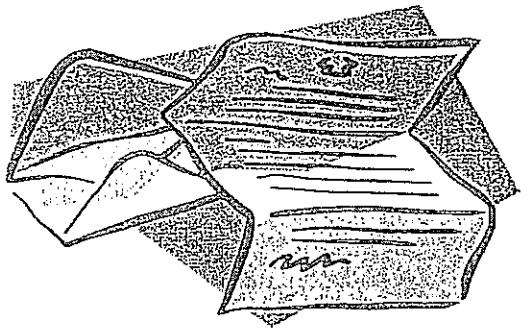
DATE: 11 January 2008

SCANNING INFORMATION SHEET

DECISION NOTICE



F/2002/6400

DATED **2002**

THE UNIVERSITY OF READING

and

THE WORKINGHAM DISTRICT COUNCIL

and

DAVID WILSON HOMES LIMITED

DEED OF VARIATION
to
AGREEMENT under section 106 of the Town and Country Planning Act 1990 and a DEED OF VARIATION to such Agreement relating to the development of land at Church Farm Church Lane Shinfield Berkshire

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Devonshires
Salisbury House
London Wall
London EC2M 5QY
Tel: 020 7628 7576
Fax: 020 725671318
Ref:HXJ/TV1/2346

DEED OF VARIATION

DATED 2002

BETWEEN

(1) **THE UNIVERSITY OF READING** of Whiteknights PO Box 217 Reading Berkshire ("the University") ; and

(2) **THE WOKINGHAM DISTRICT COUNCIL** of the Council Offices Shute End Wokingham Berkshire ("the Council") ; and

(3) **DAVID WILSON HOMES LIMITED** of Wilson Bowden House Ibstock Leics LE67 6WB ("the Owner")

1. **Definitions and Interpretation**

1.1 In this Deed the expression "the Agreement" means an Agreement under section 106 of the Town and Country Planning Act 1990 dated 19 December 2000 and made between the University (1) and the Council (2) as varied by a Deed of Variation dated 10 January 2001 and made between the same parties.

1.2 Except where the context otherwise requires all other words and expressions in this Deed will have the meanings given to them in the Agreement.

2. **Recitals**

2.1 This deed is supplemental to the Agreement.

2.2 The Owner is the registered proprietor of all that freehold land registered at H M Land Registry with title number BK376375.

2.3 The University has the benefit of certain covenants and obligations in the Agreement and has agreed to enter into this Deed to confirm its consent to the variation set out herein.

2.4 The parties to this Deed have agreed to enter into the Deed to implement the variations to the Agreement set out herein.

3. **Variation**

3.1 The Council and the First Owner hereby agree to the variation of the Agreement by:

3.1.1 the deletion of clauses 5.3 and 5.4 of the Agreement.

3.1.2 The addition of a new clause 6 to the Agreement as follows:

"6 MORTGAGEE EXCLUSION

6.1 The following persons are to be excluded from the provisions of Schedule 1 hereto:

6.1.1 a mortgagee of the Registered Social Housing Landlord or a subsequent Registered Social Landlord in possession or the receiver of such mortgagee;
6.1.2 a shared ownership tenant or their mortgagee who has acquired 100% of the equity in their Affordable Dwelling;
6.1.3 a tenant of the rented unit who has exercised a right to acquire

and in all cases all successors in title and assigns of such persons in 6.1, 6.2 and 6.3 above"

3.2 The Council and the First Owner hereby confirm that the covenants, conditions, obligations and rights contained in the Transfer will continue in full force and effect.

4. **The University**

The University hereby agree and confirm the terms of this Deed.

IN WITNESS whereof this document was executed as a Deed by the parties hereto the day and year first before written

[On original]

The **COMMON SEAL** of

was hereunto

affixed in the presence of:-

Authorised Signatory

Authorised Signatory

Development Control Ref No:	Received	Parish
F/2002/6400	01.05.02	Shinfield

Applicant: David Wilson Homes Southern & Bellway Homes South East.
Location: Church Farm & Cattle Breeding Centre, Church Lane, Shinfield.
Proposal: Erection of 145 dwellings (amendment to application F/2001/5188 with revised layout and additional 5 dwellings).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell.

SUMMARY:

1. **Planning History** - On this 7.1 ha. site (including access road improvements) were the buildings of the former National Institute for Research into Dairying (N.I.R.D.) of Reading University, which have now been demolished. The site also includes an undeveloped field at the north-west end and some undeveloped strips along the southern boundary of the site.

   The site slopes downwards slightly to the south, and there are two public footpaths through the site. There are four Listed Buildings nearby on Church Lane; St Mary's Church (Grade 1), Church Farmhouse and Granary and L'Ortolan. There are some trees on the site, mainly in a clump next to the footpath at the southern end and some next to the western footpath. The churchyard in the centre of the site is outside the application site.

   Outline application No. O/2000/1891 for 140 dwellings was granted permission on 20/12/00, subject to a Section 106 agreement. Then at the Development Control Committee of 20 February 2002, members resolved to grant permission to application No. F/2001/5188 for 140 dwellings subject to a legal agreement, and to application No. RM/2001/5187 for 67 dwellings (phase one of the total 140 dwellings on the eastern side of the site). The Section 106 agreement for application F/2001/5188 has not yet been completed, but is to comprise the following:

   - 28 dwellings (20%) to be affordable housing
   - 0.91 ha. of on-site public open space (including play area) and 0.56 ha. of off-site public open space plus maintenance.
   - £25,000 towards education (indexed)
   - £74,296 for transportation (indexed and before more than 35 dwellings are occupied) and contribution of £2,500 towards road closure (western end of Church Lane).
   - Highway improvement works to Church Lane and the junction of Church Lane and Hollow Lane as per approved plan (or similar with the agreement of the District Council).

- Provision of 10 car parking spaces for church purposes uses (to be provided before occupation of more than 70 dwellings).
- Commuted sum for installation of bus gates.

2. **Proposal** – is for the erection of 145 dwellings instead of 140 on the same site. The additional dwellings would be on the western side of the site and would not alter the existing reserved matters consent for the first 67 dwellings in phase one on the eastern side of the site. Of the 5 proposed additional dwellings there would 1 x 5 bedroom, 1 x 4-bedroom and 3 x 2-bedroom houses, including one additional 2-bedroom affordable house. The proposed house types are taken form the house types previously approved, with minor amendments to the design of the SH20 house type. (Details of floor plans and elevations are in the agenda for 30 January 2002). There would also be alterations to some of the nearby plots, some comprising changes in house types, but these would also be from the house types already approved.

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to a Section 106 agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Shinfield Parish Council :*** "No comment".
   - ***1 letter of objection:*** on the grounds that the proposal will exacerbate existing highway safety and traffic congestion problems.
   - ***Highway Officer:*** No objection subject to same conditions as previously.
   - ***Conservation Officer:*** Advises that the additional dwellings will not have an impact on the visually sensitive edge or conservation area.
   - ***Environmental Health Officer:*** No objections to proposed amendment.
   - ***English Nature:*** No objection providing the altered layout does not alter the current arrangements for protected species.
   - ***Council's Consultant Archaeologist:*** No archaeological condition required due to negative results on evaluation already carried out.
   - ***Drainage Engineer:*** No objection subject to a condition covering the provision of surface water balancing works.

- ***Landscape Officer:*** Advises that the alterations to the layout have reduced the land available for landscaping and this land should not be diminished any further (than currently proposed).
- ***Environment Agency:*** No objection subject to the same conditions as previously.

4. **Appraisal** – Main issues are:

   A. Principle of residential development, including density and housing mix. (Berkshire Structure Plan policies H2 and H9; Loddon Area Local Plan policies LH1 and LH8; Wokingham District Local Plan policies WOS2, WH2 and WH6; Planning Policy Guidance Note No. 3).

   B. Layout, including effect on listed buildings and Area of Special Character, adjoining countryside, trees and open space. (Berkshire Structure Plan policies EN1, EN4: Loddon Area Local Plan policies LBE1, LBE2; Wokingham District Local Plan policies WOS3, WH1, WBE1, WHE8 and WHE11).

   C. Effect on neighbouring properties. (Berkshire Structure Plan policy LD3; Loddon Area Local Plan policies LBE2 and LBE5; Wokingham District Local Plan policies WOS3 and WBE1).

   D. Access and movement. (Berkshire Structure Plan policy LD5; Loddon Area Local Plan policies LT5 and LT6; Wokingham District Local Plan policies WT6 and WT7; Planning Policy Guidance Notes Nos. 3 and 13).

   E. Ecology. (Berkshire Structure Plan policy EN8; Loddon Area Local Plan policy LC10; Wokingham District Local Plan policy WNC3).

   F. Services & Infrastructure. (Berkshire Structure Plan policy LD6; Loddon Area Local Plan policy LPS1; Wokingham District Local Plan policy WOS4).

   G Flooding Issues. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & LPS3; Wokingham District Local plan policy WIC16; PPG25).

