6BN
Tel: 01344 446790

Glyn Lawrence

Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

ACK:
FILE:

27th January 2002

Dear Sirs

Re: Planning Ref. F/2002/8165

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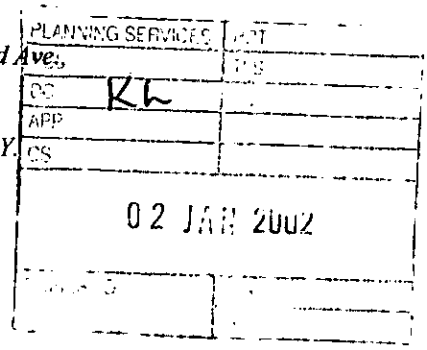
Yours faithfully

GB Lawrence (Mrs)

3 Bembridge Court, Crowthorne, Berkshire RG45 6BN
Tel: 01344 778528

ANDREW N. PEERS

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.



Date:-30/12/02
Ref:- anp2169

Ms Kerrin Lithgow,
Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8165
Proposed erection of 18 flats and demolition of existing building

Dear Sirs,

I wish to object to the above Planning Application on the following grounds:-

1) There are serious implications with **Highway Safety** and the condition of Ravenswood Avenue. The sole access to Ardwell Close is via Ravenswood Avenue. Ravenswood Avenue is unadopted and not built to Local Authority standards for foundations, construction, drainage, pedestrian usage, and lighting, and is not maintained by the local authority. The condition of the road is exceptionally poor as witnessed recently by the Development Control Committee's site visit made under planning application No F/2002/6270 (erection of 18 flats). The condition of the road and its unsuitability for additional vehicular and pedestrian traffic was a major factor in turning down proposal F/2002/6270. When Ravenswood Avenue was developed the usage was for the residents; with very few houses and car ownership at considerably under one per household, the road was adequate. The planners at the time could not have foreseen the vast growth in car ownership, leisure activities (Golf), and housing needs. House numbers in Ravenswood Avenue, Ardwell Close and Devils highway have steadily increased. With car ownership now averaging nearer 3 per household in this area, more people playing golf, and the club being used for more evening social activities, Ravenswood Avenue is no longer a 'sleepy' lane. It has become a major vehicular access for many not residing in Ravenswood Avenue; a role for which it was never intended and for which its construction is most unsuitable.

   Increasingly, Carers from Ravenswood village regularly push wheelchairs and walk handicapped villagers the length of Ravenswood Avenue to the shops for an outing into the community. There is also an increasing number of Ravenswood Village staff travelling to Crowthorne by train; they walk up and down Ravenswood Avenue at the start and finish of their shifts, frequently in the dark during the winter months. Because of the lane-like nature of Ravenswood Avenue, pedestrians, carers, wheelchairs, handicapped villagers and resident children have to walk on the road, sometimes in the dark and without street lights, avoiding the numerous potholes, the 'all day' parked cars at the top of the road, residents vehicles parked in the road because their property was never designed to accommodate more than one car, and the floods caused by surface water collecting at the bottom of the road. The vastly increased vehicular traffic now using Ravenswood Avenue shares the road, avoiding the same potholes, floods and parked cars, and weaving around the pedestrians. **The safety of all who use Ravenswood Avenue especially those not in vehicles, is becoming seriously compromised; there is an accident waiting to happen.**

The proposals presented are almost identical to those in Application No F/2002/6270 up to paragraph 2.9; paragraphs 2.10, 2.11, 2.12, 2.13 relate to the condition of Ravenswood Avenue and talk glibly of "GRAMPIAN" conditions, of which absolutely no details are proposed. It is impossible to make any constructive comments on this very very important part of the Application without details being provided to Wokingham Unitary/Planning Committee/Residents.

2) Exiting Ravenswood Avenue into Dukes Ride at peak times is currently very difficult as the extensive exiting traffic must merge with the heavy volume of traffic using Dukes Ride. 15 additional dwellings will significantly compound this problem.

3) Parking for the shops on Dukes ride at the end of Ravenswood Avenue is already causing significant congestion and safety risk at this junction. The problem is compounded by Reading commuters 'free parking' all day on both sides of Ravenswood Avenue to take the train into Reading. As the road is unadopted, residents can do nothing to stop this practice. An additional 15 dwellings will seriously compound the safety risk and congestion as inevitably residents (as they do now) will use cars to visit the shops.

4) As the land area is > than 0.4 hectares, a Development Brief should be provided – this is not evident.

5) Under the Councils current and Emerging plans a 'variety of housing' in the approximate ratios of 1/2Bedroom 45%, 3 Bedroom 25% and 4+Bedrooms 30% should be proposed for this type of site – this does not seem to be the case.

6) It is noted that surface water is to be removed as per the present system, which is by soak-away. With a building of twice the footprint of the existing building, and increased hard standing for parking, it can be assumed that there will be a proportional increase in surface water to be removed by the soak-away. If the soak-away cannot cope there will be serious consequences for the surrounding residences with excessive surface water seeping to the properties particularly on lower ground to the North and East of the building.

7) Similarly removal of Soiled water is to use the existing system. A few years ago there were significant problems with the soil water disposal down Ravenswood Ave., and homes at the bottom of Ardwell Close are still getting sewage backflushing into WC's at certain times; – the system is not capable of handling an additional 15 dwellings?

8) Car parking is inadequate. Guidelines for this type of property are 2 spaces per dwelling and 1 visitors space for every 4 dwellings, total 40 spaces. The proposed 27 spaces for 18 flats is woefully inadequate. Even if regular use is made of public transport, surely planners are not naïve enough to assume that residents will not own cars for leisure and shopping purposes. Those cars will need to be accommodated within the property; as the proposal stands the cars will be on the road which is very narrow.

9) It is noted that a number flats have a 'study' (approx 4m x 2.2m). This room can be classed as a 'third bedroom' increasing further the burden upon car parking.

10) The writer holds the view that the new development will 'NOT be sympathetic in scale & character to the environs of the site'. The single mass of the building restricted to one end of the site is overpowering and inappropriate to the size of the plot.

11) The writer also holds the view that 'the development does not make a contribution to the character of the area'. The immediate adjacent area is of detached dwellings on individual plots, this block of 18 apartments is not in keeping.

12) The Application contains inaccurate information re Bus frequency and distance of the train station from the proposed development.

a) The station is perhaps 400M from the site 'as the crow flies', but not walking distance.
b) The London bus service X37 has recently been severely cut back.

Trains from Crowthorne Station are not 'user friendly'. Just 4 of the 10 trains/hour passing through the station at peak hours stops at Crowthorne. These stopping trains are for Guildford and Gatwick in the southerly direction and Wokingham and Reading to the North. London commuters find it very inconvenient and have to **drive** to Wokingham/Martins Herron/Ascot/Twyford for reasonable connections.

13) The Application informs that the ownership of Ravenswood Ave., has been determined. Is Wokingham Unitary satisfied with this statement?

The writers proposes:-

a) That no further review of this application be made by Wokingham Unitary until clarification of the (Grampian) measures to be taken by the developers to improve the HIGHWAY SAFETY is provided.

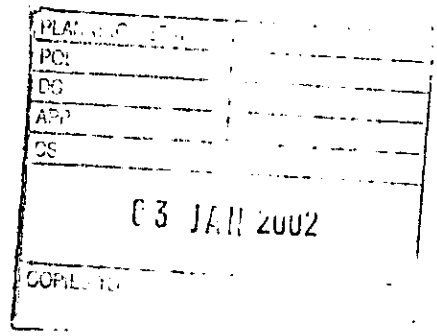
b) To look at the reasons given for not approving application No F/2002/6270 a few months ago.

c) That no further planning permission be given for additional dwelling schemes in Ravenswood Avenue/Ardwell Close/Devils Highway until the ownership, condition, maintenance and future adoption possibilities of Ravenswood Avenue have been clarified and agreed.

Yours faithfully

Andrew N Peers
B.Sc Eng. C.Eng. M.I.Mec.E

The Gap House
26 Ravenswood Avenue
CROWTHORNE
Berks RG45 6AY



30th December 2002

Wokingham District Council
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

Attn: Development Control Officer

Dear Sir/Madam

RE: APPLICATION NUMBER F/2002/8165 – ARDWELL HOUSE, CROWTHORNE

We note the new proposal that has been submitted for the above site but see nothing that changes our concerns about the aspects of the development we raised in our previous letters. As such we would continue to object to the proposal as follows :-

1. The sole approach road Ravenswood Avenue is an un-adopted road with family housing. Increased volume of traffic will result in further risk to pedestrians and residents children as well as increased wear and tear on the road.

2. The proposed parking spaces on the site are inadequate for 18 two-bedroom flats that will inevitably have 2 vehicles per flat. Ravenswood Avenue already suffers from vehicles parked at the roadside to access the station and parking on the road around the junction of Ravenswood Avenue and Ardwell Close would create further traffic collision potential and risk to pedestrians.

Please note that Ravenswood Avenue is used as a thoroughfare by many pedestrians including the disabled residents of Ravenswood Village. The road has a number of young families and already has problems with vehicles ignoring safe speeds, we do not wish to see increased volume of traffic in the road.

We continue to seek a rejection of the proposals in their current form. I trust these comments will be of assistance.

Yours sincerely

Mr and Mrs C Gebbie

01344 772168

LANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 JAN 2002

COPIES TO

Kenilworth.
21 Ravenswood Ave
Crowthorne
RG45 6AX
2.1.03.

Wokingham Unitary Planning Services.

Dear Sir.

I wish to register my extreme objection to the new application concerning the Ardwell House redevelopment. I refer to no. F/2002/8165.

Yours faithfully

Phyllis L. Seed.

20.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8165. (Case Officer:Kerrin Lithgow)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
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DC	ENF
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CS	

06 JAN 2002

CONSULT | ACK: | PLE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8165

YOUR NAME: D. H. WANN.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
2 ARDWELL CLOSE
CROWTHORNE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
Yet again I am writing to you with my objections to the re development of ARDWELL House. As I stated before 18 flats + the horrendous prospect of a huge overbearing building opposite, + on top of me is just too awful. Ardwell Close is a small road, Traffic would be a Major problem 1. 30 or more cars coming + going - Noise pollution etc etc. is quite unacceptable. From my point of view getting in + out of my drive would be a nightmare - + hazardous - it's not easy now.

Continue over the page if more room required

I see absolutly no changes to the new plans submitted.

I would like to draw your attention to the fact that development proposals 2.10-2.13 + in particular 2.12. + 2.15 makes no concrete recommendation for what the developer actually has in mind to do. And as such I oppose this application as strongly as possible.

J Hearn.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8165. (Case Officer:Kerrin Lithgow)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
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PLANNING SERVICES	HPT
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APP	
CS	
06 JAN 2002	
SCANNED	ACK. TLC

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8165

YOUR NAME: Mrs A.S. Hines

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 ARDWELL CLOSE
CROWTHORNE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Enclosed please find comments that my husband and I would like to voice with reference to the above development

Continue over the page if more room required

4, Ardwell Close
Crowthorne
Berks
RG45 6BA
3 Jan 03

Application no: F/2002/8165

Dear Mr Lithgow

We have received from you a letter informing us of the submission of the above application.

This Planning application proposes the demolition of an early 1900's house of some character, which at present is divided into 3 dwellings, and its replacement with 18x2 bed flats with 27 parking spaces. These are not retirement flats – but designed for people who would like to live in a neo Georgian block of flats. The overwhelming majority of households in this area of Crowthorne own more than 1 car. This makes the likelihood of 36 cars extremely high and could lead to a lack of allocated parking spaces for 9 cars excluding visitors.

A clear on-site demonstration of the parking problems, that such a development would realise, was provided by The Wokingham Planning Committee during its on-site visit in October to inspect the site and its surroundings.

This amounted to seven additional cars the drivers of which presumably felt unable to park on the site of Ardwell House. They parked as anyone would in a similar position – in a way in which they felt at ease – both for their own safety and for the security of their cars. This meant that the majority – including the 1st car to arrive – parked on the pavement

It's a fairly narrow road so why not? – It means your car is less likely to get damaged by the passing traffic. However, it also means that young children, who use this pavement on their bicycles, may perhaps prefer to use the road rather than scratch parked cars. This is obviously a safety concern.

There were no other cars parked in the road – there very seldom are – the sight lines are bad, the road meanders around a significant bend and drops approx 10 ft as it does so we, the residents, don't consider it safe either for the pedestrians or the cars, to park on the road.

The photographs enclosed illustrate 3 points:

18. (cont).

1. The parking problems in Ardwell Close - the photo illustrates the congestion that could result from the seven cars parking to the left and right of the Ardwell House site. It shows a refuse vehicle overtaking a removal van parked in the same way in the same place as the vehicles above.

2. Congestion at the Ravenswood/Dukes Ride junction - the sequence of three photos illustrates the congestion, the school bus off-loading passengers can verify the timing.

3. The risks to the inhabitants of Ravenswood Village – the photo shows some residents (handicapped) walking down Ravenswood Avenue towards the same junction

I do hope you will take these points into consideration for this new application

Yours Sincerely,

B. V and A.S. Hines

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Ref:- Application no F/2002/8165 – Proposed demolition of existing building + erection of 18 x 2 bed flats. These photos illustrate traffic problems that would arise from this proposal

Ardwell House as it is at present

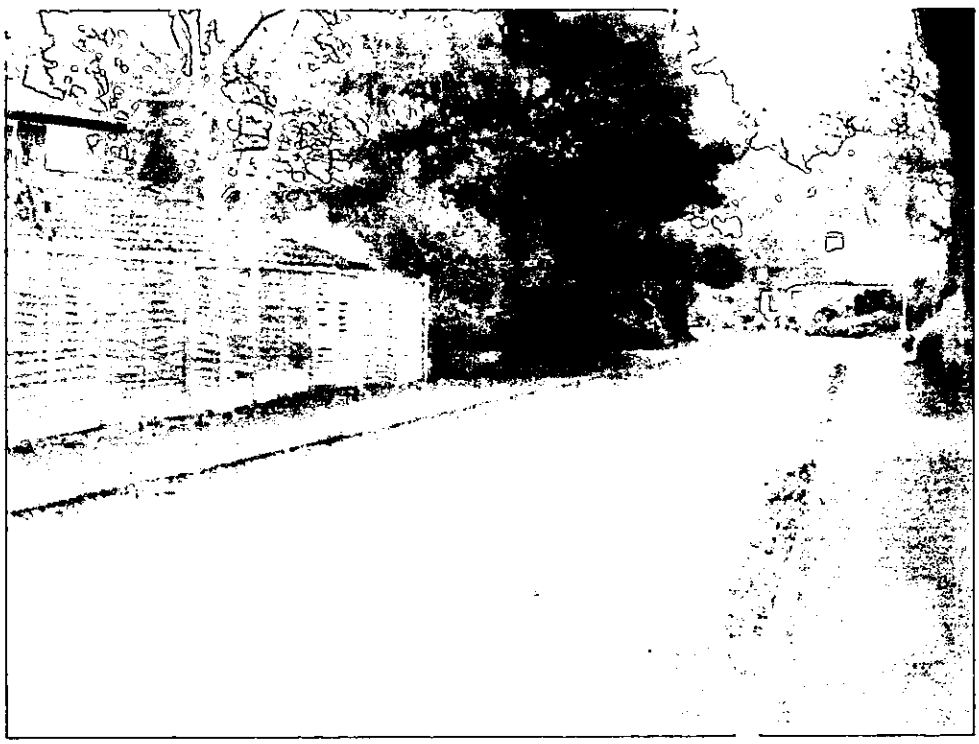


Photo illustrating lack of vision at entrance to Ardwell Close



Ref:- Application no F/2002/8165 – Proposed demolition of existing building + erection of 18 x 2 bed flats. These photos illustrate traffic problems that would arise from this proposal

Parking situation in Ardwell Close as it is at present



Congestion arising from 7 cars parking to the left + to right of Ardwell House site



Ref:- Application no F/2002/8165 – Proposed demolition of existing building + erection of 18 x 2 bed flats. These photos illustrate traffic problems that would arise from this proposal

Congestion viewed from entrance to Ardwell Close



Refuse vehicle overtaking removal vehicle parked in the same way as vehicles above



Ref:- Application no F/2002/8165 – Proposed demolition of existing building + erection of 18 x 2 bed flats. These photos illustrate pedestrian + vehicle traffic problems that would be exacerbated by this proposal

Photo 1 of sequence showing handicapped Ravenswood Village Residents walking towards congested junction of Ravenswood Avenue + Dukes Ride.



