APPLICATION NO:
F/2000/1482

LOCATION:
Greenfields Farm Edneys Hill, Wokingham.

APPLICANT:
Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc)

PROPOSAL:
Proposed residential development of 25 dwellings.

EARLIEST DATE FOR DECISION: **16/06/2000**

APPLICATION EXPIRY DATE: **13/07/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

PO Box 80, 24 Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 70044. Fax: 0976 583288

DC BP
2000
COPIES TO:
FILE:

Mrs. B Polnik
Planning Services
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM RG40 1WR

1 September 2000

Dear Mrs. Polnik

APPLICATION NO F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM.

Following recent discussions I am instructed by our Clients to withdraw the above full planning application from your consideration. We are anticipating further instructions on future action on this subject site.

Yours sincerely

A I Gregson

On behalf of
Brewer Payne + Associates

copy of report sent to agent 6/9.

1482 File

30425

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

APP
CB

10 SEP 2000

COPIES TO: ACK:
FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1482

Proposal: Proposed residential development of 25 dwellings.

Site Address: Greenfields Farm, Edneys Hill, Wokingham

Applicant: Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Associate)

Your observations are required in respect of this application by **10/09/2000**

The agent's comments in response to consultations do not address our previous observations.

Still recommend refusal - WCC2

SIGNED: _____ **DATE:** 15/09//00

CLERK TO Wokingham Town Council

File

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 3rd October 2000

Location: Greenfields Farm, Edneys Hill, Wokingham.

Proposal: Proposed residential development of 25 dwellings. (Additional information)

Application Number: F/2000/1482

In response to your two consultations dated 31st August 2000 for the above application, the landscape comment is as follows:

There is no reason to alter the first considered response to this application in consideration of the applicant's current letter of 17th August 2000.

The Wokingham District Council's District Local Plan deposit Draft 1997 clearly shows this site as part of the 'Green Gaps and Wedges' designation under Policy WCC2. The land is rural countryside as described in my original response dated 29th June 2000.

The site is a vital part of the gap between Wokingham and Finchampstead North. There are working farms along both north and south sides of Evandons Lane and the area is open country. It is considered that it is important that it is retained as such.

Patricia Green

Patricia Green
Landscape Consultant

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



ADDITIONAL INFORMATION

P.O. Box 80, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 700744 Tel/Fax: 0976 700755
Digital fax ID. 0976 583288

1482 1

Mrs B. Polnik
Officer,
Planning Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

Dictated: 14.08.2000

BY FAX & POST:-
(0118) 974 6484
Enclosures: By Hand.

17th August 2000

Dear Mrs Polnik,

Re: PLANNING APPLICATION REFERENCE NUMBER F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, FINCHAMPSTEAD, WOKINGHAM, BERKS.

We refer to Mr J. Mitchell's letter of 14th May last, to his further letter of 31st May and most recently to that of 17th July.

We need to record, at this date, that no substantive written reply has been given to the actual Application and the accompanying Design Statement in terms of the Policy response or an appraisal of a comprehensively researched and presented Planning Application with the full statutory fee having been paid.

The reference made by Mr Mitchell, on 31st May, to the issue of approval under Building Regulations is noted but until we have a basis upon which to conclude a final design with working drawings for type approval etc., this issue does not come before or condition the requirement of a reply under the requirements of The Town & Country Planning Act and the delivery of Customer Service within the responsibility of administering the Act at local level.

We have ofcourse taken the initiative in examining the accumulated response to (i) Public Notice (ii) Consultee memoranda and external letters and (iii) the observations of the various members of the Planning staff.

Having reviewed each of these three areas of Application response we have addressed replies under the Appendices attached and which will be brought to our meeting at Shute End, tomorrow, 18th August at 10.30 am.

/.....

Associates: GSG Payne, M.I.Ex., M.Inst.M., A.I. Gregson, M.Sc., R.I.B.A.,M.R.T.P.I., RM Howell, B.Sc., F.C.A., F.C.C.A.
Consultants: ~~RC Pigeon, F.R.I.C.S. RHG Pringle, Dip. (Hons.), P.M.S., M.B.I.M.~~
RAR.Taylor FRICS. MJ.Woods FHCIMA., FID.

Mrs B. Polnik - Officer

Wokingham District Council
Planning Services Department

As an introduction to the Appendices we need to make the point that no prior opportunity has been afforded us for enabling and guiding discussion of the carefully researched and drafted Design Statement which, if studied, will be found to answer many of the 'objections' and/or reservations concerning the proposed scheme.

Whilst the Deposit Draft of 1997 and the associated Policy statement of the Berkshire Structure Plan are much used by the Planning staff, it is clear that many of the enabling Policies have been set aside in an endeavour to find cause for objection.

In that specific area of the Planning staff consensus of comment and quotation, the absence of any use of enabling Policy reference is of fundamental concern in that without reasonable discussion there is an apparent absence of willingness to engage in and make acknowledgment of enabling Policy.

Our premise in putting this scheme forward on behalf of the Owners is well set out in the Design Statement and that would find support in the following extract from the Berkshire Structure Plan.

BERKSHIRE STRUCTURE PLAN 1991 - 2006
[Including alterations adopted in August 1997]

3. STRATEGY FOR BERKSHIRE.
Meeting Local Needs (3.15)
'Within the Structure Plan's overall emphasis on respecting environmental and other constraints, priority will be given to meeting Berkshire's economic and social needs.'

Upon any analysis of the whole and with respect to the need to respond to population increase, housing and jobs there is laid upon your Authority the responsibility to give effect to this fundamental imperative.

With this in mind, and we shall remain concentrated upon this point, we shall continue to put schemes forward which are in tune with PPG3., the experience we have in good design and help, in some small way, to reduce the appalling impact of multi hundred schemes promoted in true open countryside.

We look forward to an intellectually positive examination of the Greenfields Farm scheme which stands well against much of what the District Council has allowed and/or promoted in regard to Housing.

Yours Sincerely
BREWER PAYNE + ASSOCIATES

G.S.G. Payne
GSGP/mah
Enclosures:-

cc. The Owners,
Greenfields Farm

1482

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F2000/1482

Appendix ~~2~~/3 ~~CONSULTEE RESPONSE~~ // OFFICER RESPONSE

Neil Etherington, Senior Arboricultural Officer 23.05.2000

Whilst the simple statement given in hand that the subject site is 'green gap designation & countryside' - actually a technically incorrect designation if considering the Deposit Draft 1997, does not provide for any overriding consideration as an objection.

May we please ask this officer to examine the topographical and tree survey which is incorporated into this Application and deal with the issue of trees. We have gone to thorough survey and identification in respect of trees on site and trees at site boundary.

The mature screen of principally broadleaf types needs to be considered against the site layout, the topographical features of the site and the 'softening' which existing and projected further planting would provide.

This officer's memorandum is substantially late and we are concerned, yet again that no serious appraisal of this site and the scheme has been made.

BPA. 17.08.2000

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



P.O. Box 80, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 700744 Tel/Fax: 0976 700755
Digital fax ID. 0976 583288

ADDITIONAL INFORMATION

1482 1

Mrs B. Polnik
Officer,
Planning Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

Dictated: 14.08.2000

BY FAX & POST:-
(0118) 974 6484
Enclosures: By Hand.

17th August 2000

Dear Mrs Polnik,

Re: PLANNING APPLICATION REFERENCE NUMBER F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, FINCHAMPSTEAD, WOKINGHAM, BERKS.

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Consultants: ~~[illegible]~~
RAR.Taylor FRICS. MJ.Woods fHCIMA., FID.

Mrs B. Polnik - Officer

Wokingham District Council
Planning Services Department

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[Including alterations adopted in August 1997]

3. STRATEGY FOR BERKSHIRE.
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Upon any analysis of the whole and with respect to the need to respond to population increase, housing and jobs there is laid upon your Authority the responsibility to give effect to this fundamental imperative.

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We look forward to an intellectually positive examination of the Greenfields Farm scheme which stands well against much of what the District Council has allowed and/or promoted in regard to Housing.

Yours Sincerely
BREWER PAYNE + ASSOCIATES

G.S.G. Payne
GSGP/mah
Enclosures:-

cc. The Owners,
Greenfields Farm

1482

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix ~~2~~/3 ~~CONSULTEE RESPONSE~~// OFFICER RESPONSE

Patricia Green, Landscape Consultant 29.06.2000

This objection is totally without Policy reference or any indication of knowledge of the prior history and relies on a notion of Wokingham which is not real.

We would ask this Consultee to read the Design Statement, consider yet again PS1 but far more importantly the fact of PS4 (an outrageous intrusion into an ASLI) and further yet 'Blackwater View' which can also be regarded as an outrageous intrusion into an ASLI., and the Blackwater Valley Amenity status of the land in which this latter development is sited.

We say to this Consultee also that WOC4 provides for the prior Policy of Transitional Land - Area of Sporadic Development. This is a real statement of the land area which is already no longer rural. It is a pretence which any photo survey will instantly expose. We have conducted such a survey with a retrospective view to 1991.

The landscape of which she speaks is largely redundant farm land which has been overtaken by massive changes in the social pattern and economic pattern in England Wales. Much of the 'semi-natural' land of which she speaks is bordering upon derelict.

Please see Berkshire Structure Plan STRATEGY, Section 3.15.

BPA. 17.08.2000

TO: **DEVELOPMENT CONTROL**
Mrs B. Blair

FROM: Environmental Design

DATE: 29th June 2000

Location: Greenfields Farm, Edneys Hill, Wokingham.

Proposal: Proposed residential development of 25 dwellings.

Application Number: F/2000/1482

In response to your consultation dated 23rd May 2000 for the above application, the landscape comment is as follows:

The application is not acceptable. The site is a series of open fields and ponds set in farmed countryside and reaching between two narrow rural lanes. It is a part of the 'green gap' designation along the southern boundary of Wokingham and it is important that this open countryside is preserved from development, as part of the semi-natural landscape setting of Wokingham.

Patricia Green

Patricia Green
Landscape Consultant

See part 1 plans

To:
Neil Etherington
Senior Arboricultural Officer

25 MAY 2000

From: Mrs B Polnik

Date: 23 May 2000

Application Number: F/2000/1482

Proposal: Proposed residential development of 25 dwellings..

Site Address:
Greenfields Farm, Edneys Hill, , Wokingham.

Applicant:
Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc).

Your observations are required in respect of this application within **7 days** of the above date.

Note: This in green gaps designation & Country side

Applicationo	Name & Address
F/2000/1482	T Marinos 10 Wildcroft Drive Wokingham RG40 3HY
F/2000/1482	Mr & Mrs F Gallagher 49 Evendons Lane Wokingham RG41 4DU
F/2000/1482	Mr & Mrs Allen The Lodge Evendons Lane Wokingham RG41 4DU
F/2000/1482	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA
F/2000/1482	Mrs Davis 1 Holmewood Close Wokingham Berks RG41 4AS
F/2000/1482	P Beattie St Johns 160 Nashgrove Lane Wokingham RG11 4HF

App withdrawn
Letter sent 08/09/00

44 118 947 5251

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



PO Box 80, 24 Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 70044. Fax: 0976 583288

PLANNING SERVICES HPT 33780
POL S
DC BP INT
APP
CO
04 SEP 2000
COPIES TO: ACK:

Mrs. B Polnik
Planning Services
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM RG40 1WR

1 September 2000

Dear Mrs. Polnik

APPLICATION NO F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM.

Following recent discussions I am instructed by our Clients to withdraw the above full planning application from your consideration. We are anticipating further instructions on future action on this subject site.

Yours sincerely

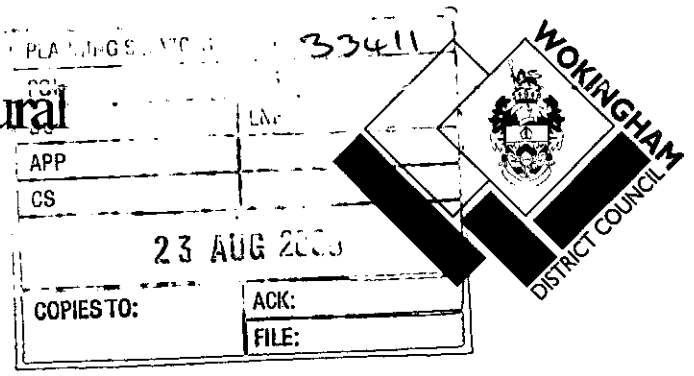
A I Gregson

On behalf of
Brewer Payne + Associates

END

Paper copy

Education and Cultural Services Memorandum



To: Basia Polnik **From:** Lisa Jarvis

Re: F/2000/1482 **Date:** 22 August 2000

Greenfields Farm, Edneys Hill, Wokingham

Further to your memo regarding the above site, please note our observations below.

The proposed development is for 25 residential dwellings, this is a considerable size development and as such the District Councils adopted standards require infrastructure facilities be provided.

Applying these standards to a development of this size means that 0.27 ha of open space should be provided on site, also due to the size of the site, a play area should be provided within this on site open space.

From the information currently available no real open space provision has been included within the design of the development. The ponds that are to remain on site cannot be classed as useable open space.

From a Leisure viewpoint the development is not acceptable for the above reasons. However, if the development were to proceed as currently designed we would request that a contribution to enhance off site facilities be made. This funding would be used at the nearby Waverley Way playing fields and play area.

The developers have provided no information on the future maintenance of the remaining ponds and surrounding strips of landscaping. This needs to be addressed by the developers to prevent future problems. It is unlikely that the District Council would wish to take on their maintenance, as there is no beneficial open space to be included with them. If they were to be taken on by the Council Commuted sums would be payable.

Leisure Services are also disappointed that the development of this site will cause the loss of a leisure facility that the fishing ponds provide. Despite being a private concern the ponds provide a valuable facility for a popular activity.

Please keep us updated on the progress of this development.

Lisa Jarvis

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1482

Applicant : Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc).

Location : Greenfields Farm, Edneys Hill, , Wokingham.
Proposal : Proposed residential development of 25 dwellings.

Site Notice Displayed ? :

YES	NO	DATE
✓		5.6.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 5.6.2000

Date Registered : 18/05/2000

Earliest Date for Decision : 16/06/2000

Latest Consultation Date/Site Notice Expiry Date : 16/06/2000 Green SN Expires 22.6.00

Application Expiry Date: 13/07/2000

Consultation Responses :

Refer to report
(printed in Agenda 6.9.00)
∴ made public

WITHDRAWN 4.9.00

Planning Issues :

SEALP: Rural Area STV2
Separation of settlements SC1

WDLP: Green Gap/Rural Area

Application Number: F/2000/1482

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/1482
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Greenfields Farm
Edneys Hill Wokingham.

APPLICATION NUMBER: F/2000/1482

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 2 site notices one on gate facing Nashgrove Lane, other Edneys Hill

2. DESCRIPTION OF SURROUNDINGS

Predominantly rural in character open fields bound by hedges/trees some sporadic development

3. DESCRIPTION OF SITE/BUILDING

5 lakes used for recreation fishing with associated parking and toilet and 2storey dwelling to north.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES refer to tree survey

ACCESS/PARKING refer to plan

LEVELS substantial changes refer to site survey

BOUNDARY TREATMENT

OTHERS

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

109. APPLICATION NO 2000/1482 PROSPOSED RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS, GREENFIELDS FARM, EDNEYS HILL WOKINGHAM, FOR MR & MRS HARARI

Members were informed that this application had been withdrawn.

Application No. F/2000/1482 **Received 18.05.00** **Wokingham**

Applicant: **Mr and Mrs Harari**
Location : **Greenfields Farm, Edneys Hill, Wokingham**
Proposal : **Proposed Residential Development of 25 Dwellings**

1. **Planning History** - This 2.23 ha. site lies on the south side of Edneys Hill and west side of Nashgrove Lane. It is 'L' shaped with vehicular access points onto both Edneys Hill and Nashgrove Lane. The site comprises of a 2 storey dwelling to the north and to the south 5 lakes used for recreational fishing, together with a car park and toilet facilities.

   Generally ground levels rise by approximately 7-8m from south to north. The lakes are man-made and fishing was established in 1963. In 1989 an Established Use Certificate was granted for use of the southern part of the site as a commercial fishery.

   There have been several planning applications for works and car parking etc. in connection with recreational use of the land; the most recent being (45173) in 1996.

2. **Proposal** - Is a full application to demolish the existing dwelling and partly infill the existing lakes and to erect 25 dwellings, with associated roads and landscaping. The landscaping would include the formation of 6 ponds throughout the site. The development would comprise of the following:

2 x 5/6	bedroomed houses	8%
10 x 5	bedroomed houses	40%
8 x 4	bedroomed houses	32%
5 x 3	bedroomed houses	20%
TOTAL 25		

   8 of these dwellings would be 3 storey and the remaining 17 dwellings would be 2 storey. Plots 1-4 would have access directly off Edneys Hill, plots 8-15 would be accessed via the estate road leading to Nashgrove Lane and the and the remaining dwellings would have access directly off Nashgrove Lane.

   Both a tree survey and design statement have been submitted with the application. The concept statement makes reference to issues of sustainability such as energy efficiency, flexible layout of dwellings, conservation and availability of services.

   The agent has recently (21.8.00) submitted additional information in response to consultations and representations received. Any additional comments received from consultees will be reported verbally at the Committee meeting.

3. **Consultations** -

- ***Highway Authority :*** concerned that the proposal could increase the amount of traffic using Edneys Hill which is unsuitable in width and alignment, and also Nashgrove Lane which is substandard in terms of construction to accommodate the additional traffic generated by the development. Plots 1-4 are accessed via Edneys Hill which is also unacceptable. Further information requested.

- ***Public Rights of Way Officer:*** No objection.

- ***Landscape Architect*** : Proposal is not considered acceptable. Site comprises of a series of open fields and ponds set in farmed countryside between 2 narrow rural lanes. It is a part of the green gap designation along the southern boundary of Wokingham and it is important that this open countryside is preserved from development, as part of the semi-natural landscape setting of Wokingham.

- ***Ecologist :*** Lakes are so heavily stocked with fish that they are practically devoid of all other aquatic life. The terrestrial parts of the site are pleasant but not exceptional and therefore there are no ecological reasons to oppose the development.

- ***Environment Agency*** : object on the grounds of detrimental impact on the water environment by reason of loss of open water and wetland habitiat and lack of adequate buffer zone between adjoining watercourse and development resulting in an adverse impact on the character and value of the corridor which provides for wildlife.

- ***Thames Valley Police (Crime Prevention Design Advisor)*** : Development is self-contained and secure with good natural surveillance over public movement areas. However an objection is raised in respect of the link between Plots 3 and 4 as it breaches Wokingham District Council guidelines and creates unnecessary crime risk.

- ***Wokingham Town Council*** : Strongly recommend refusal (refer to attached).

- ***Adjoining Parish Councils :***
  - ***Finchampstead Parish Council*** : Parish Council object to this application on the grounds that the proposal is overdevelopment of the site creating an urbanising effect in a rural area.

  - ***Barkham Parish Council*** : Strongly opposed for the following reasons:
    The application is contrary to the Berkshire Structure Plan and Wokingham District Local Plan. It is in the middle of the green gaps in Wokingham and outlying parishes and would open up a can of worms for local applications in this district.

    Our observations from the plans are that plots 19-23 would have to be built on ponds that will have to be infilled which would be a matter of grave concern to the building inspectors.

- ***Council for the Protection of Rural England :*** Request that the application be refused as land proposal is contrary to local plan policies in respect of rural areas, green gaps and separation of settlements. Proposal would also set a dangerous precedent.

- ***Letters of Representation :*** 5 letters of objection received. Objections can be summarised as follows :
  - Unacceptable impact on rural area.
  - Inappropriate location.
  - Increase in vehicular movements.
  - Additional congestion.
  - Substandard roads.
  - Impact on highway safety.
  - Proposed ponds would require fencing.
  - Inadequate infrastructure.
  - Impact on fauna.
  - Dangerous precedent could be set.

4. **Appraisal** - Main issues are as follows:

   A. Principle of development in this rural location: Policies STV2 and SC1 of South East Area Local Plan; WCC1 and WCC2 of Wokingham District Local Plan; C2 and C6 of Berkshire Structure Plan and PPG3 and 7.

   B. Impact of the form and scale of development on the rural character of the area : Policies STV2 and SC1 of South East Area Local Plan; WCC1 and WCC2 of Wokingham District Local Plan; and C2 and C6 of Berkshire Structure Plan.

   C. Housing land supply: Policy H2 of Berkshire Structure Plan.

   D. Location of development : Policies LD5 of Berkshire Structure Plan; WOS1 and WT1 of Wokingham District Local Plan and PPG13.

   E. Mix of dwellings : Policies H9 of Berkshire Structure Plan; SH8 of South East Area Local Plan; and WH6 of Wokingham District Local Plan.

   F. Housing density: Draft policy in Wokingham District Local Plan; and PPG3.

   G. Service, amenities and infrastructure provision : Policies LD6 of Berkshire Structure Plan; SPS1 of South East Area Local Plan; and WOS4, WR7, WIC12A of Wokingham District Local Plan and Supplementary Planning Guidance A9.

   H. Highway issues: Policies LD5 of Berkshire Structure Plan; and WT7 of Wokingham District Local Plan.

   I. Loss of recreational use: Policies WR2 of Wokingham District Local Plan

J. Impact on watercourses: Policies SPS5 of South East Area Local Plan; and WIC18 of Wokingham District Local Plan

K. Concerns of the Parish Councils and residents

A. Principle of development in this rural location:
The site is located between the settlements of Wokingham, Finchampstead North and Barkham Hill in a rural area which is also designated as being important to the separation of settlements, as defined by South East Area Local Plan, and a green gap, as defined by Wokingham District Local Plan.

The majority of the site is open and contains man-made lakes to the south used for recreational day fishing. The applicants in their covering letter, dated 3rd April 2000, have stated that the fishing is to cease as it is not economically viable. There are a number of trees on the site many of which are located along the boundary. Whilst there is some sporadic residential development in the area, mainly along road frontages, the area is predominantly rural in character and the site is surrounded to the south and west by open fields bound by hedgerows and trees.

In accordance with policy SC18 of South East Area Local Plan the principle of a one for one replacement dwelling is acceptable subject to the new dwelling not significantly exceeding the existing property in height and floorspace.

The agent has referred to the landscape on this site as being man-made. Nevertheless even this man-made landscape contributes to the open and undeveloped character of the site. With regard to use of the site this type of recreational use would be expected to be found in rural areas. In accordance with Annexe C of PPG3 the site is not considered to be previously developed land.

The erection of 25 dwellings would form a cluster of houses and further consolidate built development in this rural area which is also important in providing a physical and visual separation between built-up areas to the north-west, east and south. It would represent unplanned development in the countryside where development would not normally be permitted and as such would have an adverse impact on the rural character of this area contrary to Policies C2 and C6 of Berkshire Structure Plan, STV2 and SC1 of South East Area Local Plan and WCC1 and WCC2 of Wokingham District Local Plan.