   H. Concerns of the Parish Council and local residents.

   I. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of proposal

As there is already an approved layout for 140 dwellings on the site, the main issue is whether the proposed additional 5 dwellings can be satisfactorily fitted on to the site, and this is addressed in section B. below. The current application would provide 5 additional dwellings on a mainly 'brownfield' site in a relatively sustainable location and so is considered acceptable in principle.

Housing mix

The proposed housing mix is as follows:

No. of bedrooms	Current Application		Approved Layout		% Sought Under Policy WH6
	No. of dwellings	%	No. of dwellings	%	
2 3 4 & 5	56 44 45	38.6% 30.3% 31.0%	53 43 44	37.9% 30.3% 31.4%	45% 25% 30%
Total	145	100%	140	100%	100%

The proposed mix is therefore similar to that of the extant permission and is considered acceptable.

Density
As the 'net developable area' of 4.56 ha. for the current application is the same as that for the approved layout, the net density would be 31.8 dwellings per ha. This is only slightly higher than the 30.7 dwellings per ha. net density of the approved layout, and would be acceptable under PPG3 and the Council's density policy which require a minimum of 30 dwellings per ha.

B. Layout
The additional 5 dwellings have been fitted into the site in 5 separate positions in the western half of the site. As this has been achieved without altering the main framework of the layout, it is considered that the effect would be acceptable on the character and appearance of the area. Whilst the inclusion of the additional dwellings has reduced the areas available for landscaping, it is considered that the reduction is not so great as to be unacceptable. It is therefore considered that the alterations to the layout would not have significant comparative effects on the settings of the Area of Special Character, listed buildings, adjoining countryside or public footpaths through the site.

C. Effect on neighbouring properties
Three neighbouring properties would be affected by the alterations to the layout: Stockman's Cottage, The Haven and Viernes, which front onto Church Lane. The proposed layout shows more houses backing onto these dwellings than the approved layout. However, as the minimum distance of 28.5 metres between the proposed and existing dwellings is only very slightly less than the 29 metres on the approved layout, the comparative effect is considered acceptable. It is therefore considered that the alterations to the layout would not have a significantly greater effect on neighbouring properties.

D. Access and movement
The proposed parking would be to the Council's standard except for the grouped parking for the 13 plots Nos. 108-119 and 143, for which there would be 21 spaces; a ratio of 1.62 spaces per dwelling. However, as this is only a marginal

shortfall, and the current standard is now viewed as a maximum in the light of PPG3, the proposed car parking is considered acceptable. The proposed internal access alterations are also considered acceptable.

E. Ecology
The proposed alterations to the layout would not affect the proposed badger reserve, and bat mitigation measures have been agreed. The effects on protected species are therefore considered acceptable, providing relevant conditions are again imposed.

F. Services and Infrastructure
The following additional contributions have been requested and agreed:

- £5,000 towards the sustainable transport element of the A327 Study.
- One additional affordable dwelling.

These are considered acceptable for the 5 additional dwellings, and should be added to the agreed contributions and provisions set out in Section 1.

G. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

H. Concerns of Local Resident
These have been noted and addressed above.

I. Inspector's report on part two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: The proposal complies with this in principle as he designates Shinfield Village as a category A settlement and the site is mainly previously developed land. He includes the site as a current commitment for 140 dwellings under Policy WH2.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WLL7, WNC3, WR7: The Inspector does not recommend any changes to the wording of these policies themselves.
Policies WOS3, WOS4, WBE11, WHE8, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WH6: The Inspector recommends minor change to the wording, but does not recommend alteration to the percentages of each dwelling size that should be sought.

Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is almost to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of additional dwellings on the site is acceptable, and would provide 5 additional dwellings on a mainly 'brownfield' site. It is considered that alterations to the approved layout to accommodate these would have acceptable effects on the internal layout, surrounding area and neighbouring properties. There would be no changes to the effects on protected species, the Area of Special Character or listed buildings. The alterations to the internal accesses and parking and additional contributions to services and infrastructures are also considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure provisions and financial contributions, as set out in Sections 1 and 4. (F) above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including ground surface materials, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. The proposed weldmesh fencing on the outer boundaries of the site shall be maintained in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the dwellings as specified in Schedule 1 attached except for any which may be shown on the approved drawings.
6. The bathroom, ensuite and landing windows in the elevations of the dwellings specified in Schedule 2 attached shall not at any time be glazed other than with obscure glass.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which

shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

13. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of an appropriate remedial strategy and measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the approved measures and remedial strategy and works.

14. Before development commences details of proposed mitigation measures in relation to bats shall be submitted and approved by the Local Planning Authority and English Nature. The approved mitigation measures shall be implemented in accordance with the approved details.

15. The proposed protective fencing around the badger sett shall be installed before any development or ground preparation works commence on any of plots 98 – 116 inclusive or 143 in accordance with details (to include method of installation) to be agreed by the Local Planning Authority and English Nature.

16. Before any of the dwellings on plots 98 – 116 or 143 are occupied, an interpretation board about the badgers shall be installed at the entrance to the badger reserve in accordance with details to be submitted and approved by the Local Planning Authority and English Nature.

17. Before the proposed church car parking is brought into use direction signs from this car park to the graveyard shall be installed in accordance with details to be submitted and approved by the Local Planning Authority.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. The garages shall not be used for any business nor as habitable space.

19. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

20. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

21. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

22. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

23. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

24. All shared drives shall be a minimum of 4.0 metres wide.

25. All garage doors shall be a minimum of 5.5 metres from the highway boundary.

26. Before any other part of the development hereby permitted is commenced, all bends and junctions shall be formed with forward visibility and visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

27. The road shall be constructed to adoptable standards.

28. Details of proposed haul routes and access for construction traffic shall be submitted to and approved by the Local Planning Authority before development commences. All construction traffic shall then use the approved haul routes and access only.

29. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan by occupiers of, or visitors to, any of the dwellings on plots Nos. 28 – 43, 108 – 119 and 143.

30. Before development commences details of lighting and surfacing of the public rights of way footpaths where they pass through the site shall be submitted to and approved by the Local Planning Authority. The approved lighting and surfacing shall be provided in accordance with the approved details before any of the dwellings hereby approved are occupied.

31. Before development commences details of the proposed balancing pond and pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The balancing pond and pumping station shall

then be installed in accordance with the approved details before any of the dwellings hereby approved are occupied.

32. The proposed bus track shall be constructed and bollards installed (in accordance with details to be approved by the Local Planning Authority) as shown on the approved plan before more than 68 dwellings on the whole site are occupied. The bus track shall then be made available for use by buses only in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard the visual amenities of neighbouring properties and the locality.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In the interests of visual amenity.
10. In the interests of visual amenity.
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To prevent the increased risk of flooding and to improved water quality.
13. To ensure any contamination of the site is remedied, to protect existing/proposed occupants of the application site and/or adjacent land and to prevent pollution of the water environment.
14. To provide satisfactory mitigation measures for bats.
15. To provide satisfactory protection for badgers.
16. To assist understanding of and respect for the badgers and their habitat.
17. To assist visitors to find the graveyard.
18. To ensure that adequate parking is available on the site, and reduce the likelihood of roadside parking.
19. To ensure a satisfactory form of development and to avoid adverse impact on the public highway.
20. In the interests of highway safety and convenience.
21. To prevent queuing and parking off site, in the interests of highway safety and convenience.
22. In the interests of highway safety and convenience.
23. In the interests of highway safety and convenience.
24. In the interests of highway safety.
25. To ensure a vehicle can be parked in front of the garage doors without encroaching onto the adopted highway.
26. In the interests of highway safety and convenience.
27. In the interests of highway safety and convenience.
28. In the interests of highway safety and residential amenity.
29. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.
30. In the interests of the safety and convenience of users of the public rights of way.

31. To ensure satisfactory drainage is provided.
32. To ensure the bus track is made available for buses.

Informatives

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies LD3, LD5, LD6, H2, H9, EN1, EN3, EN4 and EN8.
Loddon Area Local Plan policies LH1, LH8, LBE1, LBE2, LBE5, LC10, LPS1, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WH1,WH2, WH6, WBE1, WHE8, WHE11, WNC3, WT6, WT7 and WIC16.

2. The details required under condition No. 3 above should take into account the comments of Crime Prevention Design Adviser, and include proposed colour of the weldmesh fencing.

3. The details required under condition No. 9 above should include planting details within the proposed badger reserve and take into account the comments of Crime Prevention Design Adviser.

4. The details required under condition No. 14 above should include a timetable in relation to progress of development.

5. The applicants are advised that some of the work required under condition 14 above may require a licence from English Nature.

6. This permission relates to the application as amended with revised layout drawing number 10981/10 Rev.E submitted to the Local Planing Authority on 18 June 2002 and does not approve the proposals as originally submitted.

6400

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD JULY 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mr KA Malvern and Rob Stanton.

Also present under Rules of Procedure:- Mrs DF Buckley, Mrs T Marinos and Mr D Swindells.