Photo 2 of sequence showing congestion at junction of Ravenswood Avenue + Dukes Ride. The school bus off-loading passengers can verify the timing of this sequence.



Ref:- Application no F/2002/8165 – Proposed demolition of existing building + erection of 18 x 2 bed flats. . These photos illustrate pedestrian + vehicle traffic problems that would be exacerbated by this proposal

Photo 3 of sequence showing present congestion at junction of Ravenswood Avenue + Dukes Ride. The school bus off-loading passengers in Photo 2 can verify this sequence.



Photo 4 of sequence showing present congestion at junction of Ravenswood Avenue + Dukes Ride. The school bus off-loading passengers in Photo 2 can verify this sequence.



4, Ardwell Close
Crowthorne
Berks
RG45 6BA
3 Jan 03

Application no: F/2002/8165

Dear Mr Lithgow

With reference to the above application by Brookworth Developments.

I enclose a map of radius 0.2 miles based on the Ravenwsood Avenue/Dukes Ride junction illustrating the actual + proposed developments in this area. The listed numbers correspond with the numbers on this map

There are at least 5 other current applications for developments in the area.

On Dukes Ride: -

1. Within approx 75yards to the left of the junction of Ravenswood Avenue and Dukes Ride is a current application made by Wellington College for 33 apartments + 2 shops, the application was rejected by Bracknell Forest Council, the appeal for which is due to be held on 25 March 2003. This replaces 1 shop.
2. Within approx 75 yards to the right of this same junction is a development for 17 apartments and four houses, made by A C Barnes, outline planning application number 02/00316/OUT which has been passed by Bracknell Forest Council. This replaces a petrol station

In Ardwell Close: -

3. Outline planning permission is being sought from Wokingham Council on the site of Ardwell Lodge for 2 detached dwellings, 1 to exit onto Ardwell Close and 1 to exit onto Ravenswood Avenue in addition to the existing dwelling.

In Fincham End Drive:-

4. In Fincham End Drive a house plot has just been sold with planning permission sought from Bracknell Forest Council for 1 additional property.

In The Devils Highway:-

11. In The Devil's Highway planning application is being sought for 4 detached dwellings to replace Lane End. Application no F/2002/8018.

I would also like to mention that within the last few years there has been:-

5. A development of 14 dwellings now called Bembridge Court which exits onto Ravenswood Avenue (1998)
6. A development of 6 x 5 bed houses immediately adjacent to the proposed application for A C Barnes replacing 1 house (approx 1994)
7. A development of 10 2/3 bed flats in Heatherdene Avenue directly opposite the proposed development for Wellington College replacing 1 house (approx 1998)
8. A development of 3 x 5/6 bed houses 1 of which exits into Ravenswood Avenue, 2 of which exit through the adjacent Heatherdene Avenue replacing 1 house (approx 1999)
9. An infill development of 1 x 5/6 bed house (Limesdown) in Heatherdene Avenue 2002
10. An industrial estate adjoining the proposed development sought by Wellington College

This means that over the last 8 years (approx) including the proposed applications above but EXCLUDING the 18 proposed flats in Ardwell Close in an area of radius 0.2 miles based on the junction of Ravenswood Avenue + Dukes Ride there is:-

Proposed: –
50 apartments, 13 houses + 2 shops replacing 1 petrol station , 1 shop + 1 house

Actually built + occupied: –
15 apartments, 19 houses + an industrial estate replacing 3 houses

This obviously makes a total of 65 apartments, 32 houses, 2 shops and an industrial estate replacing 4 houses, 1 petrol station + 1 shop.

18 executive flats without sufficient parking space would then make a total increase of 83 apartments and 28 houses of varying sizes, 2 shops + an industrial estate within an area of less than ½ a mile.

Both my husband + I obviously realise that housing is necessary but the redevelopment in this area has become excessive. The main reason for this appears to me to be the fact that the boundary between two councils runs through this area and there appears to be very little joint planning by these neighbouring bodies.

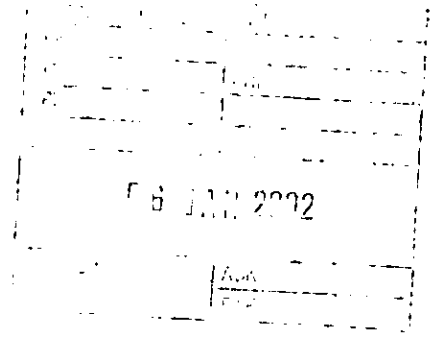
Yours Sincerely

B. V. and A. S. Hines

Telephone: 01344-775495

Edelweiss
11 Ardwell Close
Crowthorne
Berkshire
RG45 6BA

27 December 2002



Kerrin Lithgow
Development Control Officer
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Lithgow

Application Number : F/2002/8165 Ardwell House, Ardwell Close, Crowthorne

We have been advised of the further "new" major application by Brookworth in connection with the proposed demolition and major redevelopment of Ardwell House, a property which is currently subdivided into three family homes.

This latest proposal does nothing what so ever to meet the objections, raised by numerous interested parties, which led to the outright rejection of their previous scheme by the Planning Committee. ***Indeed, some of our earlier concerns, which we thought had been addressed during the previous application revisions have been specifically excluded from their new application.***

Accordingly we wish to oppose the application which is totally out of character with the surrounding area and the existing well established individual houses and bungalows bordering Ardwell House on all its boundaries.

Our grounds for objection to the proposed application and plans are:

- **The demolition of Ardwell House and the erection of a substantial block of three-storey flats, the ground area of which is approximately double the size of the existing building, would be overbearing**.

  This is especially so in respect of those properties, at numbers 9 to 12 of Ardwell Close, which are approximately 7 metres below the ground floor level of Ardwell House. Three of these properties, including ours are in fact bungalows and would therefore be the most seriously affected.

  We would remind you that more modest proposal to build an extension to No 3 Ardwell House (Planning Application Number F/2001/3761 refers) was refused by the Unitary Authority for this very reason.

- **The history of the water table and springs which leads to regular flooding of our garden and garages throughout the year.**

  We are extremely concerned that any disturbance of the high level ground between our property and Ardwell House will have disastrous consequences for those properties already suffering from seepage and excessive run off of surface water from the grounds of Ardwell House.

During periods of rain a considerable quantity of surface water runs off Ardwell House gardens flooding the public footpath and roadway as well as the adjacent gardens, including ours. This freezes in winter and is therefore a considerable road hazard and problem to the residents at numbers 9 to 12 Ardwell Close.

We would also point out that Ordnance Survey Site Plan, scale 1 to 500 clearly shows a surface water drain exiting from the rear of my property onto the East Berkshire Golf Course. This drain runs underground from the boundary of Ardwell House and during rain, because it cannot cope with the surface water coming down the considerable slope from Ardwell House, the cul de sac fronting 9 and 10 Ardwell Close and my front garden become flooded. The latter is regularly flooded to a depth of several inches.

The proposed lowering of the ground floor area of the proposed structure, vastly increased roof area above the mass of the building, approximately double the size of Ardwell House, combined with standing areas for cars and additional driveways, will considerably exacerbate this problem.

When the recent Application F/2002/6270 was revised Thames Water advised us and the Planning Officer that the present surface water drainage system was "expired" and would have to be replaced.

Despite this the Applicant has ignored Thames Water's findings and reverted to their former position, that surface water will handled by the existing system of drainage.

- **Sewage Back Up**

We have had a long history over 22 years of problems with sewage back up.

This is believed to be because we are the lowest property in the immediate vicinity and the last but one to be served by the sewerage pumping station located to the rear of 12 Ardwell Close on East Berkshire Golf Course land.

We are very concerned, therefore, that such a large increase, from 15 to 30 in the number of dwellings in Ardwell Close, will put a severe strain on the pumping station and other shared utilities.

When the recent Application F/2002/6270 was revised we and the Unitary Authority were advised by Thames Water that the pumping station off Ravenswood Avenue would be unable to cope with the additional effluent created by such a large development.

As a result we were informed that sewerage would be taken directly into the Ravenswood Avenue system, by-passing the pumping station.

The Applicant has again ignored advice of Thames Water as the plans now submitted in support of their new application show that they intend to overload the pumping station by discharging into the existing system.

- **Loss of Privacy**

Ardwell House and its garden stand on significantly elevated ground.

Due to the repositioning of the building and its increased height our bedroom and lounge windows will be directly overlooked resulting in an unacceptable loss of privacy.

We are also concerned that the increased use (by a potential 400%) in the number of people disporting themselves, in a much reduced area of the former gardens of the three units comprising Ardwell House, would also have a intrusive effect on our privacy which is highly valued.

- **Pollution and Noise**

  The plan envisages car parking spaces adjacent on our boundary. This boundary is not walled or fenced, being marked only and protected by a hedge on land belonging to 12 Ardwell Close. There do not appear to be any proposals by the developer to provide walling or fencing in the area bordering numbers 11 and 12 Ardwell Close.

  The main parking area is closer to these two properties than the flats they will serve. The large number of spaces proposed will involve 24 hour movement of vehicles, as residents and guests come and go, this will result in considerable noise such as door banging, engines and produce exhaust pollution within a few feet of our property. Presumably this area will also be used for car washing and vehicle maintenance at times.

  The proposed development will therefore be the source of air, noise and light pollution which will directly reduce our quality of life.

- **Road Traffic and Access**

  Access to the proposed development is inadequate for the number of dwellings envisaged.

  Ardwell Close is one continuous sharp right hand blind bend, part of which is very steep. The roadway itself is narrow with only three well spaced out street lights and near miss traffic accidents are common due to the nature of the road.

  Improved visibility for vehicles exiting the Ardwell House site can only be achieved by removal of mature bushes and trees, the exit is otherwise completely blind to the north and very close to the junction with Ravenswood Avenue to the left. It will be very dangerous if the volume of traffic in and out increases above the existing level.

- **Increased Traffic In Ravenswood Avenue**

  The Planning Development Committee quite rightly rejected the previous application due to the inadequate and dangerous road conditions already pertaining in Ravenswood Avenue.

  The substantial increase in traffic movements resulting from such a large housing development would exacerbate the present and long standing difficulties which residents face daily and which have worsened in recent years due to uncontrolled long stay parking for the nearby railway station.

  The Applicant suggests that many of the new residents will use public transport, but this is not the experience of existing residents due to the infrequency, cost and inconvenience of local public transport.

- **Impact on the Immediate Environment**

  Ardwell Close is a quiet mature road in a unique and valuable setting, which should be preserved as a <u>model of good urban planning</u> within a rural environment.

  The surrounding area is rapidly becoming overdeveloped, due to the proliferation of large blocks of flats and increased housing density on single plots of land.

It can be anticipated that many of the Ardwell Close flats will be let by owners with little or no interest in the local area. As properties change hands there will be the inevitable eye-sore of estate agents boards on its boundary, as we see in every part of Crowthorne where similar developments have been permitted, thereby further impacting on the environment and creating new traffic hazards.

We strongly urge The Unitary Authority to, once again, reject this high density housing development as overbearing and completely out of character with the surrounding area.

Residents are also very concerned about its potentially serious detrimental effect on road safety, the local environment and surface water and sewage services, all of which are clearly unable to cope with existing volumes, let alone the increases this proposed development will create.

The Applicant has not made any significant changes to his earlier rejected proposals and despite having lodged an Appeal has presented a new application to develop this site without providing any fresh ideas to overcome the valid objections which have been recorded previously.

This Applicant obviously has contempt for the proper processes and for the Inspector appointed to hear the Appeal, we deplore these dubious tactics and object most strongly this application.

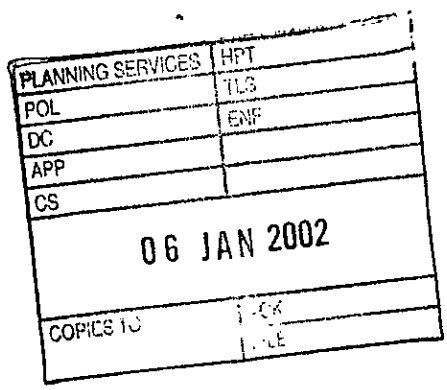
Yours sincerely

E J G Davies

M E Davies

Fairways
7 Ardwell Close
Crowthorne
Berks
RG45 6BA
England

Tel 01344 775606
Fax 01344 762510



5 January 2003

Planning Services
Wokingham Unitary
Shute End
Wokingham
Berks RG 40 1WR

Dear Sir

RE: PLANNING APPLICATION F/2002/8165 (ARDWELL HOUSE, CROWTHORNE)

We wish to object to the above application on the following grounds:

It does not fundamentally differ in any way from the already rejected (subject to appeal) Application F/2002/6270 except for some unstated plans to address the condition of Ravenswood Avenue. ***We do not see how we can be expected to comment on such vague statements and require full details to be sent.***

There would be an increase of 23% (65 to 80) in the number of dwellings in or off of Ravenswood Avenue.

Given 2 cars per household 30 extra vehicles would be using Ravenswood Avenue between Ardwell Close and Dukes Ride.

Ravenswood Avenue is an unadopted road used, apart from residents, widely by traffic to East Berks Golf Club and by disabled pedestrians from Ravenswood Village. There are no pavements or street lights and as there can be no legal parking restrictions at the junction with Dukes Ride major congestion takes place at busy times.

