(BP)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Refusal of Permission

**Linden Homes Developments Ltd**
**C/O Lennon Planning Ltd**
**13 Hermitage Parade**
**High Street**
**Ascot**
**Berkshire SL5 7HE**

**Application Number: O/2001/3308**

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| **Parish:** | **WOKINGHAM** |
| **Location:** | **Land South of Roberts Grove/Blagrove Lane, Wokingham.** |
| **Proposal:** | **Outline application for proposed residential development comprising 2,3,4 and 5 bedroom dwellings including those for key workers at an average density of 40 dwellings per hectacre - Site area 7.6 hectacres (5 hectacres of development area).** |

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

**Reason**
1. The proposed development by reason of its location would cause unacceptable harm to the open and rural character of the area, which is also designated as 'Green Gap'. As such the proposal is considered contrary to policies STV2 and SC1 of the South East Area Local Plan; policies WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft); and policies C2 and C6 of the Berkshire Structure Plan.

**Reason**
2. The Distributor Road Network in the vicinity of the site has insufficient spare capacity during peak periods to accommodate the additional traffic that would be generated by this proposal. The proposal is therefore contrary to Berkshire Structure Plan policy LD5; Loddon Area Local Plan policy LT5; and Wokingham District Local Plan (Deposit Draft) policy WOS3.

**Reason**
3. The applicant has not demonstrated to the satisfaction of the Local Planning Authority that the development accords with Berkshire Structure Plan policies OS1 and H4; Wokingham District Local Plan (Deposit Draft) policies WOS3 and WT3; and PPG13, with regard to sustainability of the proposal.

**Reason**
4. The proposed development would have a detrimental impact on the water environment of site due to the loss of watercourses and associated habitat. As such the proposal is considered contrary to policies STV5 of the South East Area Local Plan and WIC18 of the Wokingham District Local Plan (Deposit Draft).

**Reason**
5. The proposed development does not include appropriate contributions to services and infrastructure needs which would result from the proposal. As such the proposal is considered contrary to policies LD5 of the Berkshire Structure Plan, SPS1 of the South East Area Local Plan and WOS4 of the Wokingham District Local Plan (Deposit Draft).

**Reason**
6. The proposal does not make adequate provision for affordable housing in accordance with policies SH8 of South East Area Local Plan, WH7 of the Wokingham District Local Plan (Deposit Draft) and PPG3.

**Reason**
7. Approval of the application would be likely to create an unacceptable precedent for further such developments in the 'Green Gap' which the Local Planning Authority would then find difficult to resist.

John Mitchell
Development Control Manager
Date: 20/06/2001

Notice checked by: _____

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**