PART I

38. MINUTES

The Minutes of the meeting of the Committee held on 12th June 2002 were confirmed as a correct record and signed by the Chairman, subject to an amendment to Minute No. 31, 3rd Paragraph, so that it reads, " Mr Harrop attended the meeting and spoke against the proposal".

39. APOLOGIES

Apologies for absence were submitted from Mr JL Earnshaw, Mrs JA Lissaman, Mrs M Robertson and Mr ND Rose.

44. APPLICATION NO: F/2002/6400, ERECTION OF 145 DWELLINGS (AMENDMENT TO APPLICATION NO: F/2001/5188, CHURCH FARM & CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD FOR DAVID WILSON HOMES SOUTHERN & BELLWAY HOMES SOUTH EAST

The Committee considered a report about this application set out on Agenda pages 804 to 825.

A Local Member expressed concern at the alterations to the layout contained within the plans which had reduced the land available for landscaping.

After discussion it was

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure the following:-

28 dwellings (20%) to be affordable housing;
0.91 ha. of on-site public open space (including play area) and 0.56 ha. of off-site public open space plus maintenance;

£25,000 towards education (indexed);
£74,296 for transportation (indexed and before more than 35 dwellings are occupied) and contribution of £2,500 towards road closure (western end of Church Lane);
Highway improvement works to Church Lane and the junction of Church Lane and Hollow Lane as per approved plan (or similar with the agreement of the District Council);
Provision of 10 car parking spaces for church purposes uses (to be provided before occupation of more than 70 dwellings);
Commuted sum for installation of bus gates;
and in addition;
£5,000 towards the sustainable transport element of the A327 Study;
and one additional affordable dwelling.

2) That subject to the registration and execution of the Agreement referred to in 1) above Application No: F/2002/6400 be approved subject to the conditions set out on Agenda pages 809 to 813.

Development Control Ref No:	Received	Parish
F/2002/6400	01.05.02	Shinfield

Applicant: David Wilson Homes Southern & Bellway Homes South East.
Location: Church Farm & Cattle Breeding Centre, Church Lane, Shinfield.
Proposal: Erection of 145 dwellings (amendment to application F/2001/5188 with revised layout and additional 5 dwellings).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell.

SUMMARY:

1. **Planning History** - On this 7.1 ha. site (including access road improvements) were the buildings of the former National Institute for Research into Dairying (N.I.R.D.) of Reading University, which have now been demolished. The site also includes an undeveloped field at the north-west end and some undeveloped strips along the southern boundary of the site.

   The site slopes downwards slightly to the south, and there are two public footpaths through the site. There are four Listed Buildings nearby on Church Lane; St Mary's Church (Grade 1), Church Farmhouse and Granary and L'Ortolan. There are some trees on the site, mainly in a clump next to the footpath at the southern end and some next to the western footpath. The churchyard in the centre of the site is outside the application site.

   Outline application No. O/2000/1891 for 140 dwellings was granted permission on 20/12/00, subject to a Section 106 agreement. Then at the Development Control Committee of 20 February 2002, members resolved to grant permission to application No. F/2001/5188 for 140 dwellings subject to a legal agreement, and to application No. RM/2001/5187 for 67 dwellings (phase one of the total 140 dwellings on the eastern side of the site). The Section 106 agreement for application F/2001/5188 has not yet been completed, but is to comprise the following:

   - 28 dwellings (20%) to be affordable housing
   - 0.91 ha. of on-site public open space (including play area) and 0.56 ha. of off-site public open space plus maintenance.
   - £25,000 towards education (indexed)
   - £74,296 for transportation (indexed and before more than 35 dwellings are occupied) and contribution of £2,500 towards road closure (western end of Church Lane).
   - Highway improvement works to Church Lane and the junction of Church Lane and Hollow Lane as per approved plan (or similar with the agreement of the District Council).

- Provision of 10 car parking spaces for church purposes uses (to be provided before occupation of more than 70 dwellings).
- Commuted sum for installation of bus gates.

2. **Proposal** – is for the erection of 145 dwellings instead of 140 on the same site. The additional dwellings would be on the western side of the site and would not alter the existing reserved matters consent for the first 67 dwellings in phase one on the eastern side of the site. Of the 5 proposed additional dwellings there would 1 x 5 bedroom, 1 x 4-bedroom and 3 x 2-bedroom houses, including one additional 2-bedroom affordable house. The proposed house types are taken form the house types previously approved, with minor amendments to the design of the SH20 house type. (Details of floor plans and elevations are in the agenda for 30 January 2002). There would also be alterations to some of the nearby plots, some comprising changes in house types, but these would also be from the house types already approved.

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to a Section 106 agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Shinfield Parish Council :*** "No comment".
   - ***1 letter of objection:*** on the grounds that the proposal will exacerbate existing highway safety and traffic congestion problems.
   - ***Highway Officer:*** No objection subject to same conditions as previously.
   - ***Conservation Officer:*** Advises that the additional dwellings will not have an impact on the visually sensitive edge or conservation area.
   - ***Environmental Health Officer:*** No objections to proposed amendment.
   - ***English Nature:*** No objection providing the altered layout does not alter the current arrangements for protected species.
   - ***Council's Consultant Archaeologist:*** No archaeological condition required due to negative results on evaluation already carried out.
   - ***Drainage Engineer:*** No objection subject to a condition covering the provision of surface water balancing works.

- ***Landscape Officer:*** Advises that the alterations to the layout have reduced the land available for landscaping and this land should not be diminished any further (than currently proposed).
- ***Environment Agency:*** No objection subject to the same conditions as previously.

4. **Appraisal** – Main issues are:

   A. Principle of residential development, including density and housing mix. (Berkshire Structure Plan policies H2 and H9; Loddon Area Local Plan policies LH1 and LH8; Wokingham District Local Plan policies WOS2, WH2 and WH6; Planning Policy Guidance Note No. 3).

   B. Layout, including effect on listed buildings and Area of Special Character, adjoining countryside, trees and open space. (Berkshire Structure Plan policies EN1, EN4: Loddon Area Local Plan policies LBE1, LBE2; Wokingham District Local Plan policies WOS3, WH1, WBE1, WHE8 and WHE11).

   C. Effect on neighbouring properties. (Berkshire Structure Plan policy LD3; Loddon Area Local Plan policies LBE2 and LBE5; Wokingham District Local Plan policies WOS3 and WBE1).

   D. Access and movement. (Berkshire Structure Plan policy LD5; Loddon Area Local Plan policies LT5 and LT6; Wokingham District Local Plan policies WT6 and WT7; Planning Policy Guidance Notes Nos. 3 and 13).

   E. Ecology. (Berkshire Structure Plan policy EN8; Loddon Area Local Plan policy LC10; Wokingham District Local Plan policy WNC3).

   F. Services & Infrastructure. (Berkshire Structure Plan policy LD6; Loddon Area Local Plan policy LPS1; Wokingham District Local Plan policy WOS4).

   G Flooding Issues. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & LPS3; Wokingham District Local plan policy WIC16; PPG25).

   H. Concerns of the Parish Council and local residents.

   I. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of proposal

As there is already an approved layout for 140 dwellings on the site, the main issue is whether the proposed additional 5 dwellings can be satisfactorily fitted on to the site, and this is addressed in section B. below. The current application would provide 5 additional dwellings on a mainly 'brownfield' site in a relatively sustainable location and so is considered acceptable in principle.

Housing mix

The proposed housing mix is as follows:

No. of bedrooms	Current Application		Approved Layout		% Sought Under Policy WH6
	No. of dwellings	%	No. of dwellings	%	
2	56	38.6%	53	37.9%	45%
3	44	30.3%	43	30.3%	25%
4 & 5	45	31.0%	44	31.4%	30%
Total	145	100%	140	100%	100%

The proposed mix is therefore similar to that of the extant permission and is considered acceptable.

Density
As the 'net developable area' of 4.56 ha. for the current application is the same as that for the approved layout, the net density would be 31.8 dwellings per ha. This is only slightly higher than the 30.7 dwellings per ha. net density of the approved layout, and would be acceptable under PPG3 and the Council's density policy which require a minimum of 30 dwellings per ha.

B. Layout
The additional 5 dwellings have been fitted into the site in 5 separate positions in the western half of the site. As this has been achieved without altering the main framework of the layout, it is considered that the effect would be acceptable on the character and appearance of the area. Whilst the inclusion of the additional dwellings has reduced the areas available for landscaping, it is considered that the reduction is not so great as to be unacceptable. It is therefore considered that the alterations to the layout would not have significant comparative effects on the settings of the Area of Special Character, listed buildings, adjoining countryside or public footpaths through the site.

C. Effect on neighbouring properties
Three neighbouring properties would be affected by the alterations to the layout: Stockman's Cottage, The Haven and Viernes, which front onto Church Lane. The proposed layout shows more houses backing onto these dwellings than the approved layout. However, as the minimum distance of 28.5 metres between the proposed and existing dwellings is only very slightly less than the 29 metres on the approved layout, the comparative effect is considered acceptable. It is therefore considered that the alterations to the layout would not have a significantly greater effect on neighbouring properties.