B. Impact of the form and scale of development on the rural character of the area
The proposal would result in a net increase of 24 dwellings on site together with associated garages and access drives. It includes frontage development along both roads with a mixture of 2 and 3 storey houses. The 3 storey element would be particularly visible from Nashgrove Lane the northern part of which is unmade and rural in character. Whilst landscaping is proposed this does not mitigate the urbanising impact of the scheme on the area. The development by reason of its nature, form and scale would have an unacceptable and adverse impact on the rural character of this and as such is considered contrary to Policies C2 and C6 of Berkshire Structure Plan, STV2 and SC1 of South East Area Local Plan and WCC1 and WCC2 of Wokingham District Local Plan.

C. Housing land supply

Policy H5 of the Berkshire Structure Plan is not relevant as the site is located outside the settlement boundary and policy H4 of Berkshire Structure Plan and WOS1 of Wokingham District Local Plan relate to development being in a sustainable location. Housing development outside settlement boundaries is referred to in paragraph 7.43 of Berkshire Structure Plan which states that in accordance with policy C2 housing development will not be normally allowed in rural areas.

This site is located outside the H3 search area as set out in the Berkshire Structure Plan. The Council believes that it has identified sufficient land for housing provision and this site is not included as one of these sites. Therefore there is no justification for approving this development in an unsustainable location on grounds of a shortfall of housing land supply.

D. Location of Development

Local Plan Policies WOS1 and WT1 state that development should be located so as to minimise the need to travel by private car. The concept statement submitted with the application aims to address issues of sustainability.

However the Local Planning Authority considers that easy walking distance should be interpreted as being less than 400m (about 5 mins. walking time) and anything over 800m will increasingly result in car trips rather than walking.

The nearest bus services run along the Barkham Road approximately 1km to the north-west of the site or Finchampstead Road approximately 1.3km to the north-east. The nearest shop/post office is located in Evendons Road approximately 0.7m away. Whilst Waverley School is located off Nashgrove Lane this is a private school and the nearest public sector primary school, Gorse Ride, is located 2 km to the south. Edneys Hill itself is substandard in width and there are no footways. In view of the above it is considered that the development would be reliant on the private car and the site is not in a sustainable location.

E. Dwelling Mix

80% of the proposed development would comprise of houses containing 4 bedrooms or more. Policy WHE6 states that development would be expected to incorporate a mixed balance of dwelling sizes. The Council's Housing Needs Survey has identified a need in a shortfall in dwellings of 1, 2 or 3 bedrooms. Whilst the scheme provides some variety in sizes of dwelling, it is disproportionate to the identified demand which indicates only 30% of four or more bedrooms and therefore does not comply with the aims of this policy.

F. Housing density

The density of housing proposed would be 11.21 per hectare which falls short of the minimum density recommended in PPG3. If density was increased the impact on the character of the area would be more acute and therefore this emphasises the unacceptablity of the site for such a development.

G. Service, Amenities and Infrastructure Provision
Policy WOS4 of Wokingham District Local Plan requires development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. All contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations' and be a consequence of the development and directly related to it.

Normally in developments of this size an element of social affordable housing would be expected to be provided on site as well as possible contributions towards education, community and recreational facilities, as well as highway infrastructure. These issues have not been discussed in detail with the applicant due to the unacceptable nature of the development.

H. Highway Issues
It is considered that the proposal is also unacceptable in highway terms. There is concern that the proposal could increase the amount of traffic using Edneys Hill which is unsuitable in width and alignment, and also Nashgrove Lane which is substandard in terms of construction to accommodate the additional traffic generated by the development. Nashgrove Lane is also designated as a cycle route. In addition Plots 1-4 are accessed via Edneys Hill which is considered unacceptable.

I. Loss of recreational use
Whilst the loss of this recreational facility is regretted and would not normally be allowed by policy WR2 of the Wokingham District Local Plan, such facilities are available elsewhere in the district ie. Dinton Pastures and therefore it is not considered reasonable to refuse planning permission on these gorunds.

J. Impact on existing watercourses
The Environment Agency have recommended refusal on grounds of detrimental impact on the water environment by reason of loss of open water and wetland habitiat and lack of adequate buffer zone between adjoining watercourse and development resulting in an adverse impact on the character and value of the corridor which provides for wildlife. As such the proposal would be contrary to policies SPS5 of South East Area Local Plan; and WIC18 of Wokingham District Local Plan.

K. Concerns of the Parish Council and Objectors
Impact on the character of the area, impact on infrastructure and highway safety have been dealt with above. Issues of drainage of land would be dealt with by the Environment Agency/Building Regulations and method of construction as part of Building Regulations.
With regard to the Police Officer's comments if the scheme was acceptable then the footpath between plots 3 and 4 could be gated and this could be dealt with by condition.

Finally with regard to setting a precedent, the Local Planning Authority is concerned that if planning permission was to be granted for the proposal it would be difficult to resist development elsewhere in the gap.

5. **Conclusion** - The principle of development is not acceptable and the proposal by reason of its form, scale and location would have an urbanising impact causing unacceptable harm to the open and rural character of the area, which is also designated as being important to the separation of settlements. As such the proposal is considered contrary to Policies STV2 and SC1 of South East Area Local Plan; WCC1 and WCC2 of Wokingham District Local Plan; and C2 and C6 of Berkshire Structure Plan.

   In addition to this the housing mix and density fail to reflect identified housing need and need for increased densities. The location is such that the site is not in a sustainable location in that the development would be dependant on the car. There are also concerns over highway safety, impact on adjoining watercourse and the proposal could also set an undesirable precedent.

6. **Recommendation** - REFUSE planning permission on the following grounds:

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

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

   3. As there are no essential services (other than a sub-post office) or bus services within 800m of the site the proposal would be dependant upon the use of private cars. As such the proposal is considered contrary to policies LD5 and H4 of Berkshire Structure Plan; WOS1 and WT1 of Wokingham District Local Plan (Deposit Draft) and PPG3 and Draft PPG13.

   4. The proposed mix and density fails to reflect the identified need for small dwellings and for any new housing to be at a density of at least 30 dwellings per hectare in order to make best use of available land as required by PPG3. The proposal is also considered contrary to policies H9 of Berkshire Structure Plan; SH8 of South East Area Local Plan; WH6 and policy relating to density in Wokingham District Local Plan (Deposit Draft) and PPG3.

   5. The highway network within the vicinity of the site is unsuitable to accommodate the likely level of traffic that would be generated by the proposed development. Furthermore there is insufficient visibility available from the accesses serving Plots 1-4 directly off Edneys Hill which would not be in the interests highway safety.

6. The proposed development would have a detrimental impact on the water environment by reason of the loss of open water and wetland habitat. As such the proposal is considered contrary to policies SPS5 of South East Area Local Plan; and WIC18 of Wokingham District Local Plan (Deposit Draft).

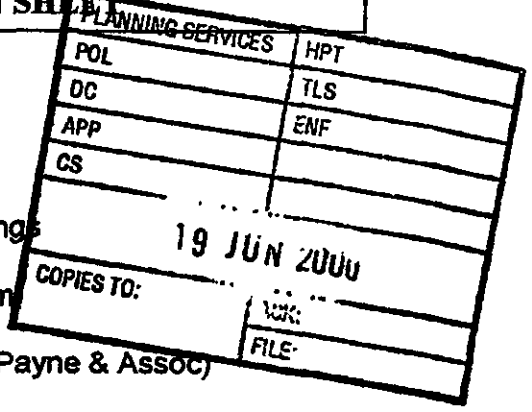
7. There is an inadequate buffer zone between the proposed development and adjacent watercourse which would adversley affect the character of the watercourse and the value of the corridor which provides undisturbed refuges for wildlife. As such the proposal is considered contrary to policies SPS5 of South East Area Local Plan; and WIC18 of Wokingham District Local Plan (Deposit Draft).

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

9. 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.

BASIA POLNIK

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: F/2000/1547

Proposal: Proposed residential development of 25 dwellings

Site Address: Greenfields Farm, Edneys Hill , Wokingham

Applicant: Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc)

Your observations are required in respect of this application by **16/06/2000**

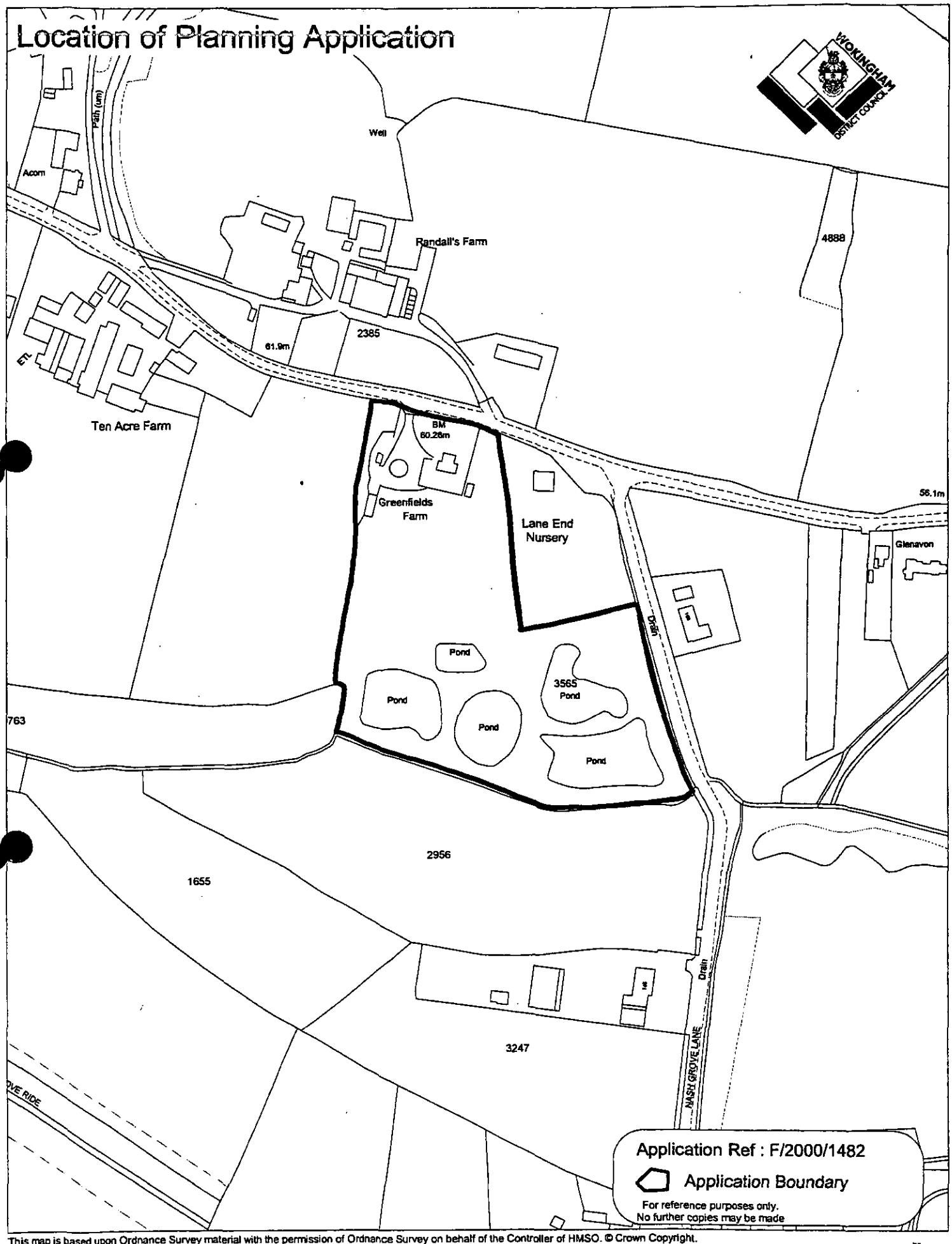
Strongly recommend refusal – WCC2

- **Greenfields Farm is in the separation of settlements area and should not be considered for development**
- **The highway system is totally inadequate to carry any increased traffic that would be generated.**
- **Nashgrove Lane is a proposed cycle route.**
- **The proposed development would greatly affect the character of the open countryside, the amenity and habitat of the ponds on the site would be lost.**

SIGNED: _____ **DATE:** 15/06//00

CLERK TO Wokingham Town Council

Location of Planning Application



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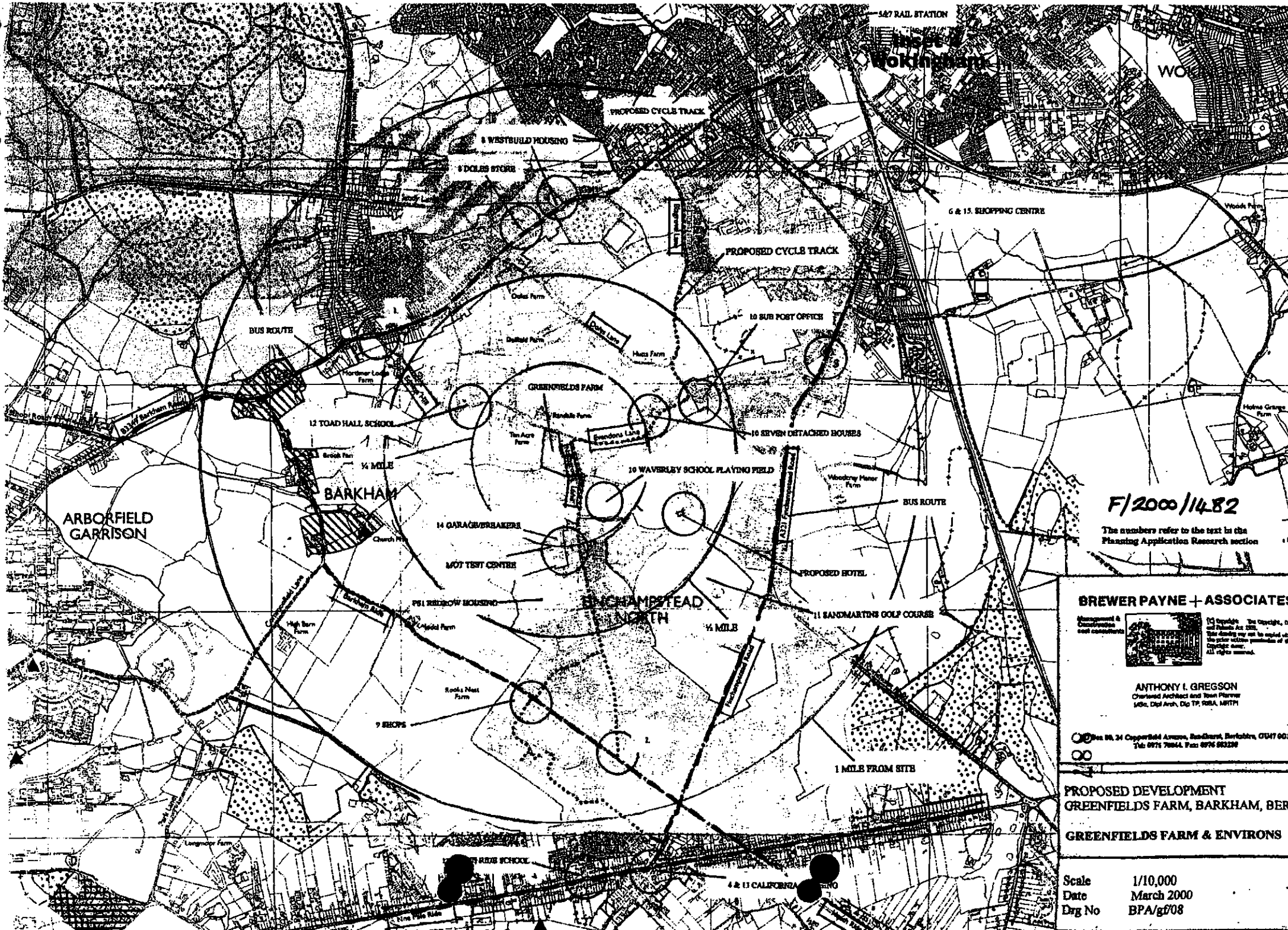
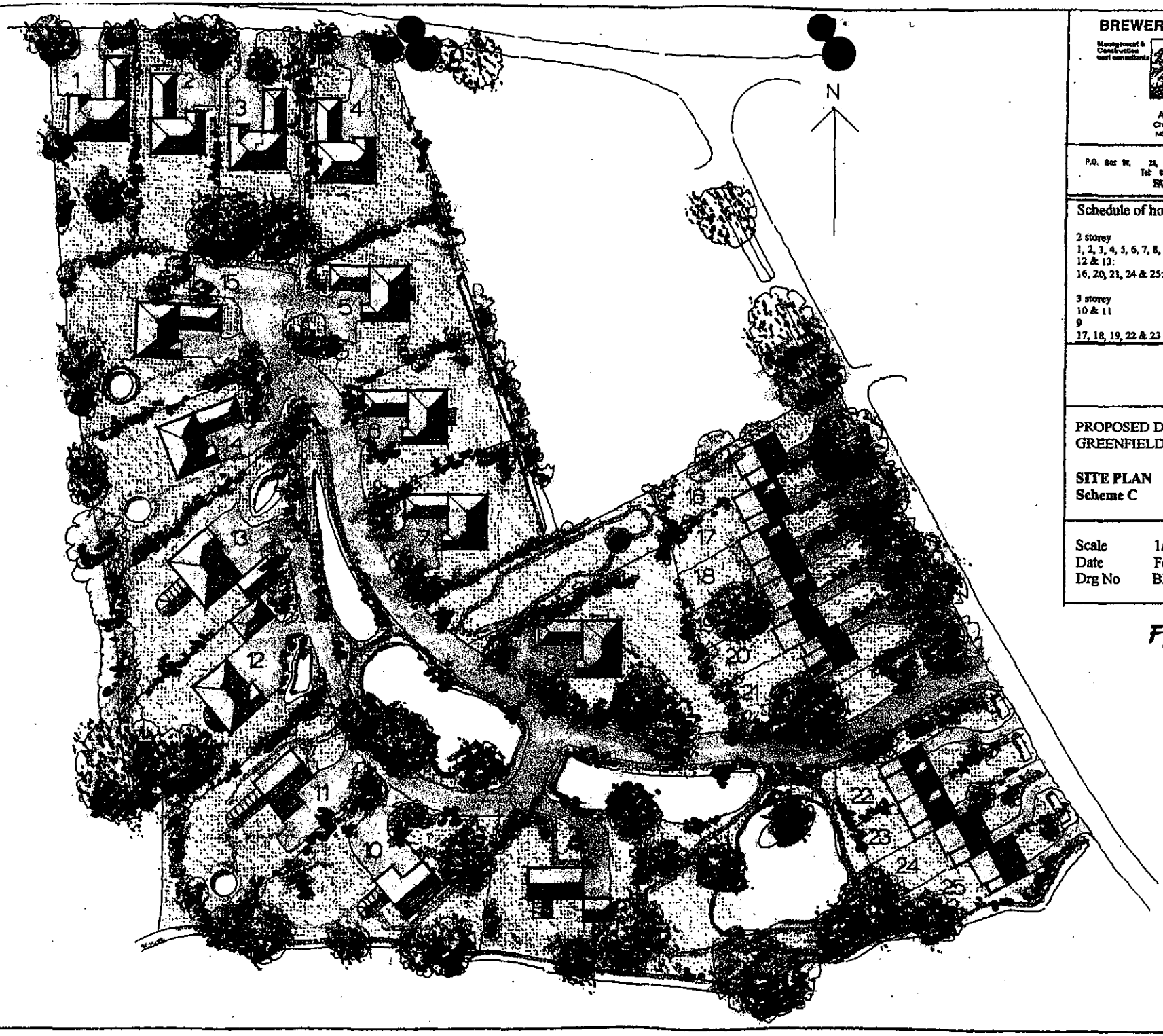
Development Control Section, Environmental Services, Wokingham District Council.

21 July 2000

Scale: 1 : 2500

N W E S


5&7 RAIL STATION
Inset
Wokingham
PROPOSED CYCLE TRACK
8 WESTBUILD HOUSING
8 DOLES STORE
6 & 15. SHOPPING CENTRE
PROPOSED CYCLE TRACK
10 SUB POST OFFICE
BUS ROUTE
Doles Farm
Dalfield Farm
Hutts Farm
Hordmer Lodge Farm
GREENFIELDS FARM
12 TOAD HALL SCHOOL
Tin Acre Farm
Evendons Lane
10 SEVEN DETACHED HOUSES
Brook Farm
¼ MILE
10 WAVERLEY SCHOOL PLAYING FIELD
Woodcrey Manor Farm
BUS ROUTE
BARKHAM
ARBORFIELD GARRISON
14 GARAGE/BREAKERS
MOT TEST CENTRE
PROPOSED HOTEL
PS1 REDROW HOUSING
BINCHAMPSTEAD NORTH
½ MILE
11 SANDMARTINS GOLF COURSE
High Barn Farm
Rooks Nest Farm
9 SHOPS
1 MILE FROM SITE
Longmoor Farm
4 & 13 CALIFORNIA
Holme Grange Farm
F/2000/1482
The numbers refer to the text in the Planning Application Research section
BREWER PAYNE + ASSOCIATES
ANTHONY I. GREGSON
Chartered Architect and Town Planner
PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS
GREENFIELDS FARM & ENVIRONS
Scale 1/10,000
Date March 2000
Drg No BPA/gf/08



BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

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BAK [0976] 583288 Digital ID.