Ardwell House is an excellent example of Edwardian architecture. Its demolition would spoil the area and add yet further apartment buildings to those already approved by Bracknell Forest Borough Council within 100 metres of the Ravenswood Avenue/Dukes Ride junction. The proposed development would conflict with the average half acre plots in Ardwell Close. See attached plan.

The parking place allocation of 27 falls short of the expected number of 36 resident's cars plus visitors. Whilst Government Planning Policy Guideline No 3 recommends 1.5 spaces per dwelling this can be over-ridden if the Local Authority considers this inadequate for the type of development such as this e.g. luxury 2 bedroom apartments. Any overflow parking in Ardwell Close would be dangerous given the bend and narrow width of the road – 4.9m compared to the current requirement of 5.1m. This was demonstrated by committee member pavement parking during the site meeting for the last application.

The number of residents in the development can be expected to increase from 9 to 54 having use of the grounds, which almost certainly will lead to disturbance to Ardwell Close residents.

Photographs are attached illustrating:

A. Ardwell House
B. Entrance to Ardwell Close showing the blind bend beyond which is the entrance to the proposed development.
C. Concillor's cars parked in Ardwell Close during site visit relating to last application, reflecting the narrowness of the road.
D. Ravenswood Avenue close to the junction with Ardwell Close.
E. Ravenswood Avenue close to the junction with Dukes Ride.
F/G. View from Ravenswood Avenue at junction with Dukes Ride.
H. View from Dukes Ride into Ravenswood Avenue.

Yours faithfully

J A Tamsitt (Mrs)

J R Tamsitt

A



Arbour House

B



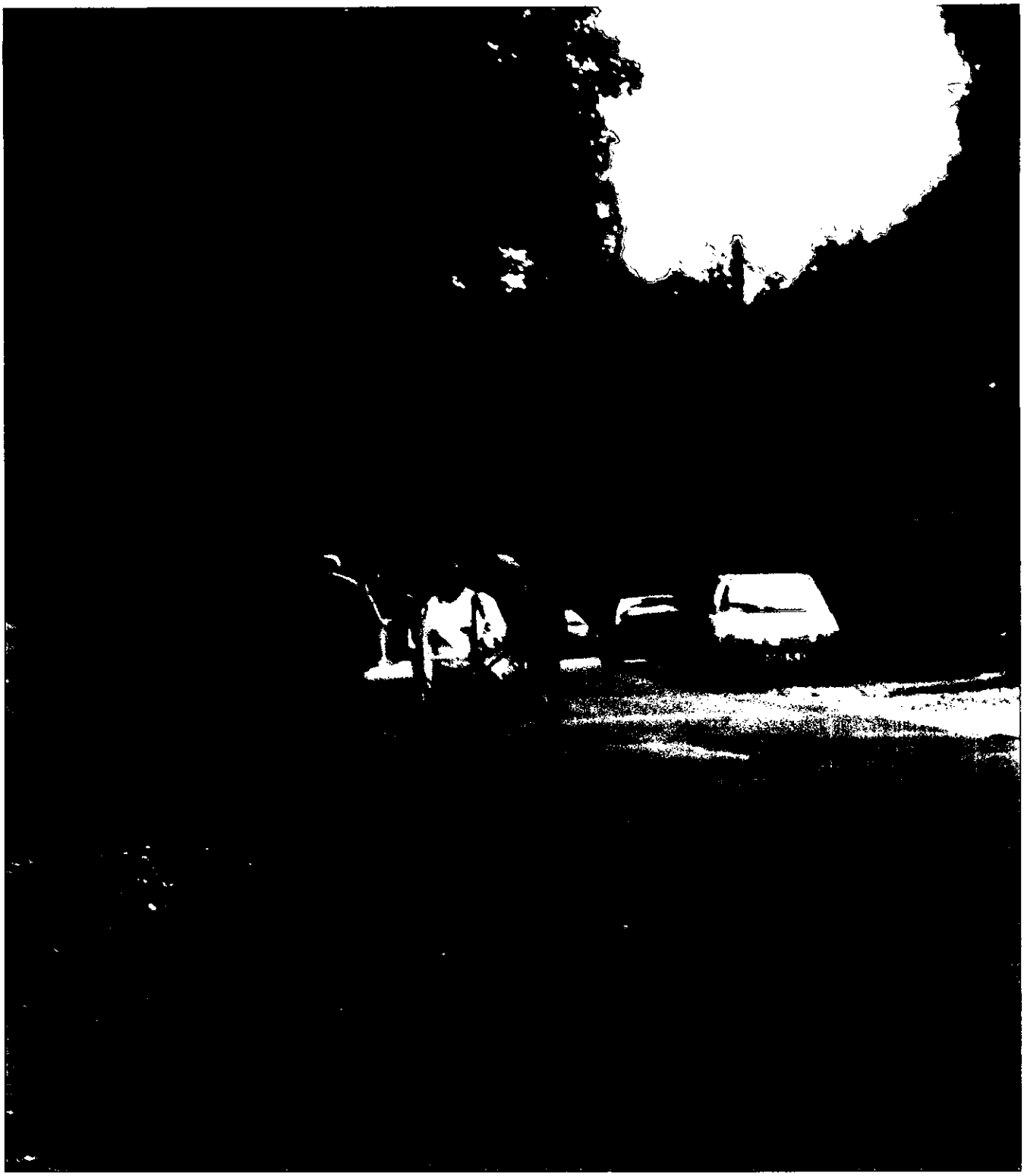
ENTRANCE TO
ARDWELL CLOSE

C



ANOTHER CLOSE.

D



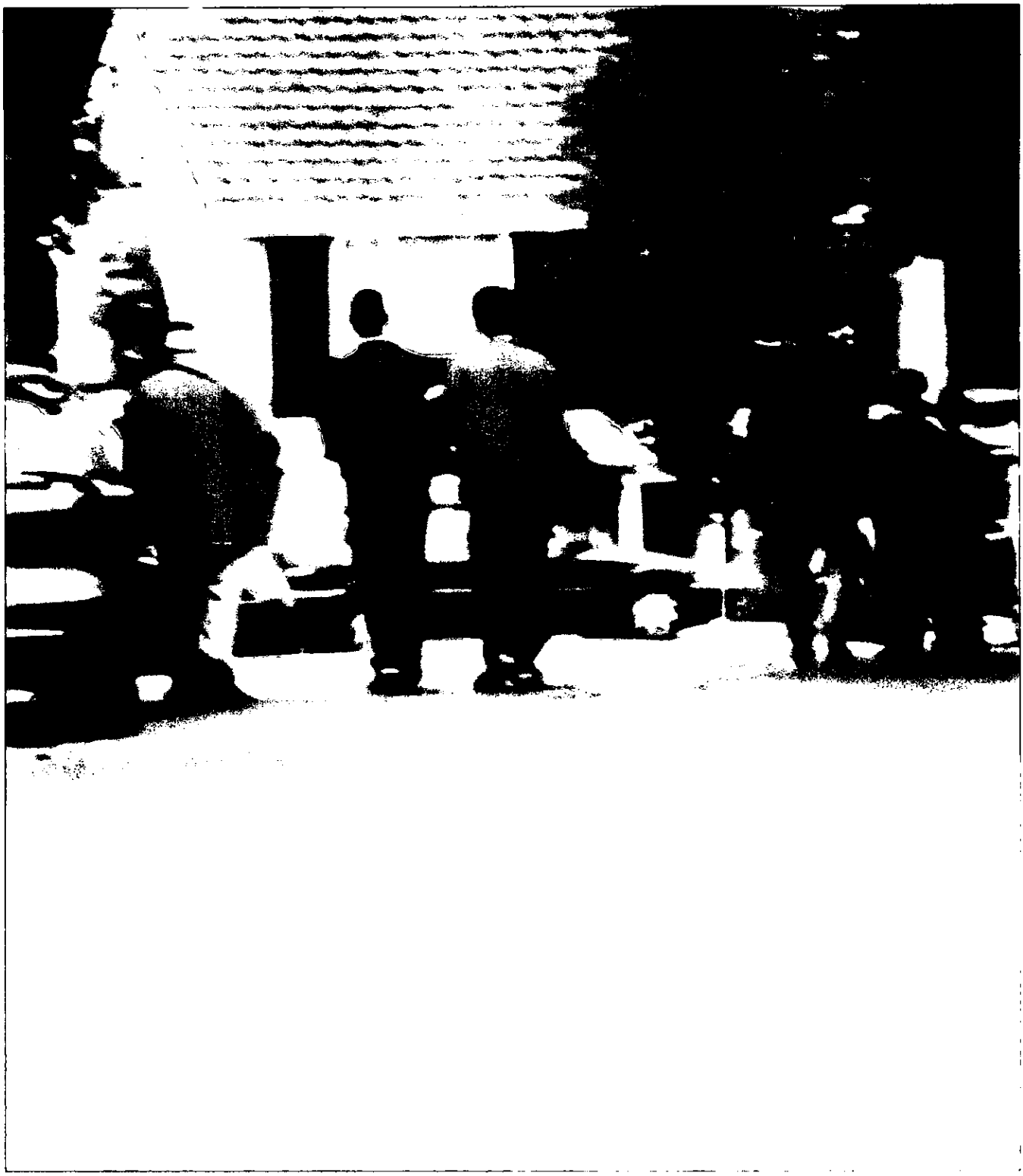
RAVENSWOOD AVE

E



RAVENSWOOD AVE

F



RAVENSWOOD AVE
JUNCTION WITH DULLES RD

9



RAVENSWOOD AVE AT
JUNCTION WITH DUMBARTON

H.



RAVENSWOOD AVE
FROM DUKES RD

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8165. (Case Officer:Kerrin Lithgow)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 DEC 2002

COPIES TO: CS

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8165

YOUR NAME: Mrs S. Griggs

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
33 RAVENSWOOD AVENUE
CROWTHORNE
BERKSHIRE RG45 6AX

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

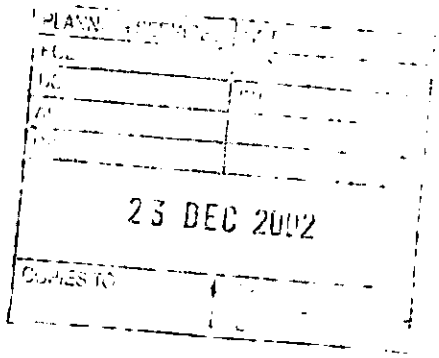
Comments:
Flats are out of keeping with Ardwell Close + Ravenswood Ave. In the latter there are NO pavements + my 2 children walk backwards + forwards to the station daily, watching out for traffic, which will obviously be greatly increased, Ravenswood Village occupants + helpers not to mention the ever increasing potholes.

To sum up, these flats will cause overdevelopment and overuse of the ailing road surface in Ravenswood Avenue.

Continue over the page if more room required

Joyce Metcalfe
35 Ravesnwood Avenue, Crowthorne, RG45 6AX
Tel: 01344 777765 Fax: 01344 780949 Mobile: 07702 123794
E Mail: joyce@metcalfes.demon.co.uk

19 December 2002



Environmental Services Department
Wokingham District Council
PO Box 157
Wokingham
RG40 1WR

Dear Sir

Application Number: F/2002/8165

I am writing to object to the above planning application.

This application, in essence, appears to be same as application F/2002/6270. I am enclosing a copy of my objection letter sent on 5 May 2002. All the objections raised in the this letter still stand.

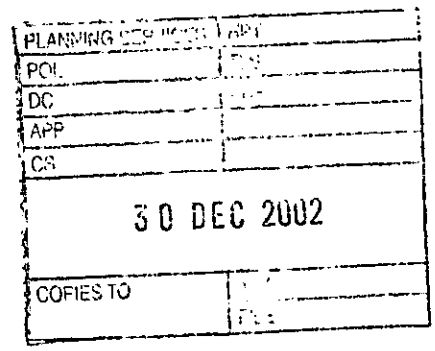
However in addition, Ravenswood Avenue is now in much worse condition and is even more of a danger to pedestrians as drivers have to take quick evasive action to avoid pedestrians. This is exacerbated at night as the road is unlit. I personally have nearly been knocked down on more than one occasion.

Therefore I hope you will reject the proposed development.

Yours faithfully

Mrs J M Metcalfe

Manor Court
Ravenswood Avenue
Crowthorne
RG45 6AY



29th December 2002

Dear Sirs,

re:Planning Application F/2002/8165 Ardwell House

I do not object to the above application per se.

I do, however, object to the current (and any future) piecemeal development within an area that is accessed exclusively via an unadopted road, Ravenswood Avenue(RA), this road being in a seriously deteriorating condition and **having no known owner.**

Aristotle observed **".... that which no one owns, no one will care for."**

In October I advised you of the following by letter and supporting documentation (which was circulated between your Planning, Highway and Legal departments) that:-

- the freehold of the whole of Ravenswood Avenue is recorded in one Title at the Land Registry
- in August 2002 the freeholder was detailed as Fieldgain Ltd
- in 1995 Fieldgain Ltd was dissolved
- neither the above Company's solicitor nor secretary responded to recent enquiries

It seems likely, therefore, that ultimately, responsibility for the maintenance of RA will fall upon the residents of RA with a possible contribution from East Berks Golf Club but a most unlikely contribution from the residents of Ardwell Close (adopted) and Devil's Highway (unadopted).

Accordingly, I challenge the legal authority of WU to consider favourably **any** planning application that will increase traffic over RA unless one of the following is determined:-

- full adoption of RA by WU and BFBC
- full adoption of RA by a potential developer as a condition of approval
- agreement by all RA freeholders that the additional cost of RA maintenance occasioned by increased traffic following planning approvals will be willingly borne by them

Yours faithfully

Alan P Anning

441344750582

1.

ROL	
DI	DATE
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CS	
06 JAN 2002	
COPIES TO	FILE

Brian J Mullins, Dip. Arch, R.I.B.A.
Architect

32 Ravenswood Avenue, Crowthorne,
Berkshire, RG45 6AY

Tel: 01344 773601
Fax: 01344 750582
E-mail: Brianjmullins@aol.com

Planning Services
Wokingham Unitary
By Fax only: 0118 974 6484

6 January 2003

Dear Sirs

Application F/2002/9165- Ardwell House

We object to the above application for the following reasons:

1. Ravenswood Avenue junction with Duke's Ride is a dangerous hazard which additional vehicle usage generated by the proposals would unacceptably increase.

2. Ravenswood Avenue is an unadopted access road in poor condition without any maintenance structure. Ravenswood Avenue residents are not prepared to fund maintenance for the benefit of road users who do not make any maintenance contribution. The development if approved will substantially increase traffic movements and lead to further breakdown of the road structure to the increased danger of both vehicle and pedestrian users.

3. Wokingham residential parking standards of a short time ago, copy attached, would have required 200% car parking provision plus 25% on site parking as on street parking to Ravenswood Avenue or Ardwell Close would constitute both a pedestrian and moving vehicle hazard. The proximity of infrequent bus (generally two hourly) and train services (generally hourly) to a very limited number of destinations does not justify a reduction of parking standards realistic for the present and forseable future requirements.