D. Access and movement
The proposed parking would be to the Council's standard except for the grouped parking for the 13 plots Nos. 108-119 and 143, for which there would be 21 spaces; a ratio of 1.62 spaces per dwelling. However, as this is only a marginal

shortfall, and the current standard is now viewed as a maximum in the light of PPG3, the proposed car parking is considered acceptable. The proposed internal access alterations are also considered acceptable.

E. Ecology
The proposed alterations to the layout would not affect the proposed badger reserve, and bat mitigation measures have been agreed. The effects on protected species are therefore considered acceptable, providing relevant conditions are again imposed.

F. Services and Infrastructure
The following additional contributions have been requested and agreed:

- £5,000 towards the sustainable transport element of the A327 Study.
- One additional affordable dwelling.

These are considered acceptable for the 5 additional dwellings, and should be added to the agreed contributions and provisions set out in Section 1.

G. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

H. Concerns of Local Resident
These have been noted and addressed above.

I. Inspector's report on part two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: The proposal complies with this in principle as he designates Shinfield Village as a category A settlement and the site is mainly previously developed land. He includes the site as a current commitment for 140 dwellings under Policy WH2.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WLL7, WNC3, WR7: The Inspector does not recommend any changes to the wording of these policies themselves.
Policies WOS3, WOS4, WBE11, WHE8, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WH6: The Inspector recommends minor change to the wording, but does not recommend alteration to the percentages of each dwelling size that should be sought.

Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is almost to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of additional dwellings on the site is acceptable, and would provide 5 additional dwellings on a mainly 'brownfield' site. It is considered that alterations to the approved layout to accommodate these would have acceptable effects on the internal layout, surrounding area and neighbouring properties. There would be no changes to the effects on protected species, the Area of Special Character or listed buildings. The alterations to the internal accesses and parking and additional contributions to services and infrastructures are also considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure provisions and financial contributions, as set out in Sections 1 and 4. (F) above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including ground surface materials, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. The proposed weldmesh fencing on the outer boundaries of the site shall be maintained in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the dwellings as specified in Schedule 1 attached except for any which may be shown on the approved drawings.
6. The bathroom, ensuite and landing windows in the elevations of the dwellings specified in Schedule 2 attached shall not at any time be glazed other than with obscure glass.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which

shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

13. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of an appropriate remedial strategy and measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the approved measures and remedial strategy and works.

14. Before development commences details of proposed mitigation measures in relation to bats shall be submitted and approved by the Local Planning Authority and English Nature. The approved mitigation measures shall be implemented in accordance with the approved details.

15. The proposed protective fencing around the badger sett shall be installed before any development or ground preparation works commence on any of plots 98 – 116 inclusive or 143 in accordance with details (to include method of installation) to be agreed by the Local Planning Authority and English Nature.

16. Before any of the dwellings on plots 98 – 116 or 143 are occupied, an interpretation board about the badgers shall be installed at the entrance to the badger reserve in accordance with details to be submitted and approved by the Local Planning Authority and English Nature.

17. Before the proposed church car parking is brought into use direction signs from this car park to the graveyard shall be installed in accordance with details to be submitted and approved by the Local Planning Authority.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. The garages shall not be used for any business nor as habitable space.

19. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

20. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

21. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

22. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

23. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

24. All shared drives shall be a minimum of 4.0 metres wide.

25. All garage doors shall be a minimum of 5.5 metres from the highway boundary.

26. Before any other part of the development hereby permitted is commenced, all bends and junctions shall be formed with forward visibility and visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

27. The road shall be constructed to adoptable standards.

28. Details of proposed haul routes and access for construction traffic shall be submitted to and approved by the Local Planning Authority before development commences. All construction traffic shall then use the approved haul routes and access only.

29. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan by occupiers of, or visitors to, any of the dwellings on plots Nos. 28 – 43, 108 – 119 and 143.

30. Before development commences details of lighting and surfacing of the public rights of way footpaths where they pass through the site shall be submitted to and approved by the Local Planning Authority. The approved lighting and surfacing shall be provided in accordance with the approved details before any of the dwellings hereby approved are occupied.

31. Before development commences details of the proposed balancing pond and pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The balancing pond and pumping station shall

then be installed in accordance with the approved details before any of the dwellings hereby approved are occupied.

32. The proposed bus track shall be constructed and bollards installed (in accordance with details to be approved by the Local Planning Authority) as shown on the approved plan before more than 68 dwellings on the whole site are occupied. The bus track shall then be made available for use by buses only in perpetuity.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard the visual amenities of neighbouring properties and the locality.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In the interests of visual amenity.
10. In the interests of visual amenity.
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To prevent the increased risk of flooding and to improved water quality.
13. To ensure any contamination of the site is remedied, to protect existing/proposed occupants of the application site and/or adjacent land and to prevent pollution of the water environment.
14. To provide satisfactory mitigation measures for bats.
15. To provide satisfactory protection for badgers.
16. To assist understanding of and respect for the badgers and their habitat.
17. To assist visitors to find the graveyard.
18. To ensure that adequate parking is available on the site, and reduce the likelihood of roadside parking.
19. To ensure a satisfactory form of development and to avoid adverse impact on the public highway.
20. In the interests of highway safety and convenience.
21. To prevent queuing and parking off site, in the interests of highway safety and convenience.
22. In the interests of highway safety and convenience.
23. In the interests of highway safety and convenience.
24. In the interests of highway safety.
25. To ensure a vehicle can be parked in front of the garage doors without encroaching onto the adopted highway.
26. In the interests of highway safety and convenience.
27. In the interests of highway safety and convenience.
28. In the interests of highway safety and residential amenity.
29. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.
30. In the interests of the safety and convenience of users of the public rights of way.

31. To ensure satisfactory drainage is provided.
32. To ensure the bus track is made available for buses.

Informatives

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies LD3, LD5, LD6, H2, H9, EN1, EN3, EN4 and EN8.
Loddon Area Local Plan policies LH1, LH8, LBE1, LBE2, LBE5, LC10, LPS1, LPS2 and LPS3.
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WH1,WH2, WH6, WBE1, WHE8, WHE11, WNC3, WT6, WT7 and WIC16.

2. The details required under condition No. 3 above should take into account the comments of Crime Prevention Design Adviser, and include proposed colour of the weldmesh fencing.

3. The details required under condition No. 9 above should include planting details within the proposed badger reserve and take into account the comments of Crime Prevention Design Adviser.

4. The details required under condition No. 14 above should include a timetable in relation to progress of development.

5. The applicants are advised that some of the work required under condition 14 above may require a licence from English Nature.

6. This permission relates to the application as amended with revised layout drawing number 10981/10 Rev.E submitted to the Local Planing Authority on 18 June 2002 and does not approve the proposals as originally submitted.

Schedule 1 – No additional windows etc. in first floor level or above

House type	Plot No./elevation(s)
David Wilson	
282	12/N&S, 13/S, 14/N, 15/S, 17/N, 21/S, 24/E, 25/W, 105/NW, 122/SE, 144/NW
304	4/E&W, 67/E&W, 98/NW, 99/NW&SE, 103/NE&SW, 104/SW
315	6/S, 18/E&W, 19/E&W, 26/E&W, 27/E
345	7/N&S, 20E&W, 100/NE, 101/NE&SW, 102/NE&SW, 123/E&W
407	5/E&W, 71/E
421	2/S, 3E&W, 86/E&W, 124/W, 125/N&S
464	1/N, 126/N&S
571	83/N&S, 87/E&W
575	68/E&W, 69/E&W, 70/E&W, 80/N&S, 81/N, 82/N&S, 84/N&S, 141/E&W
596	78/E&W, 79/N, 85/S
SH20	33/S, 35/S, 37/N, 38/N, 40/S, 43/S, 116/SE, 143/NW
SH30	28/W, 30/E, 108/SW, 110/NE, 111/SW, 113/NE, 117/NE, 119/SE
Bellway	
CF1&1A	59/S, 60/N, 61/S, 62/N
CF3	127/N, 131/W, 145/S
CF4	139/NW, 140/SE
CF5&5A	51/SE, 53/NW, 54/SE, 136/NW, 138/SE
CF6	9/E&W, 10/E
CF7	8/E&W, 64/NE
CF8	50/NW&SE
CF9	65/NE&SW, 88/E&W, 89/E&W, 92/S, 95/E&W, 142/N&S

CF10	49/NW
CF11	66/NE&SW, 91/N&S, 94/E&W
CF12	72/N&S, 74/W
CF14	73/N, 75/W&E, 76/E&W, 77/E&W, 90/N&S, 93/E&W, 96/E&W, 97/E&W

Note: E = East, N = North, S = South, W = West, NE = North-east, NW = North-west, SE = South-east, SW = South-west