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Schedule of house types:

2 storey		
1, 2, 3, 4, 5, 6, 7, 8, 14 & 15:	10 x 2,200 ft sq	22,000
12 & 13:	2 x 2,600	5,200
16, 20, 21, 24 & 25:	5 x 1,350	6,750
3 storey		
10 & 11	2 x 2,600	5,200
9	1 x 2,600	2,600
17, 18, 19, 22 & 23	5 x 2,000	10,000
		51,750 ft sq

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

SITE PLAN
Scheme C

Scale	1/500
Date	February 2000
Drg No	BPA/gf/05

F/2000/1482

888

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

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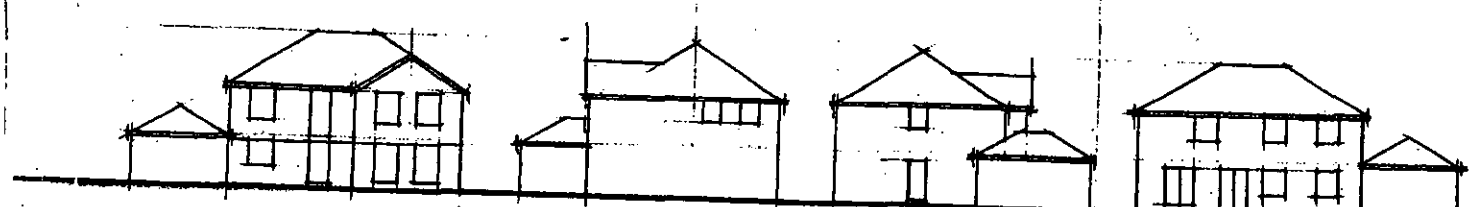
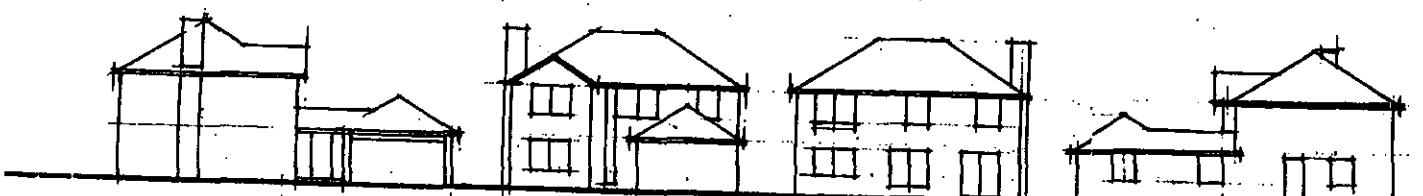


HOUSE 13

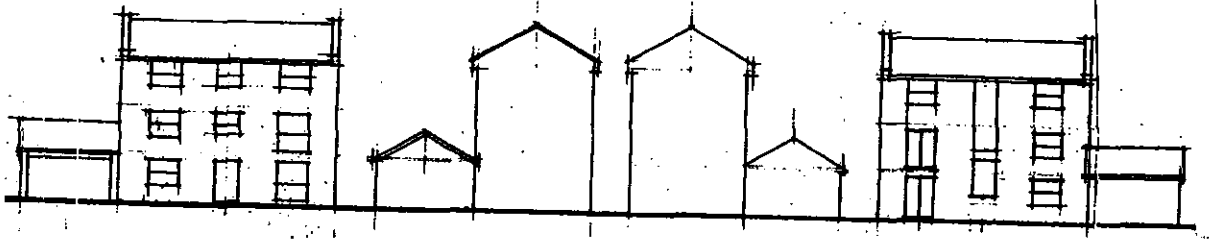


HOUSE 14

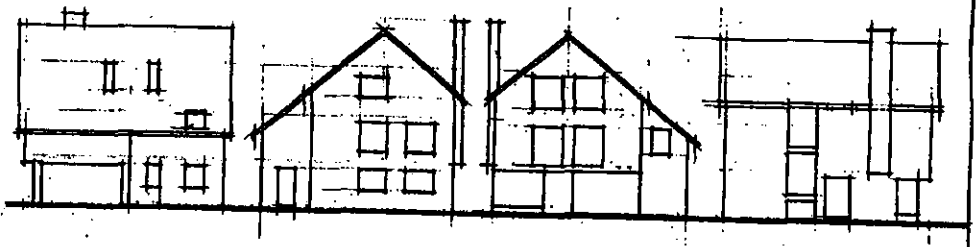
Please note that some of the houses are handed. Window locations may vary depending on aspect and detail design and to be agreed with planning authority.

External finishes: a combination of facing brickwork, white external rendering, clay tiles and slates. All windows to be white finish aluminium and double glazed.

For house type floor plans see drawings BPA/gf/04 & BPA/gf/07



HOUSE 11

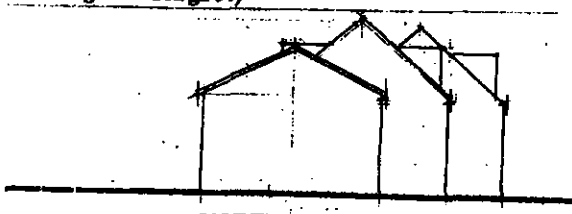


HOUSE 9

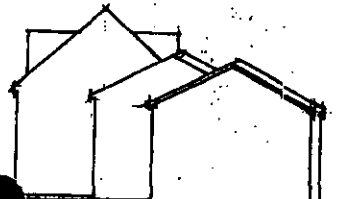


SOUTHWEST ELEVATION OF NASHGROVE COTTAGES. (The northeast elevation can be found on drawing no: BPA/gf/04)





NORTHWEST ELEVATION, NORTH BLOCK



SOUTHEAST ELEVATION, SOUTH BLOCK

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

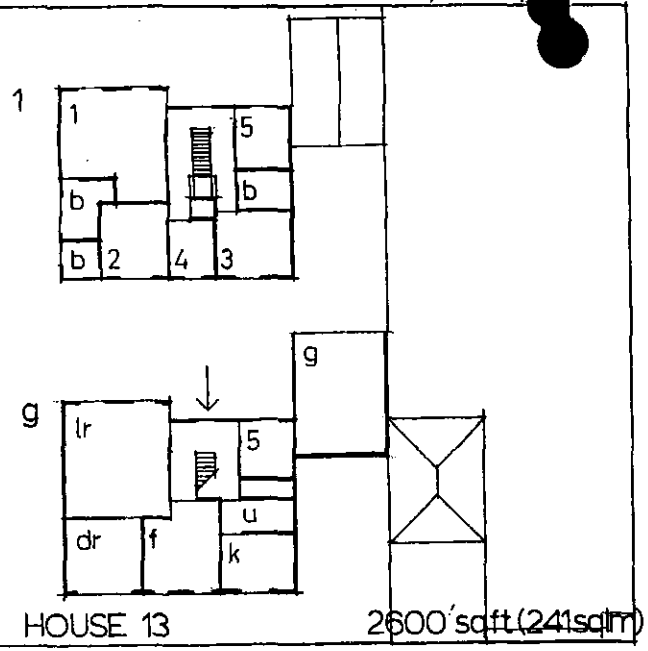
HOUSE TYPES ELEVATIONS

Scale	1/200
Date	May 2000
Drg No	BPA/gf/11

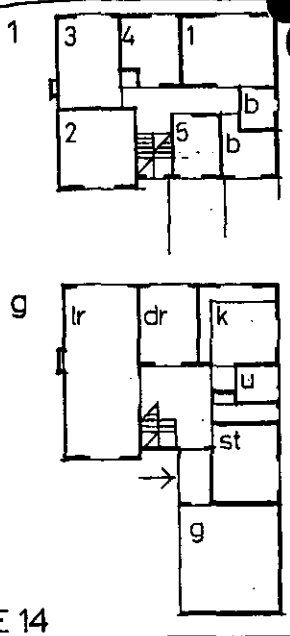
/2000 / 1482

8 MAY 2000 1482

889



HOUSE 13 2600 sq ft (241 sq m)



HOUSE 14 2200 sq ft (204 sq m)

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

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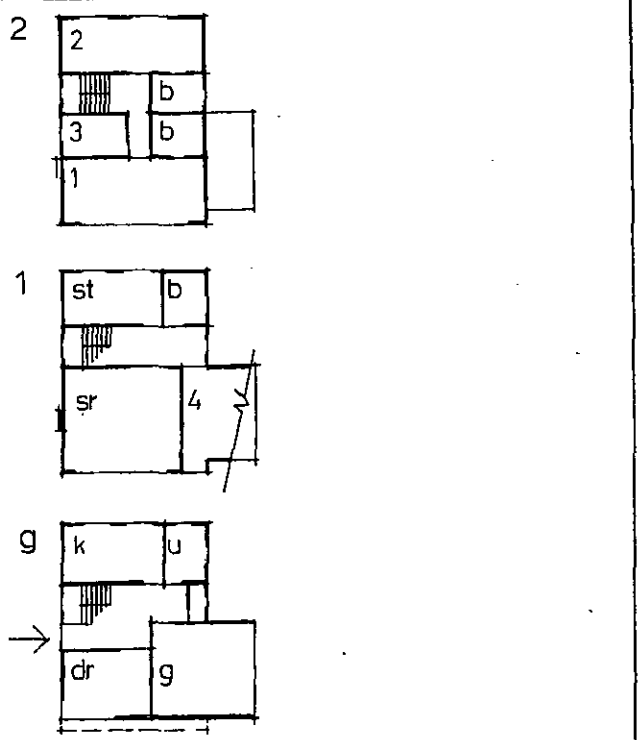
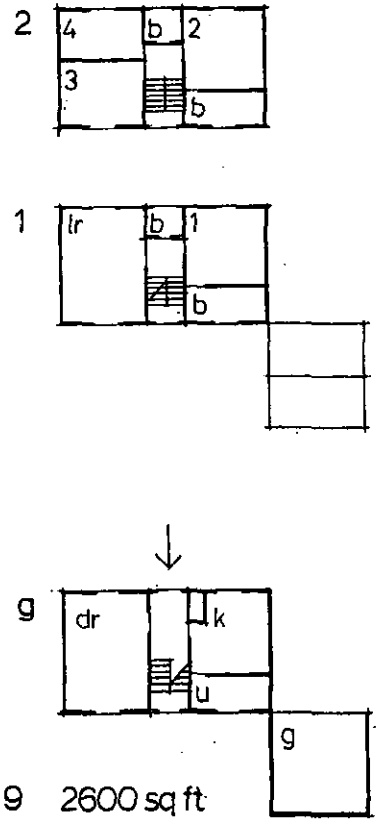
F/2000/1482



HOUSE 11 2600 sq ft (241 sq m)



HOUSE 9 2600 sq ft (241 sq m)

Schedule of house types:

2 storey		
1, 2, 3, 4, 5, 6, 7, 8, 14 &15:	10 x 2,200 ft sq	22,000
12 & 13:	2 x 2,600	5,200
16, 20, 21, 24 & 25:	5 x 1,350	6,750
3 storey		
10 & 11	2 x 2,600	5,200
9	1 x 2,600	2,600
17, 18, 19, 22 & 23	5 x 2,000	10.000
		51,750 ft sq

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

HOUSE TYPES FLOOR PLANS

Scale
Date March 2000
Drg No BPA/gf/07

089

BREWER PAYNE + ASSOCIATES
Management & Construction cost consultants
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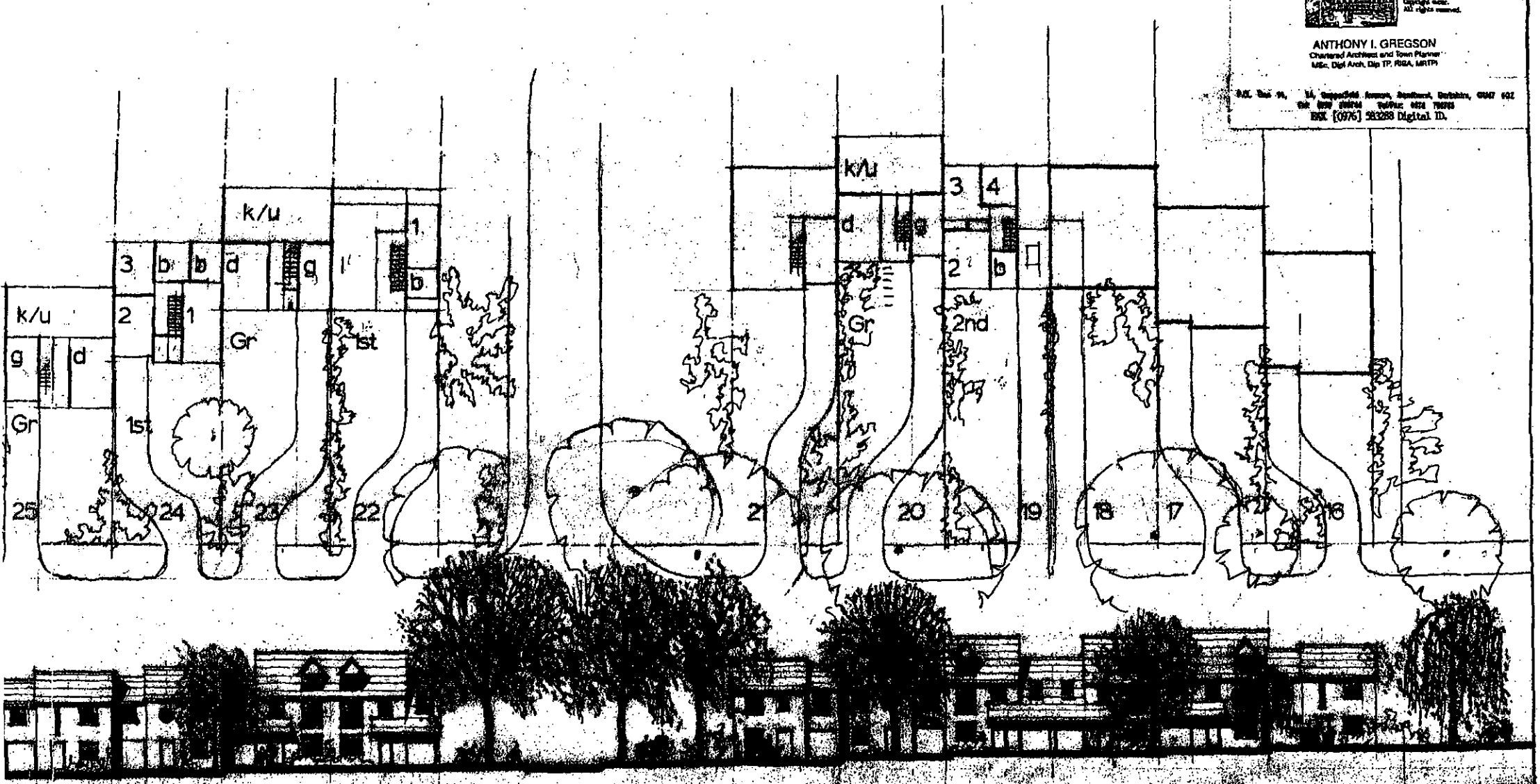
[0976] 283288 Digital ID.



NASHGROVE LANE ELEVATION

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM BERKS.

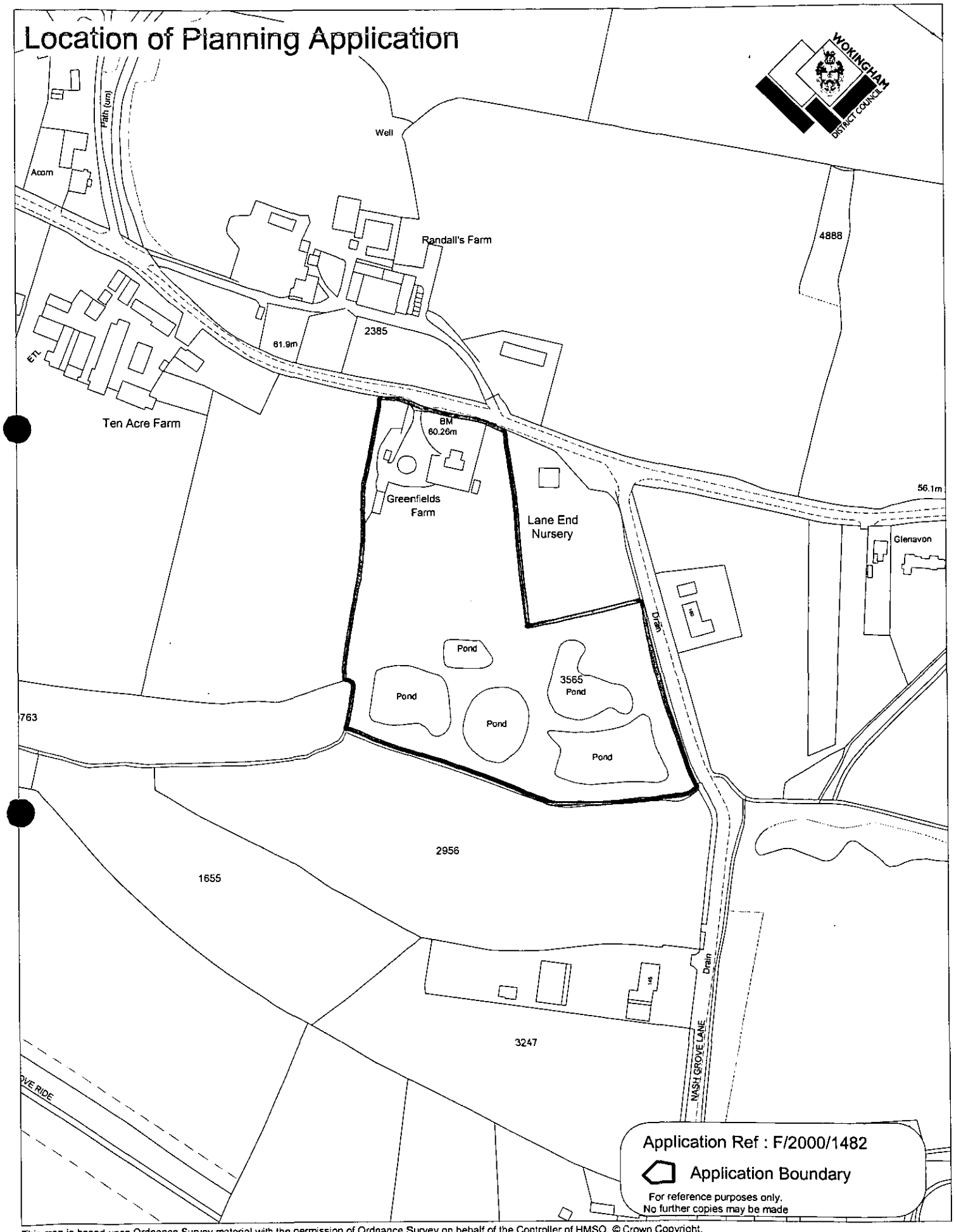
NASHGROVE COTTAGES
Scheme B/C

Scale	1/200
Date	February 2000
Dwg No	BPA/gf/04

891

F/2000/1482

Location of Planning Application



Application Ref : F/2000/1482

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

21 July 2000

Scale: 1 : 2500

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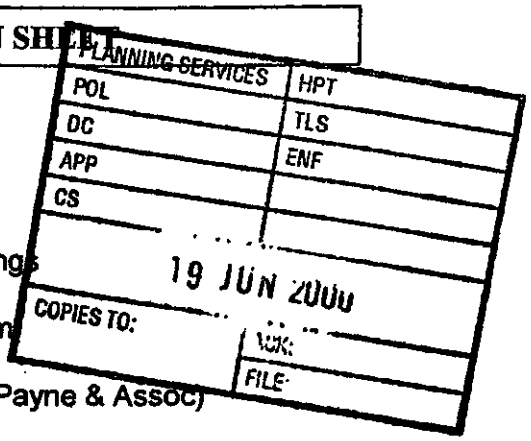
WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: F/2000/1547

Proposal: Proposed residential development of 25 dwellings

Site Address: Greenfields Farm, Edneys Hill , Wokingham

Applicant: Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc)

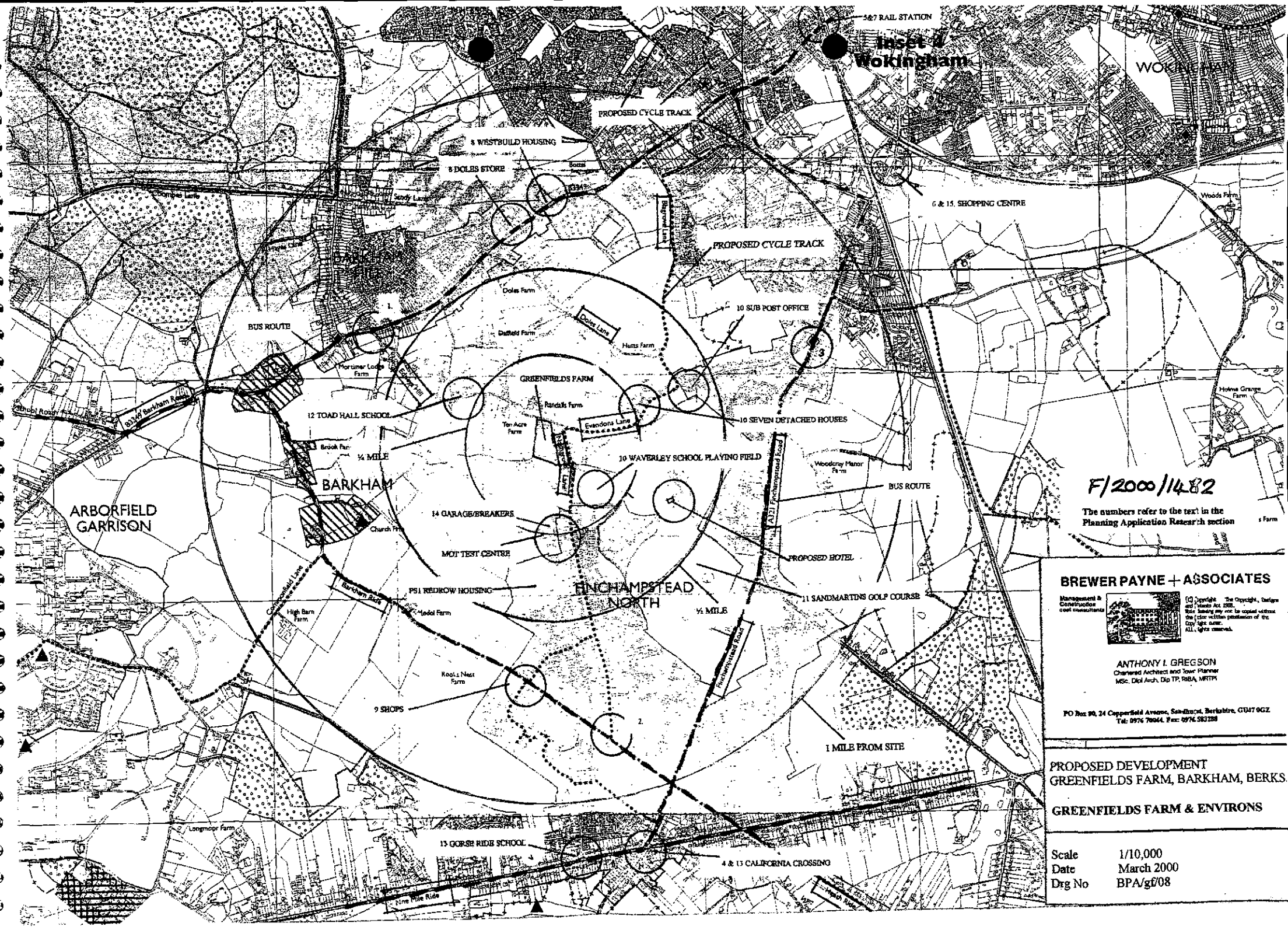
Your observations are required in respect of this application by **16/06/2000**

Strongly recommend refusal – WCC2

- **Greenfields Farm is in the separation of settlements area and should not be considered for development**
- **The highway system is totally inadequate to carry any increased traffic that would be generated.**
- **Nashgrove Lane is a proposed cycle route.**
- **The proposed development would greatly affect the character of the open countryside, the amenity and habitat of the ponds on the site would be lost.**

