

# Oakley Green, Fifield & District Community Association



April 5, 2013

Royal Borough of Windsor and Maidenhead  
Planning and Property Services  
Town Hall  
St Ives Road  
Maidenhead  
SL6 1RF

Dear Sirs,

*Application: 13/00702/FULL*

*Address: Land Rear of Skippets Lodge, Orchard Glen, Forest Green Road,  
Holyport, Maidenhead.*

This Site is located on Land which is in the Constituency of our Association and I am writing to object to the Application on the following grounds:-

1. The Site **is in the Green Belt** and the proposals would cause significant harm to the openness of the Green Belt which is contrary to Local Plan Policies GB1 and GB2. In the Design and Access Statement, the Applicant actually acknowledges this very significant point.
2. The large **size and scope of the proposed development** will have a material and adverse impact on the existing small Community on Forest Green Road. Also, the site and surrounding area is Agricultural Land and has never been developed.
3. The adverse impact on **Highway Safety**. The accompanying Transport Statement admits that Forest Green Road is very busy, especially during Rush Hours and Traffic Speed averages about 50 mph. What the Statement fails to mention is the high volume of Horses and Riders and Cyclists which use the Road. Due to restricted splays and sight lines, visibility especially to the East of the junction of the Track with Forest Green Road is

very poor indeed. The introduction of additional Cars and especially large Commercial Vehicles which are tools of the Trade for Gypsies, will make this area a very dangerous place for local Residents and through Traffic, especially during the Rush Hour and at the beginning and end of School days.

4. About 100 metres South of the Junction with Forest Green Road, the Track narrows significantly and is also a Public Footpath. There will be a material and significant increase in vehicle movements along this unmade track. The proposed development has 16 caravans and 8 amenity buildings housing the 8 Families. These combined with the increased activity and traffic will **materially harm the amenity of walkers**, some with Children and Dogs, who regularly use the Footpath for leisure purposes and significantly harm the character of the countryside contrary to Local Plan Policy GB2.
5. The area is **very poorly served by Public Transport**. The nearest Bus Stop to access local facilities and Senior Schools on the Route 6 Bus Service between Windsor and Maidenhead, is located at Braywood Memorial which is 1.2 miles away.
6. There are **no footways** along Forest Green Road from the site to any of the neighbouring Village facilities in Holyport and Oakley Green/Fifield. Braywood First School (1.5 miles) and Holyport Primary School (1.9 miles) therefore cannot be safely accessed other than by car.
7. The Development calls for the **destruction of ancient hedgerows** and would adversely affect the health of the 8 Oak Trees in the vicinity. This in turn would inevitably reduce habitats for wildlife.
8. RBWM has publicly committed to the identification of an **adequate number of Gypsy Sites** to meet short, medium and long term needs as required by the NPPF and Planning Policy on Traveller Sites.

In summary, there is considerable opposition to this Application from local Residents, as evidenced by the large number of communications to RBWM. We believe that the very special circumstances of the Applicant and Families described are **not** of sufficient weight to outweigh the acknowledged detrimental harm that this proposal would cause to the openness

of the Green Belt, the character and appearance of this rural location, the increased risks to road safety and the harm to the amenity of walkers using the immediately adjacent Footpath. We hope you will listen and heed these concerns and will recommend Refusal of this Application.

Yours sincerely,

Grenville Annetts  
Chairman

Copies to:-

RBWM Bray Ward Councillors - David Burbage, David Coppinger and Leo Walters  
Bray Parish Council Clerk - Janice Eden-Bagley

Down Place Residents Association Chairman - David Short  
Oakley Green and Fifield Residents Association Chairman - Rod Ball

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Oakley Green, Fifield and District Community Association Limited by Guarantee.

Registered Company Number: 07175596.

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Website: [www.ogafcap.co.uk](http://www.ogafcap.co.uk)