APPENDICES

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**LINDEN HOMES SOUTH EAST LTD**
APPEAL SITE:	**LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH**
REASON FOR APPEAL:	**NON-DETERMINATION OF OUTLINE APPLICATION FOR THE ERECTION OF 24 DWELLINGS AND FORMATION OF A NEW ACCESS**

LOCAL PLANNING AUTHORITY REFERENCE: **O/2002/8206**

PLANNING INSPECTORATE REFERENCE: **APP/X0360/A/03/111112(**

O/2002/8206

[redacted] Please Scan in

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH APRIL 2003 FROM 7.00 PM TO 10.50 PM

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

Also Present: David Ashman, Mr. D Ball, Mrs. P Bray and Mrs. I Mannos

PART I

301. MINUTES

The Minutes of the meeting of the Committee held on 19th March 2003 were confirmed as a correct record and signed by the Chairman subject to the list of apologies given including Mrs. DC Beatty.

302. APOLOGIES

Apologies for absence were submitted from Mrs. JL Lissaman and Mr. ND Rose. An apology for late arrival was submitted from Mrs. DC Beatty.

303. APPLICATION NO: 2002/8206, OUTLINE APPLICATION FOR DEMOLITION OF 41 WATMORE LANE WINNERSH, PROVISION OF ACCESS AND ERECTION OF 24 DWELLINGS, LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE WINNERSH, FOR: LINDEN HOMES

The Committee considered a report about this application set out on Agenda pages 9 to 72.

Members noted that the applicant had withdrawn the duplicate application to the current scheme and also that five additional letters of objection had been received since the publication of the Agenda. Officers provided details of infrastructure contributions sought from the applicant. These included £75,585 towards the primary school sector, £44,795 towards the secondary school sector, £100,000 towards off-site recreational provision. The Housing Officer had requested 6 2-bedroom units to be provided.

Members were also informed of further details submitted by the applicant after the publication of the agenda regarding proposals for the construction of the access to the site and measures proposed to protect and preserve a veteran tree affected by the access. The Arboricultural Officer commented that he and the Access & Movement officer had assessed the proposed access arrangements and considered them to be acceptable in arboricultural and engineering terms. However, Members were advised that an additional condition requiring the submission of further information in relation to the routing of utilities would also be necessary in the event of permission being granted.

Mr. David Jupp representing Winnersh Parish Council attended the meeting and spoke in opposition to the proposal.

Mr. Grimson representing a group of local residents attended the meeting and spoke in opposition to the proposal.

Mr. D Ball and Mrs. P Bray both local Members attended the meeting and spoke in opposition to the development.

At this point the Chairman asked the Arboricultural Officer to respond to a number of issues raised by the previous speakers. He provided a technical breakdown of the proposed measures to

mitigate damage to the affected tree's roots. Although some non-woody roots would be damaged it was not considered that the loss of these non-essential roots would adversely impact the overall condition of the tree. It was considered that enough moisture would be able to reach roots affected by the access road. However, whilst similar mitigation schemes had been undertaken elsewhere with different species of tree it was not possible to provide an example of such works being undertaken to a mature oak.

In discussing the proposal Members noted the comments of the Arboricultural officer, but commented that they still remained concerned regarding the impact of the access road and installation of utility services on an important veteran tree. They felt that it had not, in their opinion, been adequately demonstrated that the tree would be protected from damage. Concern was also expressed that it was not possible to compare the mitigation scheme to previous examples used to protect oak trees. Members also wished for it to be placed on record that in their opinion a contributing factor to the non-determination of the application within the eight-week period was the late submission of the arboricultural method statement.

Other Members expressed concern over the loss of playing fields and public open space resulting from the proposed development and that any contribution towards off site recreational provision should be within the Parish of Winnersh.

Officers clarified that the principle of development and status of open space within the application site had been established by the Planning Inspectorate's decision to grant permission to Application No: 2001/3458.

After further discussion it was,

RESOLVED: That had an appeal against non-determination not been submitted by the applicant, Application No: 2002/8206 would have been refused on the grounds set out on Agenda page 18 with the following additional reason;

Reason 3

It has not been demonstrated sufficiently that construction of the access road would not have an adverse effect on the veteran oak tree outside 39 Watmore Lane that is subject to a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to polices EN1 of the Structure Plan, LBE1 & LBE2 of the Loddon Area Local Plan and WOS3, WBE1 or WBE11 of the Wokingham District Local Plan, (as proposed to be modified).

304. APPLICATION NO: 2002/8475, OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF SITE WITH 16 DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDING, CE SITE TAG LANE, HARE HATCH WARGRAVE, FOR: G SMITHS & W PHELPS PAMTECHNICAL SERVICES

The Committee considered a report about this application set out on Agenda pages 73 to 82.

Officers informed Members that one additional letter of objection had been received since the publication of the Agenda. Members also noted that an additional reason for refusal was proposed relating to the lack of provision for affordable housing.

Mr. J Day representing the applicant attended the meeting and spoke in favour of the proposal.

The Chairman, outlined the local Member, Frank Browne's opposition to the scheme and agreement with the views of the Parish Council.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	LINDEN HOMES SOUTH EAST LTD
APPEAL SITE:	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH
REASON FOR APPEAL:	NON-DETERMINATION OF OUTLINE APPLICATION FOR THE ERECTION OF 24 DWELLINGS AND FORMATION OF A NEW ACCESS

LOCAL PLANNING AUTHORITY REFERENCE:	O/2002/8206
PLANNING INSPECTORATE REFERENCE:	APP/X0360/A/03/1111120

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1.0 INTRODUCTION

1.1 The appeal has been lodged against the non-determination of outline planning permission for the proposed erection of 24 dwellings with associated infrastructure on land adjacent to Winnersh Primary School, Greenwood Grove and 41 Watmore Lane, Winnersh.

1.2 The proposal is due to be considered by the Development Control Committee on 9th April 2003 to establish what decision Members would have made had the appeal for non-determination of the application not been lodged. The report (refer to Appendix 1) recommends that subject to the Arboricultural Officer being satisfied that the development would not would adversely affect the oak tree, the loss of which would be detrimental to the visual amenity of the area, there would be no reason for refusing the application on arboricultural grounds. However holding reasons for refusal are recommended for affordable housing and financial contributions in the event of these not being agreed and the appeal not being withdrawn. These are as follows:

1. *In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (as proposed to be modified).*

2. *The proposal does not make adequate provision for affordable housing in accordance with Policy H7 of the Berkshire Structure Plan, Policy LH8 of the Loddon Area Local Plan and Policy WH7 of the Wokingham District Local Plan (as proposed to be modified).*

1.3 The outcome of this Committee will be reported in the near future to confirm the Council's position in respect of this proposal.

Main issues

1.4 The Local Planning Authority considers the main issues are:

1. The effect of the access road on the existing tree.
2. Impact on the infrastructure of the area.
3. Ensuring adequate provision of affordable housing.

2.0 LOCATION AND DESCRIPTION OF THE APPEAL SITE AND SURROUNDING AREA

2.1 The settlement of Winnersh is located to the north west of the town of Wokingham. The settlement is bounded by the A329(M) to the north and the M4 motorway to the south.

2.2 The appeal site measures 0.8 hectares and is located on the eastern side of the settlement of Winnersh. The site backs onto the rear gardens of residential properties on two sides. The appeal site is the western part of an

area of open space. On the eastern side of this larger area of open space is a public footpath. To the north the site adjoins and includes part of Winnersh Primary School.

2.3 Access to the site is proposed via 41 Watmore Lane. There is a large oak tree growing in the front garden of 39 Watmore Lane, adjacent to the boundary with the highway and 41 Watmore Lane. This tree is included in the Wokingham District Council Tree Preservation Order Number 1018/2001.

2.4 A copy of the site plan is attached as Appendix 2.

3.0 THE PROPOSAL

3.1 The application is in outline with all matters being reserved except for siting and access which are currently under consideration. A total of 24 dwellings are proposed, comprising the following mix:

Unit Type	Private
2 bed houses	11 (46%)
3 bed houses	7 (29%)
4 bed houses	3 (12.5%)
5 bed houses	3 (12.5%)
Total.	**24**

4.0 PLANNING HISTORY

4.1 Relevant applications are listed below:

Application No	Proposal	Decision	Appeal
97/66894/F	24 dwellings with access via Poplar Lane	Refused 3.98	Appeal in abeyance At request of applicant
F/2000/2561	16 dwellings with access via 39 Watmore Lane	Not determined	
F/2001/3252	16 dwellings with access via 39 Watmore Lane	Withdrawn	
F/2001/3458	18 dwellings with access via 39 Watmore Lane	Refused	Allowed 10.01
F/2002/7309	18 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/7310	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	
F/2002/7311	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/8154	19 dwellings with access via 41 Watmore Lane (duplicate of F/2002/7310 & 7311)	Not yet determined	
O/2002/8206	24 dwellings with access via 41 Watmore Lane (duplicate of O/2003/8620)		Appeal against non-determination. Subject of this appeal
O/2003/8620	24 dwellings with access via 41 Watmore Lane (duplicate of O/2002/8206)	Not yet determined	

4.2 Copies of the above decision notices together with the Inspector's Decision notice are attached as Appendix 3.

5.0 PLANNING POLICY

5.1 The Local Planning Authority will refer to relevant planning policy at National, Structure Plan and Local Plan levels. The statutory Development Plan comprises the Berkshire Structure Plan and the Loddon Area Local Plan. The Wokingham District Local Plan (as proposed to be modified) will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan

5.2 The Berkshire Structure Plan (1991-2006) was adopted on the 4th November 1995 and is the statutory Structure Plan for the area. The relevant policies are:

EN1 Protection and enhancement of the environment of built-up areas

LD5 Transport considerations in dealing with development proposals

LD6 Provision of Infrastructure, Services and Amenities

H7 Provision of Low-Cost Housing

5.3 Copies of the relevant policies are attached at Appendix 4.

Loddon Area Local Plan

5.4 The Loddon Area Local Plan was adopted on the 5th May 1995 and is the statutory local plan for the area in which the site is situated. The relevant policies are:

LBE1	Design of New Development
LBE2	Inappropriate Design
LPS1	Phasing of Services in New Development
LT5	Road Safety
LH8	Variety of Housing

5.5 Copies of these are attached as Appendix 4.

Draft Wokingham District Local Plan

5.6 The draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The public local inquiry into Part 2 of the plan commenced on 6th October 1998. The Inspectors report on Part 2 of the local plan inquiry has now been received and was published on 22nd November 2001. The Inspector's report was considered by the Council's Executive on 4th December 2002 and the plan as proposed to be modified now forms the basis of Development Control decisions. The relevant policies are:

WOS3 Development Control Principles

WOS4 Service, Amenities and Infrastructure Requirements for new Development

WBE1 Development in its Local Context

WBE11 Protection of Trees and Woodland

WT7 Road Safety

WH7 Affordable Housing

5.7 Copies of these are attached as Appendix 4.

5.8 Copies of the Local Plan Inspector's Report regarding these policies are contained in Appendix 5 and copies of the policies as proposed to be modified are contained in Appendix 6.

6.0 STATEMENT OF CASE

6.1 Section 54A of the Town and Country Planning Act 1990 (as amended) requires Local Authorities to determine applications for development in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

6.2 The Council accept the principle of residential development, the housing mix, design and density.

6.3 The Council will present evidence on each of the reasons for refusal as follows:

Reason 1: Effect on Infrastructure

6.4 The Wokingham District Local Plan as proposed to be modified requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in adopted supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

6.5 With the lack of an agreed level of contributions towards enhancements to the infrastructure of the area, the proposal would have a detrimental impact on the existing facilities in the area.

Reason 2: Ensuring adequate provision of affordable housing

6.6 In accordance with PPG3 a variety of tenures should be sought to meet local housing need. Further detail is given in Circular 6/98 'Planning and Affordable Housing'. The Wokingham District Local Plan, as proposed to be modified, requires that development proposals of 15 or more dwellings, or of 0.5ha or more, in settlements of more than 3,000 population, which includes Winnersh, will be expected to provide up to 26% of all new

dwellings to be affordable housing. The Council will need to be satisfied that secure arrangements are made to ensure that the affordable housing will be enjoyed by successive, as well as initial occupiers. This is expanded upon in adopted supplementary planning guidance.

6.7 With the lack of adequate provision for affordable housing, the proposal would not address local housing need.

Ensuring no adverse effect on the oak tree

6.8 The Council also needs to ensure that the proposal would not adversely affect the oak tree at the front of 39 Watmore Lane. Access is proposed via 41 Watmore Lane. The previous application (F/2001/3458) allowed on appeal showed access via 39 Watmore Lane. A Tree Preservation Order has been placed on the large oak tree to the front of 39 Watmore Lane, close to the boundary with 41 Watmore Lane. The Tree Preservation Order was made on 2nd May 2001 and confirmed on 24th October 2002. The Development Control Committee considered the previous planning application F/2001/3458 at their meeting on 2nd May 2001. Therefore the Tree Preservation Order was in place at that time. In determining the subsequent appeal the Inspector considered that the tree could be adequately safeguarded by conditions attached to the appeal decision.

6.9 This oak tree is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity and heritage.

6.10 Discussions have further progressed since the refusal of planning applications F/2002/7309, F2002/7310 and F/2002/7311 and new information has only recently been submitted, received 1st April 2003, which still needs to be considered by the Committee. It is due to be considered on 9th April 2003.

6.11 The proposed access road has now been redesigned. It will be constructed using reinforced concrete, supported on piles and as such will not bear directly in the ground. In view of the Officers the design of the road is now acceptable both in arboricultural and highway/engineering terms and as such would not adversely effect oak tree growing at 39 Watmore Lane. However at this stage this only represents the opinion of officers and is subject to consideration and ratification on 9th April 2003. Should this not be the Council's position after the meeting an additional addendum will be sent confirming the Council's view.

7.0 CONCLUSIONS

7.1 The Local Planning Authority will supply evidence to substantiate the deemed reasons for refusals and if applicable the demonstrable harm to the oak tree that would result from the appeal proposal should it be allowed.

7.2 Evidence to be submitted in support of the reasons for refusal may make reference to Government Planning Policy Guidance Notes and other Government Circulars, publications and statements, as well as Development Plan Policies and the Local Plan Inspectors Report into the Wokingham District Local Plan. A full list of documents that may be referred to is attached as Appendix 8.

8.0 LIST OF APPENDICES

Appendix 1	Report to Development Control Committee on 9th April 2003
Appendix 2	Site Plan (1:2500)
Appendix 3	Relevant Decision Notices
Appendix 4	Relevant Development Plan Policies
Appendix 5	Inspectors comments on the Policies contained within the Wokingham District Local Plan
Appendix 6	Wokingham District Local Plan Policies as proposed to be modified
Appendix 7	Description and method statement for construction of the access road, submitted as part of the Planning application O/2002/8206
Appendix 8	List of documents that may be referred to in the Inquiry

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH APRIL 2003 FROM 7.00 PM TO 10.50 PM

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

Also Present: David Ashman, Mr. D Ball, Mrs. P Bray and Mrs. I Mannos

PART I

301. MINUTES

The Minutes of the meeting of the Committee held on 19th March 2003 were confirmed as a correct record and signed by the Chairman subject to the list of apologies given including Mrs. DC Beatty.

302. APOLOGIES

Apologies for absence were submitted from Mrs. JL Lissaman and Mr. ND Rose. An apology for late arrival was submitted from Mrs. DC Beatty.

303. APPLICATION NO: 2002/8206, OUTLINE APPLICATION FOR DEMOLITION OF 41 WATMORE LANE WINNERSH, PROVISION OF ACCESS AND ERECTION OF 24 DWELLINGS, LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE WINNERSH, FOR: LINDEN HOMES

The Committee considered a report about this application set out on Agenda pages 9 to 72.

Members noted that the applicant had withdrawn the duplicate application to the current scheme and also that five additional letters of objection had been received since the publication of the Agenda. Officers provided details of infrastructure contributions sought from the applicant. These included £75,585 towards the primary school sector, £44,795 towards the secondary school sector, £100,000 towards off-site recreational provision. The Housing Officer had requested 6 2-bedroom units to be provided.

Members were also informed of further details submitted by the applicant after the publication of the agenda regarding proposals for the construction of the access to the site and measures proposed to protect and preserve a veteran tree affected by the access. The Arboricultural Officer commented that he and the Access & Movement officer had assessed the proposed access arrangements and considered them to be acceptable in arboricultural and engineering terms. However, Members were advised that an additional condition requiring the submission of further information in relation to the routing of utilities would also be necessary in the event of permission being granted.

Mr. David Jupp representing Winnersh Parish Council attended the meeting and spoke in opposition to the proposal.

Mr. Grimson representing a group of local residents attended the meeting and spoke in opposition to the proposal.

Mr. D Ball and Mrs. P Bray both local Members attended the meeting and spoke in opposition to the development.

At this point the Chairman asked the Arboricultural Officer to respond to a number of issues raised by the previous speakers. He provided a technical breakdown of the proposed measures to

mitigate damage to the affected tree's roots. Although some non-woody roots would be damaged it was not considered that the loss of these non-essential roots would adversely impact the overall condition of the tree. It was considered that enough moisture would be able to reach roots affected by the access road. However, whilst similar mitigation schemes had been undertaken elsewhere with different species of tree it was not possible to provide an example of such works being undertaken to a mature oak.

In discussing the proposal Members noted the comments of the Arboricultural officer, but commented that they still remained concerned regarding the impact of the access road and installation of utility services on an important veteran tree. They felt that it had not, in their opinion, been adequately demonstrated that the tree would be protected from damage. Concern was also expressed that it was not possible to compare the mitigation scheme to previous examples used to protect oak trees. Members also wished for it to be placed on record that in their opinion a contributing factor to the non-determination of the application within the eight-week period was the late submission of the arboricultural method statement.

Other Members expressed concern over the loss of playing fields and public open space resulting from the proposed development and that any contribution towards off site recreational provision should be within the Parish of Winnersh.

Officers clarified that the principle of development and status of open space within the application site had been established by the Planning Inspectorate's decision to grant permission to Application No: 2001/3458.

After further discussion it was,

RESOLVED: That had an appeal against non-determination not been submitted by the applicant, Application No: 2002/8206 would have been refused on the grounds set out on Agenda page 18 with the following additional reason;

Reason 3

It has not been demonstrated sufficiently that construction of the access road would not have an adverse effect on the veteran oak tree outside 39 Watmore Lane that is subject to a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to polices EN1 of the Structure Plan, LBE1 & LBE2 of the Loddon Area Local Plan and WOS3, WBE1 or WBE11 of the Wokingham District Local Plan, (as proposed to be modified).

304. APPLICATION NO: 2002/8475, OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF SITE WITH 16 DWELLINGS FOLLOWING DEMOLITION OF EXISTING BUILDING, CE SITE TAG LANE, HARE HATCH WARGRAVE, FOR: G SMITHS & W PHELPS PAMTECHNICAL SERVICES

The Committee considered a report about this application set out on Agenda pages 73 to 82.

Officers informed Members that one additional letter of objection had been received since the publication of the Agenda. Members also noted that an additional reason for refusal was proposed relating to the lack of provision for affordable housing.

Mr. J Day representing the applicant attended the meeting and spoke in favour of the proposal.

The Chairman, outlined the local Member, Frank Browne's opposition to the scheme and agreement with the views of the Parish Council.

Development Control Ref No:	Received	Parish
O/2002/8206	17.12.2002	Winnersh

Applicant: Linden Homes (SE) Ltd.
Location: Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
Proposal: Outline application for demolition of 41 Watmore Lane, provision of access and erection of 24 dwellings.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik

SUMMARY:

Proposal -
Outline application for demolition of 41 Watmore Lane, provision of access and erection of 24 dwellings on part of the open space to the rear. Site area is 0.8ha. All matters are reserved except for means of access and siting. An appeal against non-determination has been received in respect of this application. A duplicate application O/2003/8620 has been received and has not been determined as yet.

