



- 2.5 The site is within the Area of Outstanding Natural Beauty (AONB) and is categorised in the Guidelines for Landscape and Visual Impact assessment as a landscape of ‘High’ or ‘High-Exceptional’ value. The wooded valley side is a distinctive landscape characteristic of the Thames valley.
- 2.6 The site has been the subject of a neighbourly dispute with strong views held by all parties. The TPO has been served not to show support for either side but to insure no further tree removal takes place, preventing the loss of trees with amenity value and any further adverse affect on this important landscape. (in accordance with the councils statutory duty)
- 2.7 This is the second TPO served on the site. Originally an area order was served across the site for a provisional six month period with a view to modify the order to a woodland order if confirmed. However due to a legal error made in the serving procedure the TPO had to be re-served.
- 2.8 Currently there are ongoing investigations into possible unauthorised development within the site. And an appeal has been lodged with the Planning Inspectorate regarding the council’s refusal of planning permission for the proposed new dwelling on the cleared section of the site.

3.0 **REASONS FOR OBJECTION**

3.1 The council have received one letter of objection to the TPO. The letter of objection is from Mr Brian Urbick, the owner of the site. A copy of the letter is attached at appendix B and the main issues are summarised below (the letter also covers a number of other issues):

- The TPO places a burden upon the landowner and the LPA, causing long term cost implications for both parties.
- The description of the trees within the TPO document is in accurate.
- The trees are not easily visible from the Ridgeway and Thames paths, therefore it’s inappropriate to put a TPO on them.
- The TPO should be applied to all the trees along the riverside if riverside woodland is so important.
- The TPO trees are at less risk than others along the riverside garden plots.
- The fact that the TPO was not served on all the riverside trees indicates that the TPO was imposed due to public objection to the recent planning applications or to discriminate against the landowner.
- The amenity assessment used by the council is flawed.

4.0 **APPRAISAL**

4.1 Since receiving the objection the forestry team have had a profitable meeting with the objector and multiple phone and email communications, resolving a number of the objector’s original concerns stated in the letter of objection. However the objector has decided to uphold the objection.

4.1.1 When giving consideration to the confirmation of this order, you are advised to take account of the following points which address the concerns raised in the objection.

- 4.2
  - The TPO places a burden upon the landowner and the LPA, causing long term cost implications for both parties.
- 4.2.1 All tree owners have a duty of care to manage their trees to prevent any foreseeable hazards. A TPO does not change this responsibility, the TPO legislation has a number of exemptions allowing tree owners to deal with foreseeable hazards in a quick and effective manner.
- 4.2.2 The TPO legislation is there to prevent inappropriate tree works to trees with amenity value, not to prevent appropriate and necessary works that are in accordance with modern arboricultural practices.
- 4.2.3 The application process for tree owners is free and the legislation doesn't stipulate who must do the work, only the standard to which it should be done.
- 4.2.4 The LPA have a statutory duty to protect trees of amenity value therefore the LPA are required to administer the legislation, identifying the correct level of resources necessary. The Forestry team have undertaken a complete process review within the last 18 months identifying the required level of resources to address these statutory requirements.
- 4.3
  - The description of the trees within the TPO document is accurate.
- 4.3.1 The TPO document's description is as follows: Woodland 1 - Mixed species woodland strip predominantly made up of Ash, Sycamore and Willow.
- 4.3.2 A Woodland order protects all trees within the parcel of land shown on the TPO plan and others that naturally grow up or have been planted in the woodland after the order has been made. Woodlands often have a wide variety of tree species present, the description in the TPO is to give a brief indication of the type of trees found in the woodland, not an exhaustive list.
- 4.3.3 The formal notice accompanying the order states "the trees that are the subject of this Order appear to be of good health and are capable of standing for a number of years". This is a general description of the trees within the site and it's acknowledged that there will be some deadwood or dead trees within the woodland. This is very typical for wooded sites and not an indication that the woodland is in decline.
- 4.3.4 Since the order was served and following further site inspections and discussions with the objector, it will be necessary to amend the TPO plan so it more accurately defines the wooded area covered by the order, to avoid confusion. The proposed modified site plan is shown in appendix A.