4. The mass of the building is oppressive in its footprint size and mass relative to the existing buildings and is harmful to the scale and character of the surrounding environment.

5. The development will exacerbate long term foul and surface water drainage problems affecting neighbouring properties about which nothing has been done by the relative authorities historically and with no reason to expect the authorities to improve circumstances in the future.

Yours faithfully

Barbara A Mullins

Brian J Mullins

Aug 2001

5.4 RESIDENTIAL

TABLE 5.1

Type of Dwelling	Nature of Parking Facility	Maximum Number of Spaces
1 bedroom units and bedsits	a) All spaces assigned to dwelling	2.0 per unit
	b) One space assigned remainder communal	1.75 per unit
	c) All spaces communal	1.5 per unit
Other dwelling units (2 or more bedrooms)	a) All spaces assigned to dwelling	2.0 per unit
	b) One space assigned remainder communal	2.0 per unit
	c) All spaces communal	1.75 per unit
Elderly persons (frail and dependent and nursing homes)	All spaces communal	0.25 per resident plus 1.0 for each permanent staff member plus 2.0 for warden accommodation/each residential unit
Sheltered and other accommodation specifically designed for and occupied by elderly persons	All spaces communal	0.75 per unit 2.0 for warden accommodation/each residential unit

Notes

(i) One additional parking space shall be provided per bedroom per dwelling for each bedroom in excess of three bedrooms

(ii) Table 5.1 does not include full provision for off-street visitor parking and when the road layout makes it undesirable for on street parking to occur, additional off-street parking will be required at a ratio of one parking space per four dwellings.

(iii) If in the interests of the efficient development of an area of land it is acceptable to have access to dwellings on a distributor road, or less than 30m. form a distributor road junction, turning areas should be provided (see section 5.10, Diagram (g))

(iv) The pedestrian route between the nearest parking space and the dwelling entrance should normally be shorter and more convenient to use than would be the case if parking were on the carriageway or access way

(v) Sheltered accommodation is defined as warden controlled housing for the elderly.

COMMENTS ON APPLICATION: F/2002/8165

YOUR NAME: Andy and Basia Mason

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
31 RAVENSWOOD AVENUE
CROWTHORNE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

07 JAN 2002

FILE

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑

SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: Please refer to the attached letter.

Continue over the page if more room required

Kerrin Lithgow

From: Andy & Basia Mason [AndyandBasiaMason@dsl.pipex.com]
Sent: 06 January 2003 22:53
To: Development.control@wokingham.gov.uk
Cc: kerrin.lithgow@wokingham.gov.uk
Subject: Planning Application F/2002/8165 - Ardwell House, Ardwell Close, Crowthorne

For the Attention of Kerrin Lithgow

As we are sure you are aware following your recent meeting with Dave Collins, everyone in the vicinity of Ardwell House, is very concerned that a second, almost identical, planning application can be made whilst the original was rejected and is pending an appeal.

All of our objections against application number F/2002/6270 which are noted in our original letter (attached to this email) are still valid. In particular, the references to the increased traffic levels and subsequent dangers, should now be highlighted as they were the main cause for the rejection of the original planning consent. The developers can make alterations to the positioning of the building, discuss the merits of re-skimming Ravenswood Avenue (not a full re-surface mind you!) but in the final analysis, they cannot change the fact that 18 new dwellings will put that many vehicles at the least, and possibly nearer 30, at the end of an already bustling junction where there are no parking controls and an accident is waiting to happen.

Lastly, whist we appreciate that you were not directly responsible for assessing the original application, the process whereby the developers responded to both the Planning Services department's and the resident's objections, was confusing, misleading and inconclusive. We trust that you will ensure that there is a lot more definition and clarification (in particular items 2.10 -2.13).

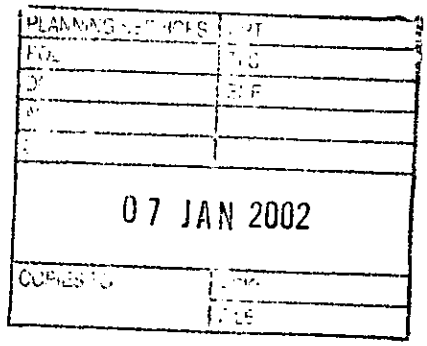
All the best,

Andy & Basia Mason
31 Ravenswood Avenue
Crowthorne
Berks
RG45 6AX

Email: AndyandBasiaMason@dsl.pipex.com <mailto:AndyandBasiaMason@dsl.pipex.com>



Ardwell Close Planning Objecti...



31 Ravenswood Avenue
Crowthorne
Berks
RG45 6AX

5th January 2003

Kerrin Lithgow
Development Control Officer
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Reference: F/2002/8165

Dear Kerrin Lithgow,

Thank you for your letter dated the 17th December 2002 detailing the second planning application for Ardwell House in Ardwell Close, Crowthorne.

As we are sure you are aware following your recent meeting with Dave Collins, everyone in the vicinity of Ardwell House, is very concerned that a second, almost identical, planning application can be made whilst the original was rejected and is pending an appeal.

All of our objections against application number F/2002/6270 which are noted in our original letter (attached to this letter) are still valid. In particular, the references to the increased traffic levels and subsequent dangers, should now be highlighted as they were the main cause for the rejection of the original planning consent. The developers can make alterations to the positioning of the building, discuss the merits of re-skimming Ravenswood Avenue (not a full re-surface mind you!) but in the final analysis, they cannot change the fact that 18 new dwellings will put that many vehicles at the least, and possibly nearer 30, at the end of an already bustling junction where there are no parking controls and an accident is waiting to happen.

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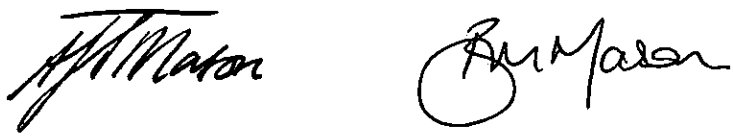
Yours sincerely,



Andy and Basia Mason

AndyandBasiaMason@dsl.pipex.com

PS Due to time considerations, an email version of this letter was sent on the 7th January 2003.

31 Ravenswood Avenue
Crowthorne
Berks
RG45 6AX

07 JAN 2002
CORRESPO

16th May 2002

Angela Odell
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG10 1WR

Reference: F/2002/6270

Dear Angela Odell,

Thank you for your letter dated the 1st May 2002 detailing the planning application for Ardwell House in Ardwell Close, Crowthorne.

We are opposed to this application on the basis of our close proximity to this large development and the adverse effect it will have on the noise levels and general peace and tranquillity of the area. However, we also feel that there are a number of more, far reaching issues that will not only affect us personally but also the local community and the environment.

The key points are;

1. **Severe Increase in Traffic**
   18 high quality apartments are planned which at the *very least* will result in an additional 18 vehicles making daily use of Ravenswood Avenue. The junction of Ravenswood Avenue is already compromised due to the general use of the junction as a car park for both the local shops and the railway station. This additional traffic will enhance the danger of the junction and severely hamper the flow of traffic along Dukes Ride.

   As an un-adopted road, Ravenswood Avenue is constantly in need of repairs and again, this increased traffic will only exacerbate the situation. We would be interested to find out how the building contractor would intend to compensate the road owners for this increased wear and tear on the road. Would they be legally obligated under some form of agreement to provide the upkeep of Ravenswood Avenue?

Furthermore, many pedestrians make use of Ravenswood Avenue; occupants of both the Heathlake Park and Edgecombe Park developments, use the avenue as a route to the station and shops as well as the golf course. This increased level of traffic will put these pedestrians at further risk.

2. **Waste Disposal**
As you are probably aware, there have been major problems with the sewers in Ravenswood Avenue and Ardwell Close over the past years. The pumping station has now been upgraded to an acceptable level but we have grave doubts that it would have the capacity to accommodate a net increase of 15 dwellings in the area.

3. **Surface Water Drainage**
The entire Ravenswood Avenue/Ardwell Close area is notoriously prone to localised flooding and there are areas of standing water even in the summer. The proposed plans for the redevelopment of Ardwell House would increase the level of surface water due to the lowering of the plateau of the existing house and the increased hard surface created for the many parking spaces. It is stated that this surface water would drain into the existing system which is already over burdened.

4. **Noise and Security Issues**
The area surrounding Ardwell House is well known for its peace and tranquillity. The proposed parking and amenity area for the new 18 dwellings will certainly destroy the serenity of the area and the carbon monoxide and noise pollution would, with no doubt, increase beyond acceptable levels.

Further, this area would be semi-public and provide a security risk to the surrounding dwellings since anyone would be free to enter the grounds and then gain rear access to the adjoining properties.

5. **Environmental**
Currently, there are many old and prestigious trees on the site of the proposed car park for the new dwellings. We understand that there are a number of *Tree Preservation Orders* on these trees and since the plans indicate that a number would be removed, we are anxious to understand how these TPOs can be revoked. Obviously the trees and accompanying shrubs provide an extensive habitat for the local wildlife which would be destroyed if these plans were to proceed.

6. **Other Issues**
Ravenswood Village at the bottom of Ravenswood Avenue makes good use of the avenue for recreation and exercise for the occupants who often walk to the local shops. The increased traffic levels in the avenue will result in an increased risk to these already

disabled people.

Also, whilst we appreciate that Ardwell House is not a listed building as such, it is a grand old house which adds character and solidity in an increasingly changing environment. Houses such as this, with no obvious defects, should be preserved as part of the local history.

We appreciate your attention to the points that we are making and whilst we understand the pressures on the Wokingham Unitary to increase the housing as part of Berkshire's quota, we find it particularly worrying to discover that a local estate agent is working with a vested interest with the potential builder in this specific project! This does not appear to part of a holistic building plan that should ideally look at sensibly developing Crowthorne rather than a business proposition.

Yours sincerely,

Andy and Basia Mason

Carol Hurst

PLANNING SERVICES
POL
DC
06 JAN 2002

From: Andy & Basia Mason [AndyandBasiaMason@dsl.pipex.com]
Sent: 06 January 2003 22:53
To: Development.control@wokingham.gov.uk
Cc: kerrin.lithgow@wokingham.gov.uk
Subject: Planning Application F/2002/8165 - Ardwell House, Ardwell Close, Crowthorne

For the Attention of Kerrin Lithgow

As we are sure you are aware following your recent meeting with Dave Collins, everyone in the vicinity of Ardwell House, is very concerned that a second, almost identical, planning application can be made whilst the original was rejected and is pending an appeal.

All of our objections against application number F/2002/6270 which are noted in our original letter (attached to this email) are still valid. In particular, the references to the increased traffic levels and subsequent dangers, should now be highlighted as they were the main cause for the rejection of the original planning consent. The developers can make alterations to the positioning of the building, discuss the merits of re-skimming Ravenswood Avenue (not a full re-surface mind you!) but in the final analysis, they cannot change the fact that 18 new dwellings will put that many vehicles at the least, and possibly nearer 30, at the end of an already bustling junction where there are no parking controls and an accident is waiting to happen.

Lastly, whist we appreciate that you were not directly responsible for assessing the original application, the process whereby the developers responded to both the Planning Services department's and the resident's objections, was confusing, misleading and inconclusive. We trust that you will ensure that there is a lot more definition and clarification (in particular items 2.10 -2.13).

All the best,

Andy & Basia Mason
31 Ravenswood Avenue
Crowthorne
Berks
RG45 6AX

Email: AndyandBasiaMason@dsl.pipex.com <mailto:AndyandBasiaMason@dsl.pipex.com>



Ardwell Close
Planning Objecti...

31 Ravenswood Avenue
Crowthorne
Berks
RG45 6AX

16th May 2002

Angela Odell
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG10 1WR

Reference: F/2002/6270

Dear Angela Odell,

Thank you for your letter dated the 1st May 2002 detailing the planning application for Ardwell House in Ardwell Close, Crowthorne.

We are opposed to this application on the basis of our close proximity to this large development and the adverse effect it will have on the noise levels and general peace and tranquillity of the area. However, we also feel that there are a number of more, far reaching issues that will not only affect us personally but also the local community and the environment.

The key points are;

1. **Severe Increase in Traffic**
   18 high quality apartments are planned which at the *very least* will result in an additional 18 vehicles making daily use of Ravenswood Avenue. The junction of Ravenswood Avenue is already compromised due to the general use of the junction as a car park for both the local shops and the railway station. This additional traffic will enhance the danger of the junction and severely hamper the flow of traffic along Dukes Ride.

   As an un-adopted road, Ravenswood Avenue is constantly in need of repairs and again, this increased traffic will only exacerbate the situation. We would be interested to find out how the building contractor would intend to compensate the road owners for this increased wear and tear on the road. Would they be legally obligated under some form of agreement to provide the upkeep of Ravenswood Avenue?

Furthermore, many pedestrians make use of Ravenswood Avenue; occupants of both the Heathlake Park and Edgecombe Park developments, use the avenue as a route to the station and shops as well as the golf course. This increased level of traffic will put these pedestrians at further risk.

2. **Waste Disposal**
As you are probably aware, there have been major problems with the sewers in Ravenswood Avenue and Ardwell Close over the past years. The pumping station has now been upgraded to an acceptable level but we have grave doubts that it would have the capacity to accommodate a net increase of 15 dwellings in the area.

3. **Surface Water Drainage**
The entire Ravenswood Avenue/Ardwell Close area is notoriously prone to localised flooding and there are areas of standing water even in the summer. The proposed plans for the redevelopment of Ardwell House would increase the level of surface water due to the lowering of the plateau of the existing house and the increased hard surface created for the many parking spaces. It is stated that this surface water would drain into the existing system which is already over burdened.

4. **Noise and Security Issues**
The area surrounding Ardwell House is well known for its peace and tranquillity. The proposed parking and amenity area for the new 18 dwellings will certainly destroy the serenity of the area and the carbon monoxide and noise pollution would, with no doubt, increase beyond acceptable levels.

Further, this area would be semi-public and provide a security risk to the surrounding dwellings since anyone would be free to enter the grounds and then gain rear access to the adjoining properties.

5. **Environmental**
Currently, there are many old and prestigious trees on the site of the proposed car park for the new dwellings. We understand that there are a number of *Tree Preservation Orders* on these trees and since the plans indicate that a number would be removed, we are anxious to understand how these TPOs can be revoked. Obviously the trees and accompanying shrubs provide an extensive habitat for the local wildlife which would be destroyed if these plans were to proceed.

6. **Other Issues**
Ravenswood Village at the bottom of Ravenswood Avenue makes good use of the avenue for recreation and exercise for the occupants who often walk to the local shops. The increased traffic levels in the avenue will result in an increased risk to these already

disabled people.

