

LODGE FARM DEVELOPMENT PROPOSALS - Planning Ref 17/03857/OUT

Beaulieu Homes has asked for OUTLINE PLANNING PERMISSION to build 150 houses on the fields adjacent to Holyport Road. The latest information shows that the vehicular access is intended onto Holyport Road, situated at the junction in the fields between one field and the other. As you know we already have too much traffic in this area.

On behalf of Holyport Residents Association I have objected to this on several occasions and I thank all those who have also objected.

If anyone wishes to object and wants ideas they can find my objection at

<http://www.holyportresidentsassociation.org/lodge-farm-dec-2018.html>

Also by looking on the RBWM website

https://www3.rbwm.gov.uk/info/200121/planning/1332/find_a_planning_application

and use reference 17/03857/OUT you can see the proposals and objections from others.

Objection reasons briefly;

- **The land is a gap between the settlements of Maidenhead and Holyport and the National Planning Policy Framework (NPPF) supports retention of such gaps. There is Planning Inspectorate precedent for refusal on this basis. RBWM in their proposed Local Plan have not allowed this area to be developed.**
- **Much of the area is subject to high water table and building here might cause flooding nearby.**
- **An access onto Holyport Road was permitted FOR AGRICULTURAL ACCESS ONLY (FAAO), but has lapsed. The permission is understood to be based on concepts limiting access to FAAO; being IN THE INTERESTS OF HIGHWAY SAFETY; being only for FAAO because FAAO was the only acceptable reason; being in Green Belt, could allow only for FAAO.**
- **Holyport Road is used as if it is a District Distributor Road and RBWM Highways design requires such roads to be 7.3 metres wide with a 2.4 metre verge to each of two footways and the footways to be 2 metres wide. But Holyport Road is actually 5.5 metres wide and its footways are 1.5 metres wide and unsafely immediately adjacent to the road.**
- **Holyport Road carries approximately 7000 vehicles per day.**
- **Traffic entering and leaving the new site would be subject to delay and being close to Stroud Farm Road, the combination of traffic might cause an Air Quality problem to arise.**
- **Building houses here would destroy the current "Openness" of the area and this is contrary to concepts expressed by the NPPF.**

Quickest way to object - write your objections on a text document including the reference number and your name and address. Attach this to an email - which should not include your address - and send to planning@rbwm.gov.uk. If you would like to be updated on this - see email address below.

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