RECOMMENDATION:
TO ESTABLISH WHAT DECISION MEMBERS WOULD HAVE MADE HAD THE APPEAL FOR NON-DETERMINATION OF THE APPLICATION NOT BEEN LODGED

Background Papers

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

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

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

BACKGROUND

1. **HISTORY** - This site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of this planning application comprises the following:
   (i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
   (ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but was declared surplus to the school requirements by Berkshire County Council.
   (iii) The north east corner of the site currently forms part of the school's wildlife area.
   (iv) A small area of garden belonging to the caretaker's dwelling and a larger area of the open space.

   The large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41 is covered by a Tree Preservation Order (TPO/1018/2001).

   The area of open space has been the subject of a number of planning applications these can be summarised as follows:

Application No	Proposal	Decision	Appeal
97/66894/F	24 dwellings with access via Poplar Lane	Refused 3.98	Appeal in abeyance At request of applicant
F/2000/2561	16 dwellings with access via 39 Watmore Lane	Not determined	
F/2001/3252	16 dwellings with access via 39 Watmore Lane	Withdrawn	
F/2001/3458	18 dwellings with access via 39 Watmore Lane	Refused	Allowed 10.01
F/2002/7309	18 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/7310	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	
F/2002/7311	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/8154	19 dwellings with access via 41 Watmore Lane (duplicate of F/2002/7310 & 7311)	Not yet determined	
O/2003/8620	24 dwellings with access via 41 Watmore Lane (duplicate of O/2002/8206)	Not yet determined	

* Copy of previous report and minutes are attached.

2. CONSULTATIONS:

Access and Movement Officer : Comments on revised plan 1363/11N showing amendments to visibility splays and deletion of carriageway extension: conditions as previously recommended by Inspector on appeal F/2001/3458.

Arboricultural Officer : Access road appears to be in the same position as on applications F/2002/7309, 7310 and 7311 which were recently refused planning permission. However the proposed access road has been designed not to adversely effect the Oak tree growing at 39 Watmore Lane. It will be constructed using reinforced concrete supported on piles and as such will not bear directly on the ground. Limited excavation will need to be carried out for the first 3m in to the site. Hand dug trial excavations (carried out on the 27th March) have confirmed that no visible roots from the Oak tree are growing in this area. Therefore this will not have an adverse effect on the tree.

Following the trial excavations the engineers will be submitting finalised proposals for the construction of the access road and a method statement detailing all measures required to implement the scheme without causing harm to the tree, including site supervision.

Independent advise has been obtained from the Veteran Tree Forum and the Arboricultural Advisory and Information Service who have confirmed that the principals of the scheme are acceptable in relation to the tree.

The detailed proposals should be submitted in time for them to be presented to Development Control Committee on the 9th April. I would advise that the scheme overcomes my concerns and that there are no arboricultural reasons why planning permission should be refused.

Policy & Plans : Principle of development was established when permission for 18 dwellings was allowed at appeal (F/2001/3458). Since this appeal, proposed modifications to the Wokingham District Local Plan have been agreed. All applications determined after this date should comply with modified policies. As such proposal needs to comply with policy WH7 (as modified) requiring up to 26% of all new dwellings to be affordable. 5 dwellings required on F/2002/8154.

Property : Developer has a contract to purchase the whole of the playing field at the rear of the school entered into by the former County Council. It has been agreed that a new contract will be entered into restricting the sale (and development) to approximately half of the land as shown on this application. The new arrangement is subject to the developer gaining planning permission.

Libraries: Request contribution of £1,140.

Archaeologist : The archaeological evaluation carried out in early 2002 discovered possible human remains. Still awaiting interim report to confirm age of these remains. Further archaeological works will need to be carried out across the entire site.

Environmental Health : No Environmental Health objection subject to a condition restricting the hours of construction and landfill gas risk assessment.

Drainage Engineer : Recommends 3 conditions relating to surface water sewerage works, surface water balancing works and foul sewerage works.

Rights of Way Officer : No objection.

Ecologist :Requires a bat survey. Satisfied that the development is unlikely to adversely affect the local great crested newt population.

Environment Agency : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).

Thames Water : No objection.

Sport England : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan unless specific circumstances apply.

Parish Council : Object . Refer to attached.

Letters of representation : 30 letters received in respect of O/2002/8206. Objections/comments from the letters received can be summarised as follows:

- loss of land for school to expand
- loss of another dwelling in Watmore Lane
- problems of parking would be exacerbated
- inappropriate in design, appearance and layout
- increased traffic
- impact on highway safety, including pedestrians
- lack of adequate visibility
- impact on flora and fauna, including a possible ancient hedgerow
- loss of playing field/recreational facility
- loss of amenity for dog walkers
- increased pressure on infrastructure
- loss of safe route to school
- increased noise and air pollution
- increased disturbance due to car headlamps
- loss of access point to school
- remaining land should be allocated as public open space
- landfill gas needs to be investigated
- loss of light and privacy
- impact on TPO'd tree
- increased crime with increase of population
- parents and local community not informed of application
- development would set a precedent
- field needs to be reinstated
- increased risk of flooding/surface water runoff
- application for 24 dwellings would result in loss of more open space

3. APPRAISAL - The main issues are:

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (as proposed to be modified)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (as proposed to be modified)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (as proposed to be modified)].

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be modified)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and WH3A of the Wokingham District Local Plan (as proposed to be modified)].

F. Affordable Housing: [Policies H7 of the Berkshire Structure Plan; LH7 of the Loddon Area Local Plan; and WH7 of the Wokingham District Local Plan (as proposed to be modified)].

G. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (as proposed to be modified)].

H. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (as proposed to be modified)].

I. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (as proposed to be modified)].

J. Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (as proposed to be modified)].

K. Sport England Objection: Circular 9/98 and PPG17.

L. Flooding Issues.

M. Concerns of Parish Council and residents.

A. <u>Principle of residential development in this location</u>

The principle of residential development in this location has been established by the previous appeal, F/2001/3458 for 18 dwellings, allowed in October 2001. The Inspector's comments are material in consideration of this planning application albeit that the current application relates to a larger area of land.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. <u>Principle of loss of open space</u>

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of the 3 applications (refer to site plan) is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical on F/2002/8154 but larger on O/2002/8206 and O/2003/8620. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph H) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council, in its role as the Education Authority, have carried out a public consultation on the options and have consulted the DfEE. In July 2002 consent was obtained to sell the land within the application site of F/2002/8154, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 19 or 24 dwellings by virtue of the design and layout would not adversely affect the character of the area, with the exception of the access road which would affect the large oak tree growing to the front of 39 Watmore Lane.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

In accordance with British Standard 5837: 'Trees in relation to construction' no works should be allowed within 12m of the tree, although it is accepted that this standard does not allow for adequate distances for veteran trees and is currently under review.

The position of the access road is identical to that shown on applications F/2002/7309, 7310 and 7311. These applications were all refused on the grounds of adverse impact on this tree.

However recent trial excavations have revealed that no roots are growing in the first 3m of the site and the engineers will be submitting detailed proposals for the construction of the access road and a method statement detailing all measures required to implement the scheme without causing harm to the tree, including site supervision. Subject to these details overcoming previous concerns there would be no arboricultural reason why the application should be refused.

D. Impact on amenities of neighbouring occupiers

The application is in outline and only siting and access are being considered at this stage. Although the number of dwellings and size of site have increased, the relationship of the proposed dwellings with adjoining dwellings in terms of distances is considered acceptable. Detailed design would be dealt with at a later stage. Whilst there would be some noise and disturbance to properties either side of the proposed access road it is not considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	O/2002/8206
2 bed x 8 (45%)	2 bed x 11 (46%)
3 bed x 6 (33%)	3 bed x 7 (29%)
4 bed x 0 (0%)	4 bed x 3 (12.5%)
5 bed x 4 (22%)	5 bed x 3 (12.5%)
Total 18 units	Total 24 units

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

As the site is less than 1 ha in size The Town & Country Planning (Residential Density) (London & South East England) Direction 2002 which came into force on 2nd December 2002, does not apply. Whilst Policy WH3A states that the Council will refuse planning permission for proposals that make inefficient use of land and schemes will be expected to achieve between 30-50 dwellings per hectare, the Inspector on the previous appeal commented that the density of the development would be above that of immediate neighbouring housing and that it would not cause harm to the character and appearance of the area (paragraph 21) and that it would be acceptable in terms of efficient use of land (paragraph 12). As such the density of development, which would be 30 dwellings per ha., is considered to be acceptable.

F. Affordable Housing

Since the last applications were considered (F/2002/7309, 7310 and 7311), proposed modifications to the Wokingham District Local Plan were agreed in December 2002. These include policy WH7 relating to affordable housing. The threshold has now been changed and the requirement for affordable housing would now apply as the development exceeds 0.5 ha. in size and 15 dwellings. As

such the Council is seeking up to 26% of affordable housing on site which would equate to 6 dwellings. The applicant has agreed in principle to this provision.

G. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). This is still considered to be the case with the current application. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

The addition of 6 dwellings would not adversely affect highway safety or congestion.

Whilst a contribution of £40,000 was requested on the previous application, F/2002/3458, towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

H. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. It is recommended that a contribution of £80,000 for improvements to recreational provision is included.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. The current application would result in a net increase of 23 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. The education contributions will be reported verbally to Committee as this is yet to be finalised.

A contribution to libraries has not been requested before and as there has been no change in policy it would be unreasonable to request it on these planning applications.

Highway infrastructure is dealt with under paragraph G and Affordable housing in paragraph F.

I. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great crested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found. The

Ecologist is satisfied that the proposals would not adversely affect them. A bat survey was carried out for 39 Watmore Lane which did not reveal any evidence. A second survey would need to be carried out for 41 Watmore Lane although it is suggested that this is dealt with by condition.

J. Archaeological Issues

Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

K. Sport England Objection

The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with Circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

L. Flooding Issues

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

M. Concerns of Parish Council and Residents

The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

4. **CONCLUSION** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. Subject to the Arboricultural Officer being satisfied that the development would not would adversely affect the oak tree, the loss of which would be detrimental to the visual amenity of the area, there is no reasons for refusing the application on arboricultural grounds. However holding reasons for refusal are recommended for affordable housing and financial contributions in the event of the appeal not being withdrawn.

5. **RECOMMENDATION** - If the appeal against non-determination had not been lodged the application would have been recommended for REFUSAL of planning permission on the following grounds:

Reasons

1. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (as proposed to be modified).

2. The proposal does not make adequate provision for affordable housing in accordance with Policy H8 of the Berkshire Structure Plan, Policy LH8 of the Loddon Area Local Plan and Policy WH7 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested and affordable housing, the reasons for refusal relating to this shall be withdrawn.

2. This application is in respect of OS location plan received by the LPA on 17.12.2003 and drawing no.1363/11N, received 13.2.2003, as amended by letter dated 20.3.2003 regarding the mix of housing.

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

   Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH3A, WH6, WH7, WBE11, WT7 and WR2.

FROM: Mrs B Polnik

DATE: 09 January 2003

16 JAN 2003

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2002/8206

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 30/01/2003** .

The Committee **OBJECTED** to this application on the following grounds:

1 There would be a large amount of traffic feeding onto an already busy, small road

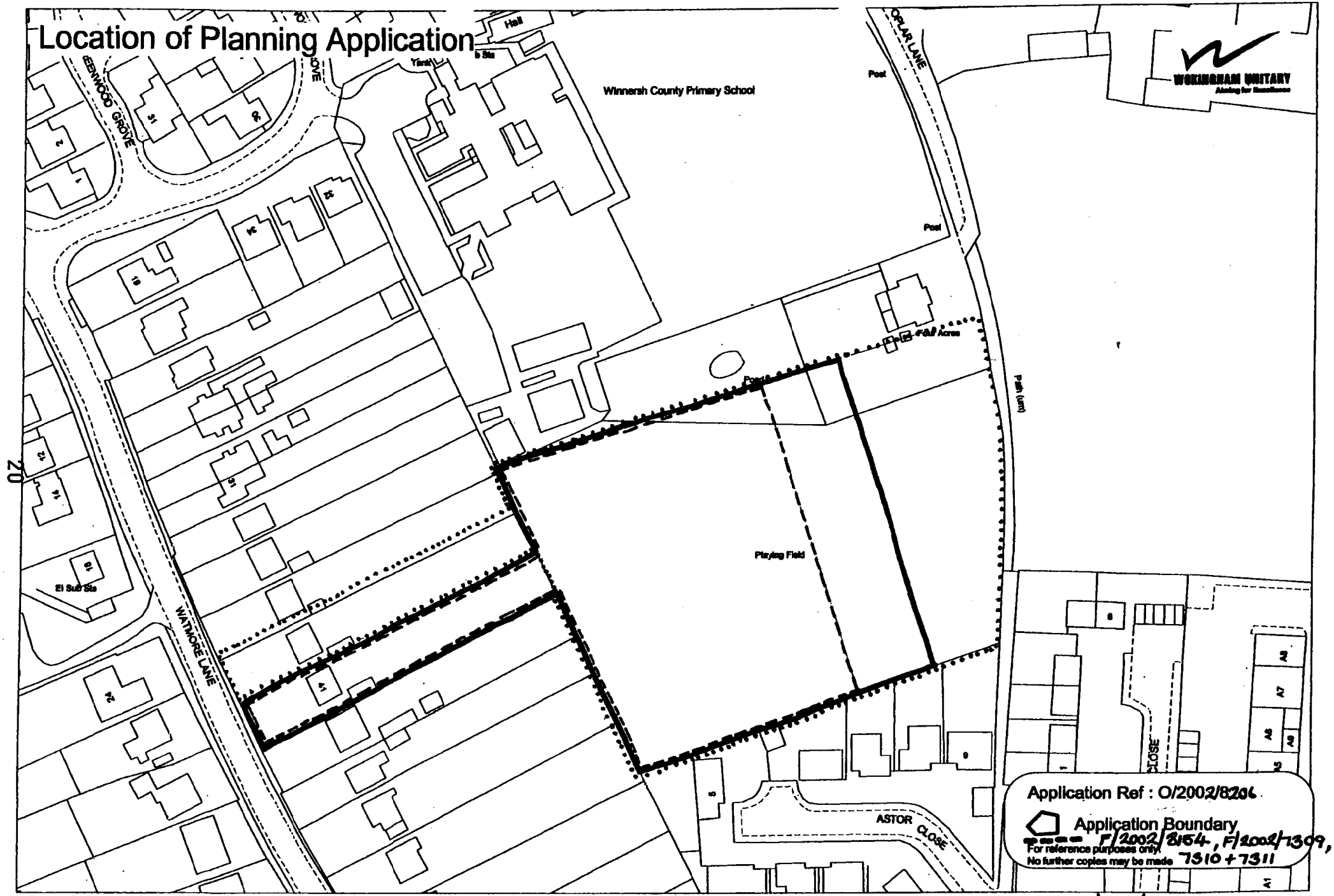
2 The development would be an incursion into the open space

3 The oak tree at the entrance to the development would be affected

SIGNED: _____ DATE: 14.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

Location of Planning Application



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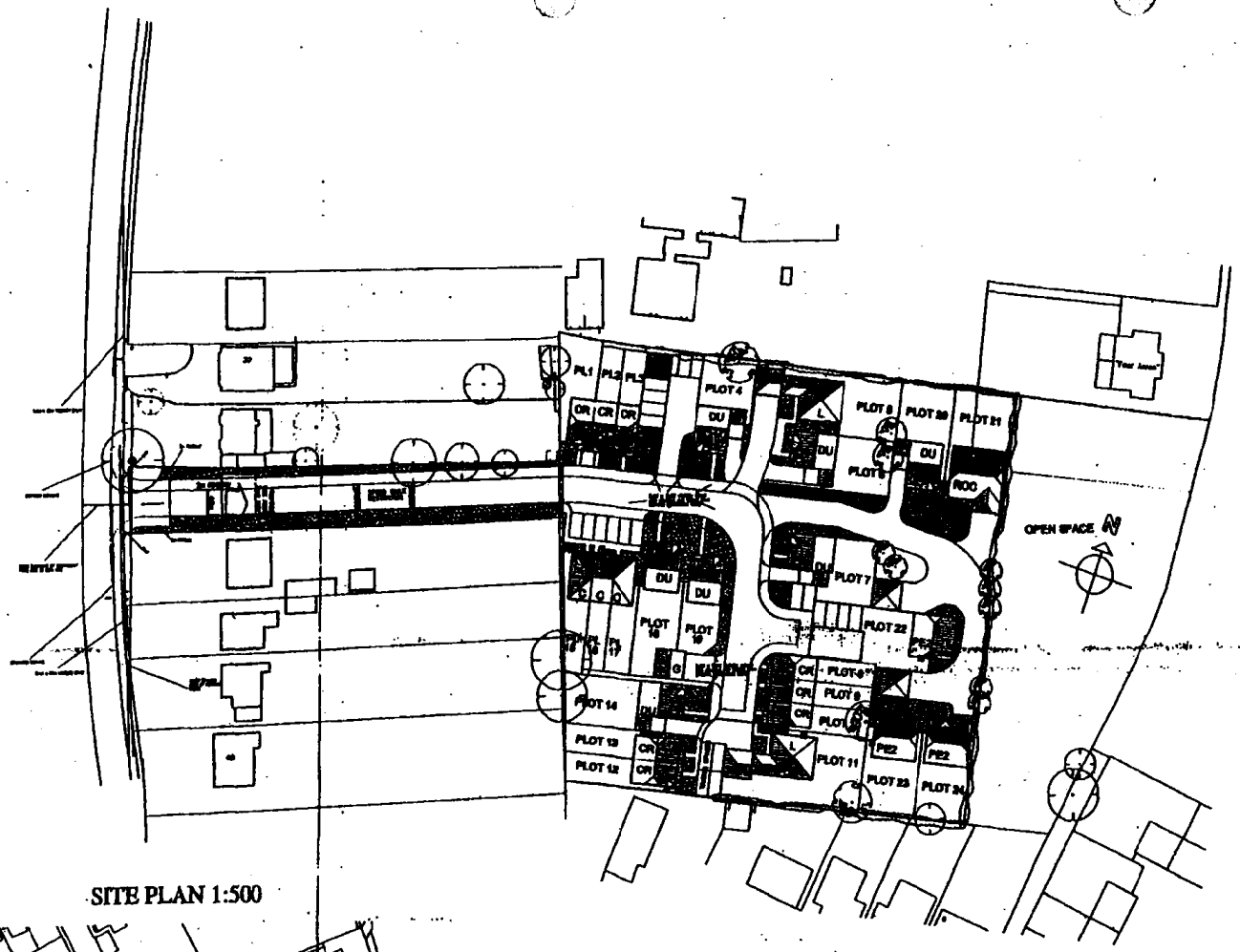
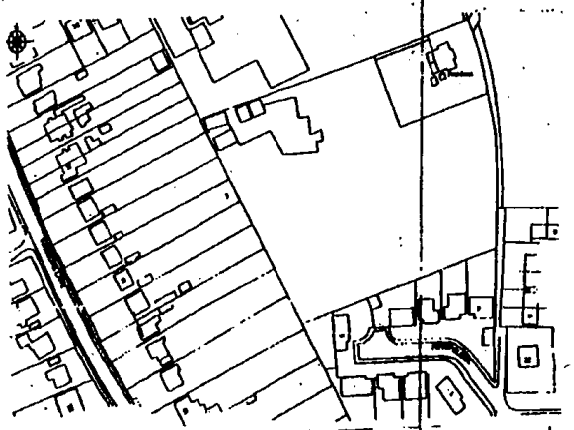
Development Control Section, Environmental Services, Wokingham District Council.

24 March 2003

Scale: 1 : 1250



SITE PLAN 1:500



LOCATION PLAN 1:1250

21

0/2002/8206

Notes.

PE2 -	PENDLETON 2	4B	3No.
ROCH -	ROCHESTER	5B	1No.
C -	CHERWELL	2B	3No.
DU -	DURHAM	3B	7No.
CR -	CRANMORE	2B	8No.
L -	LYNMOUTH	5B	8No.
			24No.