- 4.4
- The trees are not easily visible from the Ridgeway and Thames paths, therefore it's inappropriate to put a TPO on them.
- 4.4.1 As you can see from the pictures in appendix A, taken from the public right of way (the Thames path), the trees on the site are clearly visible and form an important part of the landscape, typical for the area. The trees can also be clearly seen from the Ridge Way national trail.
- 4.4.2 The visibility of the trees and the importance to the viewer are both assessed when completing a standardised amenity assessment. The use of the standardised amenity assessment ensures a consistent and defensible procedure for every tree assessed as recommended by the government publication 'Tree Preservation Orders, A guide to the law and good practise.' The woodland trees achieved a good score against the assessment criteria, justifying their amenity significance.
- 4.5
- The TPO should be applied to all the trees along the riverside if riverside woodland is so important.
  - The TPO trees are at less risk than others along the riverside garden plots.
- 4.5.1 The eastern bank of the Thames does have multiple trees and small wooded sections to the north and south of the site in question. These trees in most cases are of equal importance in the landscape, however the question of expediency has to be applied as the legislation requires. The history of tree removal and development activity on this site indicates the trees are under threat.
- 4.5.2 Reports of tree removal on other sites along this section of the Thames, provided by the objector, have been investigated and no evidence was found to substantiate the claims. If the council become aware of further tree removal or the risk of tree removal due to proposed development, investigations will be made and the trees protected if necessary.
- 4.6
- The fact that the TPO was not served on all the riverside trees indicates that the TPO was imposed due to public objection to the recent planning applications or to discriminate against the landowner.
- 4.6.1 As previously indicated the TPO has been served to protect trees of amenity value, as there has been a history of tree removal on the site, and the rest of the wooded strip is believed to be under the same ownership.
- 4.6.2 The council have a statutory duty to protect trees of amenity value when it is expedient to do so. The strong views held in relation to the recent planning history have not been taken into consideration in assessing the merits of the trees suitability for protection. The council's procedures for determining the expediency of serving a TPO is fundamentally based on the merits of the trees and the amenity value they provide to the area and is without bias or prejudice. The need to serve a TPO is frequently associated with development proposals or development potential.
- 4.7
- The amenity assessment used by the council is flawed.
- 4.7.1 The government publication 'Tree Preservation Orders, A guide to the law and good practise' advises the LPA to develop ways of assessing the amenity value of trees in a

structured and consistent way. The forestry team have developed a standardised method of assessing the amenity value and expediency of trees considered for protection.

4.7.2 The assessment covers twenty four factors, considering a wide range of issues looking at both positive and negative effects the tree or trees have. This assessment is significantly more comprehensive than the generally accepted standard assessment used across the industry.

5.0 **POLICY & GUIDANCE**

5.1 The South Oxfordshire Local Plan adopted in 2006 recognises the contribution that trees make to the appearance and character of towns and villages within the district and commits the council to preserving and retaining existing trees. These aims are embodied in policies C1, C6 and C9 which seek to underpin the statutory duty of the council to protect trees of amenity value.

5.2 In order to ensure consistent interpretation of the TPO legislation guidance has been sought from the DETR publication “Tree Preservation Orders. A Guide to the Law and Good Practice”.

6.0 **CONCLUSION**

6.1 The trees are considered worthy of the order because:

- collectively the trees have public amenity value, when assessed against government guidance, being clearly visible to the public, contributing to the important landscape character of the area, within the designated Area of Outstanding Natural Beauty.
- the woodland trees are generally in good structural and physiological condition, with no evidence of significant defects visible at the time of the inspection that would cause them to be unsuitable for protection.
- the serving of the order is considered expedient and in accordance with government guidance and the council’s statutory duty to protect trees of amenity value
- the preservation order will allow the trees to be managed following best arboricultural practice, seeking to retain and enhance the current landscape.