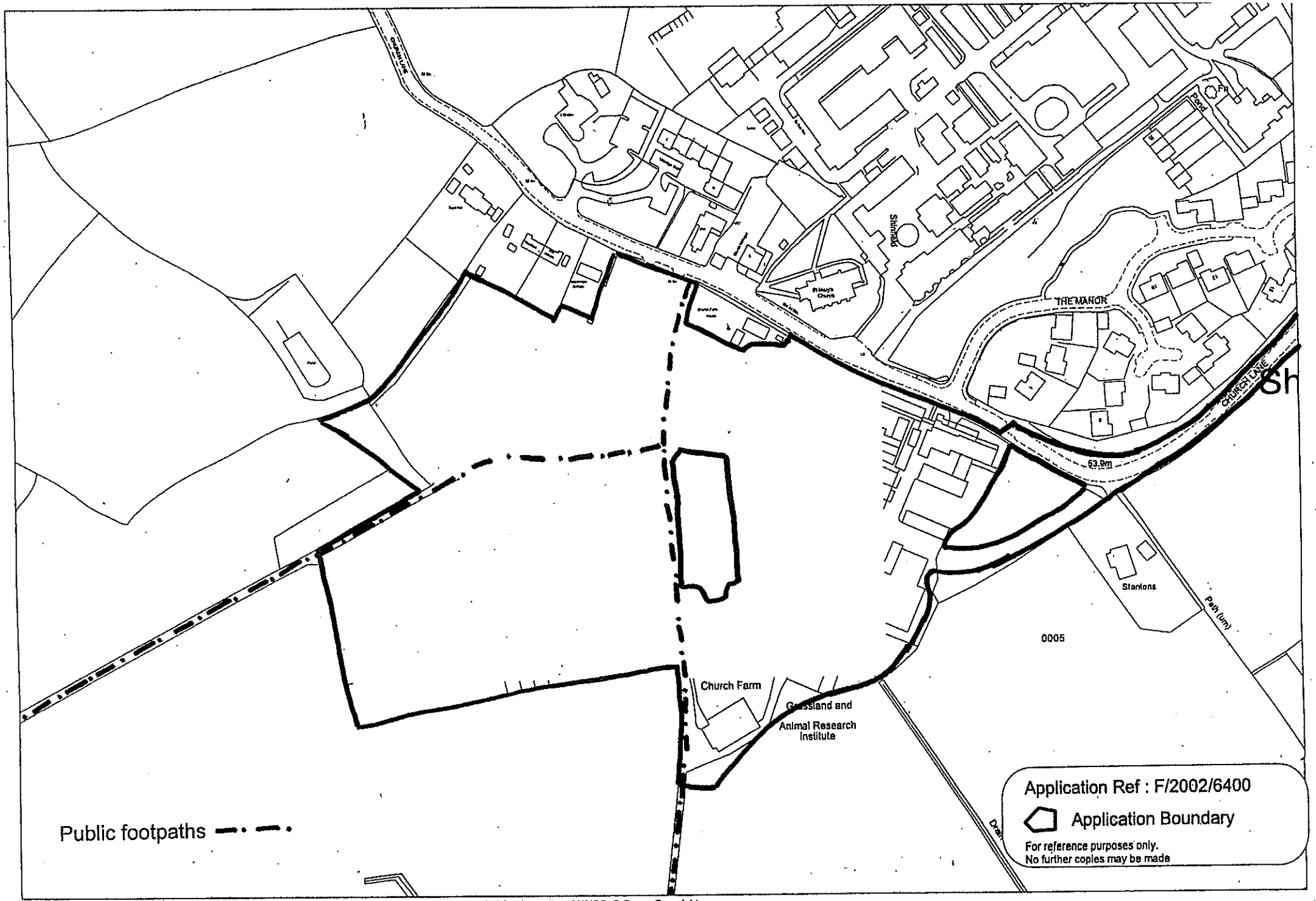
Schedule 2 – Bathroom, en-suite and landing windows obscure glazed only

House type	Plot No./elevation(s)
David Wilson	
282	12/N(L),13/S(L), 14/N(L), 15/S(b), 21/S(L), 24/E(L), 25/W(L), 105/NW(b)
304	4/E(e)&W(L&b), 67/E(L&b), W(e), 98/NW(L&b), 99/SE(L&b)&NW(e), 103/NE(L&b)&SW(e), 104/SW(L&b)
315	18/W(b&e), 19/E(b&e), 26/W(b&e)
345	123/E(L)
407	5/W(e)
571	83/N(b&e), 87/E(b&c)
575	68/W(b&e), 69/W(b&e), 70/E(b&e), 141/W(b&e)
Bellway	
CF4	139/NW(e), 140/SE(e)
CF5&5A	51/SE(b&e), 54/SE(b&e), 136/NW(b&e), 138/SE(b&e)
CF7	8/E(e)
CF8	50/SE(e)
CF10	49/NW(b)
CF12	72/S(b&e), 74/W(b&e)

Landing & en-suite obscure glazed and non-opening only

17/N(L), 7/S(L), 89/E(e), 100NE/(L), 101/NE(L), 102/NE(L), 145/S(Lv)

Note: b = bathroom, e = en-suite, L = landing, Lv = living room



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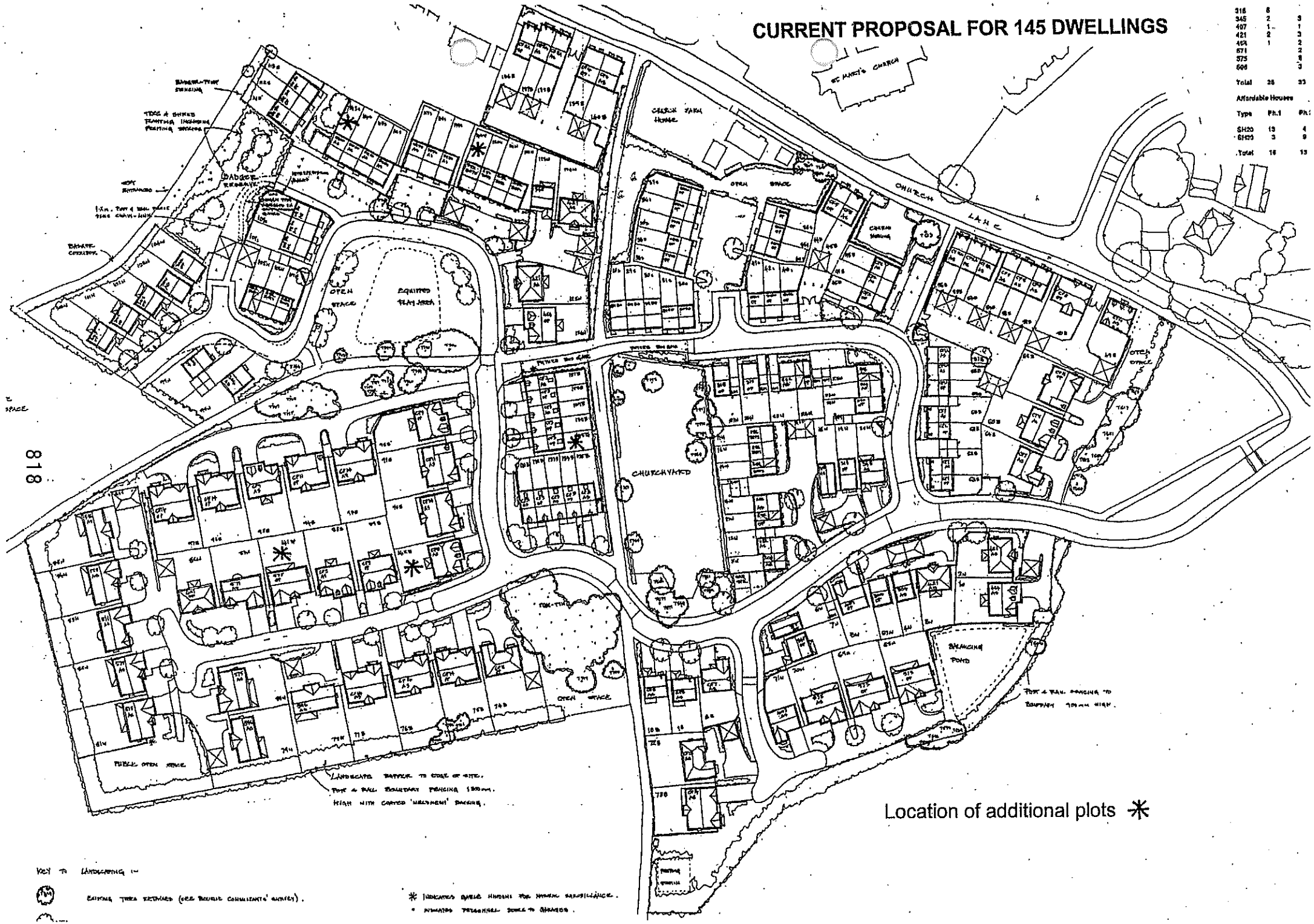
Development Control Section, Environmental Services, Wokingham District Council.