2B = 46.8% (45% POLICY)
3B = 29.2% (30% POLICY)
4B = 12.5%
5B = 12.5% (20% POLICY)

20 FEB 2003

Project
LAND r/o WATMORE LANE
WINNERSH

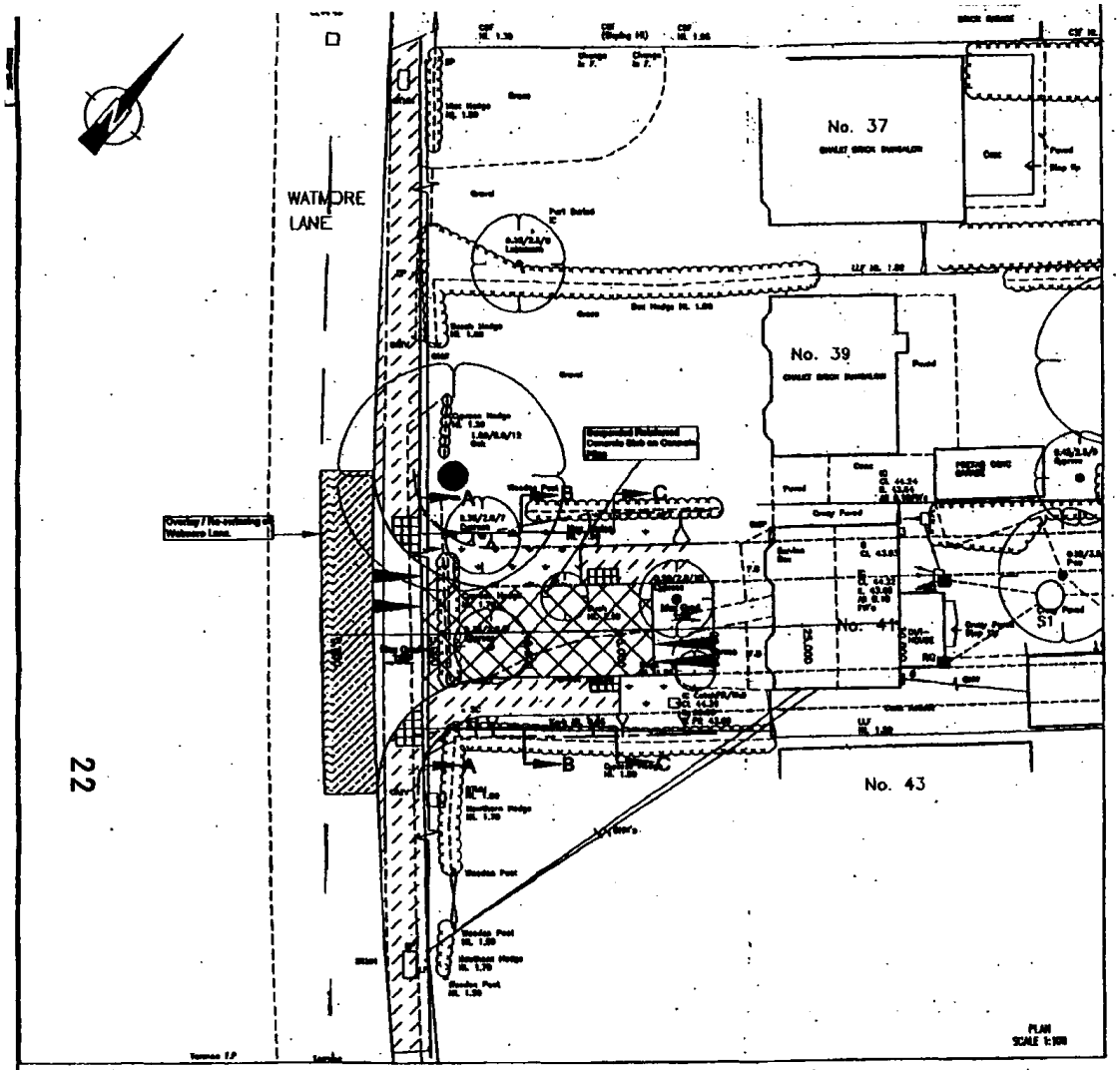
Client
LINDEN HOMES PLC

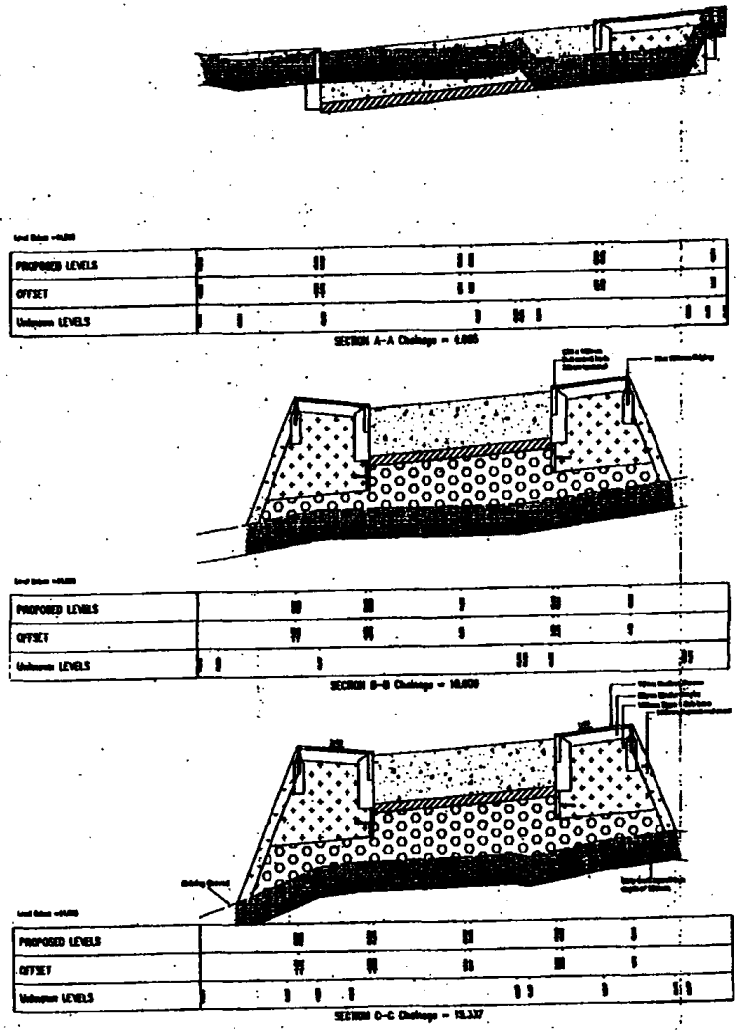
Drawing
REDEVELOPMENT
PROPOSED SITE PLAN

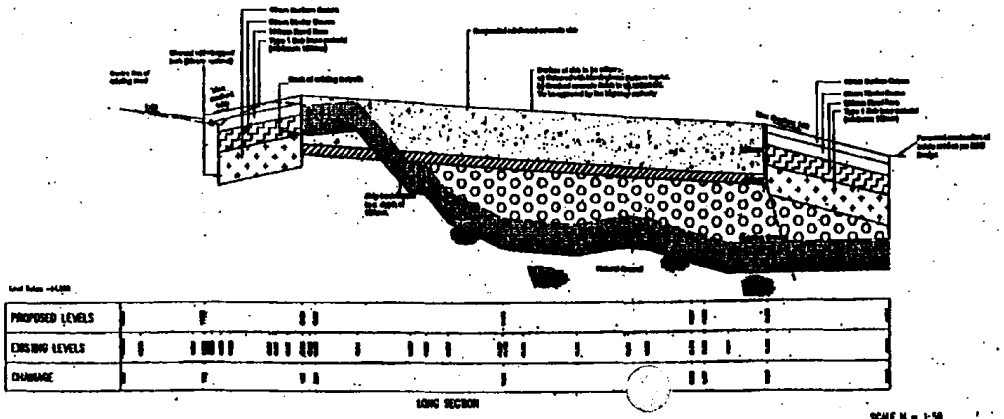
Scale 1:500 1:1250 Date 23/08/00

The Edwards Irish Partnership
Architects & Surveyors

Job 1363 Dwg. 11 N







KEY

- Structural slab to be suspended on piles as per Structural Engineer's design
- Compressible Board - 50mm
- Type 1 Sub base material
- Capping layer class 6F1 (Maximum particle size 40mm)
- 150mm Topsoil and seed
- Strip back existing topsoil (Maximum 150mm)
- New [illegible]
- New [illegible] manhole

Denis Wilson Partnership

LINDEN HOMES

WATMORE LANE
WINNERSH, BERKSHIRE

CONSTRUCTION OF THE NEW ACCESS ROAD AND ITS JUNCTION WITH WATMORE LANE WITHIN THE PROTECTED ZONE OF AN EXISTING TREE

FOR APPROVAL

2003-032/02

Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	5	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table, submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing


Location of Planning Application
WATMORE LANE
Playing Field
Pond
Pear Acres
Path (km)
ASTOR CLOSE
GROVELANDS CLOSE
Application Ref : F/2002/7309
Application Boundary
7310 and 7311
For reference purposes only.
No further copies may be made
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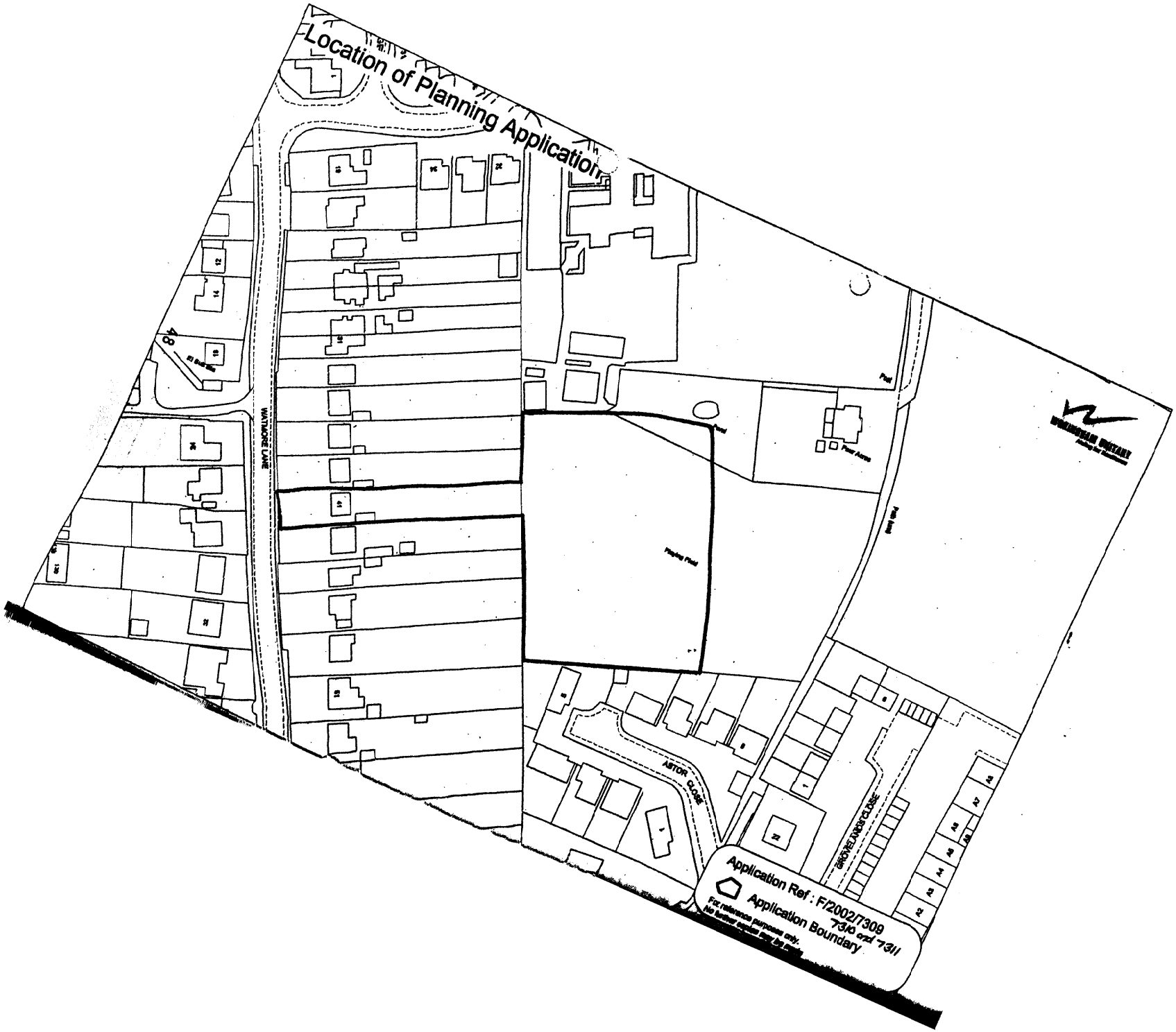
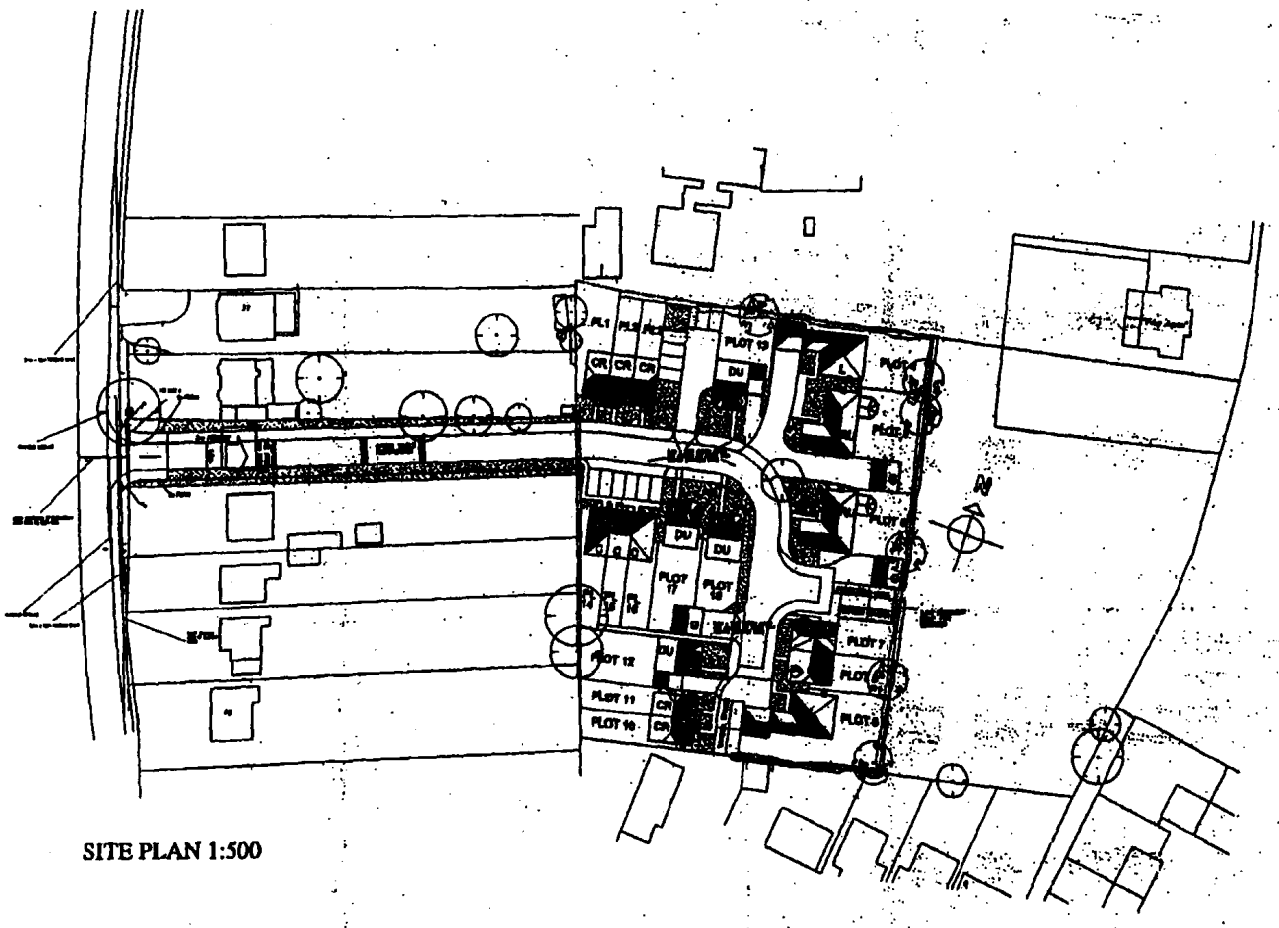
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proce... Wokingham District Council Licence LA0...
Development Control, Wokingham District Council


Location of Planning Application
WALTMORE LANE
ASTOR CLOSE
BROADWAY CLOSE
Application Ref : F/2002/7309
Application Boundary
For reference purposes only.



SITE PLAN 1:500

LOCATION PLAN 1:1250

REVISED PLAN

DEL - DELAMERE	4B	1 No.
CH - CHARTWELL	4B	1 No.
C - CHERWELL	2B	3 No.
DU - DURHAM	3B	4 No.
CR - CRANMORE	2B	6 No.
L - LYNMOUTH	6B	2 No.
RU - RUNNYMEDE	5B	2 No.
		18 No.

2B = 44.4% (40% POLICY)
3B = 22.2% (30% POLICY)
4B = 11.1% (25% POLICY)
5B = 22.2% (25% POLICY)

G - DETACHED DOUBLE GARAGE 2 No.

29 OCT 2002

Project
LAND r/o WATMORE LANE
WINNERSH

Client
LINDEN HOMES PLC

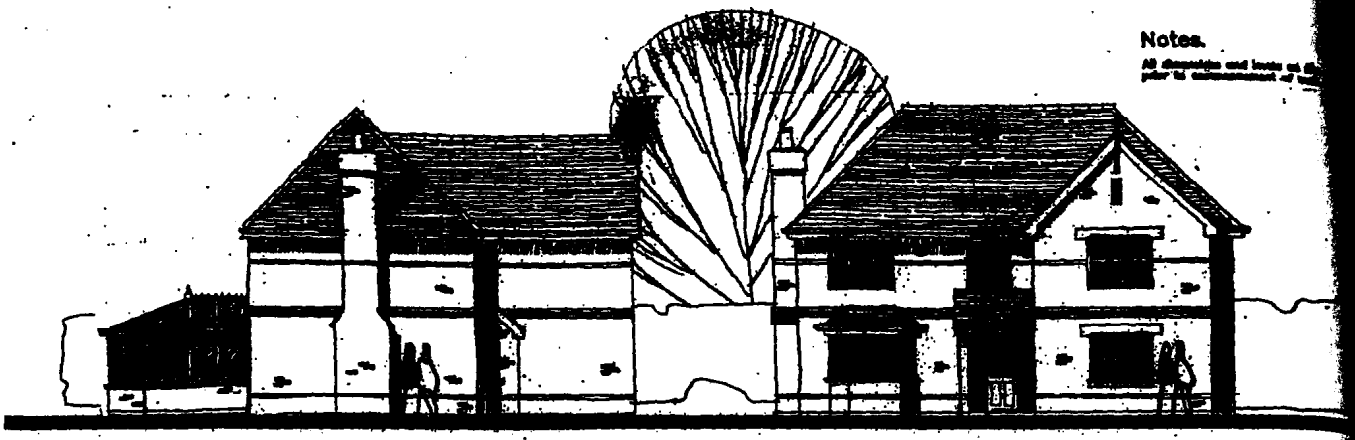
Drawing
REDEVELOPMENT
PROPOSED SITE PLAN

Scale 1:500 1:1250 Date 23/08/00

The Edwards Irish Partnership
Architects & Surveyors

F/2002/7309

Notes.