Also, whilst we appreciate that Ardwell House is not a listed building as such, it is a grand old house which adds character and solidity in an increasingly changing environment. Houses such as this, with no obvious defects, should be preserved as part of the local history.

We appreciate your attention to the points that we are making and whilst we understand the pressures on the Wokingham Unitary to increase the housing as part of Berkshire's quota, we find it particularly worrying to discover that a local estate agent is working with a vested interest with the potential builder in this specific project! This does not appear to part of a holistic building plan that should ideally look at sensibly developing Crowthorne rather than a business proposition.

Yours sincerely,

Andy and Basia Mason

FROM THE HON. MRS. HUGH L. COHEN
OVE[illegible]OOK HOUSE, DEVIL'S HIGHWAY, CROWTHORNE, BERKS, [illegible]45 6BJ
TEL: 01344 772304 FAX: 01344 752867

F/2002/8165.

Ardwell House Redevelopment.

PLANNING SERVICES	HPT
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04 JAN 2002

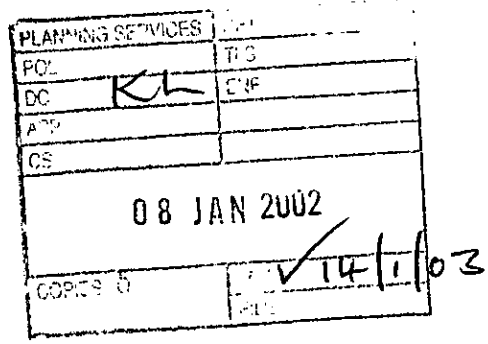
I wish to object to this new application Ravenswood [illegible] already has a large amount of [illegible] than cars are parked there [illegible] the station.

10.

It is unadopted road so there are no speed restrictions & this law development would increase the number of cars by 20%. It is already difficult to access Pulas Ride at times, & this would make it worse.

Jane Coley

OBS



Mr & Mrs HWL Jones
5 Ardwell Close
Crowthorne
Berks
RG45 6BA

Kerrin Lythgow
Development Control Officer
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

8th January 2003

Dear Ms Lythgow

APPLICATION NUMBER: F/2002/8165
ADDRESS: Ardwell House, Ardwell Close, Crowthorne
PROPOSAL: Demolition of existing building and erection of 18 x 2 bedroom apartments.

We are writing in connection with the above planning application at Ardwell House in Crowthorne as we have a number of comments that we trust will be taken into account when a decision on the application is made.

Proposed Development
We are concerned about the demolition of Ardwell House, a large and stately Edwardian style house of which there are few remaining in the area. It adds to the character of the immediate locality and blends into the area of predominantly detached dwellings in a quiet and leafy cul-de-sac. The proposed building is Georgian in style, increases the built footprint of developed area and is an increase in built mass. It will be overbearing and out of character in the area.

The orientation of the proposed building along with the number of dormer windows proposed on the rear elevation will result in a loss of privacy for neighbouring residents.

For these reasons we object to the planning application and request that these issues are given serious consideration.

Traffic Generation and Safety

We consider that the proposal is unacceptable due to potential traffic generation and road safety issues. The proposal would add to the existing highway problems in Ravenswood Avenue, an un-adopted road.

Ravenswood Avenue, at the junction with Dukes Ride, is consistently used for on street parking throughout the day by visitors to the local shops and by users of the railway station. The road becomes partially blocked which leads to congestion and difficulty for vehicles entering and exiting Ravenswood Avenue. An increase in the number of residents living in Ardwell Close will increase the number of vehicles using this junction, most probably at peak times, and will therefore contribute to the congestion and exacerbate an already unacceptable situation.

Ravenswood Avenue provides the sole access for residents of Bembridge Court, Ardwell Close, Devil's Highway, Alyscroft and Ravenswood Avenue itself, as well as the access for East Berks Golf Course. There is vehicular traffic using it throughout the day as well as many pedestrians as it links with footpaths to Heath Lake Park and Edgcumbe Park, and provides the pedestrian route to the shops and railway station for residents and staff of Ravenswood Village, situated on the north side of the East Berks Golf course.

Ravenswood Avenue is in a state of disrepair with numerous potholes and there are no pavements. With the considerable usage as outlined above of both vehicles and pedestrians there is an existing safety problem with vehicles swerving to avoid potholes, pedestrians and wheelchairs. The increase in the volume of traffic that the proposed development will generate will ~~be~~ exacerbate the situation and the safety of vehicle users and pedestrians will be compromised to an unacceptable level.

In the applicant's supporting statement to the planning application they state in paragraph 2.12 that they are prepared to address the highway concerns through a variation on Condition 20 of the previous application (F/2002/6270). We presume that they actually mean a variation to condition 23 of the previous application relating to the repair and surface dressing of Ravenswood Avenue. We consider that a scheme proposed under this condition will not provide a longterm solution to the road safety issues. It will address the immediate issue of repair following use of Ravenswood Avenue by the construction vehicles but, it will not provide a longterm solution for the upkeep of Ravenswood Avenue. The development will increase the number of vehicles using the road, the road will fall back into disrepair, and the safety of road users, both drivers and pedestrians will be compromised.

The proposal is contrary to the Policies in the Wokingham district Local Plan1997, relating to traffic and road safety.

For these reasons we strongly object to the planning application and request that serious consideration is given to these issues.

Car Parking
The proposed development of 18 two–bedroom apartments includes 27 car-parking spaces, equating to 1.5 car parking spaces per dwelling. We understand that this meets Government standards but draw your attention to Planning Policy Guidance 3: Housing which states that 'Parking Policies should be framed with good design in mind, recognising that car ownership varies with income, age, household type, and the type of housing and its location.' We consider that this should apply to individual applications and that a realistic approach should be taken. Taking into account the type and location of this development it is realistic to assume that two-car households will occupy the proposed 18 apartments. This will mean that there will be an overspill of nine cars on a daily basis not accounting for any visitors. Where will these cars park? Ardwell Close is a narrow cul-de-sac that curves and any roadside parking will be a safety hazard. It will also considerably alter the character of the close.

For these reasons we object to the planning application and request that serious consideration is given to the on-site parking provision element of the proposed development.

If the local authority decides to permit the proposed development in its current form we request that parking restrictions are put into place on Ardwell Close to prevent roadside parking for the reasons given above.

Foul Sewerage
There are problems with the existing foul sewerage system in Ardwell Close with sewage backing up into properties in times of heavy rainfall. The applicant intends to drain foul water into the existing system but has been advised we believe by the council's drainage engineer that it would be preferable for a new adoptable public sewer to be constructed to Ravenswood Avenue.

We request that the local authority ensures that the development if it goes ahead does not drain foul water by the existing system.

This solution however does not overcome the problem with the capacity of the pumping station at the end of Ravenswood Avenue. The pumping station is already struggling to cope with the existing situation and an increase of 15 households will certainly mean that capacity is exceeded on a more frequent basis. This is an unacceptable situation and if the proposed development is approved we request that the local authority ensures that the pumping station is up-rated prior to occupation of the dwellings.

Surface Water Drainage
There is an existing drainage problem in Ardwell Close linked to surface water drainage, groundwater seepage, springs and wells. The proposed development with its increased footprint and parking areas will increase impermeable surfaces and exacerbate the drainage problems. This will be most problematic at the northern part of the site where the majority of the parking is proposed and for the properties in Ardwell Close adjacent to that boundary due to the slope of the site. The appellants have indicated that surface

water will be discharged to soakaways but this will just add to the drainage problems as there is obviously a very high water table.

If the local authority decides to permit the proposed development in its current form we request that the permission granted is conditional, ensuring that no development is commenced prior to a comprehensive drainage survey being carried out and that a sustainable drainage scheme is submitted and approved, to ensure that neighbouring properties are not adversely affected.

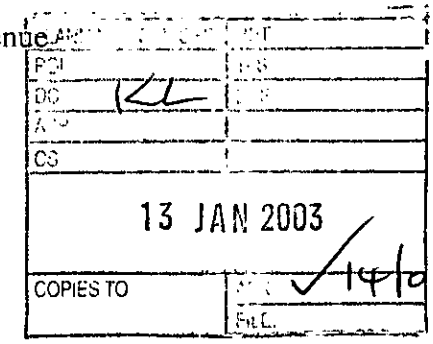
For the reasons set out we object to the proposed development and we trust that our comments will be taken into consideration during the decision making process for this planning application. Please will you keep us informed of progress and let us know when the application is due to be heard by the Development Control Committee.

Yours sincerely

HWL Jones Rosemary C Jones

858

29 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AX



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

10 January 2003

Dear Sirs

Development of Ardwell House Application No. F/2002/8165

Application No. F/2002/8165 envisages the destruction of Ardwell House and the building of an apartment block consisting of 18 apartments and the construction of about 30 parking spaces.

A few years ago, an application to destroy Ardwell House and build six substantial houses on its plot was turned down by Wokingham Council and again an appeal to the Ministry. Shortly before that the Council turned down an application to build an apartment block in Ravenswood Avenue next to East Berks Golf Club and three substantial houses, Nos. 33, 35 and 37, were subsequently built.

One of the important reasons given for refusing the applications was that the proposed developments would have been completely out of character.

In the report prepared by the Head of Planning and Transportation for consideration by the Development Control Committee paragraph 4/H(B) it assumes that this development will not detract from the present character of Ardwell House.

We would ARGUE that with serried ranks of windows, doors, cars and presumably television aerials, plus many dustbins and ongoing For Sale and Sold notices that this is quite erroneous.

We would also reject the opinion in the Inspector's Report paragraph 4 H (C) that the revised design would have an acceptable effect on any potential overlooking. Enclosed are photographs taken from the back of our house at no. 29 Ravenswood Avenue and you will understand our concern at the proximity of so many windows overlooking our bedrooms, dining room, kitchen and lounge. OUR PRIVACY WILL BE ALMOST NIL

Ravenswood Avenue and Ardwell Close are narrow roads which at times have heavy traffic on them. The addition of vehicles from a further 18 households will cause congestion and danger for traffic and vulnerable pedestrians between Ardwell Close

and the junction of Ravenswood Avenue with Dukes Ride, which already becomes very congested with parked cars, usually on both sides of the road.

At certain times of the day the extra traffic from the proposed development could make access for Emergency Service vehicles very difficult, if not impossible.

Ravenswood Avenue is a private road with a public footpath right of way. There is no right of way for vehicular traffic of the kind and volume required to develop Ardwell House and we still need to know if a right of access has been given to the developer and if so on what authority.

We strongly oppose this application.