SIGNED: _____ **DATE:** 15/06//00

CLERK TO Wokingham Town Council



BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

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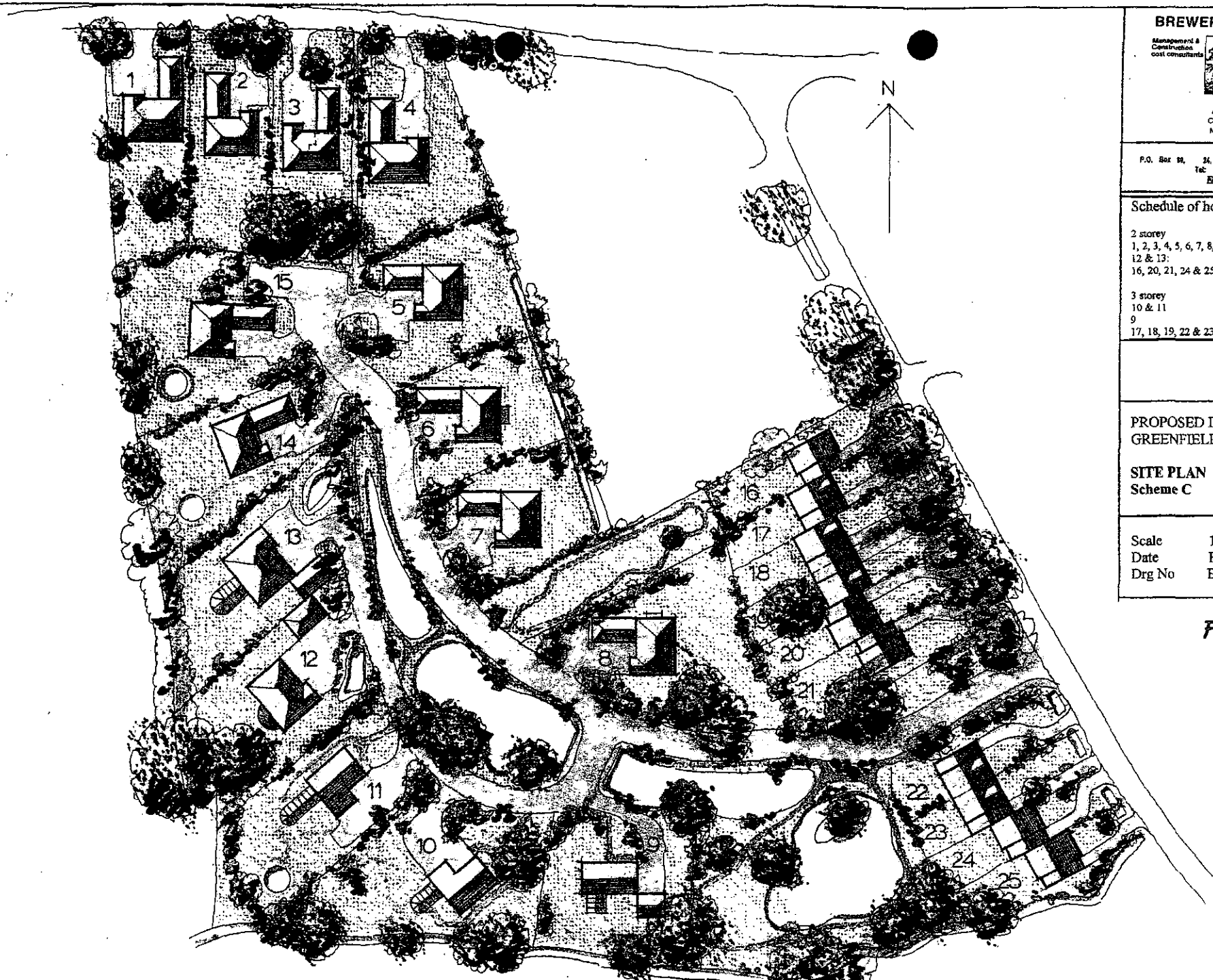
PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

GREENFIELDS FARM & ENVIRONS

Scale	1/10,000
Date	March 2000
Drg No	BPA/gf/08



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Management & Construction cost consultants

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Tel: 0276 780744 Tel/Fax: 0276 780755
BBK [0976] 563288 Digital ID.

Schedule of house types:

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1, 2, 3, 4, 5, 6, 7, 8, 14 &15:	10 x 2,200 ft sq	22,000
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10 & 11	2 x 2,600	5,200
9	1 x 2,600	2,600
17, 18, 19, 22 & 23	5 x 2,000	10,000
		51,750 ft sq

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

SITE PLAN
Scheme C

Scale	1/500
Date	February 2000
Drg No	BPA/gf/05

F/2000/1482

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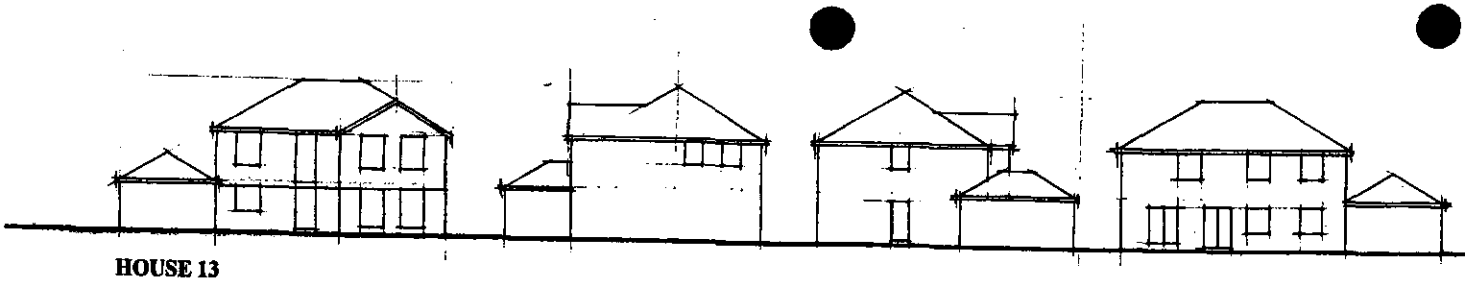
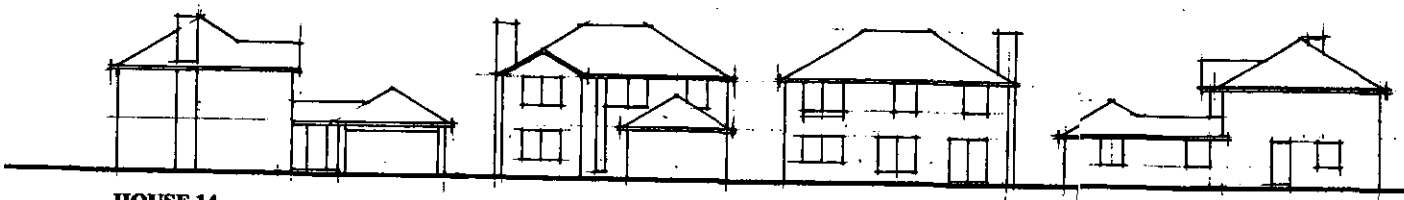


HOUSE 13

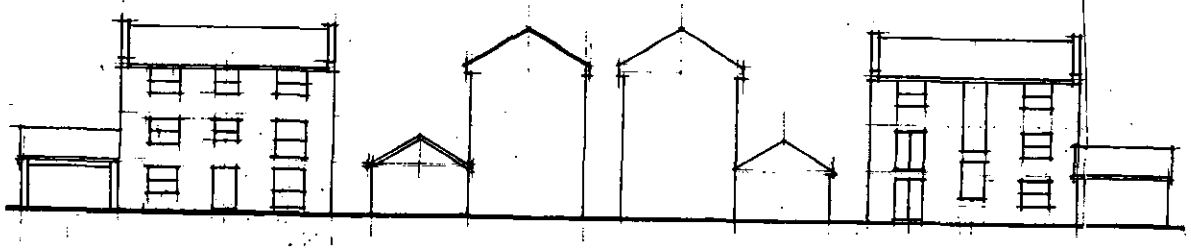


HOUSE 14

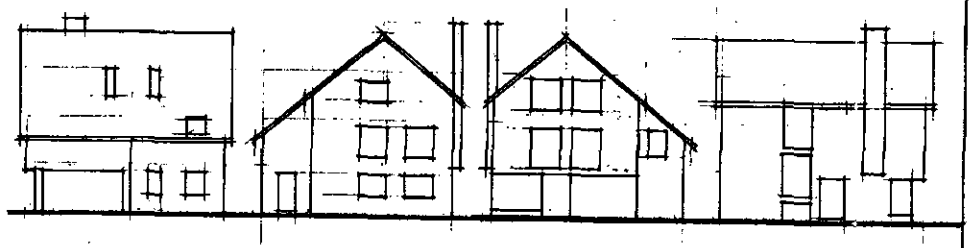
Please note that some of the houses are handed. Window locations may vary depending on aspect and detail design and to be agreed with planning authority.

External finishes: a combination of facing brickwork, white external rendering, clay tiles and slates. All windows to be white finish aluminium and double glazed

For house type floor plans see drawings BPA/gf/04 & BPA/gf/07



HOUSE 11



HOUSE 9



SOUTHWEST ELEVATION OF NASHGROVE COTTAGES. (The northeast elevation can be found on drawing no: BPA/gf/04)





NORTHWEST ELEVATION, NORTH BLOCK

SOUTHEAST ELEVATION, SOUTH BLOCK

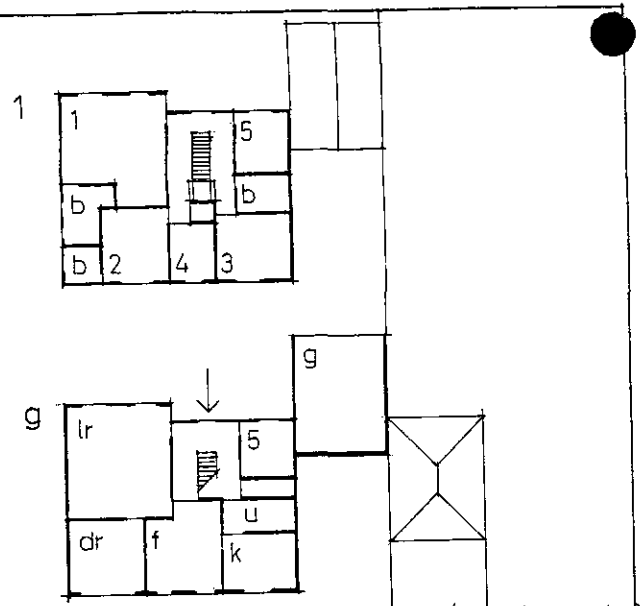
PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

HOUSE TYPES ELEVATIONS

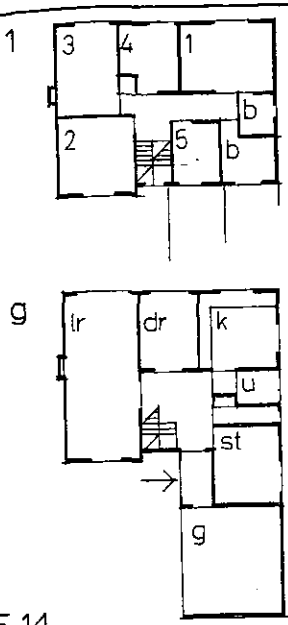
F/2000/1482

Scale	1/200
Date	May 2000
Drg No	BPA/gf/11

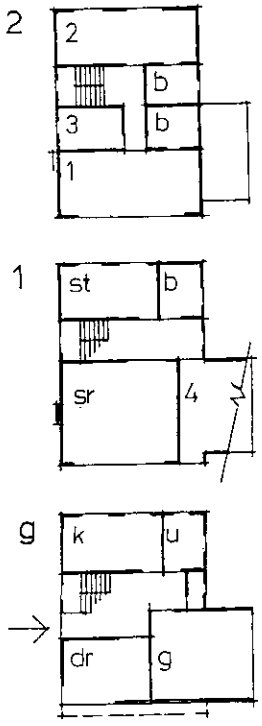
RECEIVED 18 MAY 2000



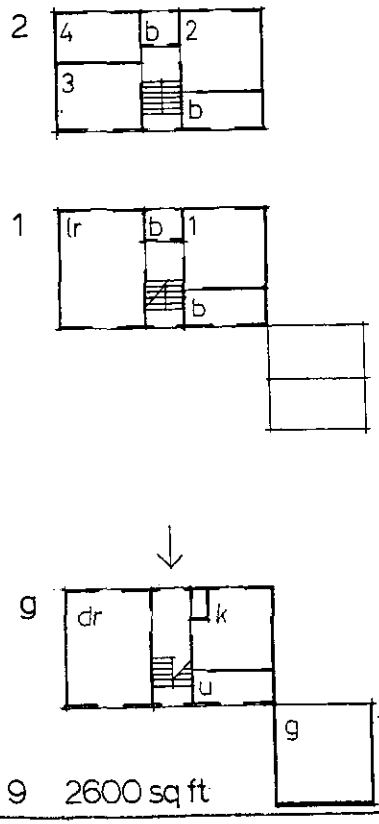
HOUSE 13 2600 sq ft (241 sq m)



HOUSE 14 2200 sq ft (204 sq m)



HOUSE 11 2600 sq ft (241 sq m)



HOUSE 9 2600 sq ft (241 sq m)

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

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ANTHONY I. GREGSON
Chartered Architect and Town Planner
MSc, Dipl Arch, Dip TP, RIBA, MRTPI

PO Box 80, 24 Copperfield Avenue, Sandhurst, Berkshire. GU47 0GZ
Tel: 0976 76044. Fax: 0976 583288

F/2000/1482

Schedule of house types:

2 storey		
1, 2, 3, 4, 5, 6, 7, 8, 14 &15:	10 x 2,200 ft sq	22,000
12 & 13:	2 x 2,600	5,200
16, 20, 21, 24 & 25:	5 x 1,350	6,750
3 storey		
10 & 11	2 x 2,600	5,200
9	1 x 2,600	2,600
17, 18, 19, 22 & 23	5 x 2,000	10.000
		51,750 ft sq

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

HOUSE TYPES FLOOR PLANS

Scale
Date March 2000
Drg No BPA/gf/07

BREWER PAYNE + ASSOCIATES
Management & Construction cost consultants

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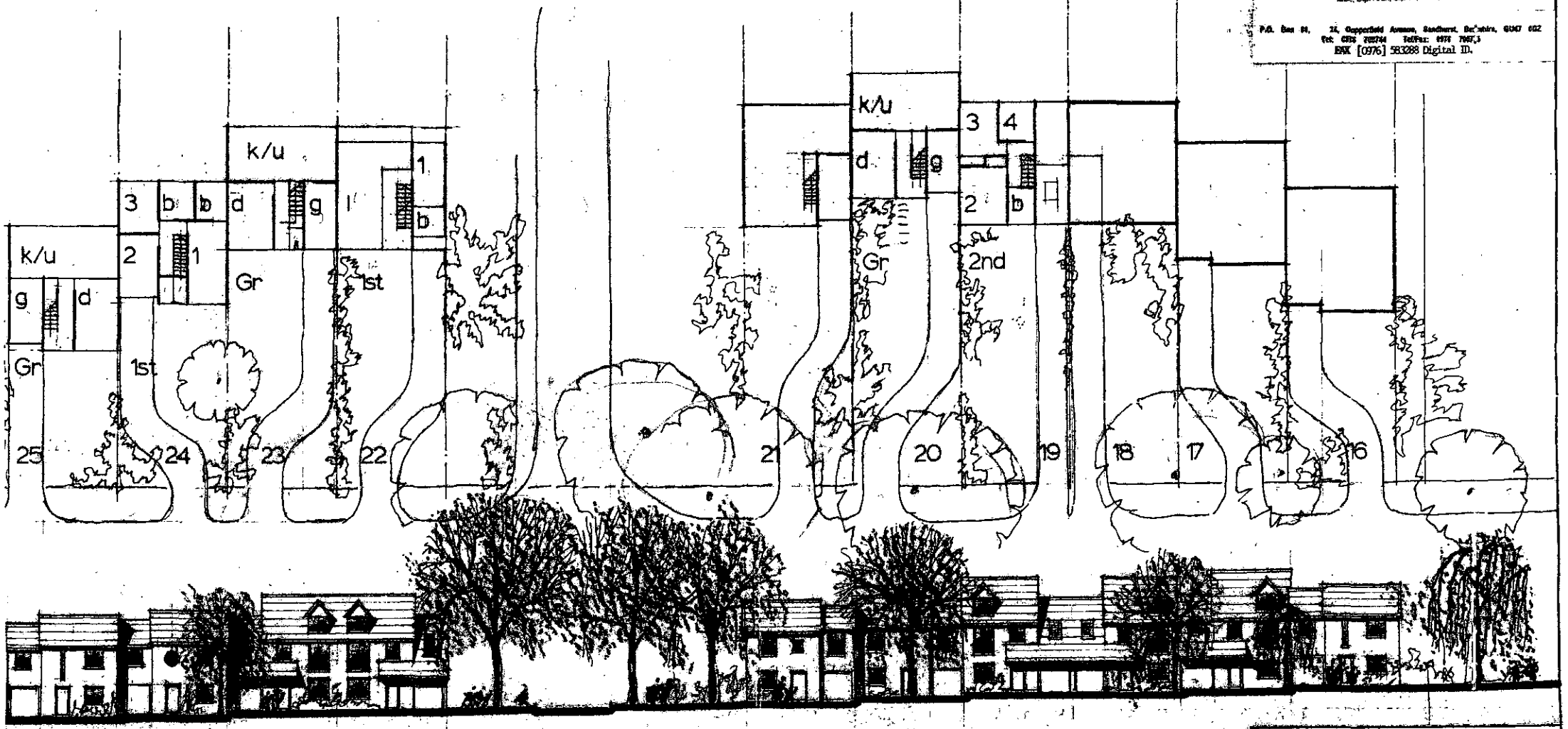
P.O. Box 88, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 [illegible] Tel/Fax: 0976 [illegible]
FAX [0976] 583288 Digital ID.



NASHGROVE LANE ELEVATION

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

NASHGROVE COTTAGES
Scheme B/C

Scale	1/200
Date	February 2000
Drg No	BPA/gf/04

F/2000 /1482

10 MAY 2000 * 1482

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants

PO Box 80, 24 Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 70044. Fax: 0976 583288

33446

BP

COPIES TO: ACK: FILE:

Mrs B Polnik
Planning Services
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM RG40 1WR

22 August 2000

Dear Mrs Polnik

APPLICATION NO: F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM.

When we met on 18 August we agreed to confirm the matters under discussion with regard to the comments from Highways. A Memorandum is enclosed formally stating our position.

On a general note we are very keen to emphasize some of the more positive aspects of our proposals many of which are contained in the documents left with you at the meeting. We carried out a traffic count for a week at the beginning of August on the number of vehicle movements by the Clients and anglers using the ponds. Closing the access road in Edneys Hill to the ponds will remove some 64 vehicle movements per day and the dangers of emerging onto the main road. (There were two bicycle movements.) Other advantages include the removal of the rather unattractive hard standing for cars in the middle of the site, making up the length of Nash Grove Lane to adopted road standard, and offering to assist in a commuted payment for off-site infrastructure.

We have identified several sites in the 'green wedge' and one in an ASLI where consent has been given. We would request you to provide us with the 'special reasons' why these developments were permitted since they would appear to be relevant to our proposals.

Should you require any further information or clarification, do not hesitate to contact us.

Yours sincerely

Brewer Payne + Associates

0118 947-3535

MEMORANDUM

To: Mrs B Polnik, Senior Planning Officer, Wokingham

From: BP+A. 22 August 2000

PLANNING APPLICATION F/2000/1482
PROPOSED RESIDENTIAL DEVELOPMENT, GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM.

Response to Memorandum from Wokingham Highways Department dated 24 July 2000.
Following our meeting on 18 August we agreed to reply to the comments made by Mr Callaghan with regard to our proposals for this site.

1. We agreed to provide a made up road, 5.5m wide with a 2.0m wide pavement, to extend from the north boundary of the site in Nash Grove Lane to a point approximately 200m to the existing paved road to the south, and which is to be adopted by the Local Authority. (It is interesting to note that this new road also benefits some 36 properties in Nash Grove Lane, 2 of which are commercial businesses.)
2. Accesses to Nash Grove Lane to conform to the Berkshire Design Guide.
3. Access to plots 1,2 & 4 to be from the internal estate road. Plot 3 to retain the existing access point to Greenfields Farm.

We trust that this meets the comments of the Highway Authority, allowing them to remove their objections to our proposals.

B P+ A

Date: 31 August 2000

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2000/1482

Location: Greenfields Farm, Edneys Hill, Wokingham.

Proposal: Proposed residential development of 25 dwellings.

Applicant: Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc).

Case Officer: Mrs B Polnik

The new plans show the following: Comments from agent in response to consultations. Letter dated 17.08.00 with appendices.

Comments are required by 10/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL ~~PLANS~~ INFO. | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1482 (Planaps) / (Ludhouse) Date Rec. 21.8.00

Location: GREENFIELDS FARM, COXLEYS HILL

Parish WOKINGHAM

Applicant: MR & MRS. HARARI

Description of attached plans Comments from agent in response to consultations

Drawing No's: letter dated 17.8.00 with appendices

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted. Covering letter plus relevant appendix

OTHERS: Andy Glencross (Dinton Pastures)
Conrad Mann (Policy and Plans)
Environment Agency

		Drawing No's	
1.	NK (Landscape & Trees)	NE + PG.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 31.08.00

Yellow - Part One Copy
Green - Officer's Copy

33308

BREWER PAYNE + ASSOCIATES

Management &
Construction
cost consultants



D
APP
CS
BCP
COPIES TO:
FILE:

With Compliments

P.O. Box 80, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 700744 Tel/Fax: 0976 700755
Digital Fax ID. 0976 583288

1482 1

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



ADDITIONAL INFORMATION

P.O. Box 80, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 700744 Tel/Fax: 0976 700755
Digital fax ID. 0976 583288

1482 1

Mrs B. Polnik
Officer,
Planning Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

Dictated: 14.08.2000

BY FAX & POST:-
(0118) 974 6484
Enclosures: By Hand.

17th August 2000

Dear Mrs Polnik,

Re: PLANNING APPLICATION REFERENCE NUMBER F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, FINCHAMPSTEAD, WOKINGHAM, BERKS.

We refer to Mr J. Mitchell's letter of 14th May last, to his further letter of 31st May and most recently to that of 17th July.

We need to record, at this date, that no substantive written reply has been given to the actual Application and the accompanying Design Statement in terms of the Policy response or an appraisal of a comprehensively researched and presented Planning Application with the full statutory fee having been paid.

The reference made by Mr Mitchell, on 31st May, to the issue of approval under Building Regulations is noted but until we have a basis upon which to conclude a final design with working drawings for type approval etc., this issue does not come before or condition the requirement of a reply under the requirements of The Town & Country Planning Act and the delivery of Customer Service within the responsibility of administering the Act at local level.

We have ofcourse taken the initiative in examining the accumulated response to (i) Public Notice (ii) Consultee memoranda and external letters and (iii) the observations of the various members of the Planning staff.

Having reviewed each of these three areas of Application response we have addressed replies under the Appendices attached and which will be brought to our meeting at Shute End, tomorrow, 18th August at 10.30 am.

/.....

Associates: GSG Payne, M.I.Ex., M.Inst.M., A.I. Gregson, M.Sc., R.I.B.A.,M.R.T.P.I., RM Howell, B.Sc., F.C.A., F.C.C.A.
Consultants: [illegible]
RAR.Taylor FRICS. MJ.Woods fHCIMA., FID.