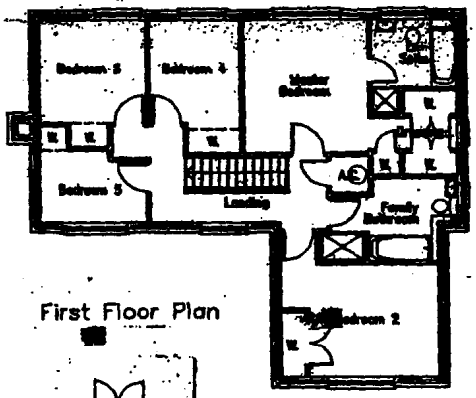
SIDE ELEVATION

FRONT ELEVATION

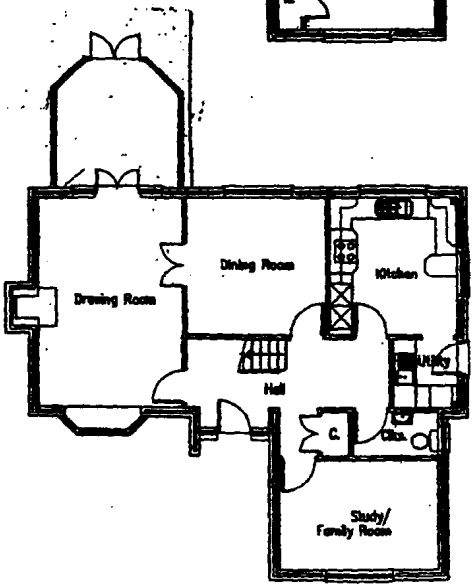


SIDE ELEVATION

REAR ELEVATION



First Floor Plan



Ground Floor Plan

30 Aug 2002 7309

Project
Land r/o Watmore Lane
Winnersh

Client
Linden Homes Plc

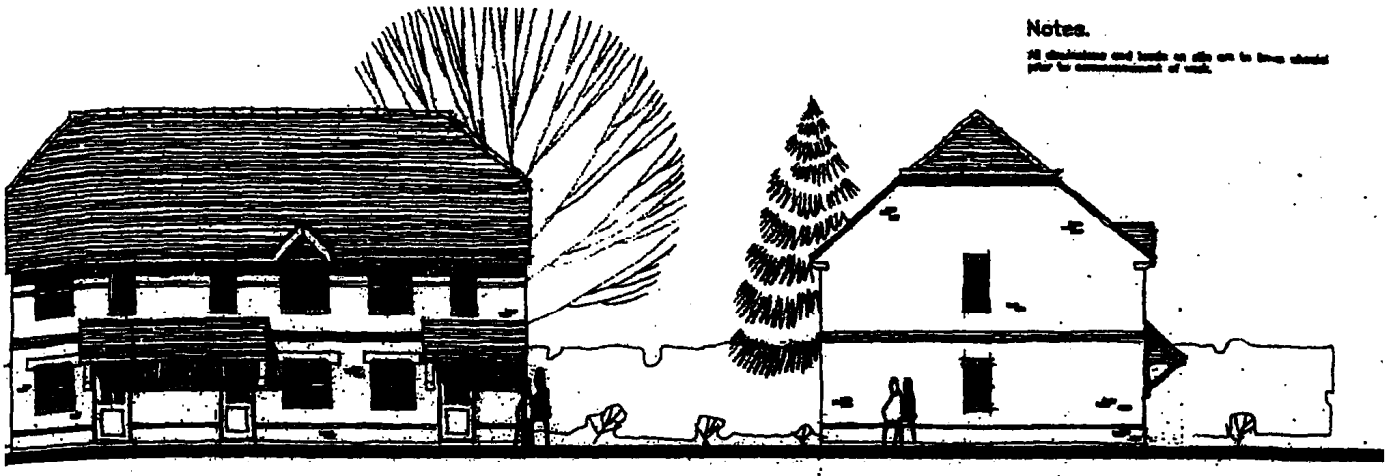
Drawing
Runnymede – Plot 5 & 6
Plans & Elevations

Scale 1:100 Date Aug 200

The Edwards Irish Partnership
Architects & Surveyors

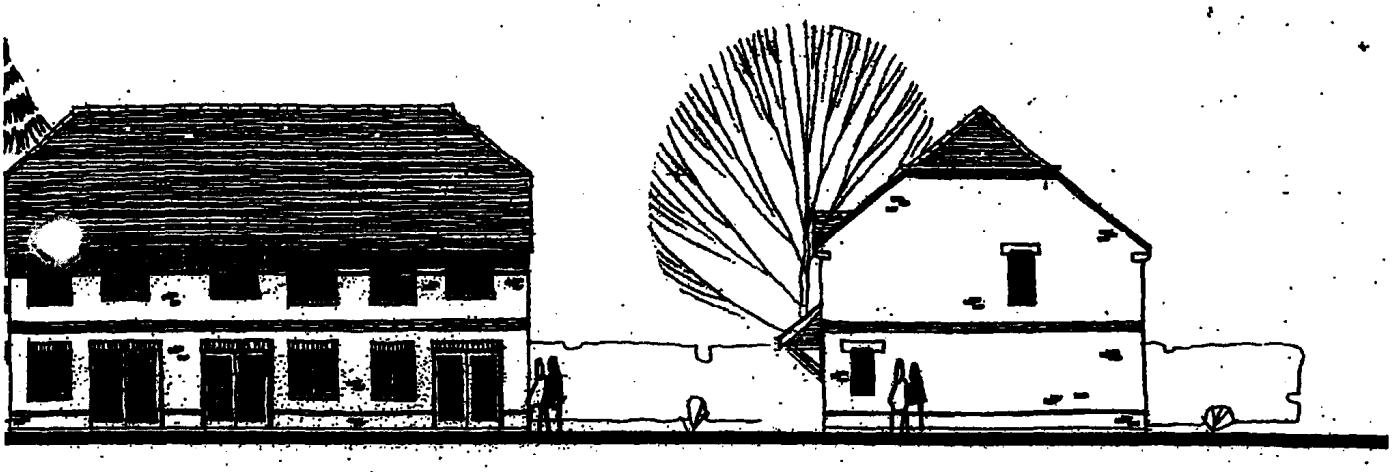
Job 1383-A Dwg 22

Notes.



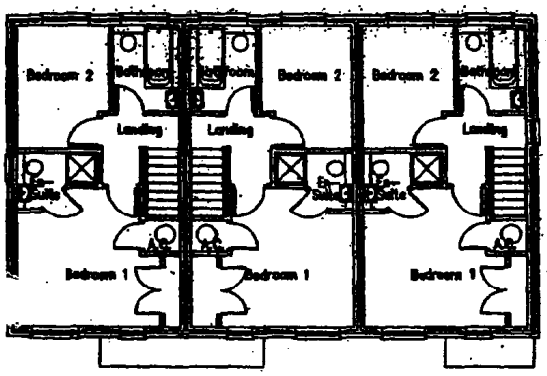
FRONT ELEVATION

SIDE ELEVATION

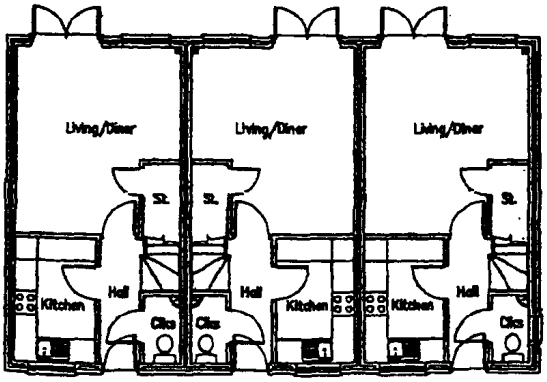


REAR ELEVATION

SIDE ELEVATION



First Floor Plan



Ground Floor Plan

30 Aug 2002 7309

A	BIN STORES REMOVED	AUG 0

Project

Land r/o Watmore Lane
Winnersh

Client

Linden Homes Plc

Drawing

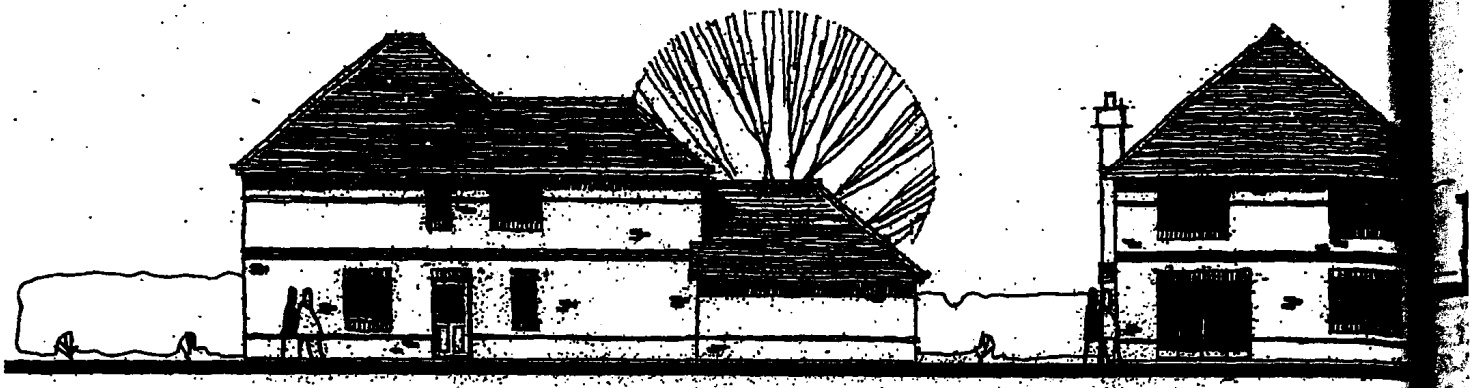
Cranmore – Plots 1,2 & 3
Plans & Elevations

Scale 1.100 Date Aug 2000

The Edwards Irish Partnership
Architects & Surveyors

Job 1363-A Dwg. 20 A

Notes.



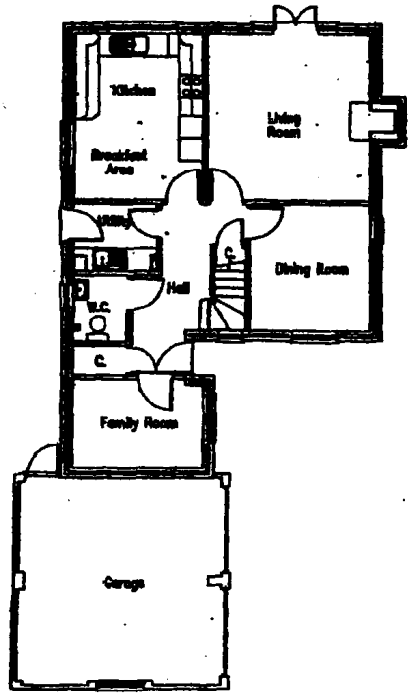
REAR ELEVATION

SIDE ELEVATION

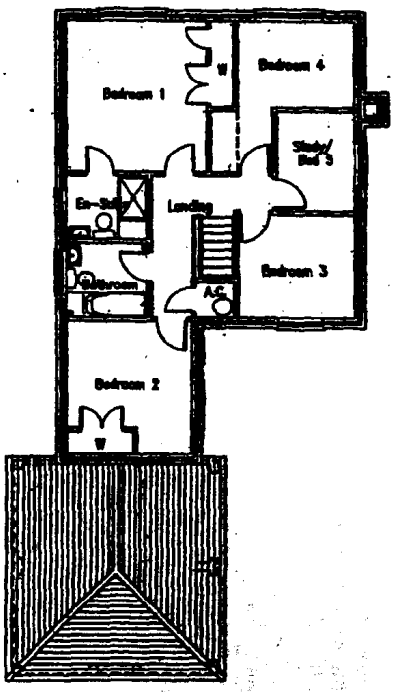


FRONT ELEVATION

SIDE ELEVATION



Ground Floor Plan



First Floor Plan

30 AUG 2002

A	SIDE ELEVATION EDITED. UTILITY DOOR RELOCATED

Project
Land r/o Watmore La
Winnersh

Client
Linden Homes Plc

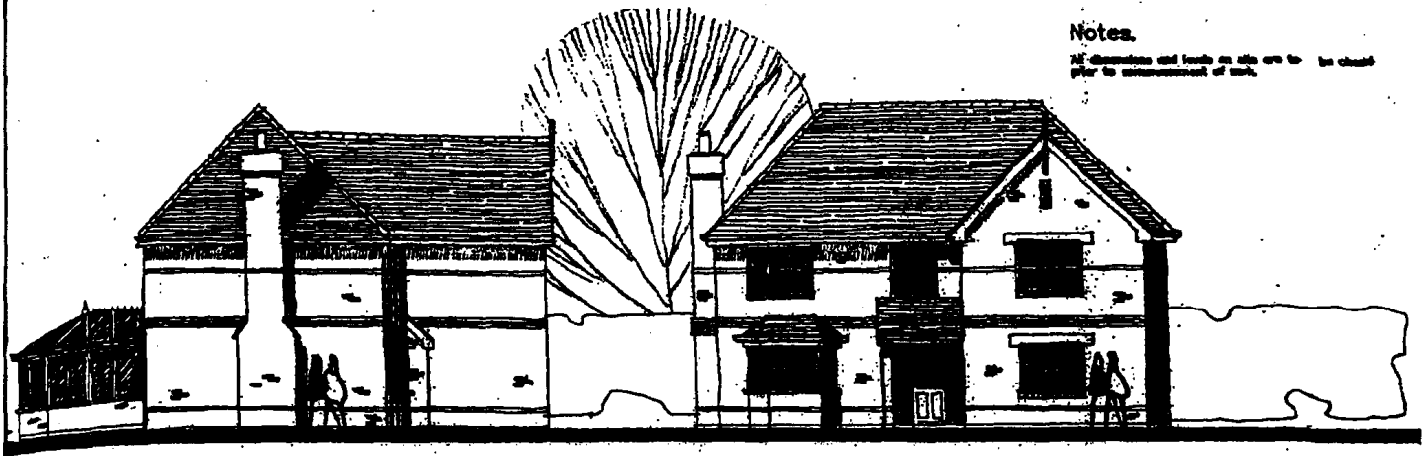
Drawing
Lynmouth – Plot 4
Plans & Elevations

Scale 1:100 Date

The Edwards Irish Partn
Architects & Surveyo

Job 1363-A Dwg.

Notes.



SIDE ELEVATION

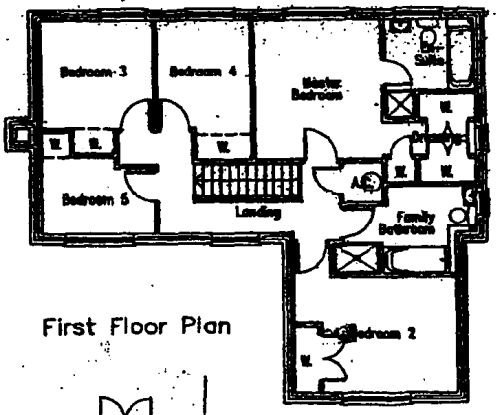
FRONT ELEVATION



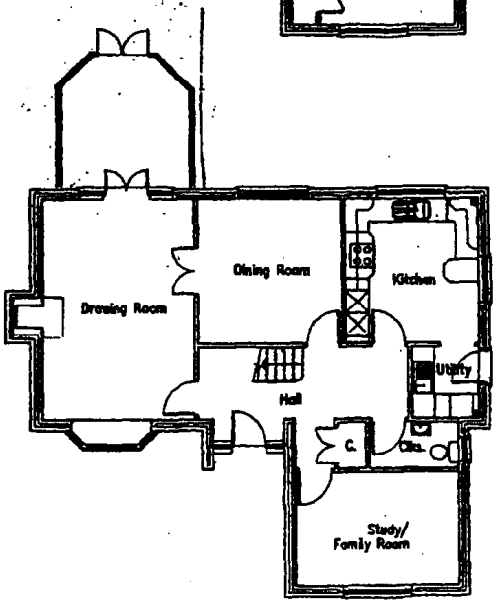
SIDE ELEVATION

REAR ELEVATION

30 JUL 2002 7309



First Floor Plan



Ground Floor Plan

53

Project
Land r/o Watmore Lane
Winnersh

Client
Linden Homes Plc

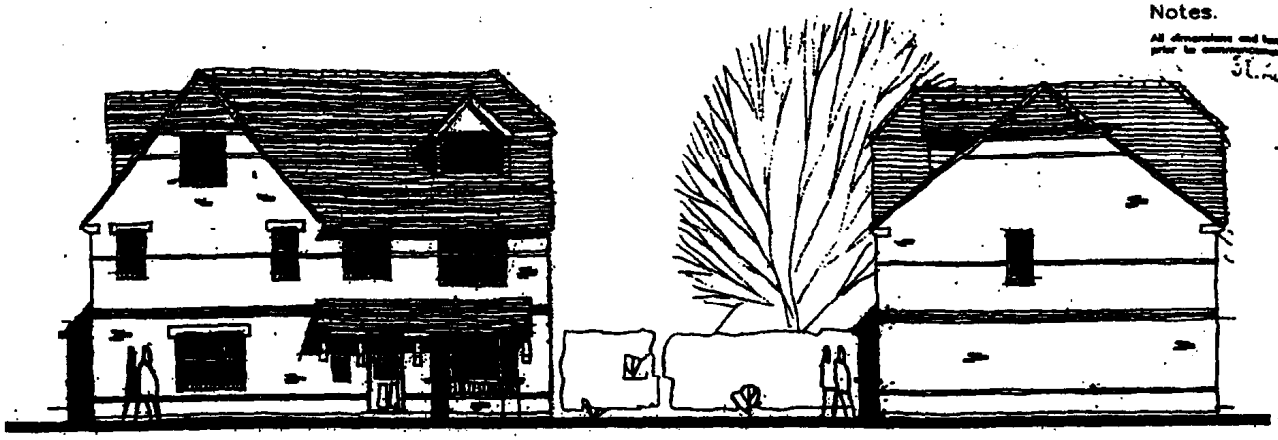
Drawing
Runnymede – Plot 5 & 6
Plans & Elevations

Scale 1.100 Date Aug 2000

The Edwards Irish Partnership
Architects & Surveyors

Job 1363-A Dwg. 22

Notes.