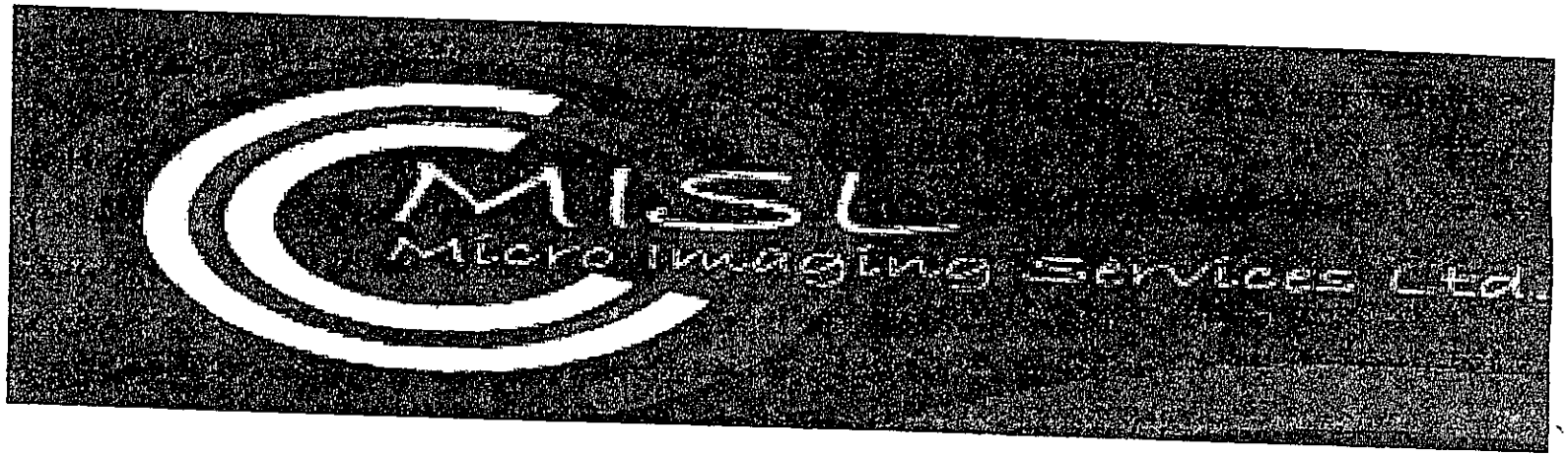
Yours faithfully

A. M Knighting.
E. Knighting

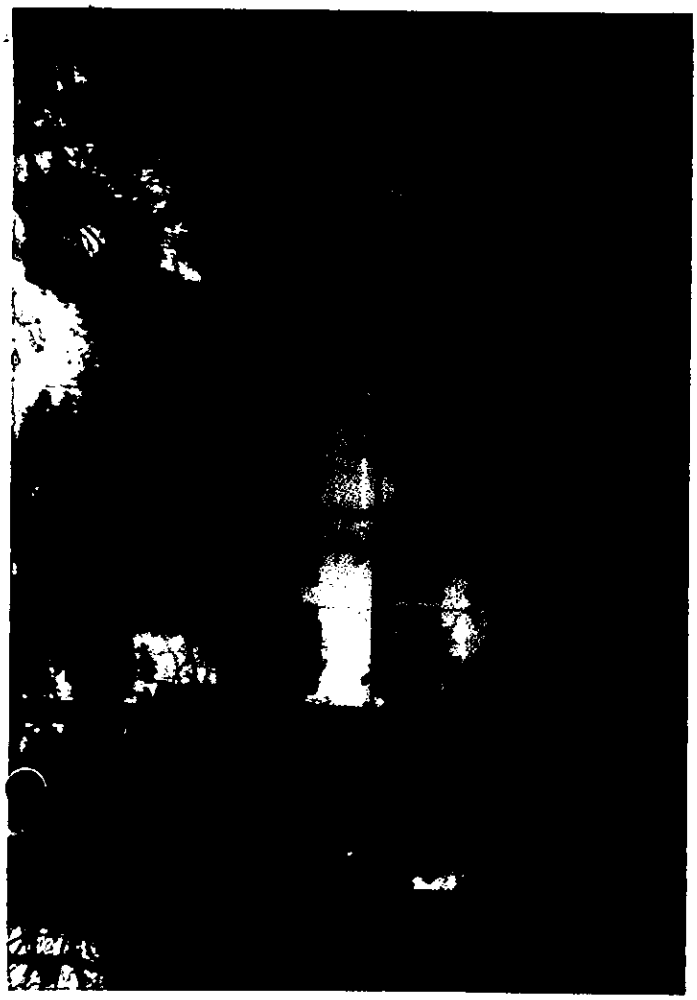
A & E Knighting

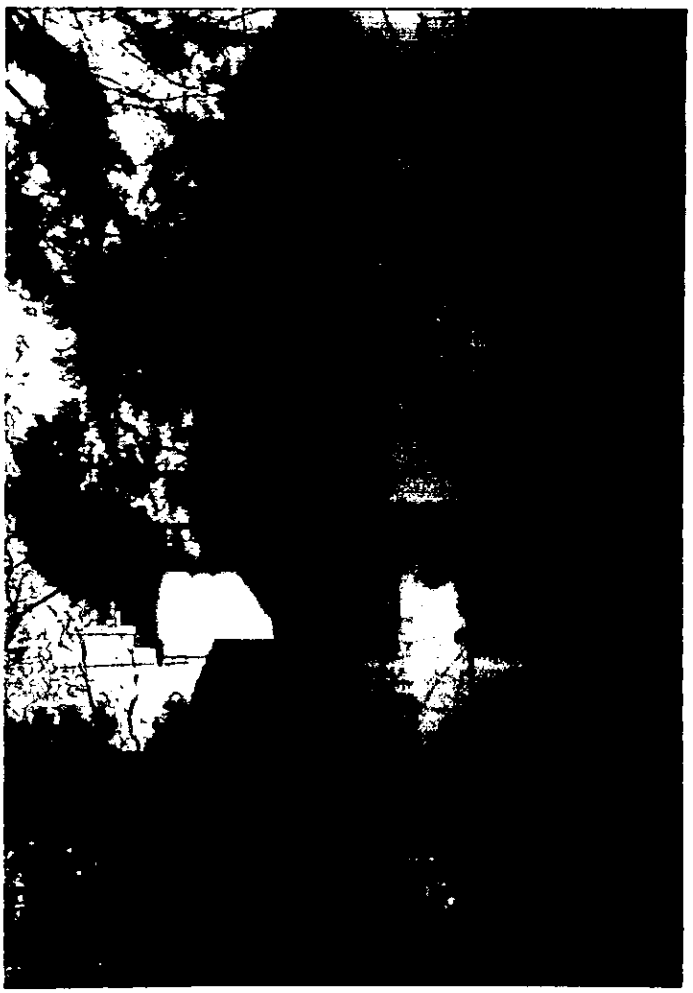
Enc.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.

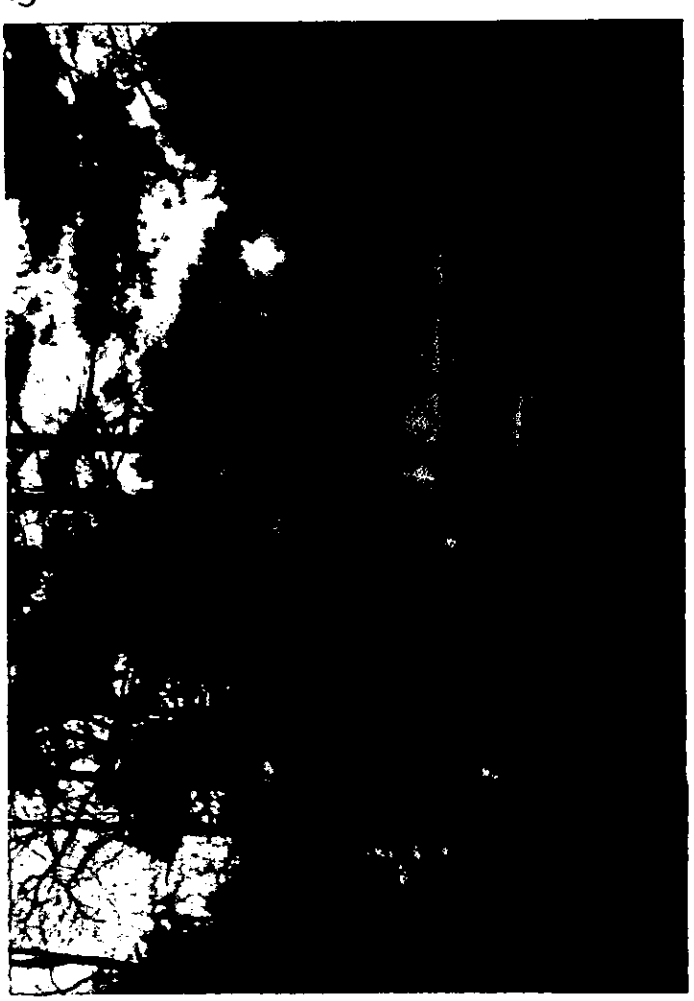


FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN









Ian Jordan

From: Shirley Mather [Shirley.Mather@tesco.net]
Sent: 15 January 2003 09:08
To: Development.Control@wokingham.gov.uk
Subject: Application No: F/2002/8165

WOKINGHAM UNITARY
Aiming for Excellence

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15 JAN 2003	
COPIES TO	ACK 15/1
	FILE:

From: Shirley & Geoffrey Mather, 18 Ravenswood Avenue, Crowthorne, RG45 6AY

We wish to: OBJECT TO THE APPLICATION.

We are most concerned about this proposed development. You will be aware that Ravenswood Avenue is an unadopted road and at the present time in a very bad state of repair. In the past few years, we have had further development in Ravenswood Avenue, including the houses in Bembridge Court, all adding to the traffic in this road. This, together with the traffic generated by the East Berks Golf Course, and all the heavy lorries etc. from the various developments is placing great stress on the condition of the road - and it shows. If we now have a further proposed development of 18 apartments, this at best would mean at least another 30 cars using the road and we feel it is just not up to it. We fear that one of these days there is going to be a very nasty accident caused by the condition of the road. We trust therefore that this planning application will be refused.

Sheila Viner

PLANNING SERVICES	HPT
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30 DEC 2002	
COPIES TO	

From: Roland Fox [roland.fox@equals5.plus.com]
Sent: 27 December 2002 13:20
To: Development.Control@wokingham.gov.uk; Sheila Viner
Subject: RE: Application F/2002/8185 - Ardwell House

Dear Sheila Viner,

In an anonymous letter I have been informed that 18 additional residences are likely to be built in Ardwell Close if approval is given to Application F/2002/8185 - Ardwell House. As I have emphasised previously about this and the plans for the additional bungalow at 1 Ardwell Close, my chief concern is that these developments adjacent to Ravenswood Avenue will significantly deteriorate the already lamentably poor road surface in Ravenswood Avenue. The writer of the anonymous letter calculates there would be an additional 20% traffic but this calculation omits the wear and tear caused by the clients of the East Berks Golf Club on the Devils Highway and also the occupants of the 4 houses planned there in application F/2002/8018.

It seems to me that both sets of developers are avidly following the extremely poor example of the East Berks Golf Club in freeloading - using Ravenswood Avenue leaving the residents to make emergency repairs only for these to be swept aside largely by outsiders i.e.. the few hundred golfers who do not obey the speed limit. In the past the golf club did arrange some maintenance the present state of the road surely indicates their deplorable current indifference. The writer of the anonymous letter says we cannot control either access or speed unless Ravenswood Avenue is adopted - is this correct?

Unless something is done to remedy the damage done I must object to all these developments.

Thanks, Dr Roland Fox, 22 Ravenswood Avenue, Crowthorne RG45 6AY

6.

PLANNING SERVICES	PT
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30 DEC 2002

	ACK
	FILE

Sheila Viner

From: MrlyJoh@aol.com
Sent: 30 December 2002 16:40
To: Development.Control@wokingham.gov.uk
Subject: Re Planning application Ref. F/2002/8165

Dear Sirs,

Regarding the above listed application, I wish to lodge my most strongest objection to this application on the grounds that the granting of such would mean severe congestion and pressure on the acess to the property from Ravenswood Avenue.

Being a private road and being unadoptred, the road surface is already in an appaling condition and represents a very real danger to traffic.
The increased traffic volumes imposed by the granting of this application will certainly overburden the already dangerous situation.
I have already experienced several near misses from oncomming traffic whilst the oncomming drivers are trying to avoid the cavernous potholes in Ravenswood Avenue.

Any promises and undertakings by the ever hopeful developer to restore the surface of this road to its original state can and will be totally ignored and disregarded when the development has been completed if other promises by other succesful developers "have anything to go by!" - certainly in the past with developers along the Devils Highway who have been impossible to track down in order to make good their idle promises.
The anticipated volume of traffic will put Ravenswood Avenue and its surface under extreme presure that was not ever originally planned for,

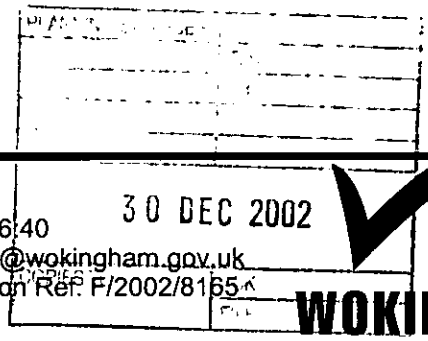
I therefor ask you to accept this e-mail as my formal objection to any development that will increase the traffic levels in Ravenswood Avenue.

Yours sincerely,

John Morley
The Red House,
Devils Highway
Crowthorne

5.

Sheila Viner



30 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

From: MrlyJoh@aol.com
Sent: 30 December 2002 16:40
To: Development.Control@wokingham.gov.uk
Subject: Re Planning application Ref. F/2002/8165

Dear Sirs,

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The anticipated volume of traffic will put Ravenswood Avenue and its surface under extreme presure that was not ever originally planned for,

.
I therefor ask you to accept this e-mail as my formal objection to any development that will increase the traffic levels in Ravenswood Avenue.

Yours sincerely,

John Morley
The Red House,
Devils Highway
Crowthorne

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

10, Ardwell Close,
Crowthorne
Berkshire
RG45 6BA
01344 771073

4 January 2003

Kerrin Lithgow
Wokingham Unitary Authority
Environmental Services Dept, Planning Services
P.O. Box 157
Shute End, WOKINGHAM
Berkshire
RG40 1WR

Application Number F/2002/8165; Ardwell House, Crowthorne

We wish to oppose this development for the following reasons:

1. Highway safety and traffic issues

1.1. There is inadequate parking provision on-site which will lead to increased parking in Ravenswood Avenue and in Ardwell Close

- These two bedroom apartments, which will each sell for over £300000, will be purchased by the relatively wealthy who, with two cars per dwelling, will understandably use these vehicles for shopping, access to the airports / stations and for leisure, as well as for getting to work. In spite of its proximity to the local station and bus route, public transport services to meet the above needs are unsatisfactory. ***The developer's claim, supported by the local Planning Officer in the previous application, that proximity to these services justifies the provision of limited parking space on-site, is patent nonsense***

- The Ardwell House development proposal for eighteen two bedroom apartments provides parking for only 27 cars for up to 36 to 54 residents and their visitors. Although this ratio of 1.5 complies with Government Planning Policy Guideline 3, this guideline should not be slavishly adopted without regard for the reality of predicted impact in specific areas and in specific cases. This is particularly relevant to the Ardwell House proposal, and WUA should override this guideline in this case since it will be clearly inadequate for this type of development at this location

- The consequence of a six-fold increase in dwellings on the Ardwell House site (an extra 15 dwellings), with inadequate parking, will be yet more parking in Ravenswood Avenue and in the narrow and winding Ardwell Close, thus increasing risk to road users. Parking in Ardwell Close, will also radically alter the street scene - *as we saw at the last site visit, almost without exception, all councillors parked on the pavement and not in the road, clearly conscious of partially blocking access to the Close.*

4. cont.

1.2. Approval of this application, with consequent increases in street parking and traffic density, will exacerbate the road safety problems of Ravenswood Avenue, which are listed below:

- Ravenswood Avenue is an un-adopted road, unlit, unmade and full of large potholes, with no footpath, which is already hazardous for drivers and pedestrians, many of whom are old or disabled. It is also the only point of vehicular access for the entire membership of East Berks Golf Club, as well as the residents of Devil's Highway, Ardwell Close and Bembridge Court

- With two cars per household from Ardwell House, plus visitors, at least an extra 30 vehicles will be using Ravenswood Avenue from this site

- Parking at the northern end of Ravenswood Avenue at the junction with Dukes Ride, historically just to visit the local shops, has increased dramatically since the advent of parking charges, and reduction of parking space, at the nearby railway station. Traffic congestion at this junction is already a nightmare and approval of this application will only make it worse

- Because Ravenswood Avenue is un-adopted, parking restrictions cannot be applied and enforced

- Inadequate parking on the sites of two other planning applications, made to Bracknell Forest Borough Council, for high density housing developments also within 100 yards of Ravenswood Avenue, and within the same 1/16th of a square mile as the one at Ardwell House, will only exacerbate the parking, and thus traffic, problems noted above. Application number 02/00316/OUT for 17 apartments and four houses has been granted, and the appeal for application number 02/00011/OUT for two shops and 33 apartments is to be heard in March

1.3. The new application is opposed on the grounds that, in Development Proposals 2.12 and 2.13, no concrete proposals have been made for addressing the impact of the proposed development on the many safety issues relating the Ravenswood Avenue - the reason for the earlier application being rejected by WUA.

- Draft condition 23 in the earlier application requires that "a scheme is submitted and approved for the repair and subsequent surface dressing of RA from Dukes Ride to the northern side of the Ardwell Close junction, and that no house shall be occupied until the scheme has been completed". **Development proposals 2.12 and 2.13, in the new application, only address process and make no concrete recommendation for what the developer actually proposes to do to mitigate these problems**

- As residents here for over 25 years, we know from past experience that resurfacing the road without any commitment to its future maintenance, will provide only short-term and unsustainable cosmetic benefits **and will not address the key problems of increased traffic density and parking that will result from this development.** Thus any requirement upon the

developers simply to resurface the road, will not address these fundamental problems. **Indeed resurfacing it, will ironically simply speed up traffic and reduce safety**

2. Significant adverse effects on existing properties

2.1. Reject the application due to inadequate provision for sewage disposal and, consequently, potential adverse impact on public health

This application, like the earlier one, again says that ***"sewage will discharge into the existing system".*** For many years the existing system servicing Ardwell Close and Ardwell House has caused serious problems due to blockage and inadequate pumping facilities. In spite of the pumping station being up-graded, certain residents at the bottom of the hill have had human excrement and foul sewer waste refluxing back up, and overflowing through, their toilets.

We have serious concerns about the extra load on the sewer and the pumping station that will result from a net increase of 15 dwellings at Ardwell House i.e. a net 100% increase on the current Ardwell House plus Ardwell Close loading,? **This potential public health issue must be taken seriously, properly investigated and clear conditions detailed and agreed to be met by the developer before, and if, planning consent be granted.**

2.2. Reject the application due to inadequate provision for surface water drainage

The application, like the previous one, again says that *"surface water will drain into the existing system"*. Those who have lived at the bottom of the Close for 25–40 years, and given that the bottom of the Close is also at the bottom of the hill, are acutely aware that **the only existing system on the site of Ardwell House is the drainage of water to soakaways, as a consequence of which water simply runs off and seeps out.** There are already acute problems of surface water run-off, down the slope of the land of Ardwell House to numbers 10-12 Ardwell Close, followed by continuing and prolonged seepage once rain has stopped.