3 July 2002

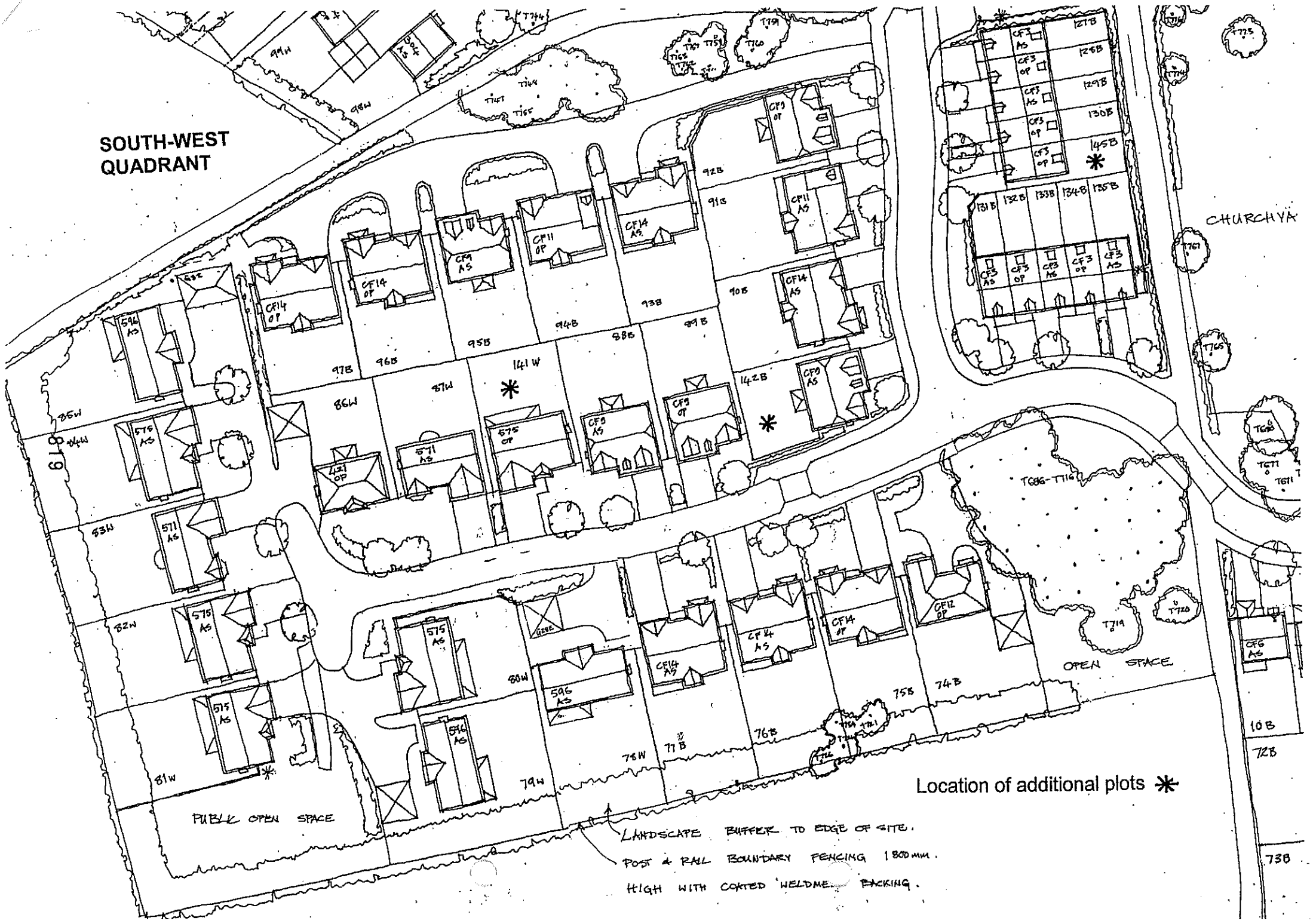
Scale: 1 : 2500

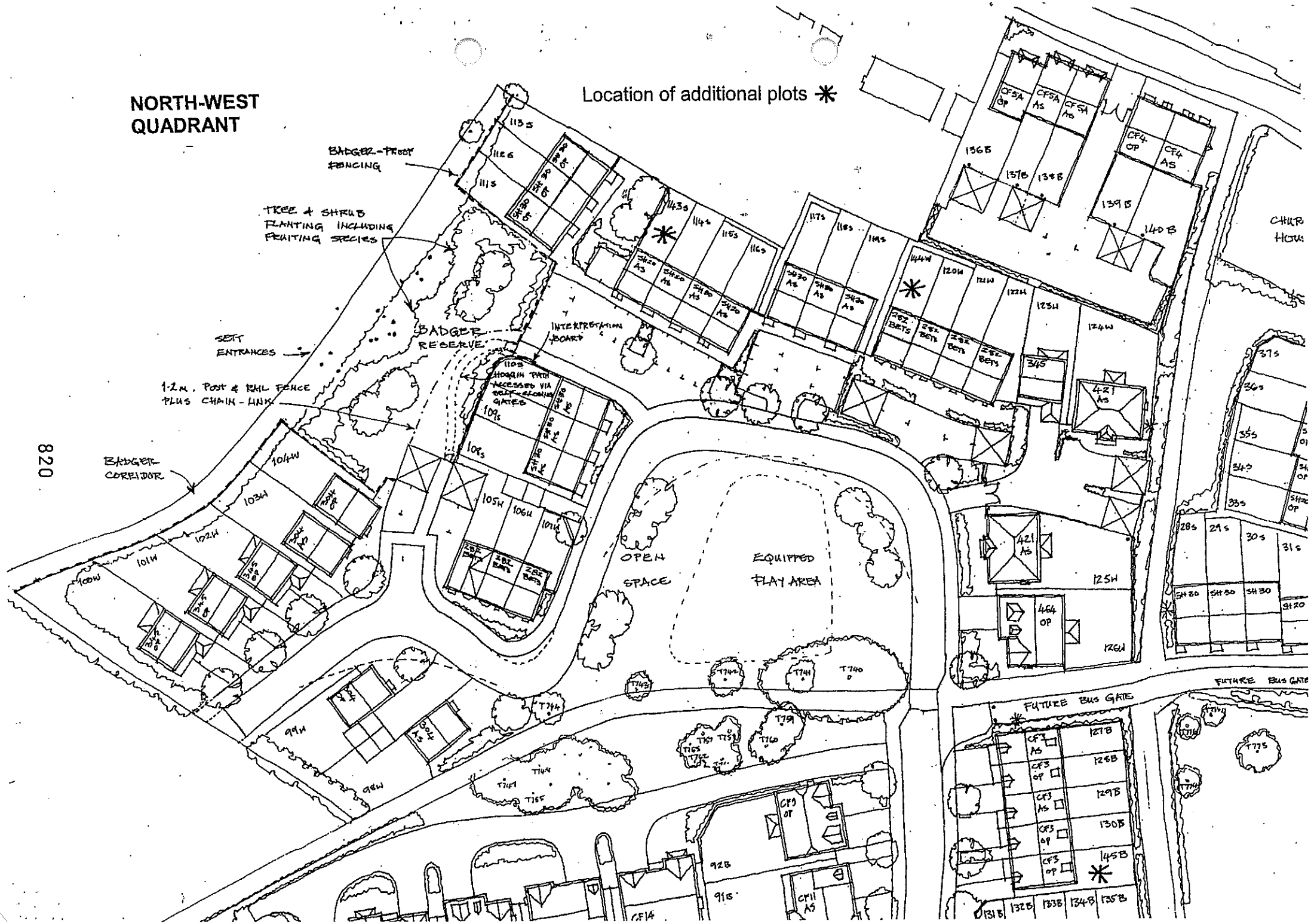


316	6	
345	2	3
407	1	1
421	2	3
454	1	2
571		2
575		8
606		3
Total	26	33

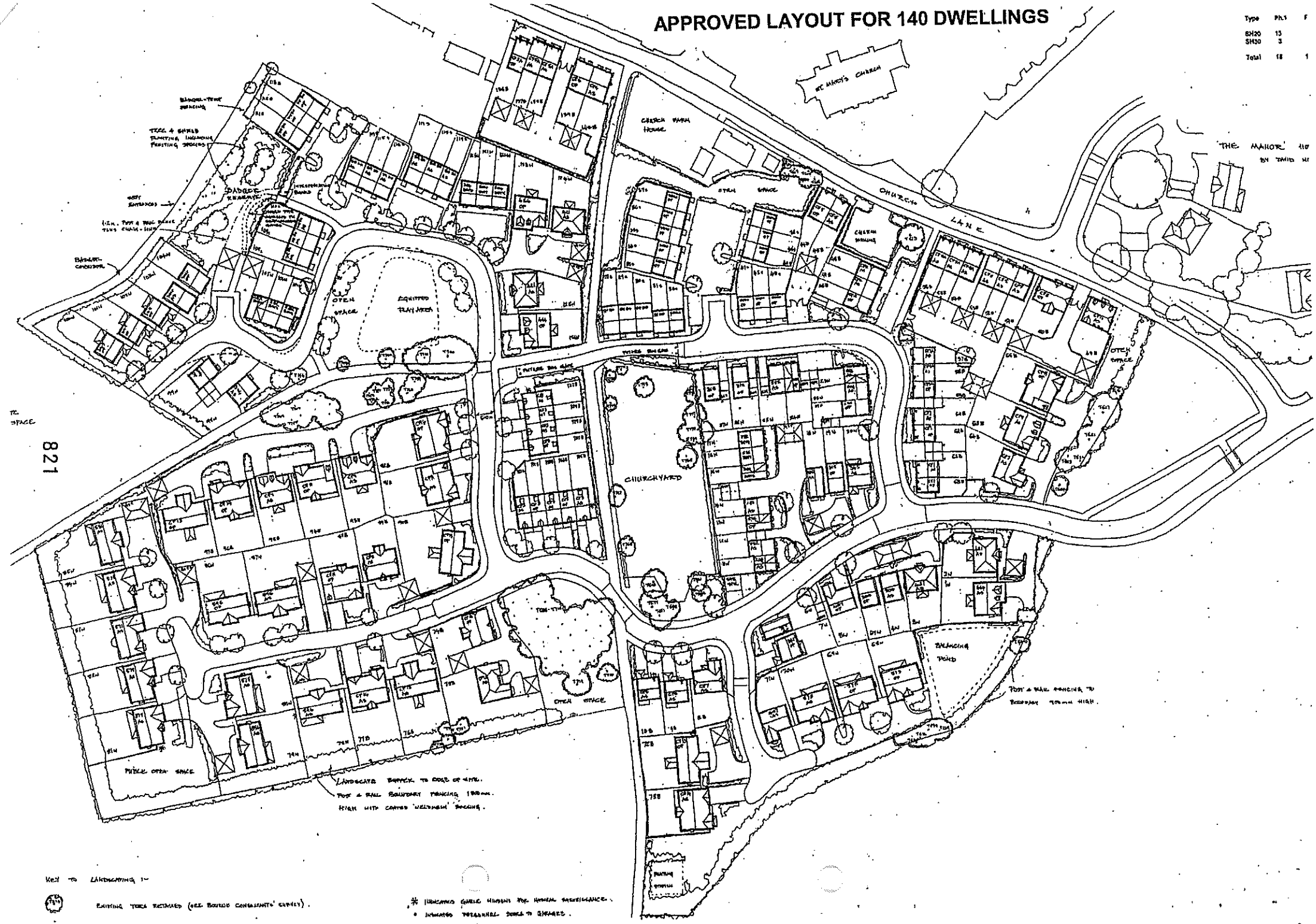
Affordable Houses

Type	Ph.1	Ph.
SH20	13	4
SH23	3	9
Total	16	13

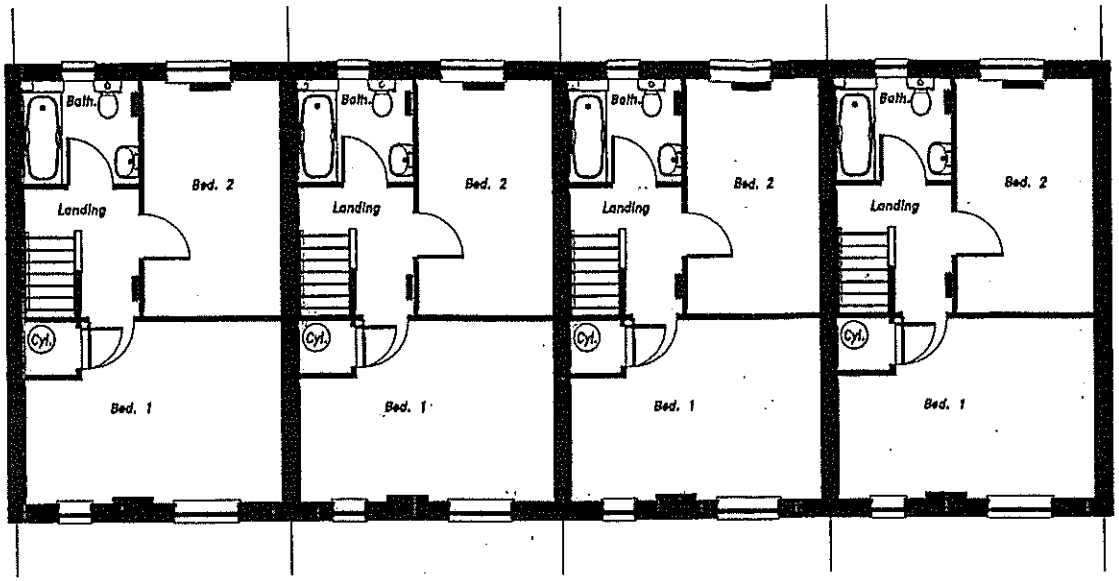

SOUTH-WEST
QUADRANT
CHURCHYA
OPEN SPACE
PUBLIC OPEN SPACE
Location of additional plots
LANDSCAPE BUFFER TO EDGE OF SITE.
POST & RAIL BOUNDARY FENCING 1800mm.
HIGH WITH COATED 'WELDMESH' BACKING.


NORTH-WEST QUADRANT
Location of additional plots *
BADGER-PROOF FENCING
TREE & SHRUB PLANTING INCLUDING FRUITING SPECIES