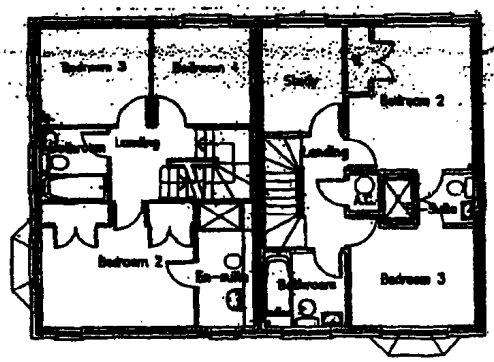
FRONT ELEVATION

SIDE ELEVATION

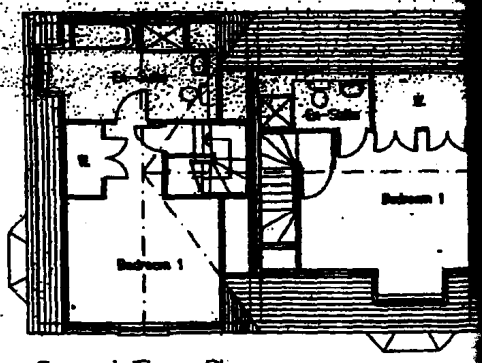


REAR ELEVATION

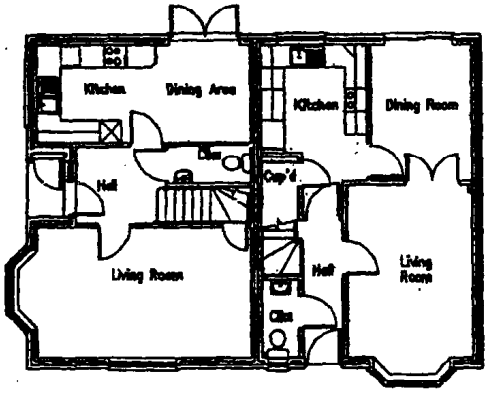
SIDE ELEVATION



First Floor Plan



Second Floor Plan



Ground Floor Plan

A — REVISIONS TO CHARTWELL EN-SUITE TO PLOTS NUMBER

Project
Land r/o Watmore
Winnersh

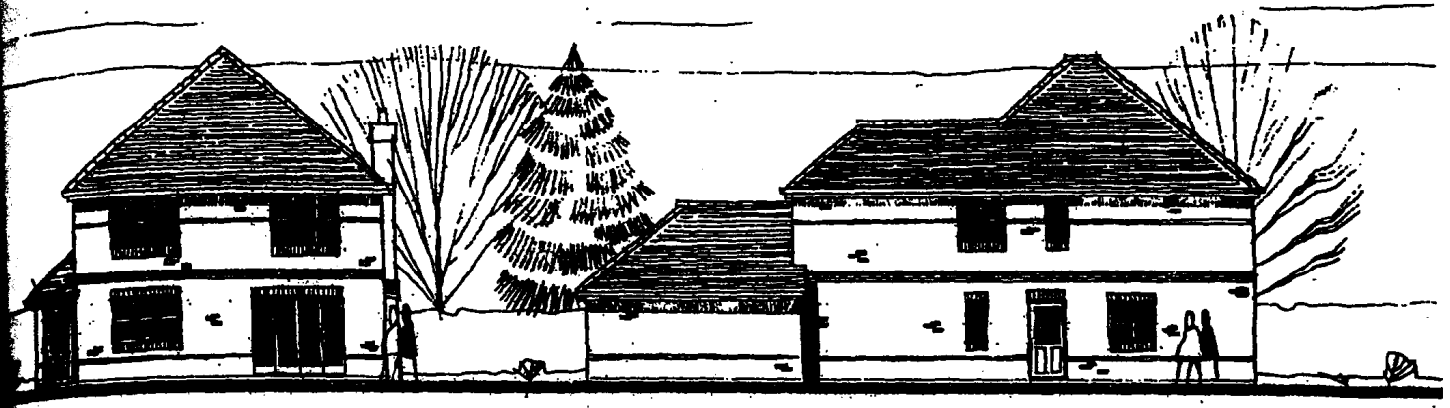
Client
Linden Homes Plc

Drawing
Delamere & Chartwell
Plans & Elevations Pla

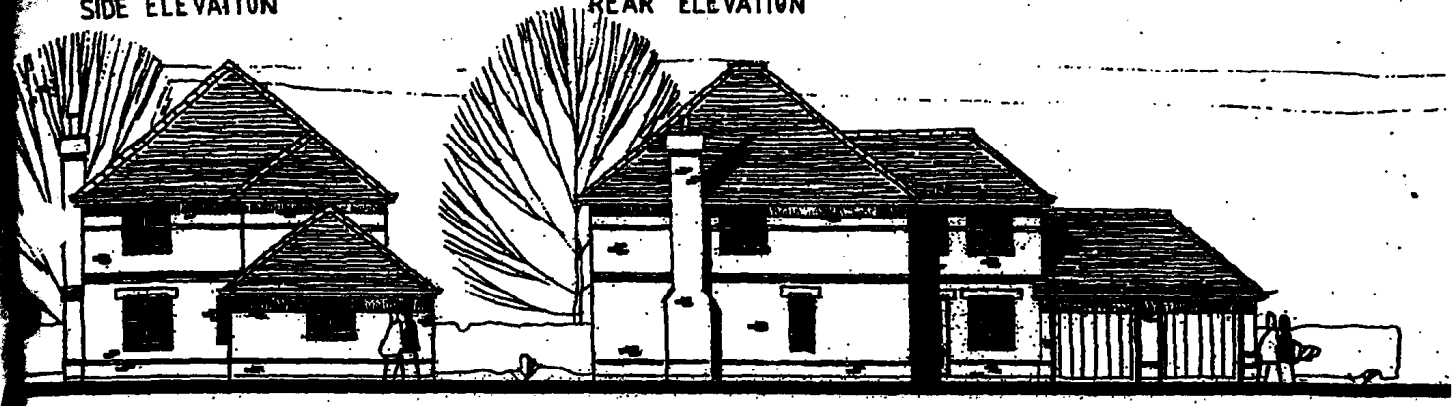
Scale 1:100

The Edwards Irish Part
Architects & Survey

Job 1363-A Dwg.

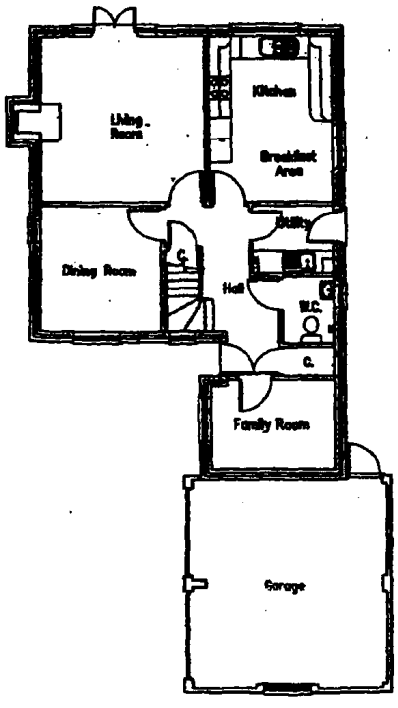


SIDE ELEVATION REAR ELEVATION

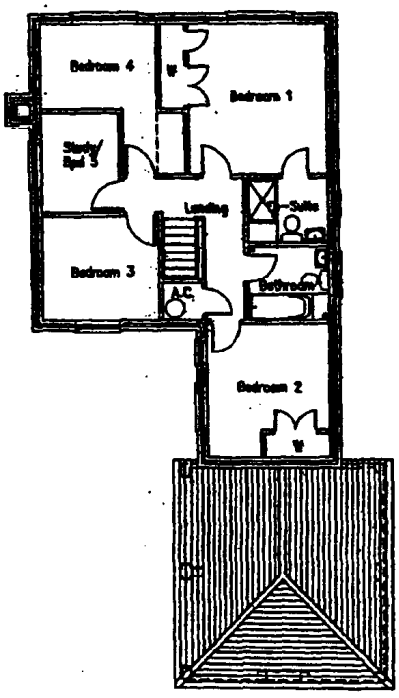


SIDE ELEVATION FRONT ELEVATION

30 AUG 2002 7509



Ground Floor Plan



First Floor Plan

A	SIDE ELEVATION ENVISED UTILITY DOOR RELOCATED	AUG 02

Project
Land r/o Watmore Lane
Winnersh

Client
Linden Homes Plc

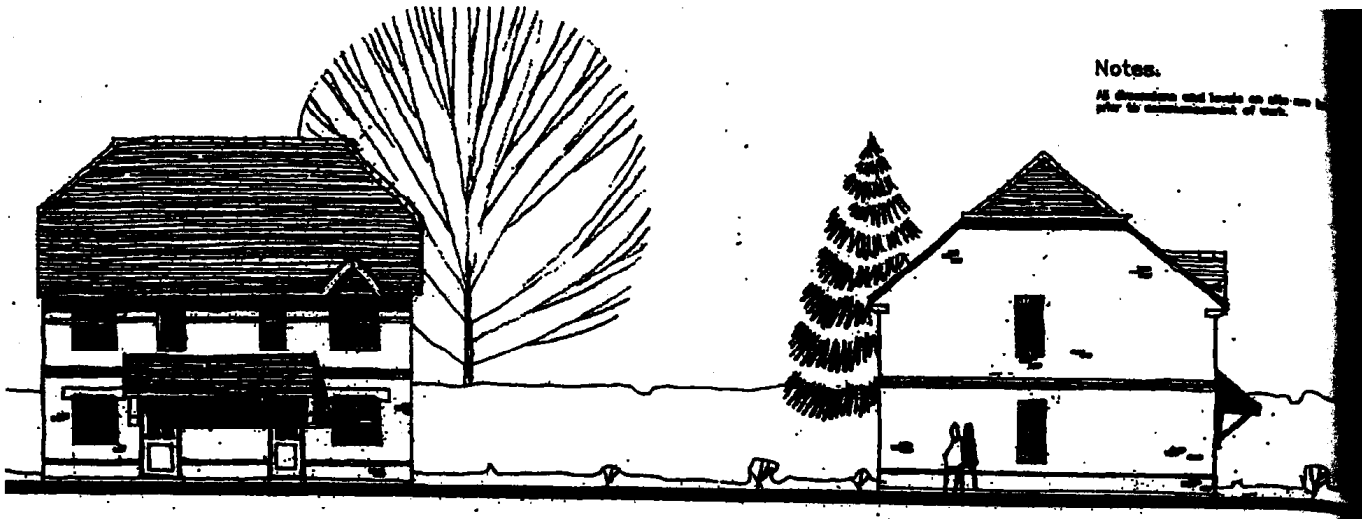
Drawing
Lynmouth – Plot 9
Plans & Elevations

Scale 1.100 Date Aug 2000

The Edwards Irish Partnership
Architects & Surveyors

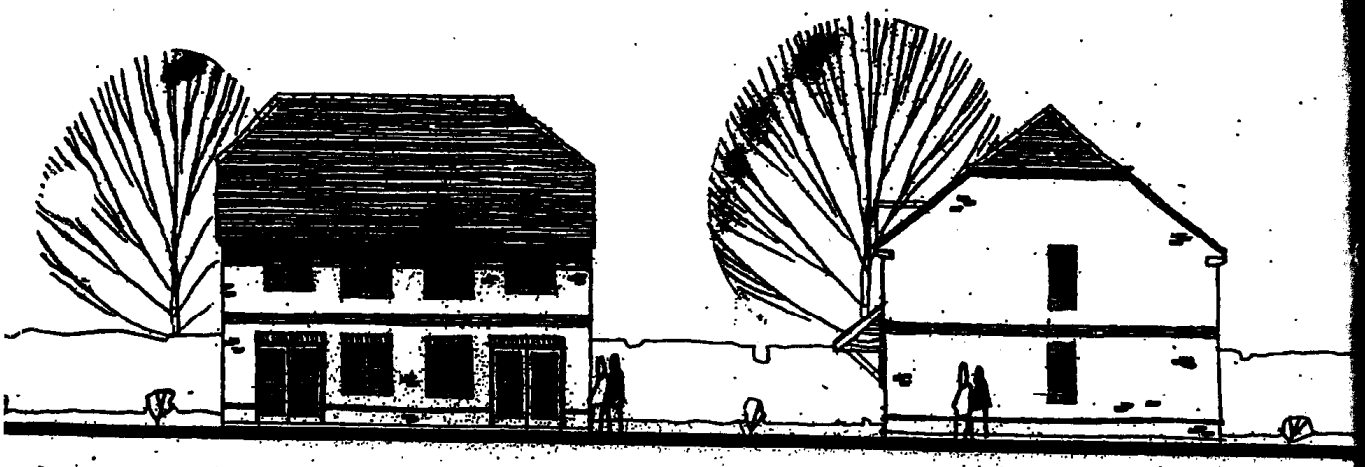
Job 1363-A Dwg. 24 A

Notes.



FRONT ELEVATION

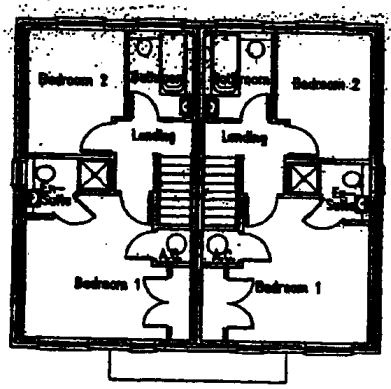
SIDE ELEVATION



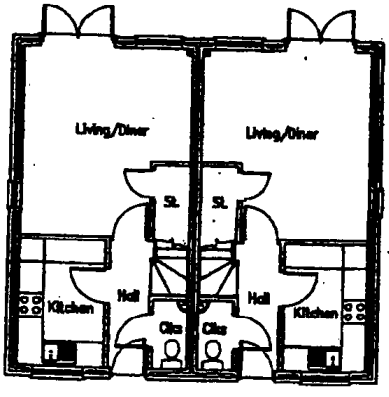
REAR ELEVATION

SIDE ELEVATION

30 AUG 2002 730



First Floor Plan



Ground Floor Plan

A - BIN STORE REMOVED

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

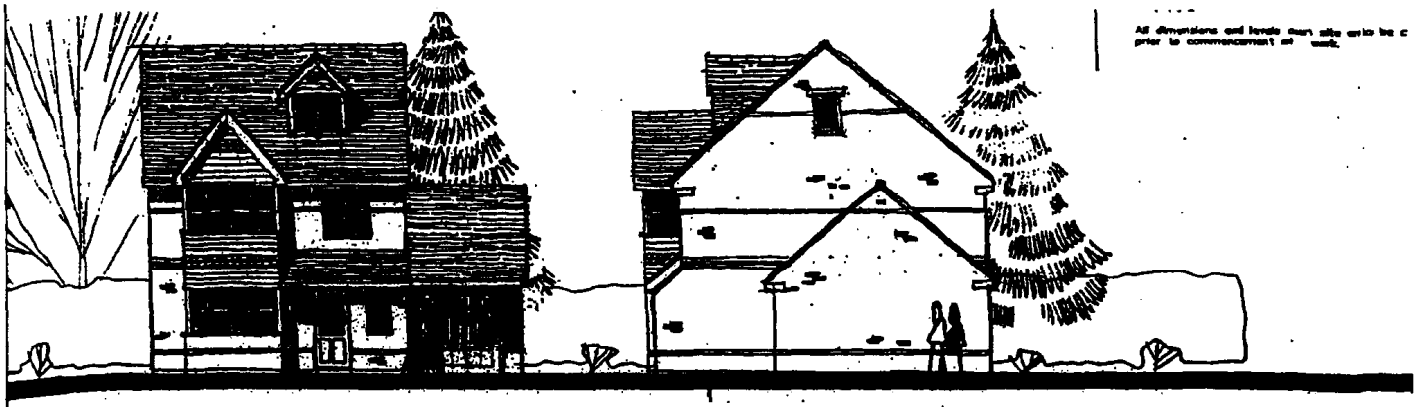
Drawing
Cranmore – Plots
Plans & Elevations

Scale 1:100

The Edwards Irish P
Architects & Surv

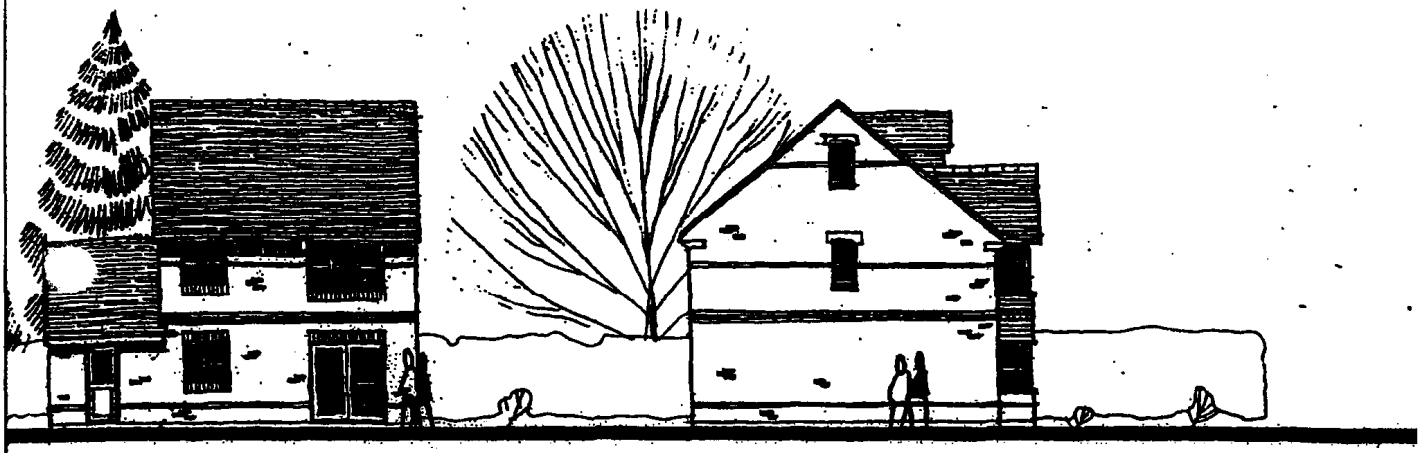
Job 1363–A Dwg.

Groun



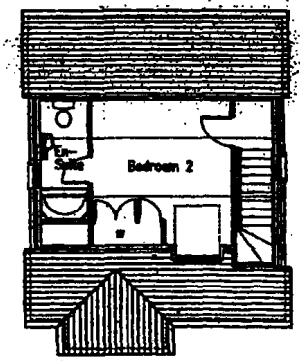
FRONT ELEVATION

SIDE ELEVATION

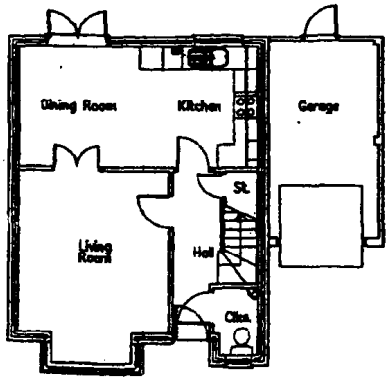


REAR ELEVATION

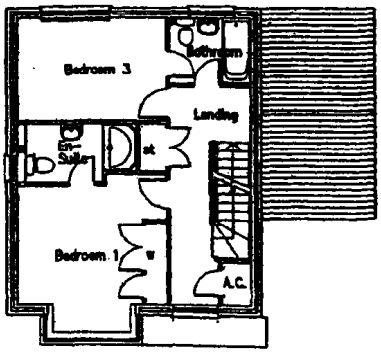
SIDE ELEVATION



Second Floor Plan



Ground Floor Plan



First Floor Plan

A	PLOT 12 REMOVED	AUG

Project

Land r/o Watmore Lane
Winnersh

Client

Linden Homes Plc

Drawing

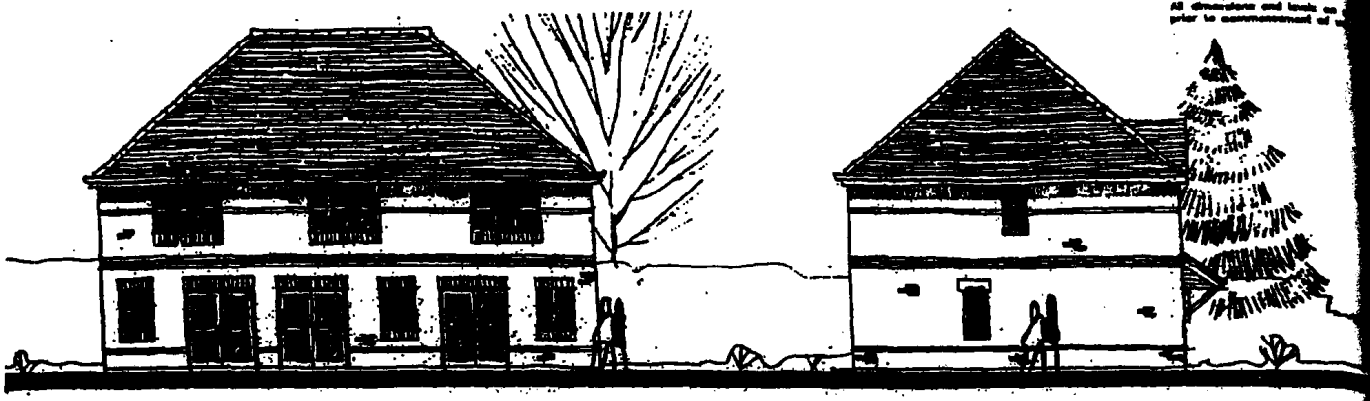
Durham – Plots 13
Plans & Elevations

Scale 1.100 Date July 2002

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: 0118-989-4488 Fax: 0118-989-4383
E-mail: tim.eip@virgin.net

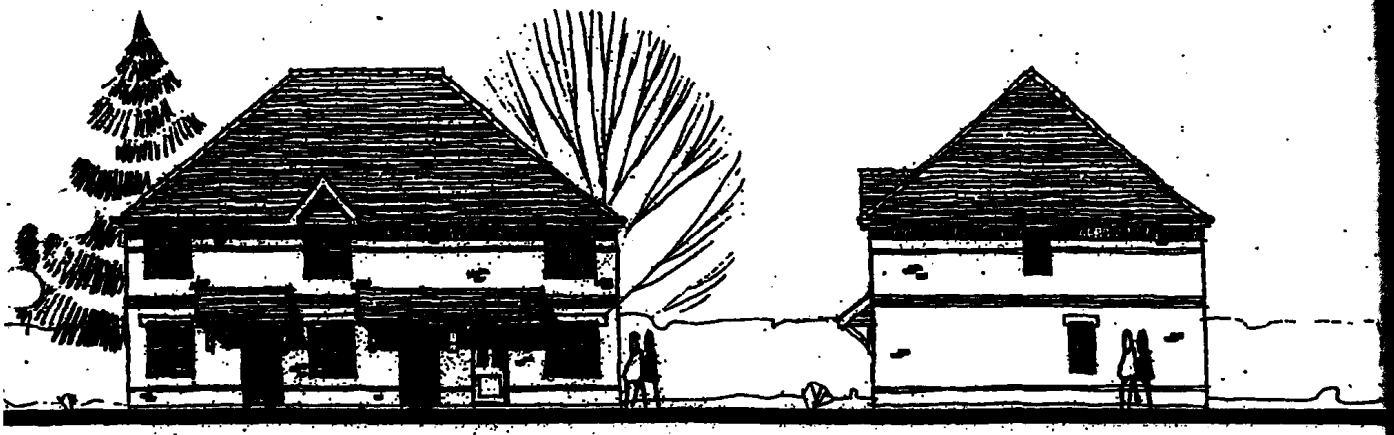
Job 1363-A Dwg. 26 A

Notes.