7.0 **RECOMMENDATION**

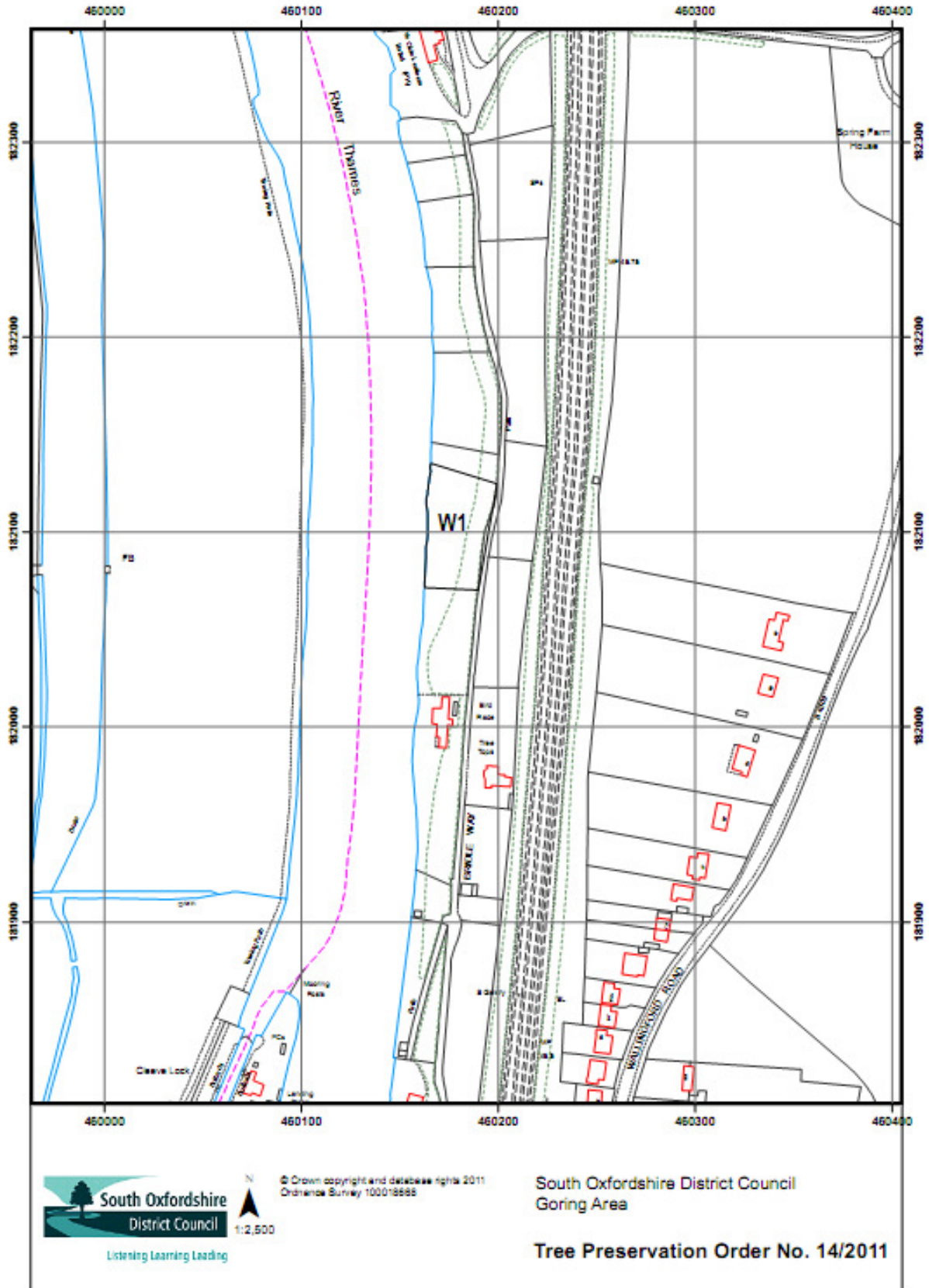
7.1 That tree preservation order no. 14/2011 be confirmed with modification to the TPO plan.

**Author** Matt Gulliford  
**Contact No.** 01491 823770  
**Email Add.** forestry@southoxon.gov.uk

**APPENDIX A:** TPO Site Plan and photos  
**APPENDIX B:** Letter of objection

## APPENDIX A - TPO SITE MAP AND PHOTOS





## **APPENDIX B- LETTER OF OBJECTION**

### **Urbick & A Westerhof**

13th December 2011

Ms Margaret Reed  
Head of Legal and Democratic Services  
South Oxfordshire and Vale of White Horse District Councils  
Council Offices  
Benson Lane  
Crowmarsh Gifford  
Wallingford, Oxon.  
OX10 8QS

Dear Ms Reed,

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**  
**TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999 (as amended)**  
**PROVISIONAL TREE PRESERVATION ORDER No 14/2011**  
**Land North of Bird Place, Bridle Way, Goring on Thames**

As you are aware from previous correspondence, we are owners of land, as well as Directors of a Company that owns land, affected by the above provisional Tree Preservation Order.

