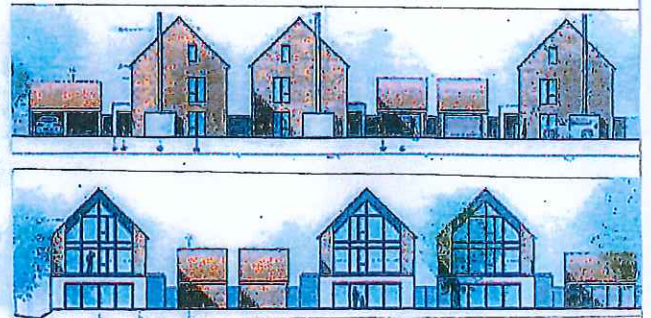
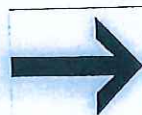
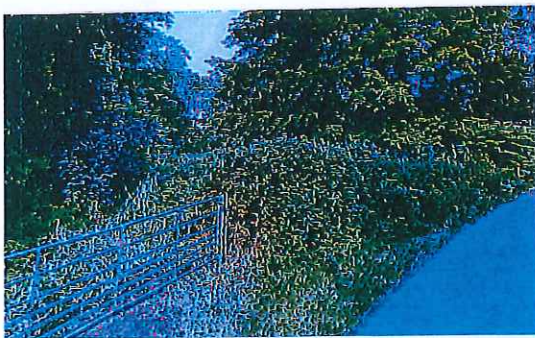




**SAY 'NO' TO  
DEVELOPMENT ON  
WICK'S GREEN  
LANE**



# SAY 'NO' TO HOUSING DEVELOPMENT ON WICK'S GREEN LANE!

A planning application has been made to build a new housing development of three large six-bedroomed houses on land to the West of Wick's Green lane behind Binfield Place (accessed through the silver metal gate). This land formed part of the garden of Binfield Place for over 400 years but was retained by a previous owner who now wants to build a new housing development. A map of the proposed development land and the design of the new housing development is shown on the next page.

This land is currently a green field, surrounded by trees, set in open countryside and is home to significant protected species such as great crested newts and bats and other native animals. Wick's Green lane is an important part of the Binfield Bridle Circuit and Ramblers Route and is used by dog walkers, cyclists, ramblers, runners, horse-riders and people with young children on a daily basis. Areas of local green space and open countryside are disappearing rapidly.

Wick's Green lane is an important part of the history and heritage of Binfield and **MUST NOT BE ALLOWED** to become yet another new housing estate. The proposed new housing development would:

- **DESTROY THE RURAL CHARACTER** of Wick's Green lane
- result in **FURTHER DEVELOPMENT** in Wick's Green lane
- **INCREASE TRAFFIC** on what is currently a narrow lane and **INCREASE DANGER** to pedestrians, cyclists, runners, horse-riders and parents with young children
- be completely **OUT OF CHARACTER** with the setting and style of surrounding houses
- **DAMAGE THE RURAL SETTING** of several very important historic listed buildings
- **HARM PROTECTED SPECIES** including great crested newts and bats

Bracknell Forest Council has committed to **PROTECTING THE COUNTRYSIDE** for its own sake and should be made to stick to its promise.

This is an opportunistic attempt to profit at the expense of the long term good of Binfield, its rural village character, residents and people who enjoy the surrounding countryside.