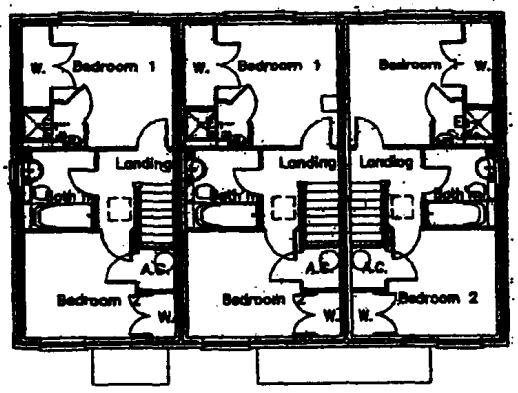
REAR ELEVATION

SIDE ELEVATION

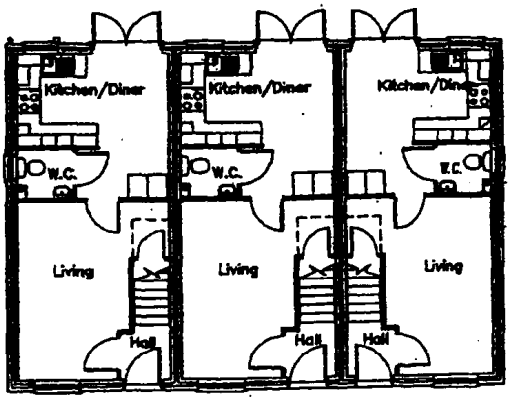


FRONT ELEVATION

SIDE ELEVATION



First Floor Plan



Ground Floor Plan

30 Aug 2002 7309

A - SIX STORES REMOVED

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

Drawing
Cherwell – Plots 1
Plans & Elevations

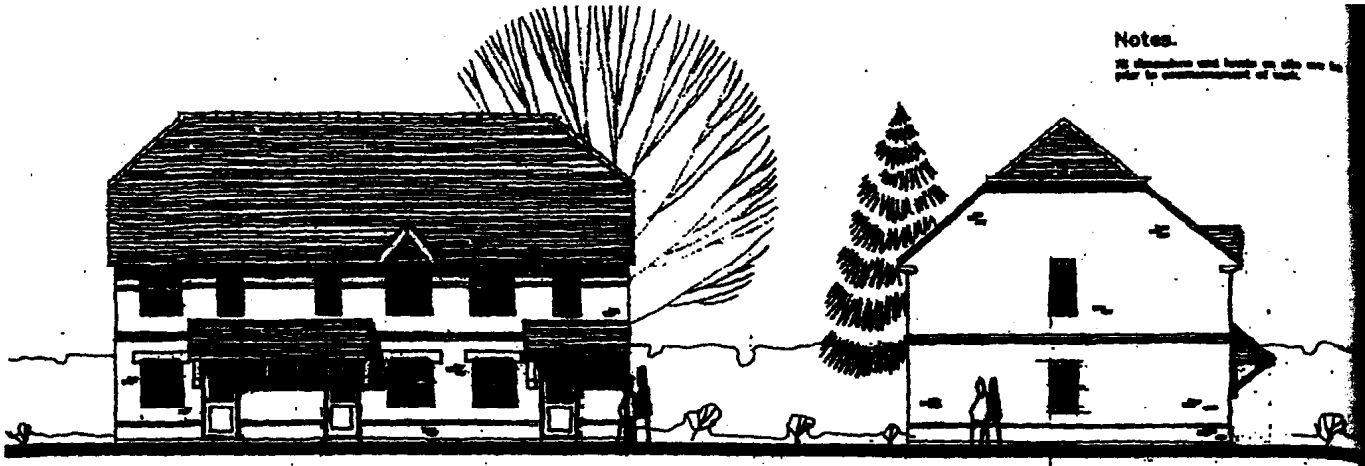
Scale
1:100

The Edwards Irish
Architects & Su

Job 1363-A Dwg

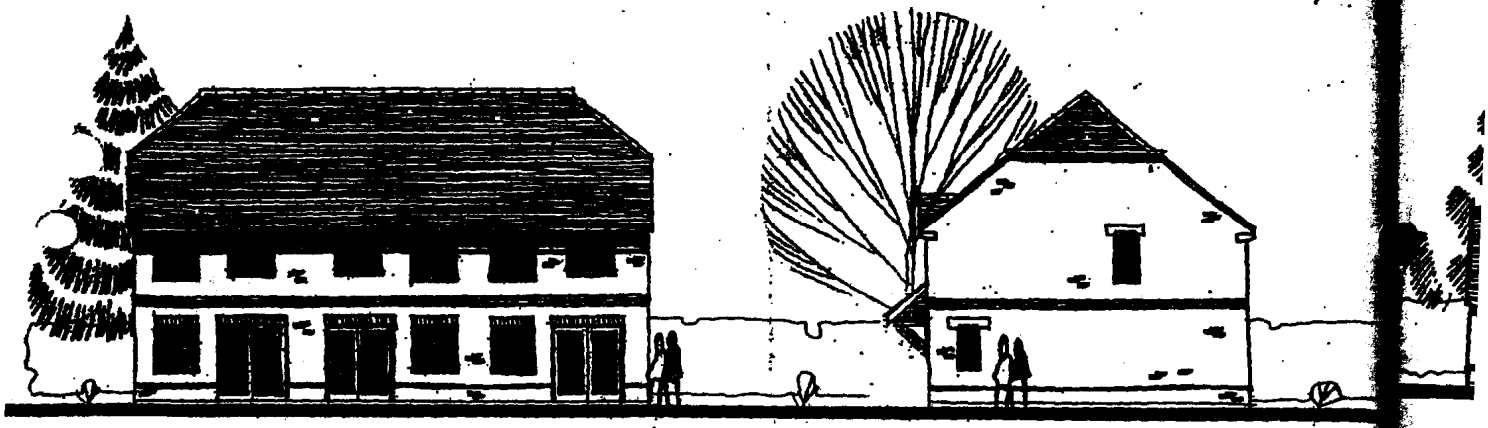
REVISED PLAN
LAND r/o WATMORE LANE
WINNERSH
LINDEN HOMES PLC
REDEVELOPMENT
PROPOSED SITE PLAN
1:500 1:1250
25/04/00
SITE PLAN 1:500
LOCATION PLAN 1:1250

Notes.



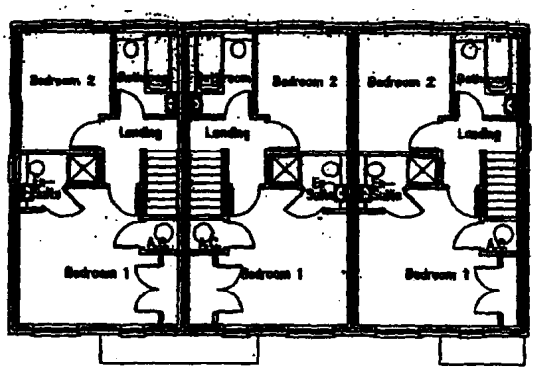
FRONT ELEVATION

SIDE ELEVATION

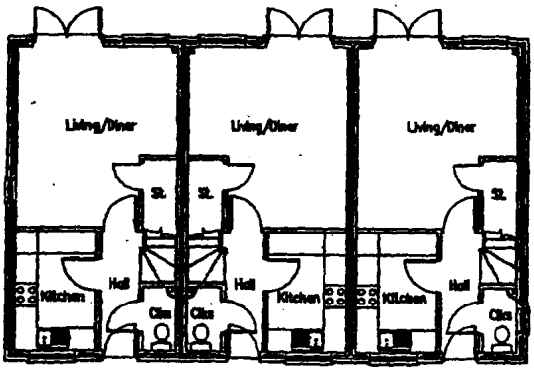


REAR ELEVATION

SIDE ELEVATION



First Floor Plan



Ground Floor Plan

30 AUG 2002

A BIN STORES REMOVED

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

Drawing
Cranmore – Plots
Plans & Elevations

Scale
1:100

The Edwards Irish P
Architects & Surv

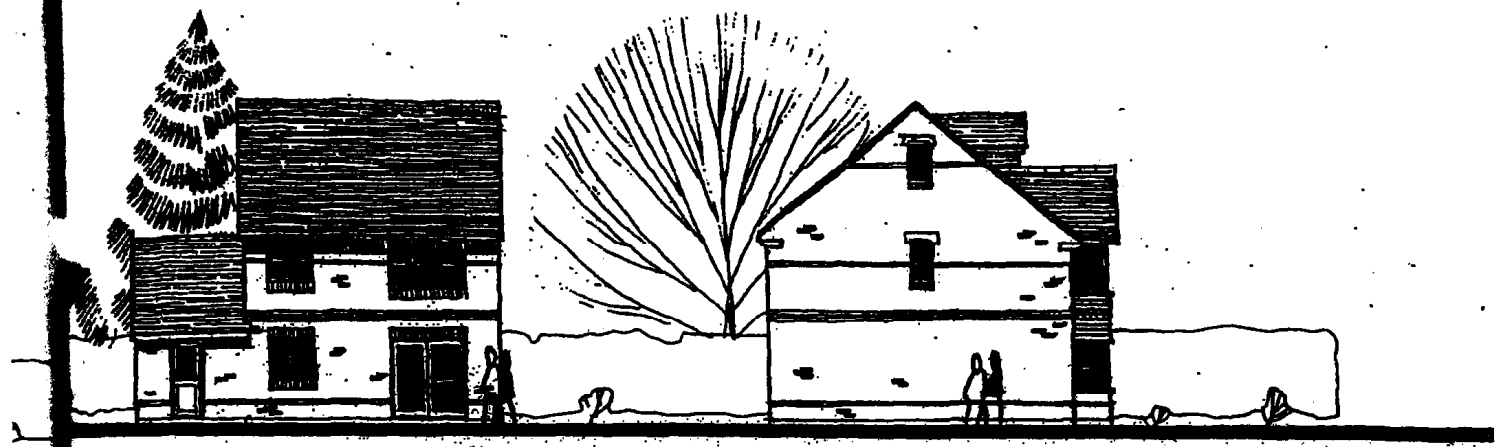
Job 1363 Dwg.

Notes.



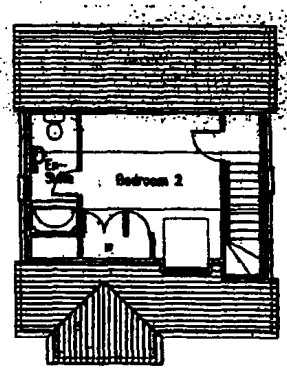
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



Second Floor Plan

30 AUG 2002 7310

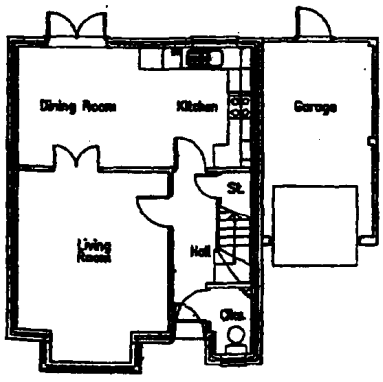
A PLOT 14 REMOVED FROM TITLEBLOCK AUG

Project
Land r/o Watmore Lane
Winnersh

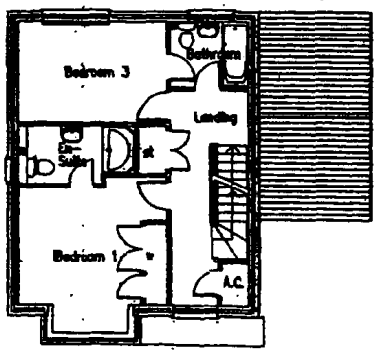
Client
Linden Homes Plc

Drawing
Durham – Plots 4,6,& 7
Plans & Elevations

Scale 1.100 Date July 2002



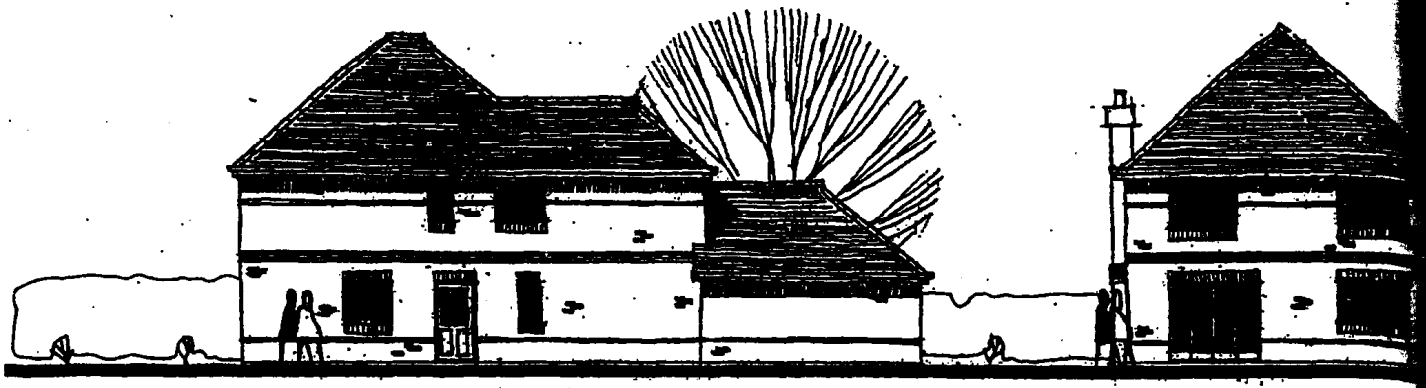
Ground Floor Plan



First Floor Plan

The Edwards Irish Partnership
Architects & Surveyors

Job 1363 Dwg. 11A



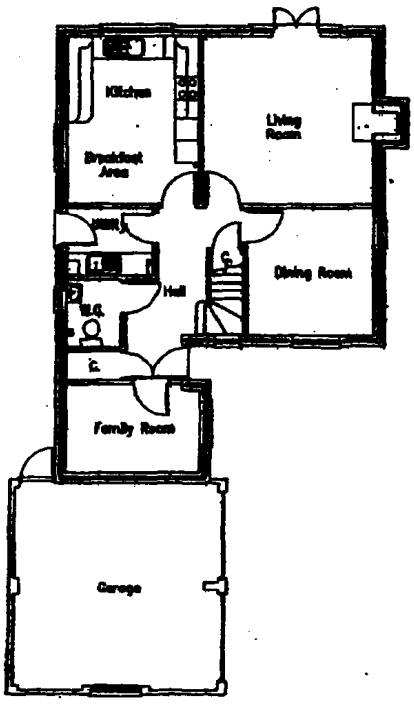
REAR ELEVATION

SIDE ELEVATION

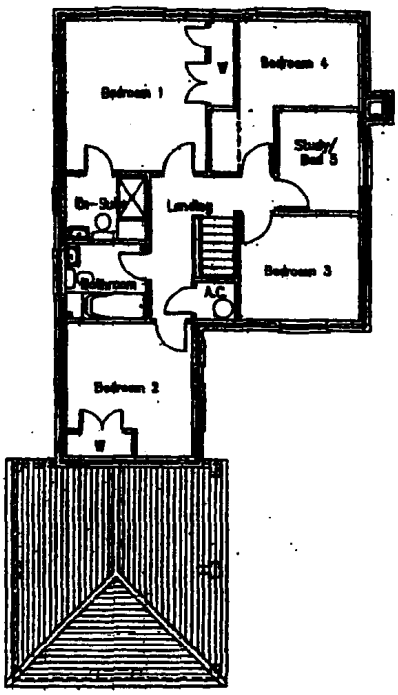


FRONT ELEVATION

SIDE ELEVATION



Ground Floor Plan



First Floor Plan

30 Aug. 2...

A ... VALLEY DOOR RELOCATED

Project
Land r/o Watmore L...
Winnersh

Client
Linden Homes Plc

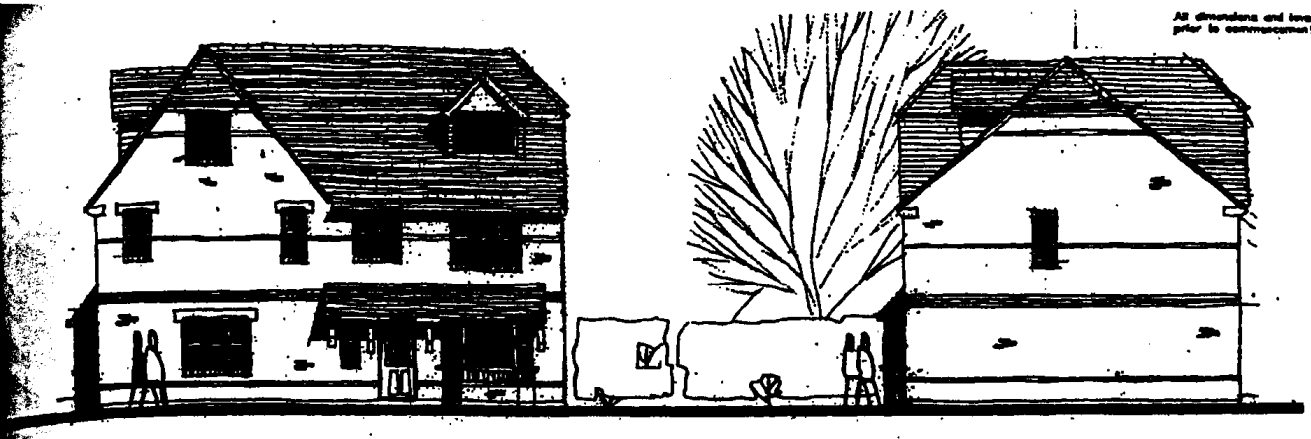
Drawing
Lynmouth – Plot 5
Plans & Elevations

Scale 1:100

The Edwards Irish Part...
Architects & Survey...

Job 1363 Dwg. ...

All dimensions and levels on site ... prior to commencement of work.