Mrs B. Polnik - Officer

Wokingham District Council
Planning Services Department

As an introduction to the Appendices we need to make the point that no prior opportunity has been afforded us for enabling and guiding discussion of the carefully researched and drafted Design Statement which, if studied, will be found to answer many of the 'objections' and/or reservations concerning the proposed scheme.

Whilst the Deposit Draft of 1997 and the associated Policy statement of the Berkshire Structure Plan are much used by the Planning staff, it is clear that many of the enabling Policies have been set aside in an endeavour to find cause for objection.

In that specific area of the Planning staff consensus of comment and quotation, the absence of any use of enabling Policy reference is of fundamental concern in that without reasonable discussion there is an apparent absence of willingness to engage in and make acknowledgment of enabling Policy.

Our premise in putting this scheme forward on behalf of the Owners is well set out in the Design Statement and that would find support in the following extract from the Berkshire Structure Plan.

BERKSHIRE STRUCTURE PLAN 1991 - 2006
[Including alterations adopted in August 1997]

3. STRATEGY FOR BERKSHIRE.
Meeting Local Needs (3.15)
'Within the Structure Plan's overall emphasis on respecting environmental and other constraints, priority will be given to meeting Berkshire's economic and social needs.'

Upon any analysis of the whole and with respect to the need to respond to population increase, housing and jobs there is laid upon your Authority the responsibility to give effect to this fundamental imperative.

With this in mind, and we shall remain concentrated upon this point, we shall continue to put schemes forward which are in tune with PPG3., the experience we have in good design and help, in some small way, to reduce the appalling impact of multi hundred schemes promoted in true open countryside.

We look forward to an intellectually positive examination of the Greenfields Farm scheme which stands well against much of what the District Council has allowed and/or promoted in regard to Housing.

Yours Sincerely
BREWER PAYNE + ASSOCIATES

G.S.G. Payne
GSGP/mah
Enclosures:-

cc. The Owners,
Greenfields Farm

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix 2. CONSULTEE RESPONSE

Ms. Sarah Paxman, Development Planning Officer
The Environment Agency.
Letter : SP/2000/001821/001 17th July 2000

This Consultee's objection is primarily based upon the premise that the development "would have a detrimental impact on the water environment by reason of loss of open water and wetland habitat".

To answer this basis of objection we respectfully refer the officer to a basis of proper research and bases of fact.

The enclosed copy of archive Ordnance Survey of 1959 and updated in 1967 discloses some material and fundamental facts.

The area of natural wetland is, historically, beyond the boundaries of the subject site and further has been severely impacted by Consents for development by the Wokingham District Council at prior dates. The most striking example in graphic terms, is the total loss of Nashgrove Ride. Further losses have occurred beyond the boundary of the subject site when a close comparison is made between the Ordnance Survey archive material and current District Plan maps.

Greenfields Farm is not, and never has been the site of a natural water course, natural wetland and open water habitat.

The ponds at Greenfields Farm are entirely man made and of recent date. They are not connected with nor contribute to any natural water course and are served by the fact of a clay sub-strate and their position at the end of a natural fall in the ground of some 6/7 meters from North to South.

These specific details can be read very precisely from our topographical survey and tree survey, all of which is embraced within a Full Planning Application with Design Statement.

From that Design Statement it will be seen that as Public open space we have re-engineered, by drafted design at this stage, a very substantial presence of water on the site; actually almost 0.75 acre water surface area with further grass curtilage.

Our client/Owners are sufficiently concerned at the fundamental misunderstading surrounding the status of the land at Greenfields to insist upon a written withdrawal of the objection and a recognition that the Environment Agency, by whatever means, has failed to conduct adequate research into the historical nature of the site.

/.....

The matter does not necessarily conclude at that point.

The fish in the ponds are non native carp. No other species is present and it is the intention of the Owners to close down their fishing arrangements [which at all times have been informal and without contract] and to dispose of the entire fish stock by approved means.

It is plainly not incumbent upon private Owners to provide Public amenity which, as regards recreation is concerned, is the responsibility of the Local Authority through the tax system to which our client/ Owners obviously contribute as per schedule. We will suggest that it is no part of The Environment Agency's Statute brief to seek to impose what is contained in your letter.

The matter goes wider yet to the extent that it has been assumed, again erroneously, that the water courses adjacent to the site are natural. They are not. They were created by the farming community before the end of the 19th century and this fact is disclosed in Covenants to the large private estate which comprised the larger part of Finchampstead until shortly after the first World War. The further evidence of this artificial land drainage is shown on the archive Ordnace Survey plan enclosed with this reply.

Whilst you may feel that the Planning Informatives are useful to quote, we are and the Owners are fully aware of the proper arrangements for fish stock management, the control of pollution and the issues arising.

We look forward to receipt of the objection withdrawal and trust that oRdnance Survey material will assist with your own new record archive.

BPA. 17.08.2000

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix ~~2~~/3 ~~CONSULTEE RESPONSE~~ // OFFICER RESPONSE.

Conrad Moore, Senior Planning & Policy Team Officer 31.05.2000

In response to this officer's detailed memorandum we have a number of equal matters to raise and because of his level of responsibility the issues we have been bound to raise in terms of the Council's prior record in both identified sites for Housing and 'discretionary decisions' which go against all Policy are all the more cause for concern.

Firstly we draw your attention to the 'archive' Ordnance Survey Map of 1959 and as updated in 1967.

This definitive graphical information has a strong historical base of reference and shows us what the land use was at a time when very little had changed since the turn of the 19th century. An area of smallish working farms in a genuine rural environment. Modern Planning had very little influence on the shape of the use of land at that time. From 1946 this was going to change.

Politics, especially the building of new homes was central to how Planning policy was to be evolved and the Public (quite differently from today) had little knowledge of the incredibly complex array of Policies which find interpretation through the Town & Country Planning Act as we know it today.

We thus have a dilemma of bureaucratic 'good intent' (sometimes grotesquely misguided) and citizens who have slowly become aware of their seeming empowerment in matters which are to/with 'PLanning'. do

Local policies have been and continue to be directed by politics, not necessarily in a balanced way, and given to decision making apparatus which is not ultimately filled by mature professionals educated in survey, architecture and town planning but lay people whose guidance in these matters is, to an extent, directed by Planning officers but not necessarily offering proper balanced advice. We say this because it is evident that Wokingham has a notable record of what we will choose to define 'as discretionary decisions' surrounding Planning policy and Consents. We do not propose that our proposed scheme shall be assessed other than by common sense as expressed in the Berkshire Structure Plan's Strategy Statement, 3.15 which is set out in the document but also brought to the clear attention of the officer charged with the co-ordination of response to this Application.

/....

The Ordnance Survey of 1959 shows the extent to which, by comparison with the Wokingham District Council deposit Draft, housing development has been Consented over wide tracts of land which were, in 1946, still working farms and parts of large private estates.

The position of these working farms has become one of non-viable units for a range of reasons but perhaps most powerfully through EEC Common Agricultural Policy and the simultaneous expansion of service industry surrounding many towns in the U.K., including Wokingham.

Wokingham is not and has not been the little market town of 'dreamy' England for several decades and the Berkshire Structure Plan (almost in self destruct of the County through the formation of Unitary Authorities) is absolute proof that we are in a different age and Planning cannot turn back the clock. What Planning can do is see the historical evidence of land use, protect what is truly valuable and get on with what is common sense where it protects true open countryside which any man in the street would recognise.

Greenfields Farm has been overtaken by economic events since 1946 and so has its neighbours. The land is not rural, it is a pastiche of derelict land, unworked farmland given to motor breakers' yards, back development, quirky little self employed businesses in what once was farm, then sporadic residential. The Green Wedge spoken of in such vigorously protective terms as to thus object to decently designed housing, much in tune with PPG3, is largely arrant nonsense which can be exposed by photo survey from 1991 to current date.

Will this officer please explain the decision procedure leading to an identified site at PS1 and the totally outrageous building of effectively equal size large houses at PS4 in an Area of Outstanding Landscape Interest.

What involvement did this officer have in the Consent leading to the construction of 'Blackwater View'; another gross intrusion into an ASLI.

This then is a general notion and indeed specific statement of historical record in the District so it is clear that we are not about to accept the general and policy identified bases for objection by this officer where there are also Policy 'discretions' which could be wisely used, by way of Consent, to make a real contribution to diminishing the damaging multi hundred developments in true open countryside. That serious duty lays with the more senior officers in the Planning Service across the Country and working with professionals in survey, architecture and planning in enablement of proposals, as distinct from entirely negative non engagement which characterises this officer's total response (fundamentally flawed in several parts which we will illustrate as appropriate) is what is required of Planning, worthy of that name.

/.....

We are fully familiar with the various Policies which are used in this memorandum and the obviously misunderstood nature of the land upon which Greenfields Farm is located and that surrounding it.

The land is not the subject of natural water courses: they are drains dug by the farming community of over a century ago and now contained in a more controlled way by the intervention of the NRA. The drains in the greater area of Finchampstead have also been channelled and directed where new housing has arisen. The extraordinary notion that 'the land is waterlogged' ; hence the stream and ponds shows just how poorly briefed this officer is.

The water course to the southern boundary is a man made drain directed by the historical farming community. It is not natural as any decent appreciation of survey levels will disclose. If the water were to follow a natural course, to the south of the subject site boundary, it would centre upon what is actually a water meadow. The ponds, which this officer associates with the man made water course, are also man made since 1974 and contain water due to the clay nature of soil sub-strate and the natural fall of the land. In dry Summer conditions it has been necessary, from time to time, to top-up the ponds in connection with the private fishing arrangements of the Owners.

The wildlife issue on this site is not an issue in any meaningful way. The ponds are stocked with non-native carp. These fish consume both artificial feeding, insects and larvae attracted by the ponds and do not support water fowl as a breeding ground due to the artificial basis of the ponds and the constant disturbance by human movements and several pet dogs.

The Owners could justly conclude the fishing arrangements, under the appropriate arrangements for handling fish stock and drain the ponds to restore the historical position of 1959. It is their intention to do so and no objections have been made through the Public Notice procedure or any other.

The claim that housing quotas have been met is not true as confirmed by an officer of the Authority, namely Mr R. Ford and the present review of the status of the present Adopted Draft is evidence that there is need of the Berkshire Structure Plans' statement that the 'windfall site' provision is going to be critical to meeting the County's needs to 2006 is unarguable.

Highways is a matter raised in this officer's memorandum. The fact is that the effect of closing the fishing amenity and the completion of the proposed scheme (based up-on 8 number vehicle movements per dwelling per day) would result in a 48% reduction in vehicle movemements to the subject site. Precision is required in these matters, not loose opinions.

/.....



Appendix 2/3 Cont/.....

The concluding remarks of this officer's memorandum deploy reference to PPG6 as a measure of the site's 'Remoteness'. Will the officer please refer to the Design Statement and take the precisely survey measured distances of the subject site to main centres, e.g. Wokingham Rail Station and bus routes. Nine Mile Ride, Barkham Ride and Nashgrove Lane's southern end are at greater distances from these main termini. If you are are to engage in matters of objection it would be helpful, in the absolute sense of that word , to study (survey), infrastructure disclosed by survey, design statement in its full detailed information and deal in the business of intellectual discussion and enablement.

Perhaps some counter proposals, backed up by research, survey and assessment of present poor use of land could come forward from the Policy and Planning Department now that this land is identified as being capable of improvement and that word also in its fullest sense.

BPA. 17.08.2000

1482

PROPOSED RESIDENTIAL DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS

Meeting at Shute End, Wokingham, 18 August 2000.

AGENDA

1. Status of planning application. Planning officer.
2. Highways & traffic.
3. Objections received:

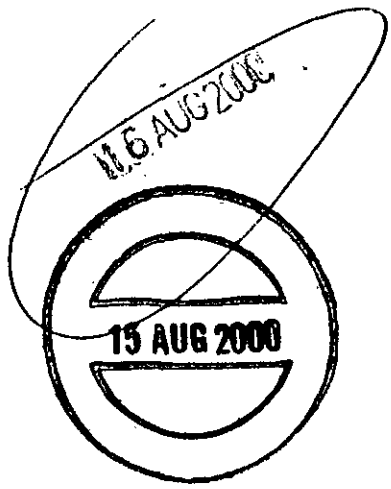
   Highways.
   Road surfaces/unmade-up roads
   Adopted roads
   Traffic generation
   Transport links
   Highway safety
   Cycle route
   Street lighting

   Green wedge
   Policy
   Setting precedent

   Environment
   Loss of semi rural habitat
   Loss of angling facility and ponds
   Loss of wetlands

4. Future action:
   Date of application to Committee
   Application recommended for consent/refusal
   Negotiate with local authority
   Appeal situation/parallel application/take deemed refusal

BP+A August 2000



PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix ~~2~~3 ~~CONSULTEE RESPONSE~~ // OFFICER RESPONSE.

Andy Glencross, Ecology officer 23.06.2000

This officer's memorandum to Mrs B. Polnik says, most briefly, that the site is unexceptional and that no ecological reasons would stand in the way of the proposed development.

Since we are the proposers we naturally find this opinion encouraging.

The observation concerning the heavy fish stock is worth note since the ponds are indeed stocked with non native carp and these fish do take surface insects, larvae and make these man made ponds quite unnatural in terms of what may exist in a naturally occurring water course or basin where the wildlife is not disturbed.

His further observations made to Ms. Heather Morgan that, and we quote, "the site appears to be a private garden" is in fact more or less exactly what Greenfields Farm constitutes for its Owners who occupy the house as a family.

BPA. 17.08.2000

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix ~~2~~/3 ~~CONSULTEE RESPONSE~~ // OFFICER RESPONSE

Clerk to Wokingham Town Council. 15.06.2000

This response in its first point does not stand examination when set against PS1 in Nashgrove Lane, Redlands Close in Evendons Lane and certain other consented developments which are numerous. One further which may justifiably be mentioned is the Consent for a hotel on the Sandmartins Golf Course.

In regard to roads the reference to PS1 remains relevant as does Redlands Close but again this Consultee has failed to read the Design Statement in its Section 14 of the proposal nor, importantly is this Consultee (to the best of our knowledge) in possession of any valid traffic census.

Nashgrove Lane is a proposed cycle route. This endorses our point which is that the road is at the present time, unsafe. Our scheme proposals would seek to rectify this when considering the number of frontagers and back development vehicle ownership private homes and motor related businesses. Fishing attendance vehicles go.

Reference to the habitat of the ponds is answered by the Design Statement.

As an amenity it will remain as a central and highly attractive landscaped POS. The water feature (entirely man made in the first instance) will remain. See again Design Statement.

This Consultee should also read the Berkshire Structure Plan and the Deposit Draft 1997 under Policy WCC4.

BPA. 17.08.2000

1482

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix ~~2~~/3 ~~CONSULTEE RESPONSE~~ // OFFICER RESPONSE

Patricia Green, Landscape Consultant 29.06.2000

This objection is totally without Policy reference or any indication of knowledge of the prior history and relies on a notion of Wokingham which is not real.

We would ask this Consultee to read the Design Statement, consider yet again PS1 but far more importantly the fact of PS4 (an outrageous intrusion into an ASLI) and further yet 'Blackwater View' which can also be regarded as an outrageous intrusion into an ASLI., and the Blackwater Valley Amenity status of the land in which this latter development is sited.

We say to this Consultee also that WCC4 provides for the prior Policy of Transitional Land - Area of Sporadic Development. This is a real statement of the land area which is already no longer rural. It is a pretence which any photo survey will instantly expose. We have conducted such a survey with a retrospective view to 1991.

The landscape of which she speaks is largely redundant farm land which has been overtaken by massive changes in the social pattern and economic pattern in England Wales. Much of the 'semi-natural' land of which she speaks is bordering upon derelict.

Please see Berkshire Structure Plan STRATEGY, Section 3.15.

BPA. 17.08.2000

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F2000/1482

Appendix ~~2~~/3 ~~CONSULTEE RESPONSE~~ // OFFICER RESPONSE

Neil Etherington, Senior Arboricultural Officer 23.05.2000

Whilst the simple statement given in hand that the subject site is 'green gap designation & countryside' - actually a technically incorrect designation if considering the Deposit Draft 1997, does not provide for any overriding consideration as an objection.

May we please ask this officer to examine the topographical and tree survey which is incorporated into this Application and deal with the issue of trees. We have gone to thorough survey and identification in respect of trees on site and trees at site boundary.

The mature screen of principally broadleaf types needs to be considered against the site layout, the topographical features of the site and the 'softening' which existing and projected further planting would provide.

This officer's memorandum is substantially late and we are concerned, yet again that no serious appraisal of this site and the scheme has been made.

BPA. 17.08.2000

PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM, BERKS.
REFERENCE NUMBER F/2000/1482

Appendix 1. PUBLIC NOTICE // RESPONSE

It is noted that the total numbers of written responses to the Posting of Public Notice is five only.

Of these five respondents two Parties are writing from addresses which are in excess of a quarter of a mile from the subject site, one is writing from in excess of half a mile of the site and yet a further one is writing from half a mile, namely Ms. T. Marinos [this latter respondent is noted to be a Councillor for the Evendons Parish] and finally a Mr P.D.J. Beattie is writing from Nashgrove Lane but not at a location facing the proposed development.

We find it most significant that neither the residents of Ten Acre Farm, Randalls Farm and 'Lane End' bungalow [only these three residences are in effective boundary contact with the subject site] has written in objection, or at all. We assume Notices served direct.

None of the large number who have visited the subject site for the purpose of recreational fishing has written in objection to the scheme. N.B. There are no contracts for any use of fishing at site.

In the context of a proposed housing scheme of 25 number units the objections are effectively NIL which, by comparison with other development schemes is remarkable in the absence of any statistically relevant number for Public 'objections' to be given any weight in considering this Application.

If we consider any one of the respondents, in this case Mr Beattie, it would be helpful to him to read the Design Statement since he falls to the unfortunate assumptions of not having solid research. We believe he should be invited to read it.

We also believe that in company with the other 'objectors' they should all be invited to examine the Adopted Deposit Draft 1997 and consider the Council's procedures in connection with development PS1 Nashgrove Lane.

Mrs S. Davis makes a point regarding road safety. She too should be given the opportunity to read specifically Section 14 of the Design Statement.

BPA. 17.08.2000

Place Names Advisory Committee (PNAC)

■ Department of Manuscripts, University College of North Wales, Bangor, LL57 2DG.
☎ 01248 351151

E Set up in 1974 by administrative decision of the Secretary of State for Wales, who appoints the Committee's members.

R To advise the Secretary of State for Wales on the correct form of place names in common use in Wales for use on road & traffic signs.

Planning Appeals Commission (Northern Ireland) (PAC)

■ 87-91 Great Victoria Street, Belfast, BT2 7AG.
☎ 01232 244710
Secretary: M Hempton

E Set up on 1 October 1973, under Article 88 of the Planning (Northern Ireland) Order 1972 and continued in Article 110 of the Planning (Northern Ireland) Order 1991.
The Commission consists at present of 9 full-time members (including the Chief Commissioner) & 5 part-time members; appointments to the Commission are made by the Secretary of State for Northern Ireland.

R The Commission's functions are specified in the planning legislation, and consist of:-
1. the hearing & determination of appeals against decisions on planning applications and allied matters relating to the control of advertisements, the preservation of listed buildings & specified trees and the provision of 'certificates of alternative development value' - under Article 15 of the Land Compensation (NI) Order 1982 - which are used in relation to the assessment of compensation for the compulsory purchase of land
2. the holding of inquiries & hearings on certain planning applications (under Article 31 of the Planning (NI) Order 1991), objections or representations relating to development plans, development schemes, proposed vesting orders, the proposed revocation or modification of permissions or consents & other matters
3. the hearing & determination of appeals against the refusal of any consent, agreement or approval required by a condition imposed on a grant of planning permission, and
4. the hearing & determination of enforcement appeals - including those relating to listed buildings & protected trees - and the determination of associated deemed applications.

Additionally, it has appellate functions under the Private Streets (NI) Order 1980 and the Planning & Boundary Regulations (Amendment) (NI) Order 1990 - and may also hear & report on determinations that an environmental statement is required under the Planning (Assessment of Environmental Effects) Regulations (NI) 1989.

¶ Chief Commissioner's Annual Report.
Framework Statement - irregular.
Statistical Brief & Commentary - irregular.
Planning Appeals: A guide to procedure - irregular.
Enforcement Notice Appeals: A guide to procedure - irregular.
(All publications are free and available from the PAC).

The Planning Inspectorate

■ Tollgate House, Houlton Street, Bristol, BS2 9DJ.
☎ 0117-987 1000; 8927 **Fax** 0117-987 8408; 8769
Chief Executive & Chief Planning Inspector: Chris Shepley, BA, DipTP, PPRTPI

E Originally established in 1909, the Planning Inspectorate became an Executive Agency of the Department of the Environment (now Environment, Transport & the Regions) and the Welsh Office on 1 April 1992.

R To administer appeals against the decisions of local authorities on planning applications.

The Planning Service

■ Clarence Court, 10-18 Adelaide Street, Belfast, BT2 8GB.
☎ 01232 540540 **Fax** 01232 540665
Chief Executive: T W Stewart

E Originally known as the Town & Country Planning Service, the Planning Service was established on 1 April 1996 as an Executive Agency of the Department of the Environment for Northern Ireland; the Service derives its authority from the Planning (Northern Ireland) Order 1991.
The Service's Management Board comprises its chief executive, the director of corporate services & the director of professional services.

R The Agency's aim is to plan & manage development in ways which will contribute to a quality environment and seek to meet the economic & social aspirations of present & future generations.
In pursuit of this aim the Agency's strategic objectives are defined in 3 distinct areas:
1. Customer Service Objectives:
- to provide high quality professional planning decisions, development plans and policy guidance
- to pursue continuous improvement in the delivery of services having regard to the effective use of available resources and Government's fairness & equality policies
- to secure an improvement in the quality of services available to customers in line with the principles of the Citizen's Charter and the Agency's Charter Standards Statement, and
- to provide an accurate and speedy information service to the conveyancing community.

English Tourist Board (ETB)

■ Thames Tower, Black's Road, Hammersmith, London, W6 9EL.
☎ 0181-846 9000 **Fax** 0181-563 0302 http://www.visitbritain.com

Chairman: David Quarmby Chief Executive: Tim Bartlett Secretary to the Board: Sue Garland

E Established in 1969 under the Development of Tourism Act 1969.
The Act provides that the Board shall consist of a chairman & not more than 6 other members, who are appointed by the Secretary of State for Culture, Media & Sport.

R 1. to advise the Government & public bodies on tourism matters which affect England
2. to encourage the provision and improvement of tourist facilities & amenities in England, and
3. to promote England as a destination to UK residents.

¶ Annual Report; £15.00 (ETB).
(Other publications available).

✍ See **English Regional Tourist Boards** for further information.