Though you have just recently provided some information, much of it is regarding the previous provisional TPO no. 6/2011 (and much of this is from our own agent commissioned to address the matter with the Council). Though on this request more information was provided than for the previous TPO, there are a considerable number of errors, a lot of misinformation/falsehoods, and due to the correspondence from neighbours, a clear indication that there is a bias and prejudice against us. We had sought information in the course of the previous TPO, and got no adequate response, and yet 'neighbours' were provided prompt information and assurances. This is unacceptable and unfair and the reasons for this should be investigated.

In addition, there was delay in receipt of information from the Council's Forestry Officer - it was received just a few days ago because it was mis-addressed (PLEASE NOTE OUR CORRECT POSTAL ADDRESSES ARE INCLUDED AT THE BOTTOM OF THE FIRST PAGE OF THIS LETTER). We will set out some key objections below, but may also add to this in future correspondence in response to what others might have said and based on further investigation by our expert consultants who are also surprised at the misinformation being used by your Council to determine this case. Because of the background, significant errors, lack of the Council's responsiveness, and apparent



discrimination we are very concerned with its lawfulness. We also may choose, depending on the response to this letter, to raise a complaint with the police regarding discrimination and harassment (and if this is proven, the Council may be shown to be an unintended party to this behaviour, and because of lack of responsiveness and lack of appropriate behaviour may indeed be fuelling it). We are also pursuing other investigations into the various legal issues.

We also note, based on the information sent by Mr Gulliford, the Council's authorised representative in this matter, that it appears some information is missing: 1) document 38 is missing – unless this is a mis-numbering. Please advise urgently and provide by return. 2) the film/video evidence from the first provisional TPO (6/2011) is also missing – we are awaiting this information from previous requests, and suspect that this makes up part of the current evidence. Please send urgently.

As background information, since the time we have put in lawful planning applications, we have had neighbours indicate to us that they "...don't want our kind around here." This language, no matter how it was intended, can only mean prejudice and hate. Since that time, we have had an instance of vandalism (reported to the local police), repeated instances of dog faeces being placed in our gateway entrance, and neighbours harassing us with threats and abuses of all kinds. The local police has even warned us about hate language used against us (they quickly put a stop to it), but put us on notice to be vigilant and to report to them instances of harassment. We suspect that the Council is being used as a means to further harass us, and indeed, by looking at the evidence around this and the previous TPO, it seems that public reaction could be added to a long list of attempts to try to get us to leave our property.

#### OBJECTION TO THE PROVISIONAL TREE PRESERVATION ORDER

1. As you are aware, any TPO places a burden upon the landowner and occupier of the land as well as placing an administrative burden on the LPA. There are long-term cost implications to all parties. In South Oxfordshire the increasing number of orders made has already contributed to the need to increase the number of Forestry Officers from one to two. Growing numbers of TPOs will create a need for still more Forestry staff. It follows that TPOs should not be made unless absolutely necessary.

a. Should the Council desire to put a TPO on the whole stretch of land along the riverfront, it should have done so in the second provisional TPO. The approach to merely put a TPO on our land and only close neighbours implies discrimination against us and not based on a desire to protect the whole area.

b. Not only is this action inappropriate and raises issue of misguided behaviour and misuse of the Council's resources, it also has raised the issue among others along the River who are now actively removing trees – possibly to 'beat the TPO'. Why is no

action being taken against that? Again, another potential sign of discrimination, with action only against us.

c. Undoubtedly, in the present case, the rationale for making the TPO is flawed and the TPO is unnecessary and the Council does not have the resource to properly manage it.

2. The previous provisional TPO was made in error (a full 28 days were not given), and the Council acknowledged that error in mid-June 2010 in internal correspondence. At that time the previous order (6/2011) should have been cancelled and, if felt necessary, a new order should have been raised. The delay has cost us payment to our consulting agent to deal with the issue. As the Council acknowledges the error, compensation should be paid. As a result of this admitted error and evident maladministration, we are separately raising a formal complaint in this matter. We are seeking compensation for this admitted error, and a thorough investigation.