FRONT ELEVATION

SIDE ELEVATION

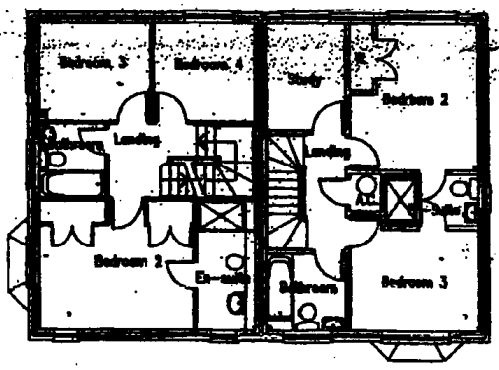
RECESS
ELEVAT



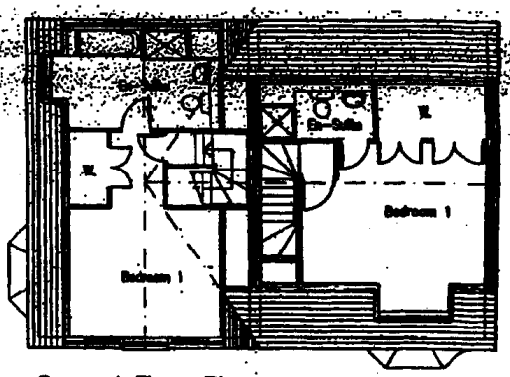
REAR ELEVATION

SIDE ELEVATION

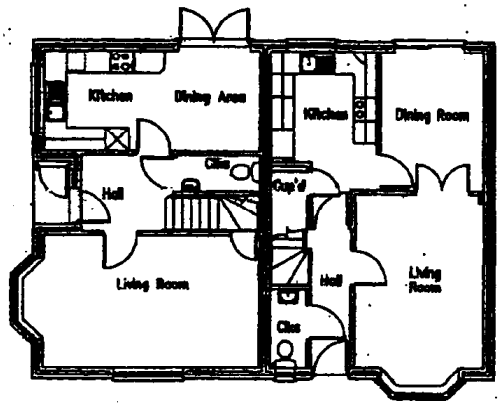
RECESS
ELEVAT



First Floor Plan



Second Floor Plan



Ground Floor Plan

A – REVISIONS TO CHARTWELL EN-SUITE TO BED2 & PLOTS HANDED

Project
Land r/o Watmore Lan
Winnersh

Client
Linden Homes Plc

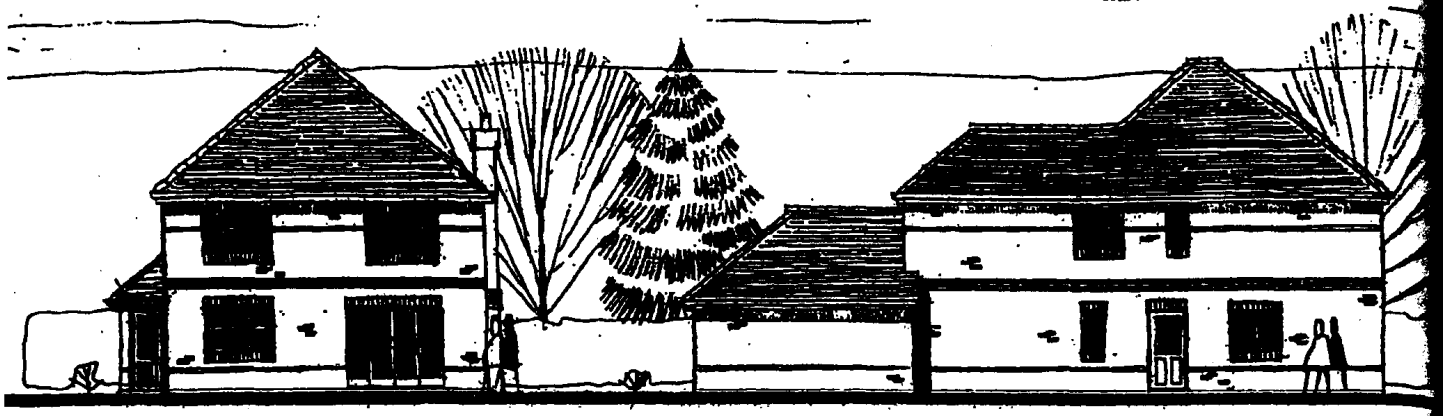
Drawing
Delamere & Chartwell
Plans & Elevations Plots 9

Scale 1.100 Date July

The Edwards Irish Partnersh
Architects & Surveyors

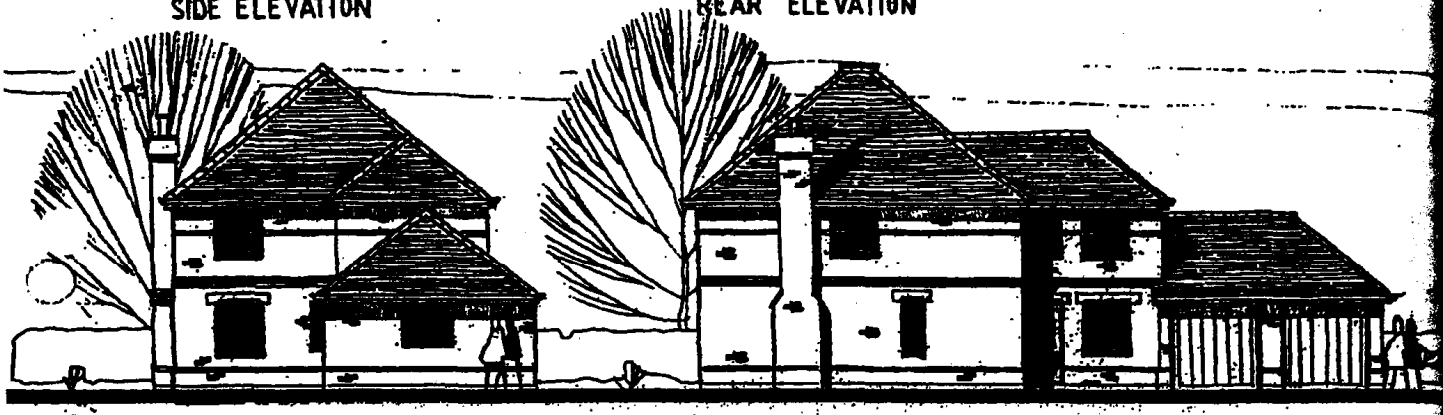
Job 1363 Dwg. 13 A

Notes.



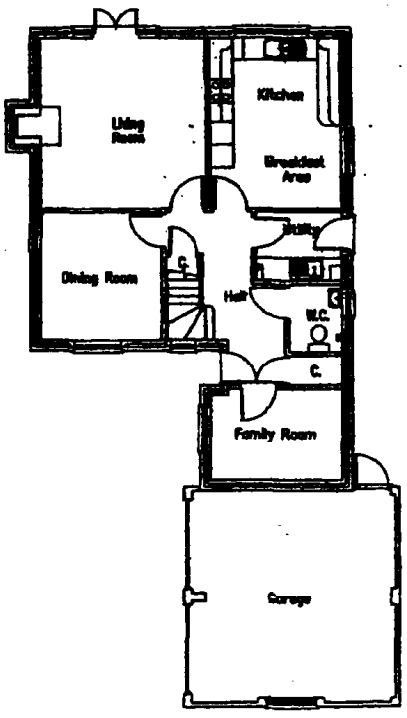
SIDE ELEVATION

REAR ELEVATION

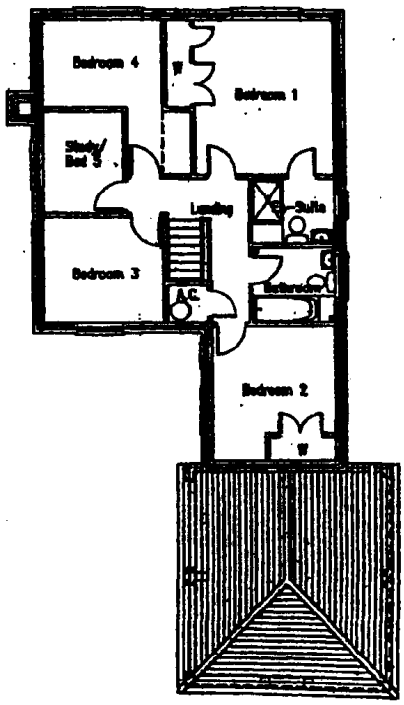


SIDE ELEVATION

FRONT ELEVATION



Ground Floor Plan



First Floor Plan

30 Aug 2002

A	SIDE ELEVATION REVISED UTILITY DOOR RELOCATED

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

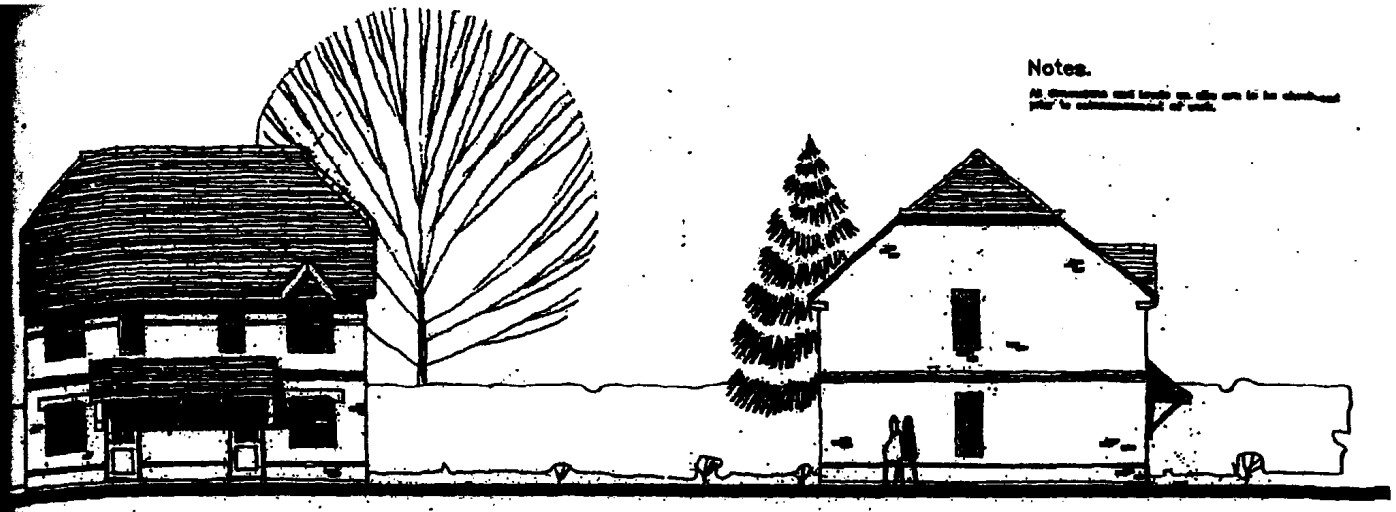
Drawing
Lynmouth – Plot 1
Plans & Elevations

Scale 1:100

The Edwards Irish P
Architects & Sur

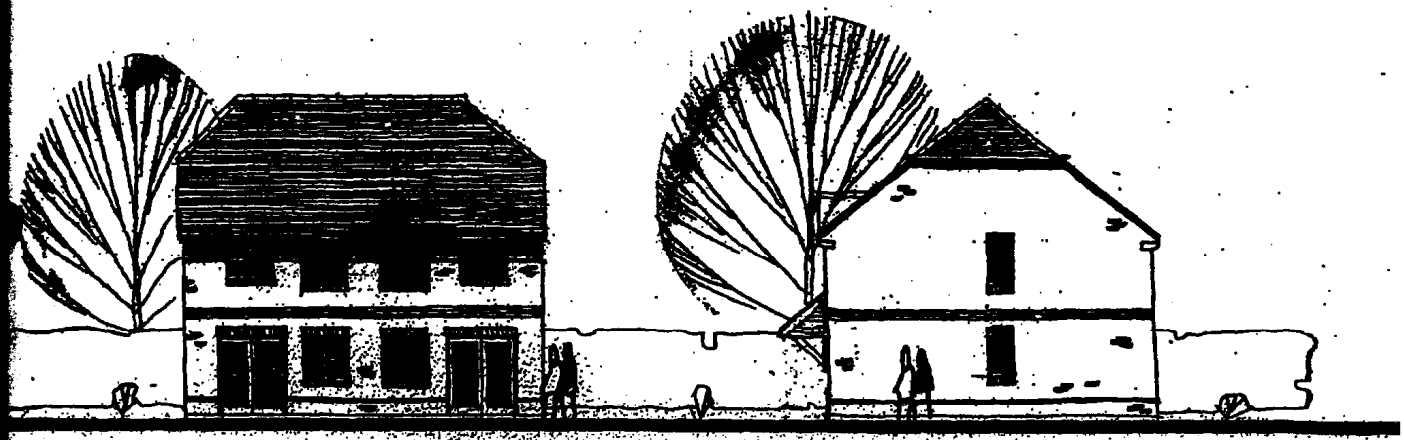
Job 1363 Dwg

Notes.



FRONT ELEVATION

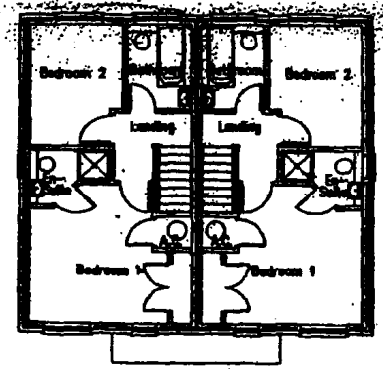
SIDE ELEVATION



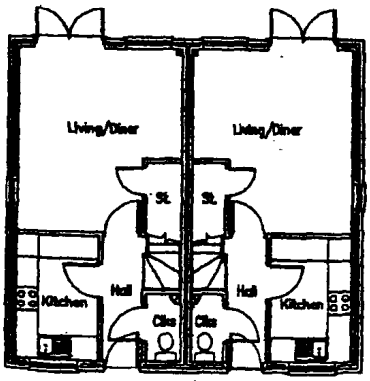
REAR ELEVATION

SIDE ELEVATION

30 AUG 2002 7511



First Floor Plan



Ground Floor Plan

A	BIN STORES REMOVED	AUG

Project

Land r/o Watmore Lane
Winnersh

Client

Linden Homes Plc

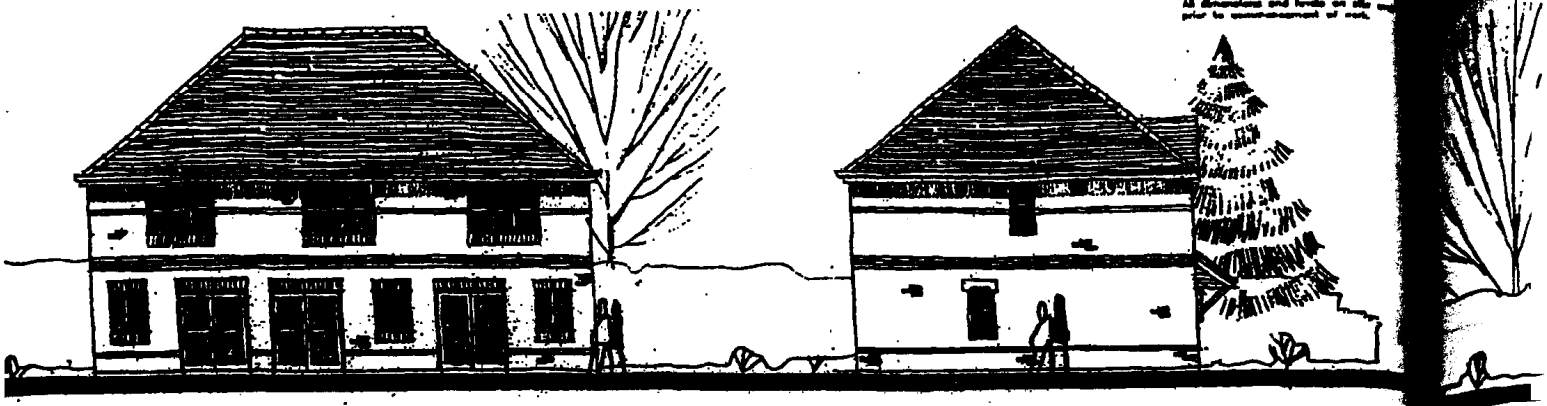
Drawing

Cranmore – Plots 12 & 13
Plans & Elevations

Scale 1.100 Date Feb 2001

The Edwards Irish Partnership
Architects & Surveyors

Job 1363 Dwg. 15 A



REAR ELEVATION

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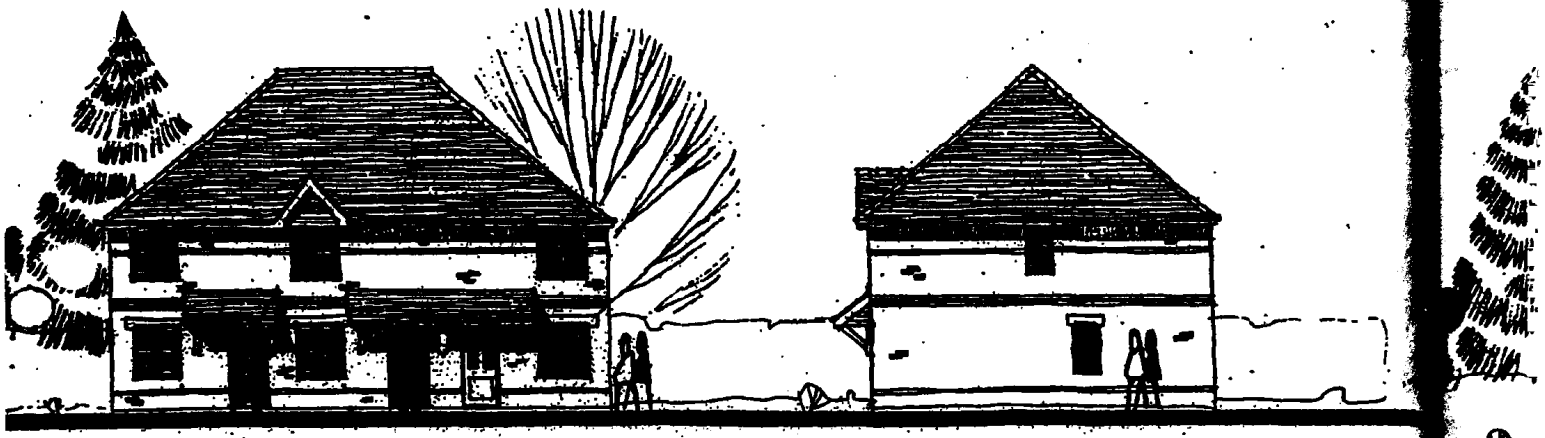

FRONT ELEVATION

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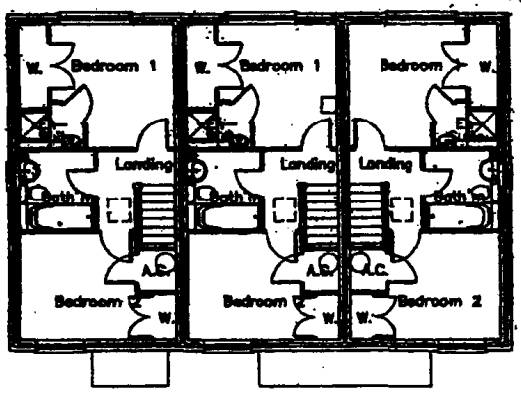
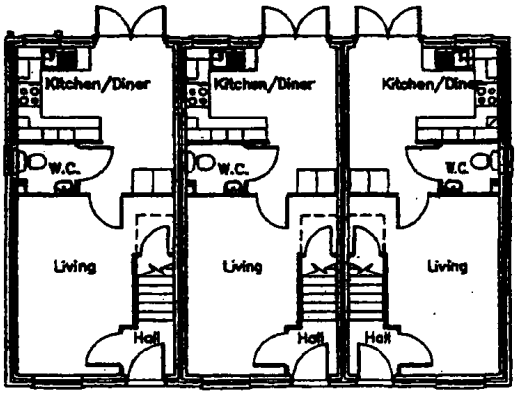


First Floor Plan



Ground Floor Plan

30 Aug 2012

A 2nd STOREY REMOVED

Project
Land r/o Watmore L
Winnersh

Client
Linden Homes Plc

Drawing
Cherwell – Plots 15,
Plans & Elevations

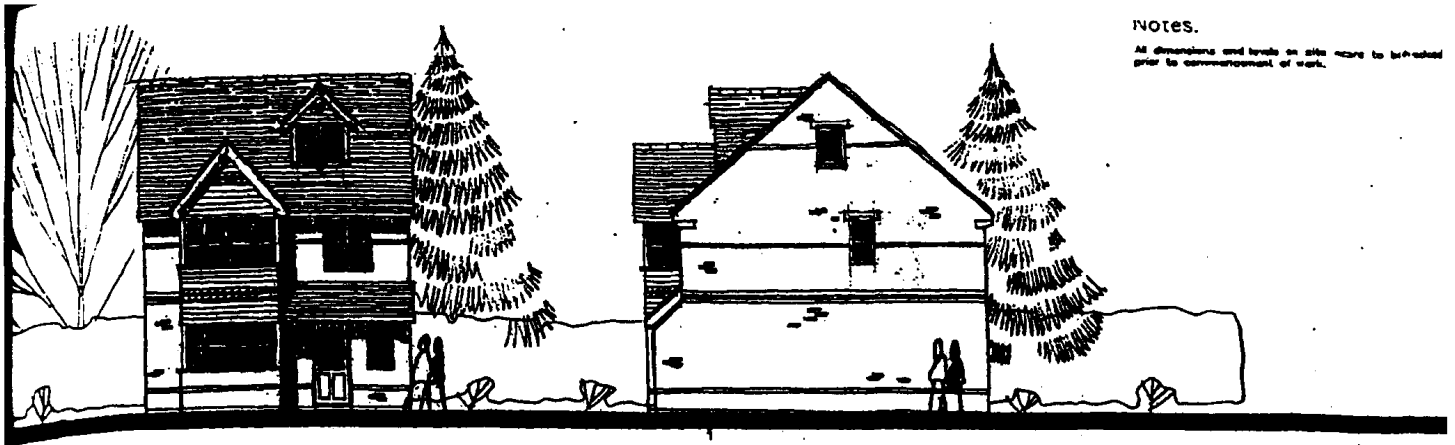
Scale 1:100

The Edwards Irish Pa
Architects & Surve

Job 1363 Dwg.