**PLEASE SUBMIT A RESPONSE TO THE CONSULTATION NOW AND HELP STOP THE DEVELOPMENT!**

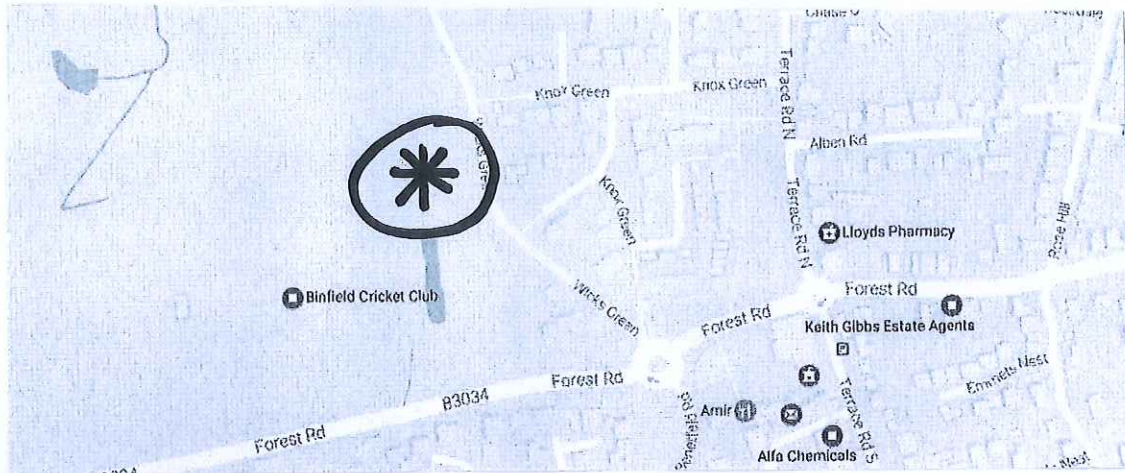
## **WHAT YOU CAN DO TO HELP:**

A template letter is attached which you could sign, complete and return to the Council at the address indicated below. Alternatively, you may want to write your own response. If you do so, please remember to include only points which can properly be taken into consideration in the planning process otherwise your objection may not count. Please also encourage friends and neighbours to respond and make their voices heard! Your objections can make a difference.

**PLEASE SEND YOUR RESPONSE NOW** by one of the following ways:

- **EMAIL:** [development.control@bracknell-forest.gov.uk](mailto:development.control@bracknell-forest.gov.uk)
- **POST:** Planning Dept, Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire, RG12 1JD
- **ONLINE:** at <http://www.bracknell-forest.gov.uk/viewplanningapplications>

**1. MAP OF THE PROPOSED DEVELOPMENT SITE**



**2. THIS IS HOW IT LOOKS TODAY**



**3. THIS IS WHAT THE PROPOSED HOUSING DEVELOPMENT WOULD LOOK LIKE**



Planning Department  
Bracknell Forest Council  
Time Square  
Market Street  
Bracknell  
Berkshire RG12 1JD

Dear Sirs

**Land to the West of Wick's Green lane (Planning Application Ref 16/01131/FUL)**

The development **MUST NOT BE ALLOWED TO PROCEED** for the following reasons:

- 1. The countryside should be protected:** The development land has been designated by Bracknell Forest Council as open countryside that is outside of the Binfield settlement boundary. The countryside should be protected for its own sake and from development such as the application referred to above that would cause **significant harm** to its character and appearance. The creation of three new luxury six-bedroomed executive houses would not make a meaningful contribution to the housing supply shortfall.
- 2. The development would significantly "urbanize" the area:** Wick's Green lane is a quiet rural lane. The proposed development would have a significantly "*urbanizing*" effect and would cause significant harm to the countryside and open character of the area. As part of the Binfield Bridle Circuit and Ramblers Route, it is important to preserve the rural quality of Wick's Green lane and its open surroundings for ramblers, dog-walkers, runners, cyclists, horse-riders and other residents. The significant harm from "*urbanization*" would considerably outweigh any potential benefits that could be obtained by permitting the development.
- 3. Setting of listed buildings:** Wick's Green lane and Monk's Alley are home to significant listed buildings. The low density, open character of the area gives stature to these buildings and the proposed development would materially harm their setting. As one of very few Grade II\* listed buildings in Bracknell Forest, Binfield Place is classified as "*a particularly important building of more than special interest*" and the proposed development land formed part of its gardens and setting for over 400 years. The development would cause particularly significant harm to the setting of Binfield Place and its gardens.
- 4. Out of character:** The proposed houses would dominate the setting; they are too large, too numerous and are completely out of character with their surroundings and other local buildings.
- 5. Traffic flow and parking:** The development would materially increase the traffic flow and existing parking problems on Wick's Green lane, particularly at drop-off and collection times at Binfield C.E. Primary School opposite, which have been exacerbated since parking charges were introduced in the village shop car park. This would increase the danger for motorists, pedestrians and other road users and damage the roadside verges. Measures aimed at minimising this danger, such as pavements and street lighting, would increase the "*urbanizing*" effect of the development.
- 6. Harm to ecology, trees and hedgerows:** The development site is home to endangered and other native species such as great crested newts and bats. The development would harm them and no mitigation can adequately compensate for loss of prime habitat. Hedgerows, trees and other native flora would also be lost.
- 7. Overlooking issues:** The development would overlook the cricket pitches and practice nets where lots of children play. They would also overlook and significantly invade the privacy of neighbouring houses and gardens.

Yours faithfully

Signed: ..... Print name: .....

Address: .....

Date: .....