Construction of the on-site roadway from the top of the site to the car park at the bottom will simply provide a formal conduit by gradient and channel to physically move *yet more* surface water *quickly* from the top to the bottom of the site. Water run-off problems are exacerbated by the geology of the site which, with an impermeable subterranean clay layer, results in the presence of wells on site (from which Ardwell House gets its name) and a relatively high water table. The impact of the planned "lowering the plateau of Ardwell House" will not reduce this problem but will simply worsen it by heightening the water table there, and by reducing total ground mass and thus water-holding capacity at the top of the site. Added to this, the much larger footprint (1.5-2X bigger) will also increase run-off and reduce permeability.

As usual, after the current period of heavy rain, the gardens of those of us at the bottom of the hill are already badly waterlogged, **and springs have emerged as holes in the road itself,** both of these effects due to the high subterranean hydraulic

pressure on site. **Unless, provision is made in the redevelopment of Ardwell House to remove water into surface water drains – not into soakaways** – we at the bottom of the hill will face a totally unacceptable future with greatly increased risk of potentially catastrophic flooding to our properties.

Please note in this context that winter rainfall is forecast to increase by 30% over the next 20 years, and we are reminded in WUA's very own Flood Plan 2002/3 that *"existing highway and land drainage systems are not designed to cope with recurring heavy downpours of the level experienced in 2000"*. That weather pattern has just repeated itself and **the authority should take note of its own advice when considering this application and proactively set conditions to mitigate this problem.**

Alarmingly, clarification of this key issue was not achieved by the previous planning officer, the issue not addressed by the Development Planning Committee and no conditions put upon the earlier application. This issue must be taken seriously, properly investigated and clear conditions (requiring positive drainage) detailed, to which adherence is committed to by the developer if and *before* planning consent be granted.

3. Adverse local environmental impact - disturbance, noise and air pollution

All visitors to the Close comment on how quiet it is – a real haven of tranquillity in a busy and increasingly pressured local area. The over-development of this site will result in **a net increase of 15 dwellings on the Ardwell House site, a doubling of the current number in the Close.**

Those at the bottom of the Close will in future suffer the sound of car engines starting up in the adjacent car park, voices, banging doors and exhaust fumes.

Ardwell House, currently three dwellings with six residents, will in future comprise 18 dwellings, with 36-54 residents. The quiet of the area will be greatly disturbed by increased noise from open windows, and resulting from the use, by residents and visitors, of the common-user amenity area to the rear of the house, which is at the centre of the semi-circular Close.

It is obvious that all this will alter dramatically the quiet of this haven of tranquillity.

4. Design and appearance of the development, and impact on the appearance of the area – an overbearing development, not in keeping with the local street scene, and the construction of which will result in the loss of an Edwardian House of charm and character

4.1. Planning statement 2.6.

This states that ***"the new building is 2.5 storeys and thus similar to the existing one"***. At best, this is being highly economical with the truth. The existing building is clearly a two storey building, built on two levels, that has three small dormer windows. The proposed new block of flats is clearly a purpose-built, three storey

building, constructed on three levels to house, at each level, six comparable apartments. It is also stated *that "the increased massing of the new building is readily absorbed by the scale of the site"*. In fact, the existing footprint is not being followed and the new larger-based building is being moved in a south westerly direction, with three fully occupied floors, increasing intrusion on privacy by its overbearing presence at this end of the site.

4.2. Planning statements 2.7. and 4.3.

These state *that* ***"the development will enhance the visual interest and architectural quality of the area"*** and that ***"the scale and design of the proposed development makes a positive contribution to its setting and to the character of the area".***

Crowthorne is steadily losing its architectural diversity as development has progressed through the nineties. The development of modern apartments of generically similar appearance at Seymour Court, Holly Court and Grosvenor Court, and the apartments at the other side of Wellington College at Masefield Gardens and Shaw Park have undoubtedly served to reduce architectural diversity.

The three new development proposals for this end of the village are simply going to add to this trend for architectural homogeneity. Whilst the two developments being proposed to BFBC (1.2. above) for the conversion of industrial to residential sites, will not detract architecturally from what is there at present, the same cannot be said for that at Ardwell House.

With regard to this specific plan in the context of its immediate environment, it is obvious that the demolition of one of the diminishing number of reasonably historic, in this case Edwardian, residential buildings left in the village, and indeed one of great charm and character, will certainly not enhance the area. **Conversely, it will in fact detract from the existing architectural quality and character of the Close.** For those living at No. 10, the front upstairs bedrooms will look out onto a 21 space car park rather than lawns and shrubs – **this hardly "enhances visual interest" nor does it make "a positive contribution to the character of the area". It clearly detracts significantly from it.**

The character of the Close is one of detached houses and not flats. This is a radical change in housing type and is clearly not in keeping with the immediate neighbourhood and street scene.

We hope that you will address all of the issues above, giving particular attention to the drainage issue neglected by the previous officer, and indeed by the development Planning Committee, when dealing with the earlier application.

Yours faithfully,

Dr D J Collins

Mrs J M Collins

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 19 December 2002 15:33
To: Kerrin.lithgow@wokingham.gov.uk; angus@soldiers75.freeserve.co.uk
Cc: Ejgdavies@aol.com; jm-cjreadings@tgis.co.uk; suzanne@clipboard.org.uk; jacqui.tamsitt@talk21.com; geoffbaldry@hotmail.com; ajsm@dsl.pipex.com; geoff@printedsolutions.co.uk
Subject: "New" Planning Application for Ardwell House F/2002/8165

I have been this morning to the WUA offices to look at the "new" application and plans for Ardwell House and am now greatly confused. I would thus be grateful if you would please read the E mail below and comment where comment has been requested. Your urgent attention is sought since local residents are invited to comment on this application within the usual deadlines.

As we are away next week, I would be grateful if you would please also copy your reply to those copied on this E mail so that they are able to do whatever is necessary regarding this "new" application.

Introduction

The planning application is identical in all respects to the final, progressively amended version of 6270 that finally went to the Development Committee in October and is now at appeal. The key differences are noted later. **They are in fact simply additions to application 6270, and all but one relate to Ravenswood Avenue.** Thus, on the face of it, I do not understand why this has a different application number. ***Perhaps you can explain why?***

The Development Proposal

Items 2.1-2.9 of the original application Development Proposals are identical to those of the new one. Items 2.10 - 2.14 differ, and they are (somewhat paraphrased):

2.10. Ref the refusal of 6270, the applicant has addressed concerns of the DC re highway safety issues in RA and has obtained clarification of the legal status of the highway

2.11. Owners of RA unknown. Each property benefits from right of way over RA. There is a right to carry out repairs and improvements to RA, provided the road is not widened.

2.12. Applicant will address highway concerns in circular 11/95 (***what is this?***). Propose that works are enforced by a Grampian condition based on a variation to draft condition 20 suggested by the highway officer (***what does all this mean?***).

2.13. A full survey of RA has been commissioned and will finalise a package of measures to address safety issues and the applicant will discuss the detail with the Highway Officer. Detailed schedule of works will be shown in a drawing to which the proposed Grampian condition should apply (***what does this mean?***).

Item 2.14 relates to the financial contributions for education and recreation / community (which local residents, FPC and many WUA development committee members all thought inadequate and ill-placed).

Interestingly, there is a post-it on the top of the old application file (6270) relating to a survey on cars and pedestrians but no information in the file. It struck me as odd that this note should be with the *old* application when this is the very issue itemised under item 2.13 in the *new* one, and relates more generally to the key points of difference between the new and old applications. ***Are the traffic-related proposals to which the new application additionally refers simply be part of application 6270, and a logical extension of it? If so, why they part of a completely new application? Comment please.***

Issues, concerns and way forward

I am concerned and unclear over a number of issues, and would like advice on each of the points below:

1.1. As this is a completely new application number, albeit based upon identical plans for the Ardwell House site, do we need to repeat and detail all of the opposition made to the earlier one, thereby wasting both our time and that of the council planning officer and the DC, or are all of the points of opposition made to WUA and more recently to the Inspector, still held as applicable to the "new" application?

1.2. I note that it states yet again in the "new" application that surface water and sewage will discharge into the existing system. Local residents have commented over and over again regarding the unacceptability of this proposal,

Sewerage/water issues:- who's dealing with this?
Thames water contact.

and we had understood that some progress had actually been made regarding sewage discharge at least. What are we to read into the this?

2. In relation to the additions to application 6270 referred to in items 2.10 - 2.14 above, how can we comment on the application in relation to these items (in particular items 2.10 -2.13) when there are no concrete proposals made, but just references to intent and process. Furthermore, how can we offer comment when the jargon is unclear, well as least to me anyway (***see italics above***).

3. I would have thought that the proposals in items 2.10 - 2.13 were matters over which the applicant would be seeking to influence and convince the Inspector at appeal for application 6270, rather than be the subject of a completely new application. Why is there a new application as opposed simply to additions to the old one, presumably by way of the appeals process?

4. I am concerned that we will not be informed of the specific plans that emerge as the outputs from the processes outlined in items 2.12 and 2.13. It seems to me that it is only once these are clear that we will have something concrete upon which to comment - something which we are not really a position to do at present since items 2.12 and 13 in the "new" application only address process. How will we be informed of what is actually planned by the applicant for Ravenswood Avenue?

5. If we really do need to comment all over again on these plans, which appear to offer no new information apart from processes that the applicant is engaging in regarding Ravenswood Avenue, then (given the process uncertainties and jargon-related problems referred to in 1 and 2 above), the time period in which to comment is completely inadequate, falling at a time when many folk are away. Given these factors, a delay should be offered in order to give local residents time to understand wha t they are actually expected to do this time, the implications of not commenting, and then time to reply.

I look forward to your advice before Christmas on these matters, and in the meantime also wish you both a Happy Christmas and a Happy New Year,

Dr D (Dave) J Collins
10, Ardwell Close

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 03 January 2003 16:14
To: roger.johnson@wokingham.gov.uk
Cc: Kerrin.lithgow@wokingham.gov.uk
Subject: Surface water and sewage disposal application; F/2002/8165 Ardwell House

Dear Roger and Kerrin,

Roger, many thanks for your time this morning. As we agreed, here is a summary of what I believe we discussed. I hope that it is helpful to you as you address residents' concerns regarding the "new" but essentially repeat application from Brookworth to develop Ardwell House.

(Kerrin, I hope that the information below helps to focus the issues of surface water and sewage disposal that we and Roger feel need to be given high profile attention in this repeat planning application).

Roger, the principal purpose of my meeting you was to alert you to the problems which we are currently experiencing due to surface water run-off and seepage, and of the spring that has emerged through a new hole in the road in front of our drive - not new problems, but of a magnitude that is undoubtedly worse than it has ever been in numbers 10 and 11 Ardwell Close. I then linked that awareness of our current problems to the perceived impact of the Ardwell House application. The issue of surface water disposal was raised in many of our objections to the first application, but was not acknowledged in WUA's review of the application, for what reason I do not know. However, that is in the past, and it is the new application and the future that is the current matter for concern.

I showed you the advice in the new blue version of WUA's 2002/3 Flood Plan that *"highway and land drainage systems are not designed to cope with the recurring downpours of the level experienced in 2000"*...and pointed out that this weather problem has just happened again, and that we have recently been told via the media, Met Office and Environmental Agency that winter precipitation is forecast to increase by 30% over the next 20 years.

We then looked at and discussed the "new" application for AH, and I pointed out to you that it again states that *"surface water and sewage will discharge to existing systems"*, and that residents were concerned that there were no conditions put upon surface water disposal by WUA for the last application.

Regarding surface water disposal, we achieved a common understanding of the severity of the current and historic surface water and seepage problem, local geology (impervious underlying clay and greensand under a surface horizon of Bagshot sand), the presence of the wells on the Ardwell house site, the high water table, high hydraulic pressure and seepage that are all a consequence of that geology, and finally the geography and lie of the land on site and the position of our properties downhill f rom Ardwell House.

I pointed out that the increased size of house footprint plus construction of the on-site roadway accessing the car park from the top to the bottom of the site, and the construction of the car park itself in front of our houses, will serve to increase run-off, transfer water from top to bottom and reduce permeability. We agreed that this was a likely consequence that will be exacerbated by climate change and that, given the local geology and slope, simply taking surface water into soakaways will unambiguously worsen surface water problems at the bottom of the hill.

You were very sympathetic to the need to address this issue, and proposed that *a condition should be put on the new application, that surface water from the house, car park and driveway should discharge through a positive drainage system to a balancing tank and thence discharge to the extension of the public sewer which runs between 9 and 10 AC and out under the second green to the stream on the golf course.* You said that he would raise the issue with Kerrin Lithgow.

Q. We are obviously very concerned that such a condition was not put on the first application, and wonder what the implication of this will be if the inspector grants that application in June. **Perhaps you or Kerrin could answer that question for us.**

Regarding sewage, you said that is was you who had put the condition for sewage discharge (elsewhere than into the private sewer and pumping station) onto the previous application, concerned that doubling sewage discharge (extra 15 properties) to the existing private system was not acceptable. You said that you will put a similar condition onto the new application, but pointed out that ***for both applications the applicant may not have to abide by this condition if they have the legal right to discharge to the private sewer i.e. if it were their sewer, to which we as residents in Ardwell Close connect, rather than Ardwell House to us.*** Understandably, you did not know what the legal situation was, nor whether the system existed before Ardwell Close was built, and nor did I! I do not know who actually legally owns the sewer and there is nothing in our deeds that clarifies this issue.

4

I expressed concern about the possibility and foul consequences of the developer not meeting this condition, and you advised that in order to find out if the developer will comply with the sewage condition, we will need to wait until the developer responds, should the application be granted. That level of uncertainty is obviously and understandably a matter of great concern to us.

Q. Is Kerrin Lithgow empowered to press for a statement of acceptance to this condition (not only with respect to the new but also to the first application), so that we are able to establish ASAP whether or not the developer has the legal right (via the Ardwell House deeds) to insist on discharge to the pumping station. **Could you, Kerrin, please clarify how we can clarify this matter?**

Certainly it is the local residents' view, with regard to infrastructure, that surface water and sewage disposal are as important as the Ravenswood Avenue traffic safety issues, and that both discharge issues need to be regarded as of major significance by WUA and the Development Planning Committee. **I would certainly like these two discharge issues raised with the committee via the briefing document, and am concerned that the surface water issue was not given any profile at all in the last app lication's briefing papers.**

Q. Roger, a final question - can you please advise as to who actually owns the pumping station. I was not sure at this morning's meeting but am told by my neighbour that it is WUA.