3. We have made numerous attempts to arrange a meeting to discuss and work through the issues – yet the Council’s representatives have not shown any willingness. This is not conducive to effective management, and indeed gives merit to the argument that we are not being treated justly.

4. The current TPO was made to cover the woodland strip (i.e. a blanket TPO) that is “...made up predominantly of Ash, Sycamore and Willow...”. This does not appear to be accurate. For example, on our property, the area is made up predominantly of Hawthorn – and this information is widely known because the detail was provided in our planning applications P11/W0377 and P11/W1284, and the reporting was done by reputable and experienced arboriculturalists.

a. It is notable that many of the trees are classified as category C, and have an expected 10 – 20 year life. This is reduced in our current setting because of the limestone and steep gradient. The trees grow, and then when too large lack nutrients so they die – and often fall and rot. Many trees in this stretch are dead or near-dead, and some may pose a hazard to the Ridgeway Path and personal property, and may pose other safety issues.

b. They are considered self-seeding ‘weed trees’ – and though an argument may be made that a group of trees may provide some amenity value, the government guidelines are clear on this point, and indeed, suggest caution when instigating TPOs of this nature.

c. Also, considering that the land owned by our company is privately owned, and much of the land is not seen from either the Ridgeway Path or the Thames Path, it is inappropriate to put the TPO on areas that are not easily seen by the public. This statement is based on Government guidance regarding TPOs.

5. If it is riverside woodland that is important, then it must be the whole of the continuous stretch of woodland that is important and not just a relatively short section of it. The TPO is in the centre of very small part of the riverside which extends from a point well to the south of the area (past Goring Lock, even up to Mapledurham Lock) and up

to the Withymead Nature Reserve to the north. It is irrational to seek to protect only a very small part of what is considered to be important. This indicates that the TPO was imposed due to public objection to our recent planning applications, or indeed merely to discriminate against us, rather than for sound amenity reasons (see objections on LPA planning website, as well as copies of the correspondence the Council provided).

a. In this stretch, we have witnessed in recent months that many trees have been taken down, most having far greater amenity value. Yet it appears that no action is being taken against that – adding further evidence that we are being treated differently, and it does raise further concerns of discrimination.

6. With regard to risk of loss the TPO section is no more at risk, indeed it is at less risk, than other sections of the riverside woodland. The land immediately to the north is made up of leisure plots (locally referred to as ‘river gardens’) and some tree clearance has been undertaken on these. Further, recent extensive pruning has been undertaken on the leisure plots, as well as other properties along the river. The trees on the other leisure plots and properties are at far greater risk than the land your Council seeks to protect. This demonstrates the irrationality of the current TPO, and because of the lack of action by the Council, shows that there is no real intent to protect.

7. When considering the amenity ‘tick box’ form used by the Council’s Forestry Officer for the assessment. The information is seriously flawed.

a. PLEASE PROVIDE AS A MATTER OF URGENCY, the policy for the Council’s use of this form and what each evaluation/number score means. We also want to have provided the policy regarding scores, total score and appropriate action to be taken for each score so that we can understand that this is being dealt with objectively, and not merely as a subjective response to neighbours’ complaints and false allegations.

i. The ‘evidence’ indicated on this form has raised serious concerns by the expert consultants advising us, so we need to be clear in the policy definitions to be able to give an informed response.

b. The assessment indicates all trees are in good health. This is patently not the case. Many trees are suffering from root instability and are in danger of falling. Others have wounds, cavities and poor crowns. This all leads to the conclusion that the assessment was either hastily or incompetently undertaken.

i. This is particularly shameful when considering that there was plenty of time to properly investigate the area during the 6 months when the previous provisional TPO was in force.

c. The assessment form states that the trees are at risk from ‘development, change of property ownership, pruning or felling’. This is again incorrect.

i. A planning application was made and was refused. The application proposal had little impact on trees.

ii. The land has been in the same ownership for several years and there is no evidence of any intended change of ownership.

iii. No trees are at risk of pruning or felling. In the several years the land has been owned only two dying or dangerous trees have been removed for safety purposes – and this was done APPROXIMATELY TWO+ YEARS AGO.