Enterprise Ulster (EU)

■ The Close, Ravenhill Reach, Belfast, BT6 8RB.
☎ 01232 736400 **Fax** 01232 736404 **Email** xcp06@dial.pipex.com http://.www.enterpriseulster.co.uk

Chairman: J L O'Hagan, OBE Chief Executive: J H Eagleson, MIHT, BSc

E Set up on 1 April 1973 as a statutory corporation under provisions of the Enterprise Ulster (Northern Ireland) Order 1973, SI 1973/1228 (NI 16).
The Board of Enterprise Ulster consists of a chairman & not less than 7 nor more than 11 other members who are appointed by the Central Appointments Unit; there are 7 members at present.

R To create or provide training for employment in Northern Ireland.
Enterprise Ulster may do any work which it considers to be of environmental, amenity, cultural, community or social value.

• To provide training for those unemployed longer than 3 months (in particular those in the 18-25 year old age range), so as to expand their future prospects of obtaining work in those spheres to which they are best suited.

¶ Annual Report.

The Environment Agency

■ Rio House, Waterside Drive, Aztec Way, Almondsbury, Bristol, BS12 4UD.
☎ 01454 624400 **Fax** 01454 624409 http://www.environment-agency.gov.uk

■ London Office: Steel House, Tothill Street, London, SW1H 9NF.
☎ 0171-664 6796 **Fax** 0171-664 6797

Chairman: The Lord De Ramsey, DL, FRAgS Chief Executive: Ed Gallagher, BE, CEng, FIEE, FCIWEM, FRSA

Established on 1 April 1996 under the Environment Act 1995 as an Executive Agency of the Department of the Environment, Transport & the Regions.
The Environment Agency now combines the duties carried out by the former National Rivers Authority (NRA), Her Majesty's Inspectorate of Pollution (HMIP), the 80+ Waste Regulation Authorities (WRAs) of county councils, and some technical units from the Department of the Environment.
The Environment Act 1995 stipulates that the Board shall consist of a chairman and not less than 8 & not more than 15 members; there are currently 14 Board members (including the chairman) who are appointed as follows: 3 by the Ministry of Agriculture, Fisheries & Food, 1 by the Secretary of State for Wales, and the others by the Secretary of State for the Environment, Transport & the Regions.

R The Agency is responsible (in England & Wales) for pollution prevention and control, and for the management & use of water resources - including flood defence, fisheries and navigation.

S England & Wales.

• The Agency also has an office in London and 8 regional offices which are mainly concerned with operational activities.

| Annual Report & Accounts; free (The Agency).
Annual Corporate Plan; free (The Agency).

Environment Council

■ 21 Elizabeth Street, London, SW1W 9RP.
☎ 0171-824 8411 **Fax** 0171-730 9941

Chairman: Malcolm Aickin Chief Executive: Stephen J Robinson, MSc, BSc, DipFisheriesMgt

E Originally set up on 25 November 1969 as the Committee for Environmental Conservation, following the 'Countryside in 1970' conferences; in 1979 it became known as the Council for Environment Conservation (CoEnCo), and in November 1988 it assumed its present name.
Membership of the Council is open to national & regional organisations and individuals concerned with the environment; there are at present 270 full members, about 1,600 associates & friends, 550 supporters of the Business & Environment Programme, and 1,200 supporters of the Council's Conservers at Work programme.

0976+ 583288

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



P.O. Box 80, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 700744 Tel/Fax: 0976 700766
Digital fax ID: 0976 583288

Mrs B. Polnik
Officer,
Planning Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

Dictated: 14.08.2000

BY FAX & POST:-
(0118) 974 6484
Enclosures: By Hand.

17th August 2000

Dear Mrs Polnik,

Re: PLANNING APPLICATION REFERENCE NUMBER F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, FINCHAMPSTEAD, WOKINGHAM, BERKS.

We refer to Mr J. Mitchell's letter of 14th May last, to his further letter of 31st May and most recently to that of 17th July.

We need to record, at this date, that no substantive written reply has been given to the actual Application and the accompanying Design Statement in terms of the Policy response or an appraisal of a comprehensively researched and presented Planning Application with the full statutory fee having been paid.

The reference made by Mr Mitchell, on 31st May, to the issue of approval under Building Regulations is noted but until we have a basis upon which to conclude a final design with working drawings for type approval etc., this issue does not come before or condition the requirement of a reply under the requirements of The Town & Country Planning Act and the delivery of Customer Service within the responsibility of administering the Act at local level.

We have ofcourse taken the initiative in examining the accumulated response to (i) Public Notice (ii) Consultee memoranda and external letters and (iii) the observations of the various members of the Planning staff.

Having reviewed each of these three areas of Application response we have addressed replies under the Appendices attached and which will be brought to our meeting at Shute End, tomorrow, 18th August at 10.30 am.

/.....

Associates. dsd Payne, M.I.Ex. M.Inst.M. A.I. Gregson, M.Sc., R.I.B.A., M.R.T.P.I., RM Howell, B.Sc., P.C.A., F.C.C.A.
Consultants: [redacted]
RAR.Taylor FRICS. MJ.Woods FHCIMA., FID.

0976+ 583288

/2

Mrs B. Polnik - Officer Wokingham District Council
Planning Services Department

As an introduction to the Appendices we need to make the point that no prior opportunity has been afforded us for enabling and guiding discussion of the carefully researched and drafted Design Statement which, if studied, will be found to answer many of the 'objections' and/or reservations concerning the proposed scheme.

Whilst the Deposit Draft of 1997 and the associated Policy statement of the Berkshire Structure Plan are much used by the Planning staff, it is clear that many of the enabling Policies have been set aside in an endeavour to find cause for objection.

In that specific area of the Planning staff consensus of comment and quotation, the absence of any use of enabling Policy reference is of fundamental concern in that without reasonable discussion there is an apparent absence of willingness to engage in and make acknowledgment of enabling Policy.

Our premise in putting this scheme forward on behalf of the Owners is well set out in the Design Statement and that would find support in the following extract from the Berkshire Structure Plan.

BERKSHIRE STRUCTURE PLAN 1991 - 2006
[Including alterations adopted in August 1997]

3. STRATEGY FOR BERKSHIRE.
Meeting Local Needs (3.15)

'Within the Structure Plan's overall emphasis on respecting environmental and other constraints, priority will be given to meeting Berkshire's economic and social needs.'

Upon any analysis of the whole and with respect to the need to respond to population increase, housing and jobs there is laid upon your Authority the responsibility to give effect to this fundamental imperative.

With this in mind, and we shall remain concentrated upon this point, we shall continue to put schemes forward which are in tune with PPG3., the experience we have in good design and help, in some small way, to reduce the appalling impact of multi hundred schemes promoted in true open countryside.

We look forward to an intellectually positive examination of the Greenfields Farm scheme which stands well against much of what the District Council has allowed and/or promoted in regard to Housing.

Yours Sincerely,
[redacted] + ASSOCIATES

G.S.G. Payne

GSGP/mah
Enclosures:-

cc. The Owners,
Greenfields Farm

3/55?

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 July 2000
My ref. JM/SB/F/2000/1482
Your ref. GSGP/AIG/mah

Brewer Payne & Associates
PO Box 80
24 Copperfield Avenue
SANDHURST
Berkshire
GU47 0GZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Payne

PLANNING APPLICATION F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter of 3 July.

The application is quite complex and remains under consideration.

So far as the third party who attended the site is concerned I understand this was an officer of the Environment Agency. You will appreciate that this Council cannot be responsible for the actions of those it consults over other planning applications.

No doubt we will be in touch with you should we require further information regarding this planning application.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6464
Email. John.Mitchell@wokingham.gov.uk
Date 10 July 2000
My ref. JM/SB/F/2000/1482
Your ref. GSGP/AIG/mah

31553

Brewer Payne & Associates
PO Box 80
24 Copperfield Avenue
SANDHURST
Berkshire
GU47 0GZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Payne

PLANNING APPLICATION F/2000/1482
GREENFIELDS FARM, EDNEYS HILL, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter of 3 July received in this office today.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



PLANNING SERVICES
POST
DC
APP
CS 3/553
10 JUL 2000
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ACK: 10/7/00 SB
FILE:

P.O. Box 80, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 700744 Tel: 0976 700755
< Digital fax ID. 0976 583288 >
< MOBILE TELEPHONE 07833 314181 >

REPLY REQUIRED 24/7

J. Mitchell Esq.,
Development Control Manager,
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Your Ref: Mrs B. Polnik
F/2000/1482

3rd July 2000

Re: PLANNING APPLICATION // GREENFIELDS FARM, EDNEYS HILL
FINCHAMPSTEAD, WOKINGHAM, BERKS.

With respect to the above Application this is to confirm that the Statutory period of Public Notices was completed as from Saturday 27th May at Edneys Hill and from Friday 2nd June at Nashgrove Lane.

Please note that the Postal address of this property is correctly given as Edneys Hill but the property Deeds demonstrate a second right of access from Nashgrove Lane and our land survey shows this as does the Design Statement which is part of the total package of Application papers.

We took particular attention in this case since we called for a second Notice to be produced to ensure absolute compliance with the Statutory Notice requirements.

Given the present date we would have assumed some response from the case officer.

Can you confirm or otherwise advise why an unidentified person attended the site (as we are informed by the Owners) to conduct some 'environmental research'. Attendance should be with appropriate notice since we would wish to know of any Third Party presence on the site regardless of being a proper Consultee or otherwise.

With thanks.

Yours Sincerely
BREWER PAYNE + ASSOCIATES

GSG. Payne

GSGP/AIG/mah

Associates: GSG Payne, M.I.Ex., M.Inst.M., A.I. Gregson, M.Sc., R.I.B.A.,M.R.T.P.I., RM Howell, B.Sc., F.C.A., F.C.C.A.
Consultants: MJ Higgs, F.R.I.C.S., JRG Pringle, B.A. (Hons.), D.M.S., M.B.I.M.
RAR.Taylor FRICS. MJ.Woods FHCIMA., FID.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1482

To: Basia Polnik, Senior Planning Officer

Your Ref: F/2000/1482

Date: 24h July 2000

PLANNING APPLICATION F/2000/1482
PROPOSED RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS
GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM

I am concerned that the proposal could increase the amount of traffic using Edneys Hill which is unsuitable in width and alignment, and also Nashgrove Lane which is substandard in terms of construction to accommodate the additional traffic generated by the development. Furthermore, the proposed layout plan shows plots 1-4 accessed via Edneys Hill which is also unacceptable.

Therefore the following additional information is required:-

1. Details of the proposed making up of Nash Grove Lane (including footways etc) together with appropriate traffic management measures to restrict potential rat running.

2. Amended plans showing the internal layout of the access fully in accordance with the standards contained within the Berkshire Design Guide, including adequate visibility splays.

3. Configuration of plots 1-4 amended so that access is provided via the internal estate road.

It may be beneficial to arrange a meeting with the applicants to discuss these points in detail.

I can confirm that if the applicant is unwilling to provide this additional information the Highway Authority will recommend the application be refused on grounds of highway safety.

Many thanks

Tom Callaghan

Spoke to Mr Gregson 26/7. and informed of above

See part 1 plans *

To:
Public Rights Of Way Officer
F A O Graham Barnwell

From: Mrs B Polnik

Date: 23 May 2000

Application Number: F/2000/1482

Proposal: Proposed residential development of 25 dwellings..

Site Address:
Greenfields Farm, Edneys Hill, , Wokingham.

Applicant:
Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc).

Your observations are required in respect of this application within **7 days** of the above date.

No objection from Planning application

TR 24/7/00.

Our ref: SP\2000\001821\001
Your ref: F/2000/1482

Date: 17th July 2000

ENVIRONMENT AGENCY

PL 32037
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Sir/Madam

25 X DWELLINGS - GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM

Thank you for your letter dated 23 May 2000 which was received on 30 May 2000. You are asked to quote the following reference in any correspondence: **SU76NE/10/3**. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development would have a detrimental impact on the water environment by reason of the loss of open water and wetland habitat.

REASON: There is an inadequate buffer zone between the proposed development and the adjacent watercourse which will adversely affect the character of the watercourse and the value of the corridor which provides undisturbed refuges for wildlife.

If, notwithstanding the above advice, your Council are minded to grant planning permission for the above proposal, the Agency will forward conditions to be imposed on any planning permission granted in order to mitigate the damaging effect on the environment. **It is therefore imperative that you inform the Environment Agency of your recommendation before a determination is made.**

Conservation: Contact Liz Baldwin on 01276 45 4430

Ponds and lakes are important wildlife habitats which support a wide variety of wetland plants and animals including rare and endangered species. Britain has lost many of its wetland areas through land drainage, river channelisation and in-filling. The Environment Agency seeks to protect and enhance such habitats and therefore requests that the existing lakes form a feature of the development, should further proposals be submitted. This would include the establishment of a minimum 6 metre buffer zone around the edge of the pond and the watercourse, to be maintained for wildlife. The Agency would ask to be consulted on any details related to the provision of a buffer zone around the existing pond.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

The proposed development should not be within a minimum of 6 metres from the water course or any waterbody.

Buffer zones to watercourses and waterbodies are required for the following purposes:
(i) to allow the watercourse/waterbody to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses/waterbodies by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

The buffer zones should be undisturbed and maintained for wildlife. They should not include any built development including hardstanding or formal/ornamental garden. Domestic gardens should not be incorporated into the buffer zone to the pond/lake, in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.

Any landscaping within the buffer zone should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region. The Environment Agency asks to be consulted on any planting details.

Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats. Appropriate management of wildlife of the lakes and surrounding habitat should be undertaken.

Fisheries:

The loss of the fishery will represent a significant loss of angling amenity in this locality. At present the fishery is a very popular day-ticket venue with both local anglers and with anglers as far a field as outer London and the other Home Counties. The provision of an angling amenity should therefore be included in any proposals for the benefit of the local community. A fisheries management plan should be undertaken to demonstrate a commitment from the developer to maintain such an amenity.

In the event of the proposed development proceeding, the Environment Agency should be notified at least fourteen days prior to works commencing in order that a fish rescue or water

Cont/d..

quality monitoring can be undertaken. As much notice as possible should be given to ensure staff are available. If the developer hires the services of a fish removal contractor, the contractor will require byelaw consent to use a net, electro-fishing equipment, etc. to remove the fish. If the fish are to be stocked elsewhere into another water, s.30 consent will be required for each introduction.

PLANNING INFORMATIVES

Under the Salmon and Freshwater Fisheries Act 1975 it is an offence to take material from any water, wilfully disturb any spawn or spawning fish, or any bed, bank or shallow on which any spawn or spawning fish may be.

Under the terms of the Salmon and Freshwater Fisheries Act 1975, it is an offence to cause or knowingly to permit to flow, or put, into any waters containing fish, any liquid or solid matter to such an extent as to cause the water to be poisonous or injurious to fish or the spawning grounds, spawn or food of fish. *Contact Jason Ruck on 01276 454431 for further details.*

Under the terms of the Salmon and Freshwater Fisheries Act 1975 it is an offence to disturb spawning fish or their habitats. *Contact Jason Ruck on 01276 454431 for further details.*

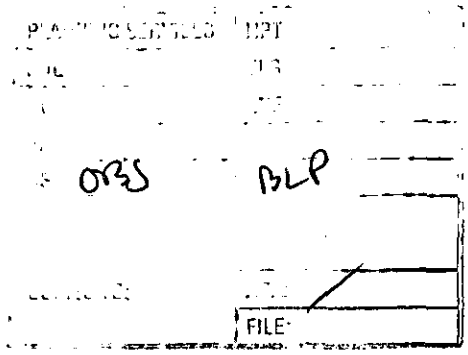
A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Planmanor Ltd, PO Box 80, 24 Copperfield Avenue, Sandhurst, GU47 0GZ



8th June 2000

Mr & Mrs Allen
The Lodge
Evendons Lane
Wokingham
Berkshire
RG41 4DU

Mrs P B Polnik
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Application Number F/2000/1482

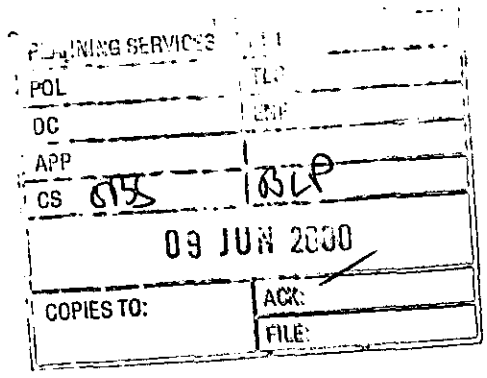
Dear Mrs Polnik

We are writing to you to **strongly** object to the above planning application for 25 dwellings at Greenland Farm, As I am sure you are aware Evendons Lane and Edneys hill remain one of the few semi rural areas left in Wokingham, approval of this application has far reaching consequences, if approval is gained then you set a precedence for the rest of Evendons Lane/Edneys Hill to be built up on, as there is considerable land in this area which will be "ripe" for other developments to follow.

Yours Sincerely

J. Allen

Mr & Mrs Allen



8th June 2000

Mr & Mrs F. J. Gallagher
49 Evendons Lane
Wokingham
Berkshire
RG41 4DU

Mrs P B Polnik
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Application Number F/2000/1482

Dear Mrs Polnik

We are writing to you to **strongly** object to the above planning application for 25 dwellings at Greenland Farm, As I am sure you are aware Evendons Lane and Edneys hill remain one of the few semi rural areas left in Wokingham, approval of this application has far reaching consequences, if approval is gained then you set a precedence for the rest of Evendons Lane/Edneys Hill to be built up on, as there is considerable land in this area which will be "ripe" for other developments to follow.

Yours Sincerely

Mr & Mrs F J Gallagher

10 Wildcroft Drive
Wokingham
Berkshire
RG40 3HY

5th June 2000

Dear Mrs. Polnik

Re; application F/2000/1482

I would like to register my objections to this plan for a proposed development of 25 houses at Greenfields farm, Edneys Hill on the following grounds:

1. The proposed development due to its size is entirely inappropriate in a location which at present is semi rural in character.

2. The road at Edneys Hill could not cope with the increase in vehicular movements which such a development would involve.

3. The junction of the road between Nashgrove Lane and Edneys Hill is very congested at peak hours with current traffic using Edneys Hill as a shortcut to the Barkham Road.

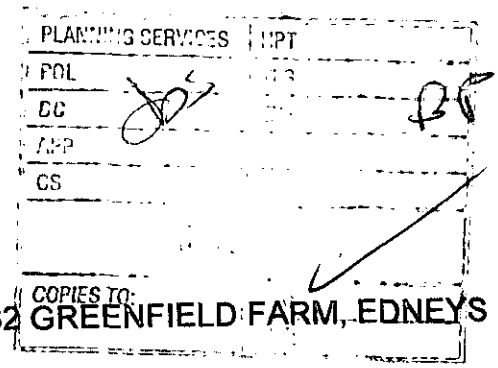
4. The area where the proposed development is intended is in an area clearly marked as a separation of settlements.

I would be grateful if I could be kept informed on the progress of this application.

Yours sincerely

Tina Marinos.

1 Holmewood Close
Wokingham
Berkshire
RG41 4AS



Application Number: F/2000/1482 GREENFIELD FARM, EDNEYS HILL, WOKINGHAM.

To Whom It May Concern:

This letter is to object in the strongest terms about the proposed development of 25 houses at the above site.
Edneys Hill Lane, which becomes Evendons Lane at the junction of Blagrove Lane, is a road that is currently unsuitable for the amount of traffic that uses it. The edges of the road are unmade, at places falling away to soft verges, and is only just wide enough for two cars to pass each other. The same is true of both Blagrove Lane, and Nashgrove Lane, which serve Edneys Hill Lane.

The proposed development is likely to introduce at least another 25, but nearer to 50, cars using Edneys Hill Lane and the surrounding roads, namely Blagrove Lane, Evendons Lane and Nashgrove Lane. With the roads currently over worked and under maintained, a housing development will only add to this problem.

Without significant improvements to the infrastructure before building commences it will not be viable or safe for the existing roads to be used by heavy machinery. As mentioned earlier the roads are presently only just wide enough for two cars to pass each other safely, heavy machinery and lorries carrying building supplies will over stretch the capacity of the road.

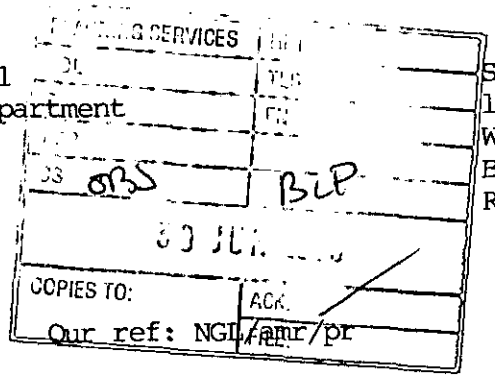
It is my opinion that Greenfield Farm, and Edneys Hill Lane in general, are not suitable for any sort of development, especially housing where the increase in traffic will become dangerous to the existing residents, which includes a scout hut and a children's nursery.

Yours truly,

S. Davis

Susan Davis (Mrs)

Wokingham District Council
Environmental Services Department
P.O.Box 157
Shute End
WOKINGHAM
RG40 1WR



St John's
160 Nashgrove Lane
WOKINGHAM
Berks
RG11 4HF

Your ref: F/2000/1482

June 2000

Dear Mrs Polnik

Proposal: Proposed residential development of 25 dwellings.

Site Address: Greenfields Farm, Edneys Hill, Wokingham.

Having taken professional advice, I am now able to raise a number of points:

1 The existing business currently uses stocked ponds for day fishing but it is unclear, from the information held, whether they will continue to be used for this purpose. In any event, these ponds will obviously require adequate (and possibly unsightly) fencing from children both large and small.

2 Nashgrove Lane on the north eastern boundry is classified as a byway for use by occasional traffic. It is already badly abused with speeding in excess of 40mph on an unmade track. This number of dwellings would generate more traffic and further decrease the rural nature of the area.

3 The use of three storey building and staggered dwellings disguises the medium/high density of building proposed. Neither the infastructure or amenities are in place to support this. Transport options such as cycle tracks and buses into town need to be looked at. Invasion of the existing residents privacy seems to be inevitable. Properties will be overlooked and street lighting. if used, will compound this.

4 The developed ecological environment including deer, heron and moorhens will be lost forever.

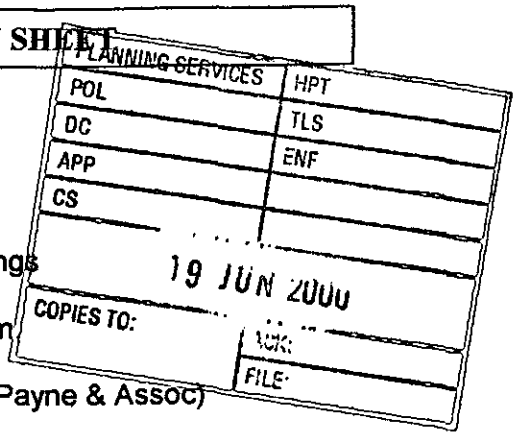
I hope my concerns are not too late to be considered. I am obviously not in favour of the proposed development.