Roger, I would be grateful if you would please confirm receipt of this E mail and let me know if what I have said is not a fair reflection of our discussion.

I would also be grateful if you could both answer the few queries posed.

Again many thanks for your time this morning. You were very helpful, and I hope that I did not keep you from your lunch!

Best regards,

Dr D (Dave) J Collins
10, Ardwell Close

Kerrin Lithgow

From: Djandjcollins@aol.com
Sent: 30 December 2002 16:55
To: kerrin.lithgow@wokingham.gov.uk
Subject: Today's meeting re Ardwell House planning applications

Dear Kerrin,

Many thanks for making time to speak to us this afternoon and for the clarification that you were able to provide.

We were pleased to understand, given the problems that we discussed (relating the festive season, and of difficulties in the humble layman's understanding of the jargon in the application) that *comments on the "new" application will be accepted up until the committee hearing*, which we understand will be in the first week in February.

For those who, for one reason or another, may find replying before 7 January (i.e. within the standard 21 days notice period) difficult, we shall try to ensure that people are made aware that you are away for five weeks from 18 January and that, ideally, feedback to you should best arrive before then.

As we discussed, in relation to the first application, it would be most helpful if you would urgently clarify the final agreed conditions laid down by WUA to the developer relating to the issues of sewage and surface water disposal, clarify who has decided what would be required of the developers in regard to these two items (WUA? Thames Water?) and who would be the best contact person in WUA with whom to discuss these matters further. As you are aware from our discussion today, these requests ar e borne out of concerns that the new application says **yet again** *that discharge will be to the existing systems:* the private sewage pumping station servicing the Close and the House has been inadequate for many years and again caused excrement reflux recently, and there is no existing surface water disposal system on the Ardwell House site - everything goes to soakaways!

Again, many thanks for your time and advice, and best wishes for the New Year and your forthcoming trip to the Antipodes.

Dr D (Dave) J Collins

12, Ardwell Close
Crowthorne
Berks. RG45 6BA
Home Phone 01344 773408
Email tonekath@onetel.net.uk

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04 January 2003

The Development Control Officer
Wokingham Unitary
P O Box 157
Shute End, Wokingham
RG40 1WR

Dear Sir/ Madam

Application No. F/2002/8165
Site Address Ardwell House, Ardwell Close, Crowthorne

My wife and I strongly oppose the application to construct a block of 18 flats on the site of Ardwell House as set out in Application F/2002/8165. on the following grounds.

1. The proposal is for a new block of 3 storey dwellings on the site of the existing Ardwell House but rotated 20 degrees so that the north elevation will be nearer to our property. This will have an overbearing impact on us and reduce our privacy. If a sight line is taken from our lounge window to the proposed roof line it can be demonstrated how much nearer and overbearing the proposed building will be.
The propoed block of flats will be completely out of keeping with other property in the area and create a blot on the landscape.
This is demonstrated in the attached photograph on which the proposal has been superimposed in red.

2. The proposal is for 19 car parking spaces to be set in close line with our hedge So many cars exuding fumes will cause quick deterioration of our hedge and other plants as is demonstrated in all mass parking areas. To the fumes would be added the nuisance of noise.The Developer has failed to provide an adequate barrier on the site. Any well thought through plan would have the vehicles dispersed in to smaller units.

3. The foul drainage from Nos. 1, 2 & 3 Ardwell House at present flows through our grounds in a northerly direction to the small pumping station while much of the surface water flows from Ardwell House across our grounds. In 1992 we reported to and involved the Enviromental Department of W D C water that was coming off the land of Ardwell House and as a result we had installed further land drainage.
The present drainage in the area for foul water can barely cope and at times backwash is experienced by No 11 and ourselves.
This winter's rain has stretched the ability of the existing drains to cope and the addition of 18 dwelling units replacing the existing three units will result in local flooding.
In this latest proposal the Developer has failed to address the problems that will arise from both surface and foul water drainage. It is now an established fact that much of the recent flooding has resulted from poor planning control.

4. The only approach road to Ardwell Close and Ardwell House is by Ravenswood Avenue. This Avenue, is used to existing properties , the golf club, walked as a footpath and used gives access to Ravenswood when handicapped persons and their carers walk the road often using wheel chairs. The volume of traffic is being further compounded with the proposal to erect four dwelling units in Devils Highway
The general condition of Ravenswood Avenue is poor with the present load, large pot holes abound and conditions would become more hazardous with the addition of these proposed dwelling units.
The Development proposals 2.10 - 2.13 and in particular 2.12 and 2.13 only address process and make no concrete recommendation for what the developer actually proposes to do

We do hope and trust that your Committee will reject this application.

Yours sincerely,

A.W. Coutts

3.

Edelweiss
11 Ardwell Close
Crowthorne
Berkshire RG45 6BA

Telephone 01344 775495

24 December 2002

Kerrin Lithgow Esq
Development Control Officer
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berks RG40 1 WR

Dear Sir

Application Number
F/2002/8165 Ardwell House, Ardwell Close, Crowthorne

I wish to object to this application because the proposed building would directly overlook my bedroom window, in my parent's bungalow, resulting in a serious loss of privacy and amenity. The car park, which would be located close to the front of my bedroom would be the source of considerable ground floor level light, noise and air pollution with continual movements of a large number of vehicles 24 hours a day and for 365 days per year.

I further object because of the dangerous state of the pedestrian and vehicular access to Ardwell Close along Ravenswood Avenue, increased traffic due to this development would make an already dangerous situation far worse.

I would point out that the Planning Development Control Committee turned down the previous application because of the unsafe conditions in Ravenswood Avenue.

The Developer has appealed against this decision, but there does not appear to be anything in his new Application which improves the quality of his submission and overcomes the deficiencies which resulted in his previous application being refused.

Indeed, in certain respects he has backtracked as there appears to be no indication that the ongoing problems of surface water and effluent removal have been addressed, which appeared to be the case in his earlier revised application which went before the Planning Committee. These revisions I understood were made on the advice of Thames Water who felt that the existing services could not cope with increased volumes.

Please record my objections to the Application.

Yours faithfully

R Davies

Richard Davies
(Resident at 11 Ardwell Close)

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By hand

Rushton Lodge
The Devil's Highway
Crowthorne
Berks
RG45 6BJ

30 Dec 2002

Wokingham Unitary
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

Ardwell House Redevelopment
Reference F/2002/8165

As a principal user of Ravenswood Avenue, for access to the Devil's Highway we hereby object to the proposed development of flats.

Ravenswood Avenue is an unadopted road and is, quite frankly, a hazard. The prospect of more traffic, and more parking is unthinkable.

Yours faithfully

MW and Mrs J Miller

/

8165 OBS
13th January 2003 PETITION

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Ack sent to MH. J. Tancitt & Petitioners.

To:

Kerrin Lithgow, Planning Officer
Wokingham Unitary Authority

From:

Local Residents

Please find attached a petition with 68 signatures, opposing Planning Application Number F/2002/8165. Please note that signatures 59 and 60 are from the Bursar of Ravenswood Village and the owner of the Old People's Residential Home, respectively. Old or disabled residents from each of these locations are amongst the most vulnerable to the safety concerns expressed by residents over increased congestion, parking and traffic movements in Ravenswood Avenue.

PETITION OPPOSING THE DEMOLITION OF ARDWELL HOUSE AND ITS REPLACEMENT WITH 18 APARTMENTS. PLANNING REF F/2002/8165

We, the undersigned, oppose this new planning application, which only differs from Application F/2002/6270 with an unqualified statement to improve Ravenswood Ave, because of:

- **an increase from 65 to 80 dwellings (23%) in or off Ravenswood Avenue**
- **any resurfacing of Ravenswood Ave would be short term and the road would still be unadopted, and could not be subject to enforceable speed or parking controls**
- **inadequate on-site parking at Ardwell House, leading to inevitable increase in street parking in Ravenswood Avenue and Ardwell Close (which is only 4.9metres wide) and exacerbating the potential for car crime in the area, and crime that flows from it**
- **at least a further 30 cars using Ravenswood Avenue between Ardwell Close and Dukes Ride and the negative impact on local traffic density, resulting in further congestion, access and parking problems, particularly at the junction of Dukes Ride**
- **increased hazard to able-bodied and many disabled pedestrians and wheelchair occupants in the unlit, unadopted and pavement-free Ravenswood Ave.**
- **over-development and increased housing density, in a style not in keeping with the immediate local area – apartments c.f. individual houses**
- **further erosion of architectural diversity in Crowthorne**
- **unnecessary demolition of a well-established Edwardian building, of charm and character, thus detracting from the ambience of the immediate local area**

The Planning Authority should also take account of the *combined* impact of this application, with that of two other applications to WUA for development in Ravenswood Avenue and in the Devil's Highway, and of two separate applications to Bracknell Forest Borough Council for the development of two further high-density apartment blocks also within 100 yards of Ravenswood Avenue

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	Name	*Address*	*Signature*
1.	MRS J TAMSITT	7 Ardwell Close	[signature]
2.	JOHN TAMSITT	— " —	[signature]
3.	WILLOUGHBY JONES	5 Ardwell Close	[signature]
4.	SUZANNE HINES	4 ARDWELL CLOSE	[signature]
5.	LT COL R.A. ALLDAY	3 ARDWELL CLOSE	[signature]
6.	Tag Allday	3 Ardwell close	[signature]
7.	ROSEMARY JONES	5 Ardwell Close	[signature]
8.	Phyllis [illegible]	1 Ardwell Close	[signature]
9.	Heather Wann	2 Ardwell close	[signature]
10.	CHRISTOPHER [illegible] READINGS	8 ARDWELL CLOSE	[signature]
11.	JENNIFER READINGS	8 ARDWELL CLOSE	[signature]
12.	Kathleen COUTTS	12 ARDWELL CLOSE	[signature]
13.	TONY COUTTS	12 ARDWELL CLOSE	[signature]
14.	BERT HINES	4 ARDWELL CLOSE	[signature]

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	Name	*Address*	*Signature*
15.	DR A J COLLINS	10 ARDWELL CLOSE	
16.	C Gobbie	26 Ravenswood Ave	
17.	C Gobbie	26 Ravenswood Ave	Carolyn S Gobbie
18.	Jth Thorp	25 Ravenswood Ave.	
19.	D Wood	16 Ravenswood Ave	
20.	E Wood	" "	
21.	F H Symons	17 Ravenswood Ave.	
22.		" "	
23.		11 Ravenswood Av.	
24.		9 RAVENSWOOD	(PETER S)
25	Penelope Lowden.	15 Bambridge Court.	

PETITION OPPOSING THE DEMOLITION OF ARDWELL HOUSE AND ITS REPLACEMENT WITH 18 APARTMENTS. PLANNING REF F/2002/8165

We, the undersigned, oppose this new planning application, which only differs from Application F/2002/6270 with an unqualified statement to improve Ravenswood Ave, because of:

- **an increase from 65 to 80 dwellings (23%) in or off Ravenswood Avenue**
- **any resurfacing of Ravenswood Ave would be short term and the road would still be unadopted, and could not be subject to enforceable speed or parking controls**
- **inadequate on-site parking at Ardwell House, leading to inevitable increase in street parking in Ravenswood Avenue and Ardwell Close (which is only 4.9metres wide) and exacerbating the potential for car crime in the area, and crime that flows from it**
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	Name	*Address*	*Signature*
26.	JILL M COLLINS	10 Ardwell Close	Jill M Collins
27.	GEOFF BALDRY	27 RAVENSWOOD AVENUE	Geoffrey M Baldry
28.	CAROL BALDRY	27 RAVENSWOOD AVENUE	C J Baldry
29.	AUDREY KNIGHTING	29 RAVENSWOOD AVE	A M Knighting.
30.	ERNEST KNIGHTING.	29 RAVENSWOOD AVE	E. R Knighting.
31.	ANDY MASON	31 RAVENSWOOD AVE	A J Mason.
32.	BASIA MASON	31 RAVENSWOOD AVE	B M Mason.
33.	SUE GRIGGS	33 Ravenswood Ave	S. Griggs
34.	STUART METCALFE	35 RAVENSWOOD AVE	S. Metcalfe
35.	JO METCALFE	35 RAVENSWOOD AVE	J Metcalfe.
36.	BARBARA PAIGE	37 RAVENSWOOD AVE	B Paige
37.	D. V. PAIGE	37 RAVENSWOOD AVE	D.V. Paige
38.	B J Mullins	32 RAVENSWOOD AVENUE	B J Mullins
39.	B. MULLINS.	32 Ravenswood Avenue	B Mullins.
40.	K. MULLINS	32 Ravenswood Ave	K Mullins
41.	A.N PEERS	30 RAVENSWOOD AVE	A N Peers
42.	E.J PEERS	30. RAVENSWOOD AVE	E J Peers

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19 JAN 2003

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	Name	*Address*	*Signature*
43.	K. FERGUSON	14 BEMBRIDGE COURT	
44.	G. LAWRENCE	3 BEMBRIDGE COURT	G Lawrence
45.	B. HUMPHREYS	4 BEMBRIDGE COURT	B. E. Humphreys
46.	C. MacArthur	5, Bembridge Court	C MacArthur
47.	M. SMALLMAN	9 Bembridge Court	M. N. Smallman
48.	P. KNIGHTS	10 Bembridge	P K
49.	P.H. Adams	12 Bembridge Court	
50.	R HICKEY	15 RAVENSWOOD	R. T.
51.	J WADSLEY	15 RAVENSWOOD	
52.	A SIMPSON	15 RAVENSWOOD	
53.	H SIMPSON	15 RAVENSWOOD	H. Simpson
54.	C RAYNER	36 RAVENSWOOD AVE	C. S. Rayner
55.	36		
56.			

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	Name	*Address*	*Signature*
56.	PA Webster	23 Ravenswood	PA Webster
57.	SEM WEBSTER	"	S Webster
58.	GINN	7 Bembridge Court	M Ginn
59.	R Mkiny	Bursar Ravenswood Village	R Mkiny
60.	A Quinton	20 Ravenswood Ave Valeries Residential Home	A Quinton
61.	PL SEED	21 Ravenswood Ave.	Phyllis L Seed

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	Name	*Address*	*Signature*
62	K J G DAVIES	11 ARDWELL CLOSE	[signature]
63	M. E. DAVIES	— " —	M E Davies.
64	R. J. DAVIES	— " —	[signature]
65	A. I. Freeman	FAIRWAY, DEVILS HIGHWAY,	[signature]
66	G. Sowsky	Talavera, Devil's Highway.	G. Sowsky
67	J. C. MURLEY	THE RED HOUSE, DEVIL'S HIGHWAY	[signature]
68	J. Cole	Overbrook House, Devils Highway	[signature]

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



IT IS INTENDED THAT THE PROPOSED FLATS WILL BE THAT MUCH NEARER

NOTE: THE CARS (17) to be PARKE BETWEEN THAT AND US