1. If the neighbours were truly concerned about the trees, the complaint should have been raised at that time – not now. This shows that the motivation for the complaints should be suspect.

iv. The form states that trees should not become the subject of a TPO if the tree life expectancy is less than 10 years. Many trees on the site are decayed and have a life expectancy of less than 10 years.

v. The form states that there is a high habitat value. A consultation response from the Council's own Countryside Officer to recent planning applications indicates that there is a low habitat value.

vi. The form states that trees are at risk of removal and that some trees have already been felled. This is wrong. In fact false and malicious reports of trees being recently felled were made to your Council in an effort to frustrate the previous two planning applications (again see representations on planning file/website). The matter was investigated by the Council's enforcement officer who found that no trees had inappropriately felled.

vii. This current check-list is nearly a copy of the previous amenity check-list, and no amendments have been made for the previous inaccuracies – even when we brought those inaccuracies to the Council's attention in numerous correspondence. Again, this appears to be maladministration at best, or simply evidence of a concerted attack against us – supporting our claim of discrimination.

8. In the string of e-mails between Matt Gulliford and Councillor A Ducker (between 3rd and 7th November 2011), there was a statement from a neighbour with false information – namely, there were not a number of mature trees removed, and we do not own three amenity plots. The fact is, that about two years ago – towards the mid/end of 2009, one dead tree was removed, and later another tree that was dying and threatened to damage the Ridgeway path was removed. Clearly these types of false statements are being considered as fact, without any attempt to contact us and verify the situation. Neither has the Council made any attempt to rectify the falsehoods.

a. In one letter from a neighbour, they indicate that a Beech was felled. This is false. The two removed dead or dying trees were not Beech. No attempt was made by the Council to make the neighbour aware of the false allegation, nor to put the record straight.

b. In an e-mail from Matt Gulliford to a neighbour (4th November, 2011) he said: "The council are in the process of determining which trees or woodlands are at risk and have sufficient amenity value to be included within a new order that we aim to have confirmed as a permanent order."

i. This has presupposed the facts are true, and indeed, has fed the neighbour's belief that the false statements are true. This is wrong, and has put us at risk of further and continued harassment.

9. Even from the Council's own video 'evidence', it is clear that a number of trees are ivy covered and are not healthy. Also, the video evidence is weak, and does not cover the detail of the whole area – predominantly focusing on our properties within the TPO, and not the others.

10. Also striking, there are trees on the immediate neighbour properties (covered by this provisional TPO) that have higher classified trees, with clearly more amenity value. Most notable are the two Chestnuts – no specific mention was made of these trees. At Bird Place, a large swing has been hung and also security cameras on the Chestnut tree. If the simple act of pruning needs to be pre-approved as a result of the TPO, would it not be considered that the swing could pose risk to that protected tree – doesn't that warrant some action? There was is also a concrete slab over the roots of trees in that area. Again we mention these points to show a pattern of a less than fair-handed approach.

11. In our request for information on the previous TPO, Mrs Baker supplied us the list of parties to whom the notification was copied – and we note that a Sir Robert Baynes Horton was notified. (See Appendix A.)

a. We note that this is very odd as he has no relevant interest in the issue, except in his letter regarding our Planning Application in which he is trying to insinuate himself as an authority and a person of special privilege.

b. It appears that he is attempting to use his title to get special attention.

c. With his background as Executive and Chairman of the Board of BP, subsequent positions at Railtrack and then as non-exec of Betfair (the world's largest internet betting exchange), it does not merit special credentials of tree or environmental protection.

d. Individuals with titles, as you are well aware, are not above the law – and indeed, many feel should be held to a higher standard. We question the relationship of Sir Robert in this case, and would request that you thoroughly investigate relationships with Local Authority officials and elected Councillors. In order to have faith in the system, all actions not only need to be above-board and with integrity, but must also appear to be proper.

i. As the Press and general public have made recently clear regarding the attendance on business trips of one individual with a Government Minister who subsequently resigned, the same scrutiny needs to be taken in this matter.

e. We question the appropriateness of his involvement, and indeed the lawfulness of any action taken as a result.

f. We are raising a separate formal complaint to investigate this situation, and a further complaint because this specific information was either:

i. Not provided for this current provisional TPO – under the Freedom of Information Act. We note that in the current request, personal identifying details were redacted.

ii. The information was not supposed to have been provided to us for the previous TPO. If this was sent in error, it is in violation of the Data Protection Act.

iii. One or the other appears to be in violation of Acts of Parliament – and we demand that this be investigated and rectified.