Yours sincerely

P.D.J. Beattie

P D J Beattie

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: F/2000/1547

Proposal: Proposed residential development of 25 dwellings

Site Address: Greenfields Farm, Edneys Hill , Wokingham

Applicant: Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc)

Your observations are required in respect of this application by **16/06/2000**

Strongly recommend refusal – WCC2

- **Greenfields Farm is in the separation of settlements area and should not be considered for development**
- **The highway system is totally inadequate to carry any increased traffic that would be generated.**
- **Nashgrove Lane is a proposed cycle route.**
- **The proposed development would greatly affect the character of the open countryside, the amenity and habitat of the ponds on the site would be lost.**

SIGNED: _____ **DATE: 15/06//00**

CLERK TO Wokingham Town Council

Memo

To: Basia Polnik

From: Conrad Moore

Date: 31/05/00

Re: **Policy Comments upon F/2000/1482**

The site is within the countryside (WCC1) and within a Green Gap (WCC2) between a circle of settlements that include Wokingham, Finchampstead North and Barkham.

The farm has had a variety of types of farming over time. It was a mixed livestock and market gardening farm before concentrating on pheasant breeding and rearing in the 70's and 80's. It then developed additional ponds that became fishing lakes in time. The site has agricultural and fisheries uses.

Policy WCC1 can allow the principle of residential development where development falls into one of the categories (a)-(h). The development does not fall within the categories listed.

The site offers a mix of two and three storey housing. This may have landscape implications. Adjoining the site to south and east are bungalows. The context is countryside with occasional scattered dwellings and farms. The form of the development is urban in form and character and does not respect its countryside location contrary to final paragraph of WCC1. It will result in the loss and modification of existing countryside landscape features contrary to Policy WLL8. Comments from Environment Agency and Andy Glencross should assist.

The functions and purpose of the Green Gap and Wedge have been established in the last local plan inquiry and in subsequent appeals. Gaps provide physical and visual separation. The Planning Inspectorate have further considered openness and increased risk of urbanised character (of particular note is the Wokingham Cricket Club Appeal Decision Letter). Gaps and Green Wedges are vital to achieving the overall strategy of the Local Plan. They are considered to be of such strategic and local importance that development within them should be resisted where harm to their function would result. Development will result in the loss of a substantially greenfield site within the countryside. This field provides a clear visual break to scattered development to the south, west and east. The loss of an open field and development acting as a focus to link scattered existing development will

cause harm to the wider rural locality (rather than to just this specific site) through urbanising impacts. The effectiveness of the Gap and Green Wedge function would be seriously undermined. The clear–cut definition between urban area and countryside would be lost contrary to the overall strategy of the *Wokingham District Local Plan (Deposit Draft)* that seeks to conserve settlement patterns and the balance between settlements and countryside. The gap here is vulnerable and sensitive being below the minimum usually required set out in the Loddon Area Local Plan Working Papers and established through the adopted local plan (1990). This site is midway in this gap and would seriously impact the perception of travelling between settlements and being free from the influence of the settlements. The land rises up to the north that may make housing more visually intrusive.

The site is next to the Barkham Brook and contains a number of ponds within it used for angling purposes. It is important to get the comments of Dave Webb of the Environment Agency who deals with wildlife and conservation issues. Land drainage comments may also apply as land at lower end is waterlogged, hence the stream and ponds. The site is predominantly greenfield with built development based up on Edneys Hill frontage only.

The site accesses onto Edneys Hill / Nashgrove Lane which are sub-standard in terms of technical highway geometry/design to meet current standards and you will need to liaise with Tom Callaghan. Improvements may have urbanising impacts.

Please note that Liz Gibbons has been dealing with Local Plan representation sites to the south of this site. Other representation sites exist in the wider gap and green wedge as well. Notably at eastern end of Brook Farm and Ten Acre Farm. There may be implications that should this be permitted the Local Planning Authority may find it difficult to resist further development in this locality. It would create an undesirable precedent.

Furthermore the Council, under Policy WH2, has made sufficient housing provision for the District's Structure Plan requirement to be met. Appendix One of Local Plan Inquiry Core Proof WDC/CORE/5 – *Housing Issues* shows how this can be achieved at present. The housing land supply requirement for five years (derived from the Berkshire Structure Plan) provision is set out in Appendix Two of the same document. The housing requirement for the five-year period 1994-9 was:

Structure Plan requirement 1994-6	1020
Structure Plan requirement 1996-9	1350
STRUCTURE PLAN REQUIREMENT 1994-9	2370
Total completions 1994-9	2493

It is clearly shown that the Council (in the period from April 1994 to April 1999) actually achieved 5.26 years supply of completions against the requirement of the Structure Plan. This may change in July 2000 and I advise that you keep up to date on the housing numbers aspects with Richard Ford.

The housing location strategy is the subject of Core Proof WDC/CORE/6 focuses on the methodology by which the Council has selected what it considers to be the most appropriate sites for residential development to meet need. The methodology of the Housing Location Strategy Core Proof WDC/CORE/6 excluded potential housing sites if they formed part of a Gap and Green Wedge. This sifting process identified sites that were in appropriate in terms of major policy constraints. The process guided the identification of development sites to more sustainable locations or ensured that such sites respected the traditional settlement pattern. I question the sustainable development assumptions put forward by the applicant. The site is not close to bus routes, train stations, secondary schools, or primary retail centres. The site is relatively isolated. I note the distances in PPG6 on these aspects. It would not encourage the minimisation of private car use. It would not score well against other housing sites using our housing site methodology. I also note PPG3 *Housing* allocations in paragraphs 30 and 31. This site would fail against the criteria. The site is not previously developed. The site is not in an identified settlement. The site is not on the edge of an identified settlement. It is midway along a defined gap in the Local Plan. The site is not located well in respect of public transport nodes. Housing numbers have been met.

In conclusion I have a number of concerns relating to the development in the Green Gap that does preserve the openess of the site, and do not take account of the associated potential urbanising impacts (including physical and visual). The development has landscape and ecological implications. It is an unidentified site for 25 houses that fail the tests in PPG3 – *HOUSING.* The Council currently has a 5.26 yr. housing land supply. The development does not fall within the categories of Policy WCC1 (A)-(H). It would create an undesirable precedent for further development in the locality which the District Council would find hard to resist. All this appears to make the proposal unacceptable in Policy terms.

seen RP

TO: **DEVELOPMENT CONTROL**
Mrs B. Blair

FROM: Environmental Design

DATE: 29th June 2000

Location: Greenfields Farm, Edneys Hill, Wokingham.

Proposal: Proposed residential development of 25 dwellings.

Application Number: F/2000/1482

In response to your consultation dated 23rd May 2000 for the above application, the landscape comment is as follows:

The application is not acceptable. The site is a series of open fields and ponds set in farmed countryside and reaching between two narrow rural lanes. It is a part of the 'green gap' designation along the southern boundary of Wokingham and it is important that this open countryside is preserved from development, as part of the semi-natural landscape setting of Wokingham.

Patricia Green

Patricia Green
Landscape Consultant

See part 1 plans

To:
Neil Etherington
Senior Arboricultural Officer

25 MAY 2000

From: Mrs B Polnik

Date: 23 May 2000

Application Number: F/2000/1482

Proposal: Proposed residential development of 25 dwellings..

Site Address:
Greenfields Farm, Edneys Hill, , Wokingham.

Applicant:
Mr & Mrs Harari C/O Planmanor Ltd (Brewer Payne & Assoc).

Your observations are required in respect of this application within **7 days** of the above date.

Note: This is green gap designation & Countryside

Basia Polnik

From: Andy Glencross
Sent: 23 June 2000 16:18
To: Basia Polnik
Subject: Planning Application F/2000/1482 - Greenfields Farm

Hi Basia

I've just been to the above site and the lakes are so heavily stocked with fish that they are practically devoid of all other aquatic life. The terrestrial parts of the site were pleasant but unexceptional. On the basis of this cursory visit I would say that there were no ecological reasons to oppose the development.

Cheers

Andy

Heather Morgan

NO mine.

From: Andy Glencross
Sent: 01 June 2000 10:39
To: Heather Morgan
Subject: Planning Appl. - Greenfield Farm F/2000/1482

Hi Heather

In order to give an ecological view on this site will require a visit. Can you let me know how I go about arranging this as the site appears to be a private "garden".

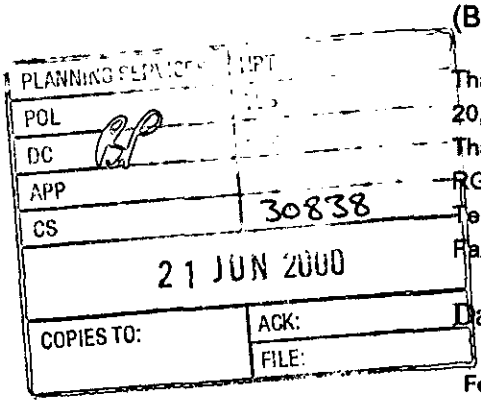
Cheers

Andy Glencross

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126



Date 16th June 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. B. Polnik
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1482

Dear Mrs. Polnik

Greenfields Farm, Edneys Hill, Wokingham.

Thank you for the details of the application in respect of the above site.

I would make the following comments :-

The development is self contained and secure with good natural surveillance over the public movement areas. I do however have concerns in respect of the following :-

a/. Where rear gardens abut open land, the perimeter fencing must be of a height and construction sufficient to preserve the privacy and security of the rears of the dwellings.

b/. The link path between plots 3 & 4 creates a breach in the otherwise secure layout, for apparently 'sustainable' motives. The need for such a link in this rural location is very different from an urban housing development which may need easy foot access to other local facilities.

I would contend that the path contravenes Wokingham District Council's own design guidance A6 'Designing to reduce the opportunity for crime' on the following grounds.

- "Footpaths within the built environment should meet an obvious legitimate need". The path does nothing which the main access does not do equally well.
- "Essential footpaths should be overlooked, generous in width and well lit". If it is felt that this path is 'vitally important' it is neither wide or overlooked and is unlikely to be lit in this locality.
- "Recreational paths should form part of a wider recreational network". This path does not connect with or link anything other than rural lanes - by taking strangers through the middle of a housing development.
- "Footpaths / cycleways should NOT be located in close proximity along rear boundaries". "Statistics show higher burglary rates for properties backing onto these routes".

- "Criminals have greater opportunity to gain access without the deterrent of natural surveillance". This path is contained between 1.8 meter fences along the back gardens of adjoining houses for its entire length.
- Crime is now one of the Government's 15 headline indicators of sustainability and sustainable development is not solely about reducing vehicle use but reducing fear and improving quality life.

I would therefore object to the link path aspect of this proposal as breaching W.D.C. guidelines and creating an unnecessary crime risk.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include burglary and car crime. Risks which are significantly increased by the inclusion of the link route.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

6 June,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

BP
COPIES TO:
ACK:
FILE:

Dear Sir,

APPLICATION NO.F/2000/1482 - PROPOSED DEVELOPMENT OF 25 DWELLINGS ON LAND AT GREENFIELDS FARM,EDNEYS HILL,WOKINGHAM.

The land involved in the above application is classified as Green Gap/Wedge in the draft Wokingham District Plan(1997) and as Separation of Settlements in the South East Area Local Plan(SEALP).If this development was permitted it would be contrary to Policy WCC2 of the draft Wokingham District Plan(1997) and to Policy SC1 of the SEALP : it would also set a dangerous precedent for the future.

Wokingham District CPRE therefore ask the District Council to refuse this application.

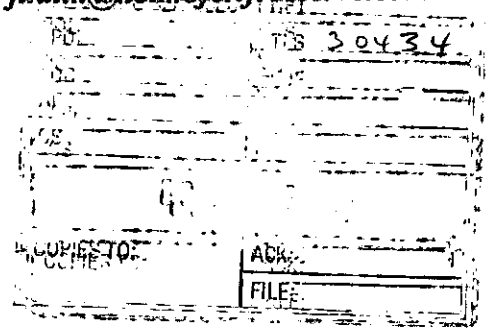
Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *01189 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*



Mrs. B. Polnik
Planning Department
Wokingham District Council

Date 6th June 2000

Dear Mrs. Polnik,

Application No. F/2000/1482
Greenfields Farm, Edneys Hill, Wokingham

I am writing to you on behalf of Barkham Parish Council concerning the above application which we are strongly opposed to, for the following reasons:-

1. This application is contrary to the Berkshire Central Plan and Wokingham District Local Plan. It is in the middle of the green gaps in Wokingham, and the outlying parishes, and would open up a can of worms for local applications in this district.

2. Our observations from the plans are that plots numbered 19, 20, 21, 22 and 23 would have to be built on ponds that will have to be filled in, which I am sure would be a matter of grave concern to the building inspectors.

I trust these points will be taken into consideration when this application is discussed in detail. We would strongly recommend that this is declined.

Yours sincerely,

J. P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256 or 0118 - 9793684 (if urgent)
FAX NO. 0118 - 9730515

13 June 2000

Your ref:Mrs B Polnik/F/2000/1482

PLANNING SERVICES
POL
DS
APP
CS
COPIES TO:
ACK:
FILE:

Mr J Mitchell
Development Control Manager
Environmental Services
Wokingham District Council
P O Box153
Shute End
Wokingham
Berks
RG40 1WL

Dear Mr Mitchell,

ADJOINING PARISH CONSULTATION - GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM - PROPOSED RESIDENTIAL DEVELOPMENT OF 25 DWELLINGS

Thank you for giving the Parish Council the opportunity to comment on the above application made in the adjoining Wokingham Town area.

The Parish Council object to this application on the grounds that the proposal is over-development of the site creating an urbanising effect in a rural area.

Yours sincerely

C.S.Cole

Mrs Cherry Cole
The Clerk

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1482

Proposal:
Proposed residential development of 25 dwellings.

Location:
Greenfields Farm Edneys Hill Wokingham

This application is being advertised in the Wokingham Times newspaper on the 01/06/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **22/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 01/06/2000

erected 5.6.00

Received by Wokingham District Council

Application No: F/2000/1482

Proposal:
Proposed residential development of 25 dwellings.

Location:
Greenfields Farm, Edneys Hill, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

23 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date:	18 MAY 2000
Officer: BP	Application No. F/2000/1482

Map No. 83. Site 2.23

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED RESIDENTIAL DEVELOPMENT (25 DWELLINGS)

Location: GREENFIELDS FARM EDNEYS HILL

Parish: ~~BARKHAM~~ WOKINGHAM Ward: Evendons

23.5.2000

Applicant: MR/MRS HARARI

Fee Received 4750-00 Required ..... Additional ..... Refund .....

(20)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	amended 9/5		18 MAY 2000
3	Forms unsigned	Signed on behalf of agent, not applicant.	Phoned 9/5	
4	Correct S 66 certificate			
5	Elevation plans	Need full sets of floor plans & elevations - only a small selection supplied.	9/5	to follow.
6	Floor plans			18 MAY 2000
7	Metric scale disclaimer	No scale on drawing BPA/gf/07	9/5	to follow
8	Encroachment letter	1:200		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ...xx Major development. also contrary to devt. plan.

Date Site Notice Sent : 23.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓
Trees	NK: ✓
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: ✓
Public Rights of Way	PA: ✓
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: ✓
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: ✓
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: ✓
Adjacent Parish	: Barkham & Finchampstead
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: ✓

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS: (Rural Area)

No pre-apps.

NEIGHBOURS:

Lane End Nursery, 151 Nash Grove Lane, Finchampstead
160 Nash Grove Lane
Cedar Bank, Randalls Farm, Edneys Hill
Randalls Farm, Edneys Hill ✓
Ten Acres Farm, Edneys Hill
145 Nash Grove Lane

- Andy Glencross (Ecologist) Dinton Pastures ✓ 3/5

Please consult

Andy Glenorass (Dinton Pastures)

By hand
18/5/00

18 MAY 2000* 1482

ANTHONY I. GREGSON
Chartered Architect and Town Planner
26 Highmoor Road, Caversham, Reading RG4 7BJ
Telephone (0118) 947 3535 Fax (0118) 947 5251

Mrs C Hurst
Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1WR

17 May 2000

Dear Mrs Hurst

PROPOSED RESIDENTIAL DEVELOPMENT, GREENFIELDS FARM, BARKHAM. FULL PLANNING APPLICATION.

Further to our telephone conversation last week when you requested additional information to register this application, please find enclosed the following:

1. Six copies of drawing no BPA/gf/11 showing elevations of the various house types
2. Note that the scale of drawing BPA/gf/07 is 1/200

Perhaps you would make amendments as necessary to the application.

Many thanks

Yours sincerely

A I Gregson
For Planmanor Ltd, (Brewer Payne+Associates)

ALAIN & CHRISTINE HARARI

GREENFIELDS FARM
EDNEYS HILL, WOKINGHAM
BERKSHIRE. RG41 4DT

0118 978 2280

received 14/4

£4750-00 cheque in tm 14/4

18 MAY 2000

The District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

Date: 3rd April 2000.

Dear Sir,

Proposed Residential Development, Greenfields Farm, Barkham, Berkshire
FULL PLANNING APPLICATION

We are joint owners of Greenfields Farm and associated land and have occupied the property since 1988. The land is not farmed and is all in residential use. To the south of the property are five man made ponds. We have informally made use of the ponds for recreational fishing, though this use is to cease, as it is not economically viable.

Our proposal is to develop the site for housing. We are very keen that this should be an interesting development and not just a group of houses and garages. Our consultants have proposed a mixture of housing types and sizes, with a "village green" approach to part of the site, two rows of terrace houses and a strong use of water features to link the properties together and to echo the existing ponds.

The following documents are enclosed and form part of the planning application:

1. Six copies of the application form.
2. Six copies of drawing numbers: BPA/gf/04, /05, /06, /07, /08, /09, /10 & BPA051199M88.
3. Six copies of the design statement (one copy in colour)
4. A cheque in the sum of £4,750.00
5. This covering letter

Should you require any further information or wish to discuss our proposals in more detail, please contact our Agents, Planmanor Limited (BPA) at the address and telephone numbers given on the Application Documents.

Yours faithfully,

Chris Harari

Mr A & Mrs C E Harari

ADDRESS Greenfields Farm / Fishery PARISH Wokingham

PLOT No. Evendons Lane ORD. SHEET No.

BUILDER 512/72 RES DEV. ADJ. RG

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
409/48				C/A
35898	MR. N. HARARI FISHERY	COMM. CAR PARKING FACILITY - NEW ACCESS (RETRO)	26.10.90	RG
37771	"	2/SF. EXTENSION	5.7.91	C/A
~~38088~~ BRA10509	"	ALTS/EXTS.	18.7.91	APP
38071 ~~[illegible]~~	FRESHWELL PROPS.	ENLARGEMENT EX. COMM. FISHERY BY C/O/USE REDUNDANT AGR. LAND TO FISHERY. CAR PARKING / NEW ACCESS / RETRO. APPL. FOR ENLARGEMENT EX. POND	20.11.91	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS E.U.C. - FISHERY

DRAINAGE

091074 45173

1933

(2)

ADDRESS Greenfields Farm/Fishery Evendons Lane PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
45173	TREVONE ENTERPRISES	NEW ACCESS, CAR PARK LANDSCAPING IN CONN. WITH EX. FISHING PONDS. ENLARGE FISHING PONDS (PART RETRO).	29.3.96	C/A

MINISTRY DECISION

SPECIAL ORDERS 45173 - LA SIGNED - 29.3.96

ADDRESS GREENFIELDS FARM EDNEYS HILL PARISH WOK ~~[illegible]~~ 1.4.86

PLOT No. SEE EVENDONS LANE ORD. SHEET No. SU. 7966 (80)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70253/F	Mr. Alain Harari	2 St/F Rest & F/FL/R	21.9.99	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
	N / A	

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served
	N / A	

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that N /A

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

N / A

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . Joe Harari . . . . . .

On behalf of . . . PLANMANOR LIMITED, MR HARARI

Date . . . 140400 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE. RG40 1WR

FOR OFFICE USE ONLY

1482

1.	APPLICANT'S NAME	Mr & Mrs A. Harari
	ADDRESS	'Greenfields Farm' Edneys Hill
		Barkham Wokingham Berkshire.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PLANMANOR LIMITED (Brewer Payne + Associates)
	ADDRESS	P.O. Box 80 24, Copperfield Avenue
		Sandhurst Berkshire
	POST CODE	GU47 0GZ PHONE 0976 700744/755
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	'Greenfields Farm'
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Proposed residential development
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.23 Hectares [5.5 Acres]
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	The Applicants (As in 1. above)
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Ordnance Survey: Site centred 1:500 Land and tree oversite survey. Design Statement BPA/0511 99 M88. GF/04, GF/05, GF/06, GF/07 & GF/10 plus schedules. All bound.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑	
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)
e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Private residential occupancy and recreational fishing. See also our Agents' Design Statement.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE?
IF YES, ARE ANY TO BE FELLED?
* See our Agents' survey and schedule.

YES/~~NO~~
**

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

A combination of facing brickwork, white external rendering, clay tile and slates.
White double glazed aluminium windows.
Solar panels.
Permeable surfaces for much run-off areas. *

* See also our Agents' Design statement and colour illustrated plan/elevations.

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

A combination of white picket fencing, existing mature trees, as appropriate, and supplementary planting of shrubs etc.
Some 2 no. close board fencing for legal boundary Etc.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To re-engineered ponds and existing natural water courses.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

See closing pages of Design Statement
THAMES WATER Engineering Dwgs. refer. **

To existing system YES/~~NO~~ **

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

Existing access from Edneys Hill
Existing access to Nashgrove Lane AND
by proposed improved private road works.
~~Pedestrian access at both Edneys Hill/Nashgrove.~~

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

YES, AS APPLICABLE.
GROUND FLOOR AS PART M.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	25 / *	Ø / *	01 / *
BUNGALOW	N/A / *	/ *	/ *
FLAT/MAISONETTE	N/A / *	/ *	/ *
OTHER	N/A / *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£4750.ØØ 25 number x £190 Statutory Fee.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR HARARI / LOANMANAGER LIMITED DATE 14.04.00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS		N / A		
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

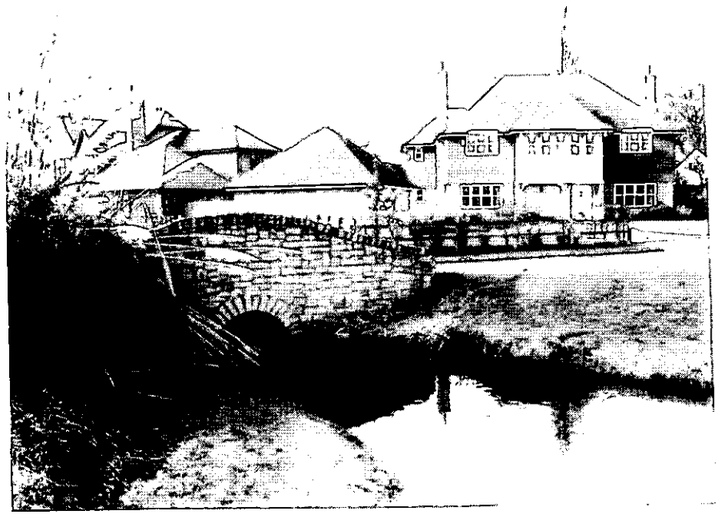
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.