SETT ENTRANCES
BADGER RESERVE
INTERPRETATION BOARD
1·2M. POST & RAIL FENCE PLUS CHAIN-LINK
BADGER CORRIDOR
OPEN SPACE
EQUIPPED PLAY AREA
FUTURE BUS GATE
FUTURE BUS GATE
CHUR HOU

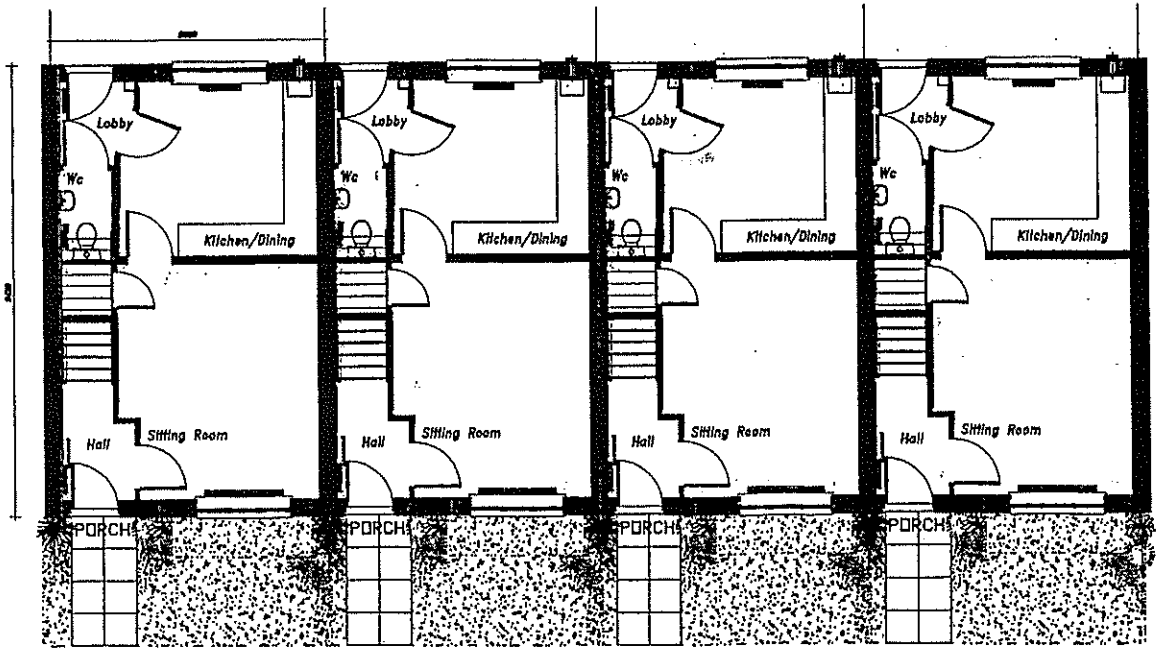
APPROVED LAYOUT FOR 140 DWELLINGS



821



First Floor Plan



Ground Floor Plan

01 MAY 2002 6400

REVISIONS DATE

DAVID WILSON HOMES

SITE LAND AT
CHURCH FARM
SHINFIELD
READING

DRAWING
HOUSE TYPE SH 20
FLOOR PLANS

SCALE 1:100

DATE APRIL 2002

DRAWN DHL

DRAWING No
H1160/SH20/02

DAVID WILSON HOMES SOUTHERN
Norgate House Tonlgate Churchum Park
Hungerford Berkshire RG17 0YT
Telephone 01488 680300 Fax 01488 681594 DX 47106 Hungerford