In conclusion:

A. The TPO has been poorly targeted as land to either side of the TPO area is of equal amenity value and trees on land to the north and to the south are at even greater risk due to recent felling and pruning.

B. The assessment of trees and the tree conditions is inaccurate.

C. There is no risk to trees on the land, no trees have been felled (except the two that were felled for valid reasons about two years ago) and therefore the underlying reason for the imposition of the TPO is false.

a. We again make note that had this been of real concern to the neighbours, it would have been mentioned those two years ago when the first tree was taken down – thus supporting our suspicion that we are being harassed by using a myriad of complaints to the Council as a form of attack against us.

D. There is evident a pattern of harassment against us, apparently merely because of who we are. Though we would like to believe that the Council is not party to this behaviour, it becomes difficult when we see the string of misinformation, inappropriate actions or lack of action and decisions or lack of decisions by the Council. The Council should seek to ensure that it is not only doing the right thing, but also being seen as doing the right thing for all – not just a few vocal individuals that are providing inaccurate, misguided and possibly even malicious information.

E. Finally, at least one individual served with information on the previous TPO does not own or have any interest in the land covered by the TPO. It appears there may be some inappropriate and potentially unlawful involvement that needs to be thoroughly investigated. If there has been any wrong-doing, or even perception of wrong-doing, this needs to be addressed.

As a result, we expect that the Council immediately cancel the provisional TPO. We trust that you will find that the TPO is a waste of Council's resources, but also that there has been a pattern of maladministration in handling TPO 6/2011 and 14/2011. These are issues that clearly need to be addressed in regards to procedures, training and possibly disciplinary action.

We are willing, as we have indicated on numerous occasions, to meet on-site along with our expert advisers, and work through the issues so that the Council can determine if it desires to pursue a more specific TPO, properly executed.

If we do not hear favourably from you in the next 14 days, we will then seek further legal advice as to other ways of pursuing the matter.

Yours sincerely,

Bryan Urbick

**PLEASE SEE APPENDIX A OVERLEAF**

TPO No 6 /2011

Name	Salutation	Yours	Add1	Add2	Add3	Add4	Add5
Mr P Clark	Mr Clark	sincerely	Head of Legal Services	Oxfordshire County Council	County Hall	New Road	Oxford OX1 1ND
Mr P Clegg	Mr Clegg	sincerely	Clerk to Goring Parish Council	Old Jubilee Fire Station	Red Cross Road	Goring	RG8 9HG
Ms S J Francis	Ms Francis	sincerely	41 Wallingford Road	Goring	RG8 0HL		
Ms S Ball	Ms Ball	sincerely	95 Victoria Road	Wargrave	Berkshire	RG10 8AG	
Mr A Westerhof and Mr B Urbick	Mr Westerhof and Mr Urbick	sincerely	8 Garratt Road	Edgware	Greater London	HA8 9AW	
The Company Secretary	Sirs	faithfully	Consumer Knowledge Centre Limited	Middlesex House	29-45 High Street	Edgware	Middlesex HA8 7UJ
Mr R C I Cooper-Driver	Mr Cooper-Driver	sincerely	22 Nasmyth Street	London	W6 0HB		
Ms J J Cooper-Driver	Ms Cooper-Driver	sincerely	7 Carswell Farm Cottages	Carswell Marsh	Faringdon	Oxfordshire	SN7 8JN
Sir Robert Baynes Horton	Sir Horton	sincerely	Stoke Abbas	South Stoke	Reading	RG8 0JT	
Mr M R D Reith	Mr Reith	sincerely	Essendon House	Church Street	Essendon	Hatfield	Hertfordshire AL9 6AR
Mr and Mrs P Thomson	Mr and Mrs Thomson	sincerely	1 Underwood Cottages	The Coombe	Streatley	Berkshire	RG8 9RA
Mr M Wilson-Doyle	Mr Wilson-Doyle	sincerely	Hartlock House	Horseshoe Road	Pangbourne	Reading	RG8 7AL
The Occupiers	Sir/Madam	faithfully	Bird Place	Goring	Oxfordshire	RG8 0JY	