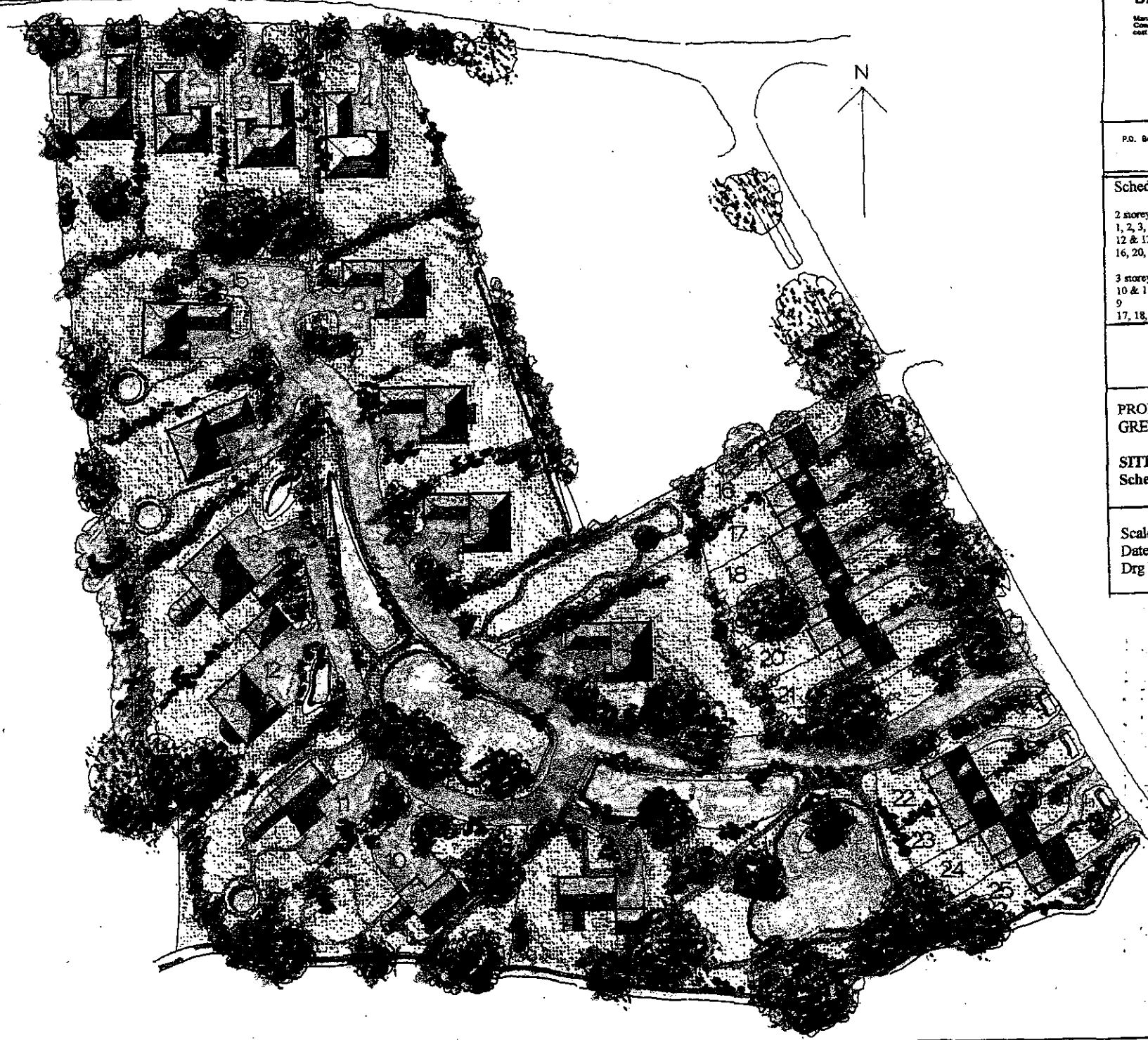




The use of water and ponds in other developments



© Brewer Payne + Associates, March 2000



BREWER PAYNE + ASSOCIATES

Management & Construction cost consultancy

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ANTHONY I. GREGSON
Chartered Architect and Town Planner
MSc. Dipl Arch, Dip TP, RIBA, MRTPI

P.O. Box 99, 24, Copperfield Avenue, Sandhurst, Berkshire, GU47 9QZ
Tel: 0976 700744 Tel/Fax: 0976 700765
BBR [0976] 583288 Digital ID.

Schedule of house types:

2 storey		
1, 2, 3, 4, 5, 6, 7, 8, 14 &15:	10 x 2,200 ft sq	22,000
12 & 13:	2 x 2,600	5,200
16, 20, 21, 24 & 25:	5 x 1,350	6,750
3 storey		
10 & 11	2 x 2,600	5,200
9	1 x 2,600	2,600
17, 18, 19, 22 & 23	5 x 2,000	10,000
		51,750 ft sq

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

SITE PLAN
Scheme C

Scale	1/500
Date	February 2000
Drg No	BPA/gf/05

BREWER PAYNE + ASSOCIATES

Management & Construction cost consultants



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ANTHONY I. GREGSON
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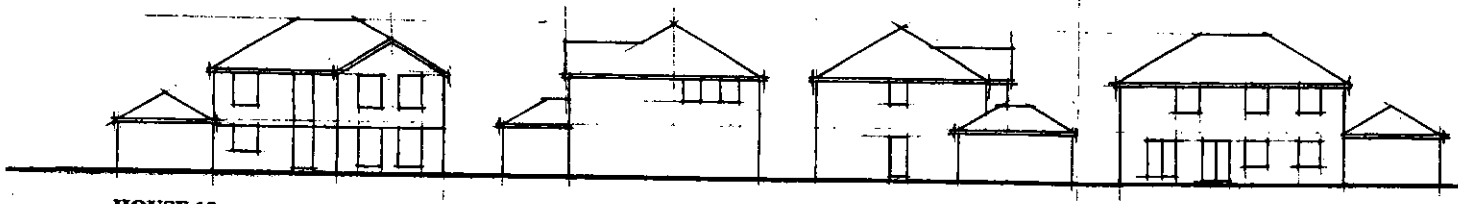
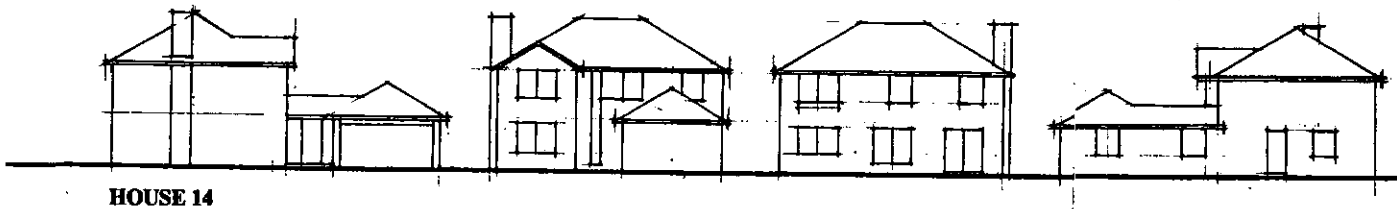
MSc, Dipl Arch, Dip TP, RIBA, MRTPI

PO Box 80, 34 Copperfield Avenue, Sandhurst, Berkshire, GU47 0GZ
Tel: 0976 70044. Fax: 0976 383288



HOUSE 13

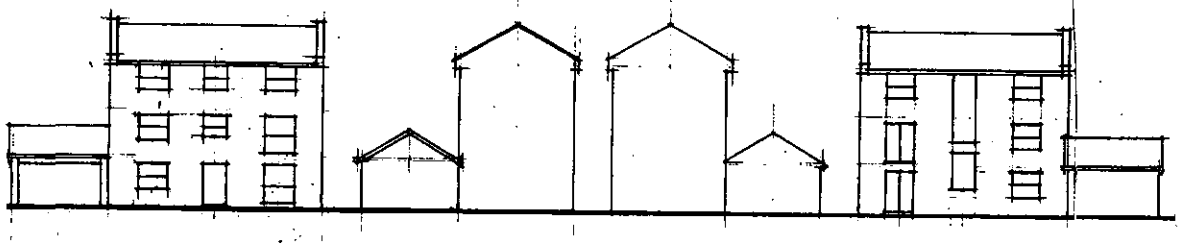


HOUSE 14

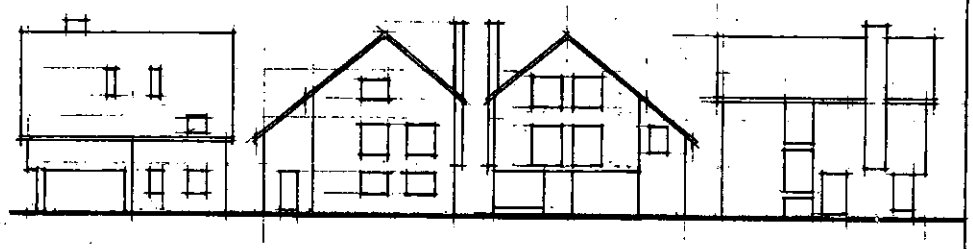
Please note that some of the houses are handed. Window locations may vary depending on aspect and detail design and to be agreed with planning authority.

External finishes: a combination of facing brickwork, white external rendering, clay tiles and slates. All windows to be white finish aluminium and double glazed.

For house type floor plans see drawings BPA/gf/04 & BPA/gf/07



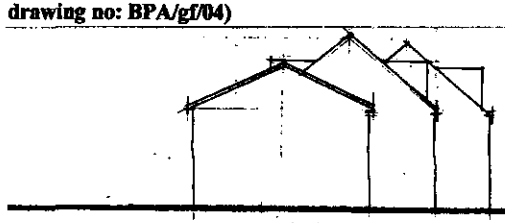
HOUSE 11



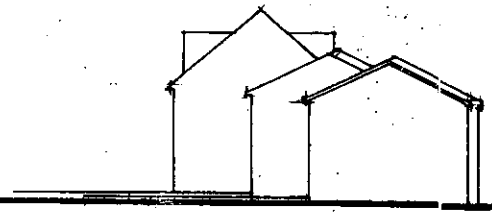
HOUSE 9



SOUTHWEST ELEVATION OF NASHGROVE COTTAGES. (The northeast elevation can be found on drawing no: BPA/gf/04)



NORTHWEST ELEVATION, NORTH BLOCK



SOUTHEAST ELEVATION, SOUTH BLOCK

F/2000/1482

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

HOUSE TYPES ELEVATIONS

Scale	1/200
Date	May 2000
Drg No	BPA/gf/11

RECEIVED 18 MAY 2000

BREWER PAYNE + ASSOCIATES
Management & Construction cost consultants

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ANTHONY I. GREGSON
Chartered Architect and Town Planner
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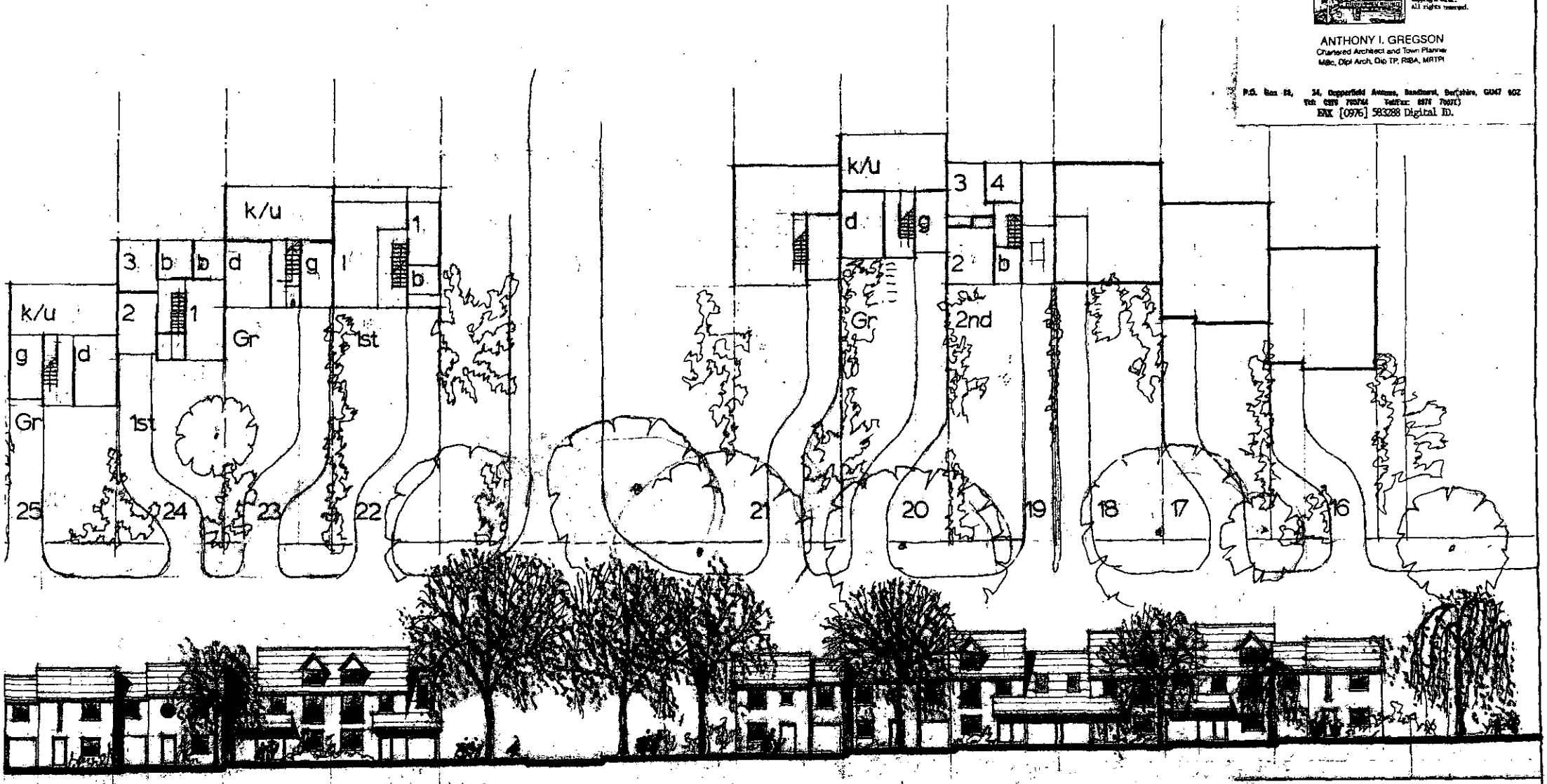
P.O. Box 88, 24, Copperfield Avenue, Bandhurst, Berkshire, GU47 6QZ
Tel: 0976 765744 Tel/Fax: 0976 700711
FAX [0976] 583288 Digital ID.



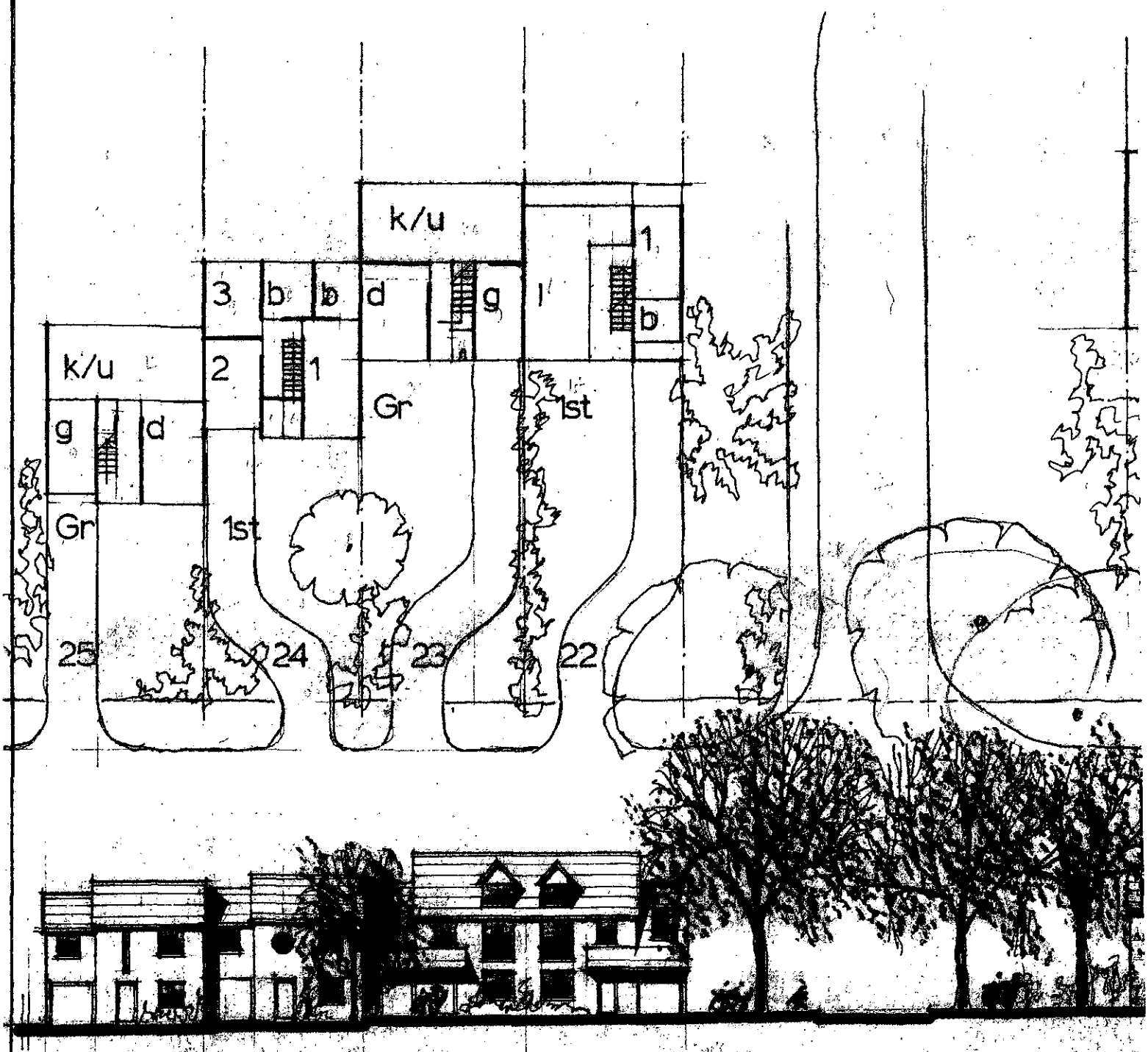
PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BERKS.

NASHGROVE COTTAGES
Scheme B/C

Scale	1/200
Date	February 2000
Drg No	BPA/gf/04

F/2000/1482

18 MAY 2000 * 1482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BREWER PAYNE + ASSOCIA

Management & Construction cost consultants

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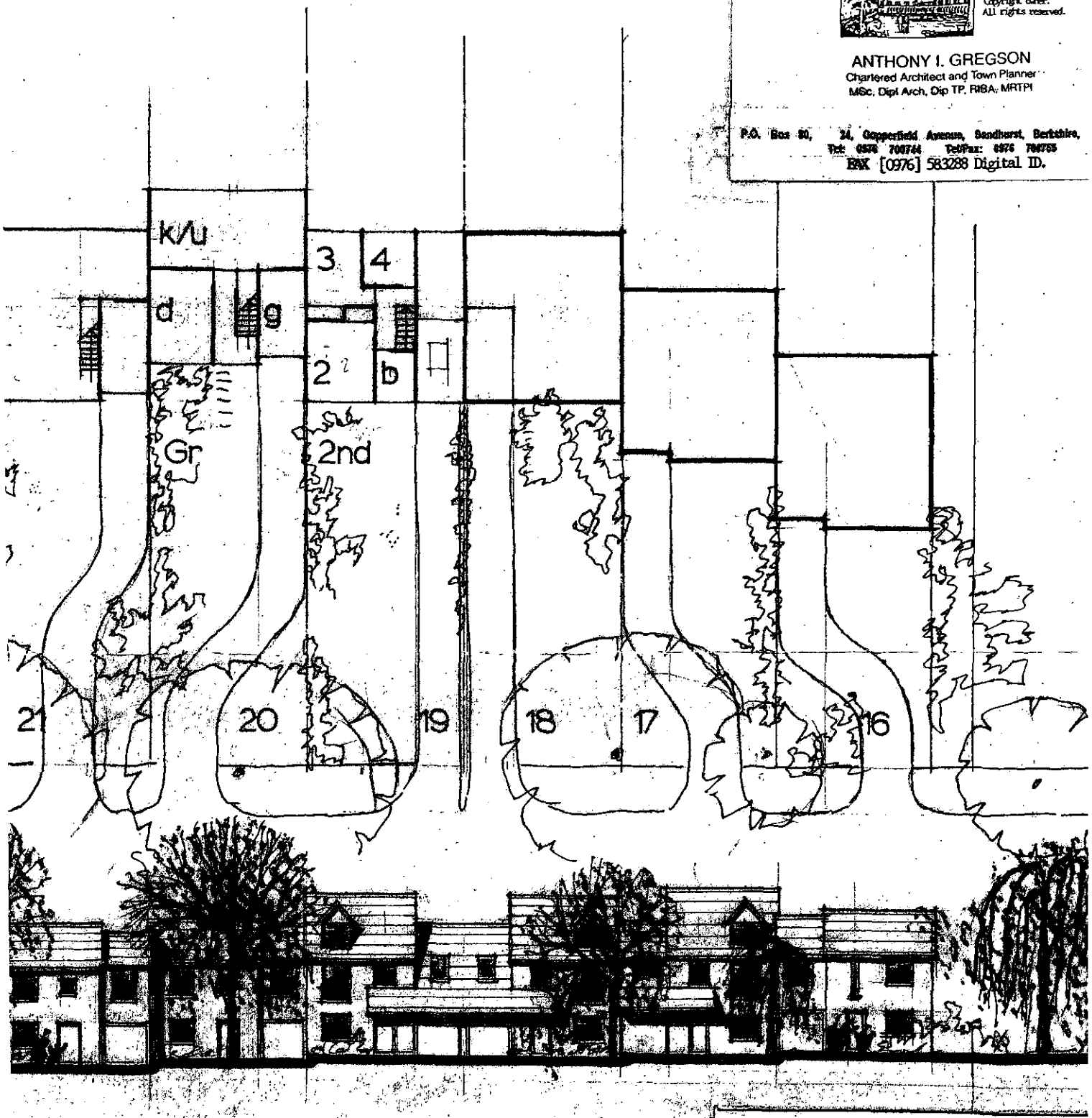

PROPOSED DEVELOPMENT
GREENFIELDS FARM, BARKHAM, BI

NASHGROVE COTTAGES
Scheme B/C

Scale	1/200
Date	February 2000
Drg No	BPA/gf/04

1482