DO NOT SCALE

822



01.MAY 2002 6400

REVISIONS DATE

DAVID WILSON HOMES

SITE
LAND AT
CHURCH FARM
SHINFIELD, READING

DRAWING
HOUSE TYPE SH 20
ELEVATIONS

SCALE 1:100

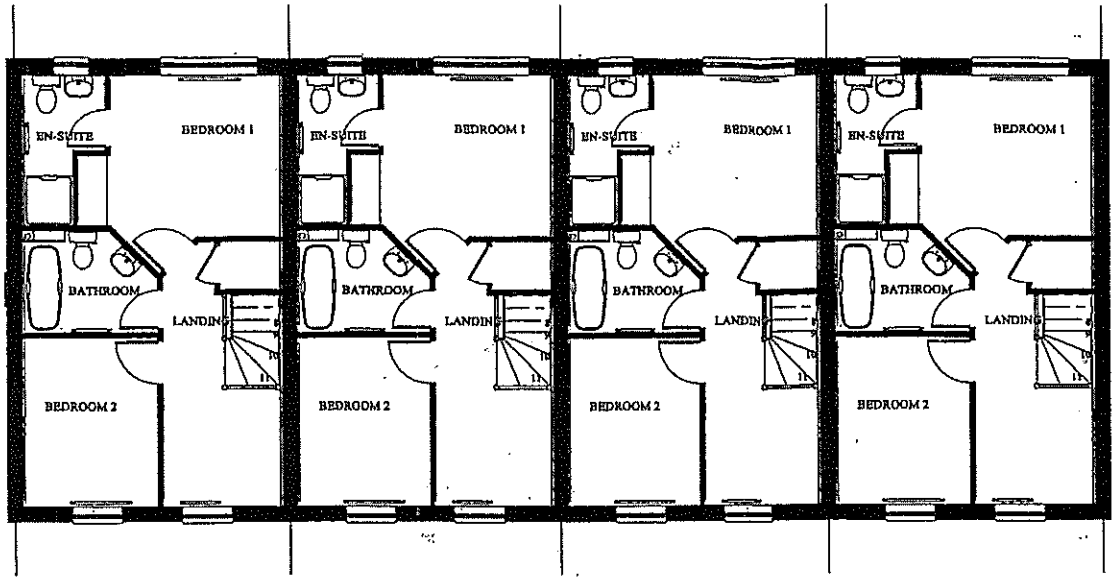
DATE APRIL 2002

DRAWN DHL

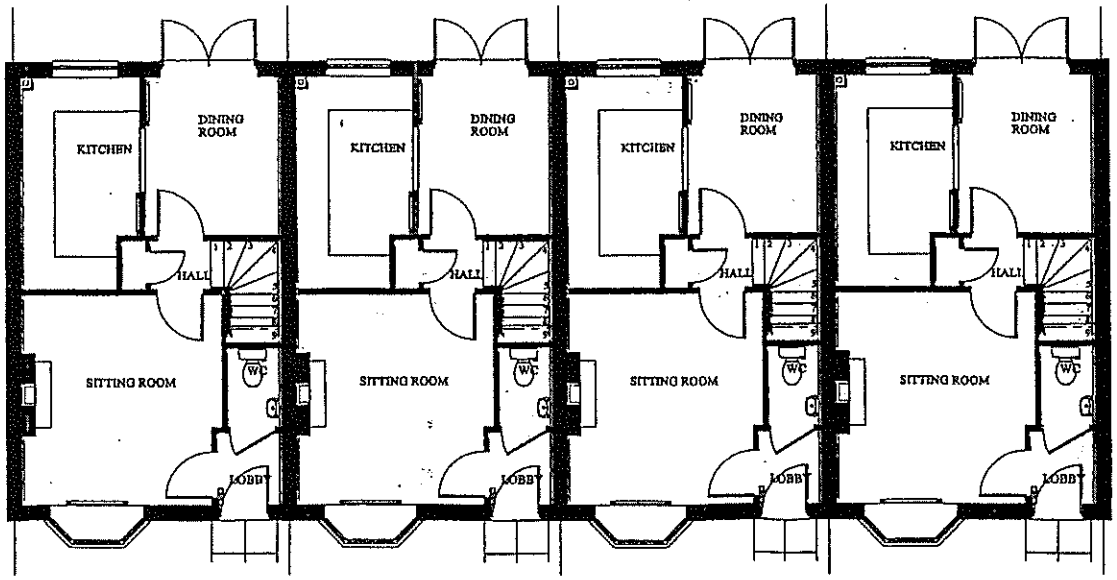
DRAWING No
H1160/SH 20/01

DAVID WILSON HOMES SOUTHERN
Norgate House Tanigate Chorsham Park
Hungerford Berkshire RG17 0YT
Telephone 01488 [illegible] Fax 01488 [illegible] DX [illegible] Hungerford

DO NOT SCALE



FIRST FLOOR PLAN



GROUND FLOOR PLAN

824

01.MAY2002 6400

REVISIONS DATE

DAVID WILSON HOMES

SITE
LANF AT
CHURCH FARM
SHINFIELD, READING

DRAWING
HOUSE TYPE H282
PLANS

SCALE 1:100

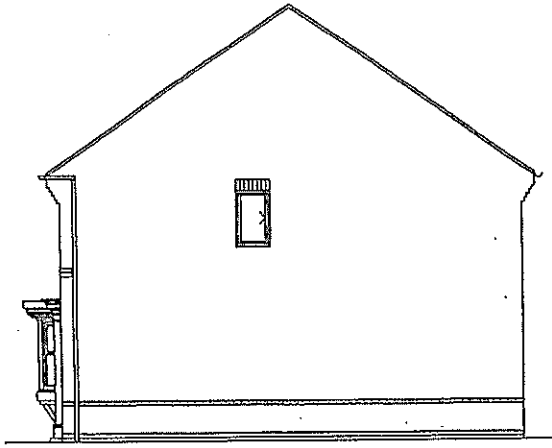
DATE DHL

DRAWN APRIL 2002

DRAWING No
H1160/H282/02

DAVID WILSON HOMES SOUTHERN
Norgate House Tedgate Chamham Park
Hungerford Berkshire RG17 0YT
Telephone 01488 680300 Fax 01488 681594 DX 47108 Hungerford

DO NOT SCALE



SIDE ELEVATION

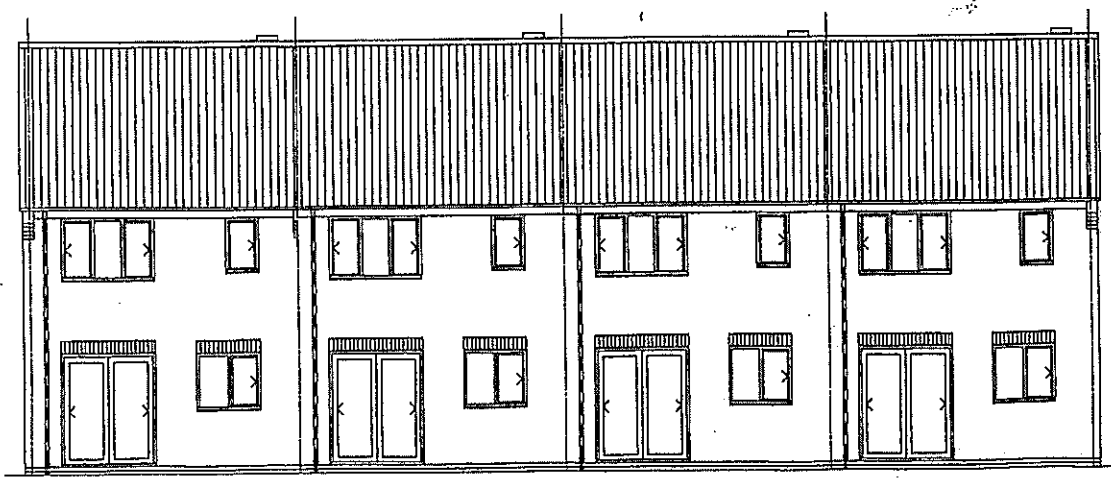


H282
FRONT ELEVATION

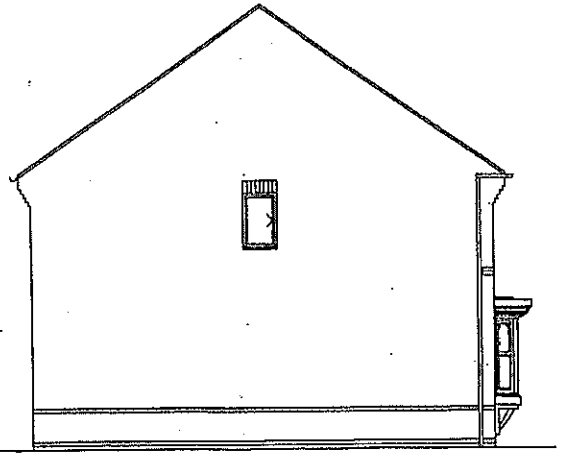
825

01.MAY2002 6400

REVISIONS DATE



REAR ELEVATION



SIDE ELEVATION

DAVID WILSON HOMES

SITE
LAND AT
CHURCH FARM
SHINFIELD, READING

DRAWING
HOUSE TYPE H282
ELEVATIONS

SCALE 1:100

DATE APRIL 2002

DRAWN DHL

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H1160/H282/01

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DO NOT SCALE