Notes.

All dimensions and levels on site are to be checked prior to commencement of work.



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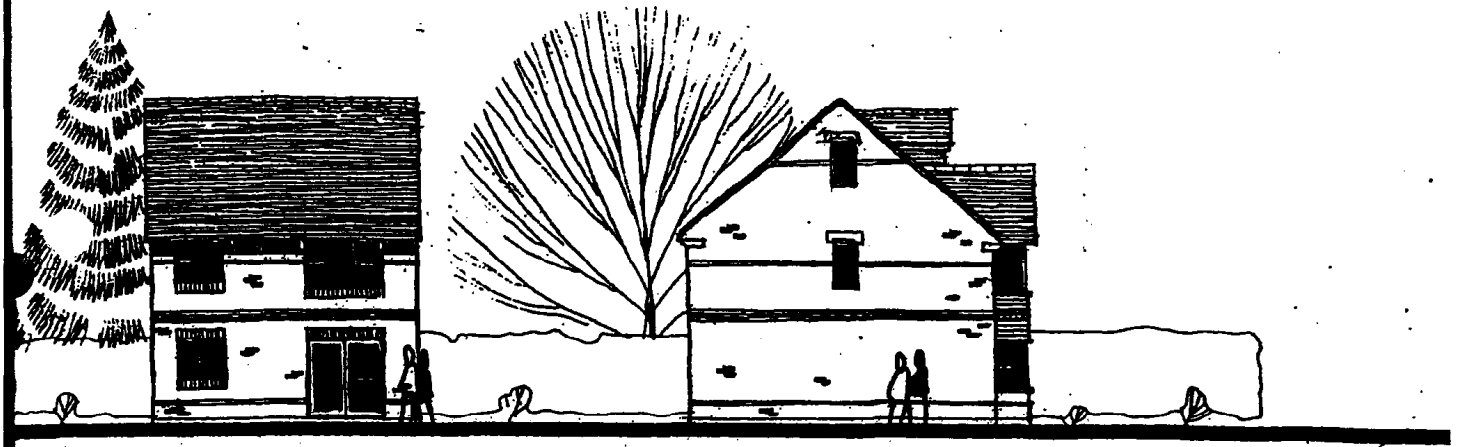

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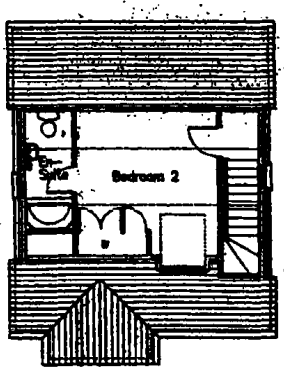
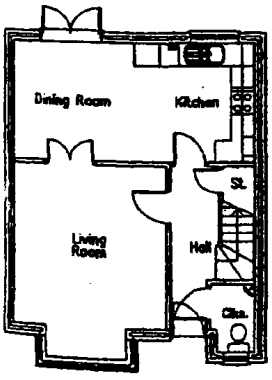
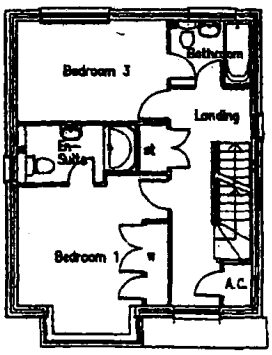


Second Floor Plan



Ground Floor Plan



First Floor Plan

Project

Land r/o Watmore Lane
Winnersh

Client

Linden Homes Plc

Drawing

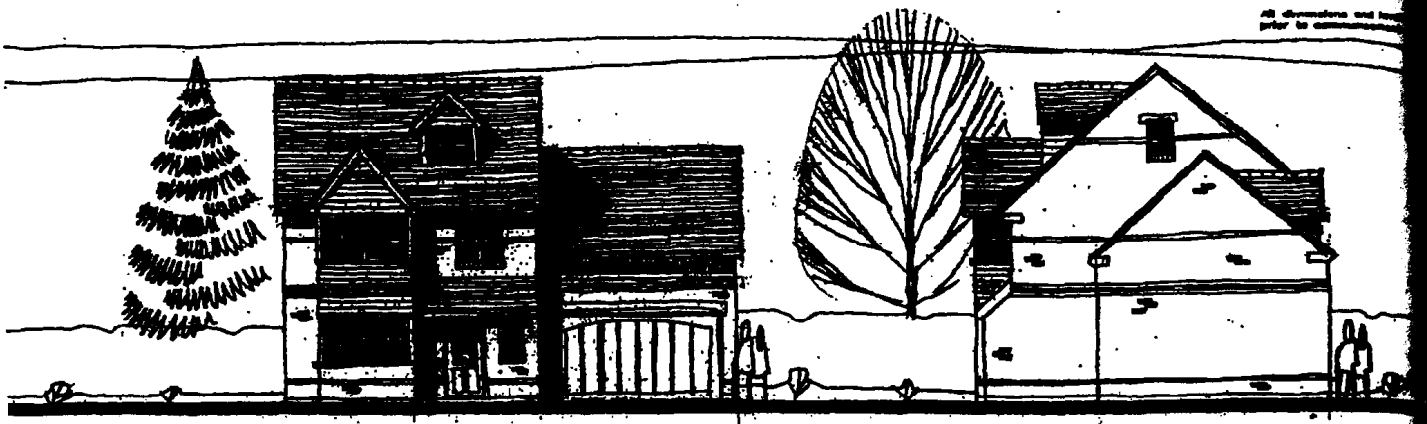
Durham – Plots 18 & 19
Plans & Elevations

Scale 1.100

Date July 02

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DB
Tel: 0118-989-4483 Fax: 0118-989-4389
E-mail: the.eip@virgin.net

Job 1363 Dwg. 17



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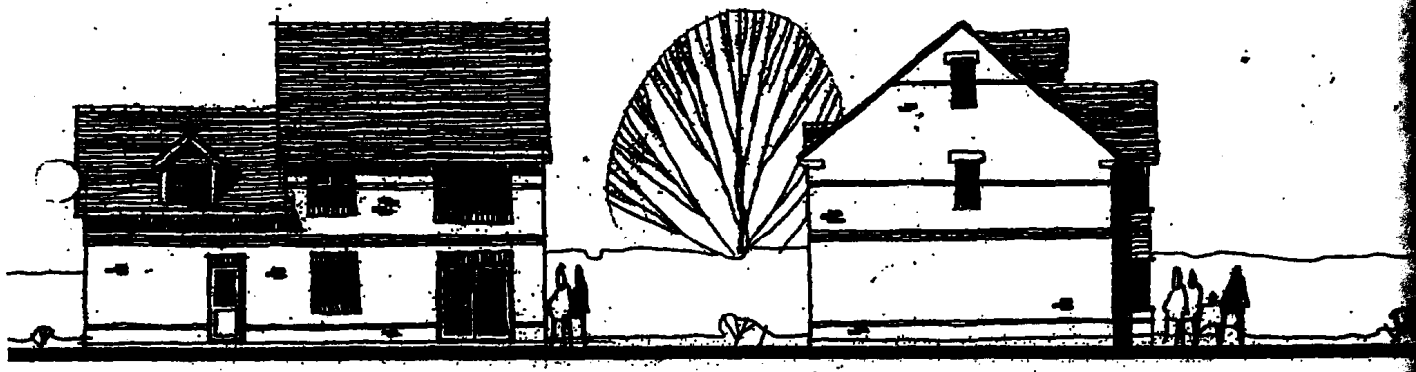

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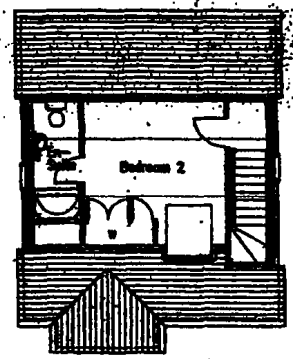

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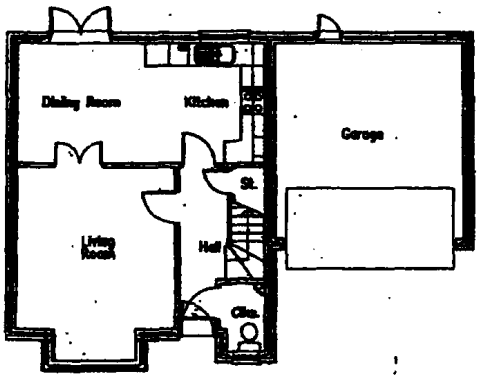

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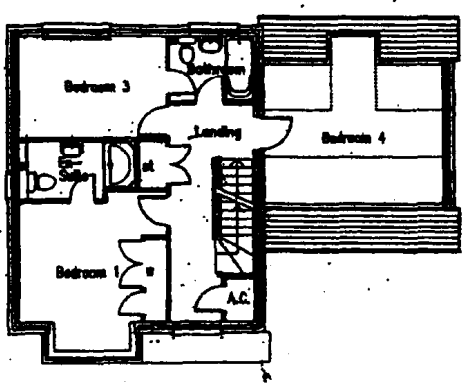


First Floor Plan

30 AUG 2002

A REVISED TO DOUBLE GARAGE

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

Drawing
Durham – Plots
Plans & Elevation

Scale 1:100

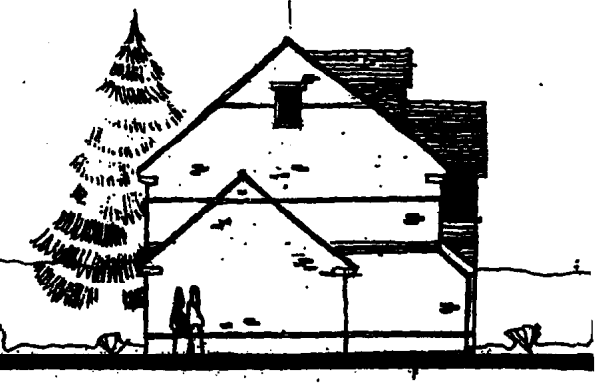
The Edwards Irish
Architects &

Job 1363

Notes.



FRONT ELEVATION



SIDE ELEVATION



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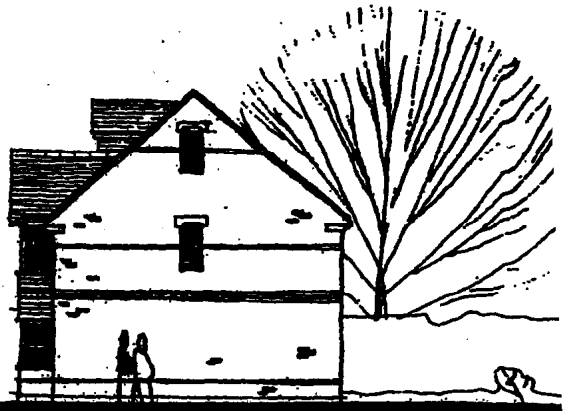

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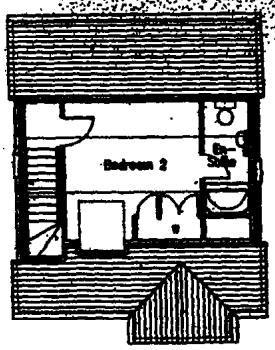
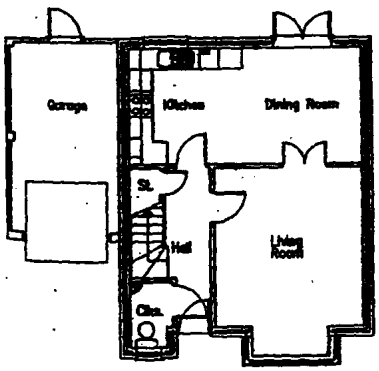
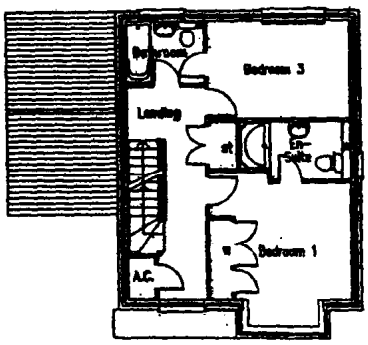
30 Aug 2002



Second Floor Plan



Ground Floor Plan



First Floor Plan

Project
Larid r/o Watmore Lane
Winnersh

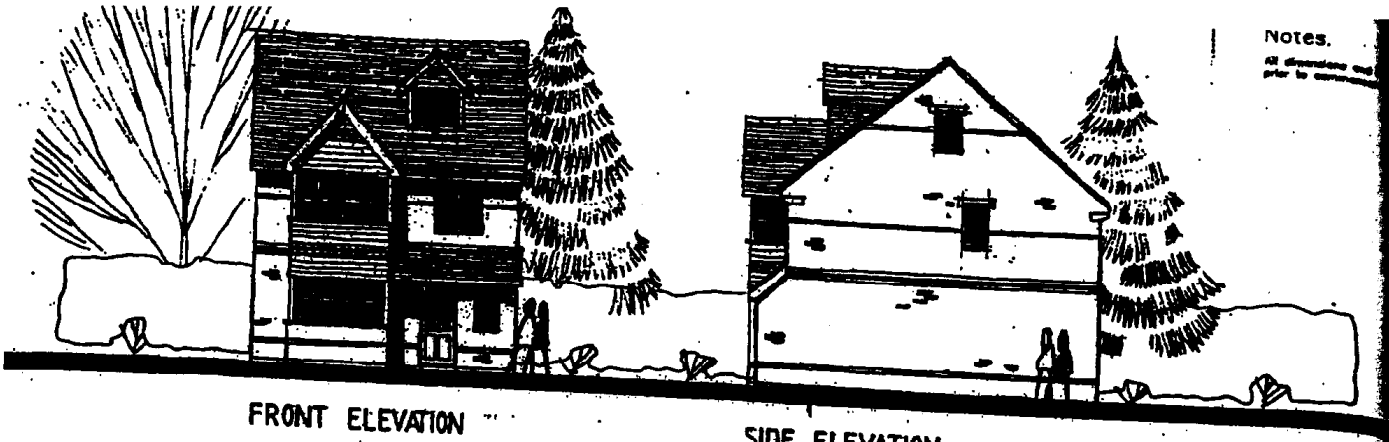
Client
Linden Homes Plc

Drawing
Durham – Plots 14
Plans & Elevations

Scale 1:100 Date Aug

The Edwards Irish Partnership
Architects & Surveyors

Job 1363 Dwg. 19



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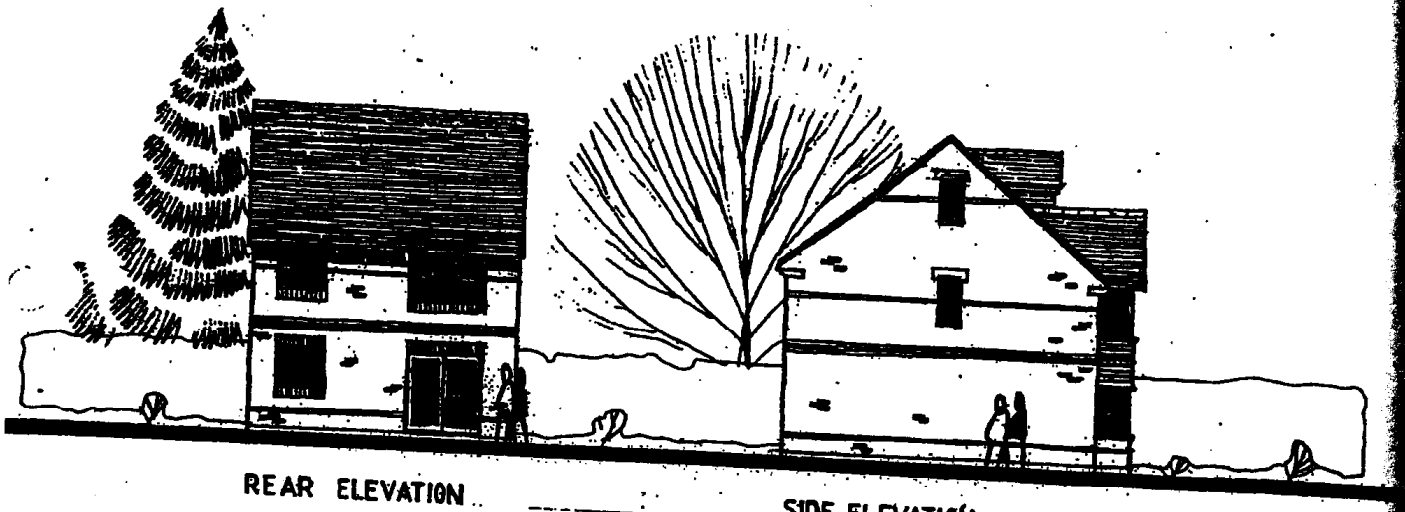
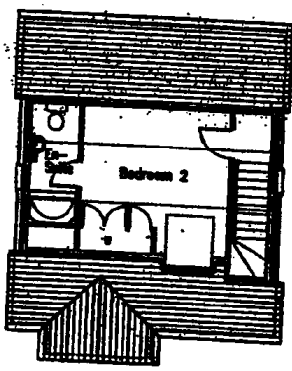
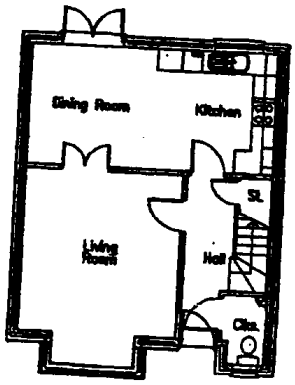


REAR ELEVATION

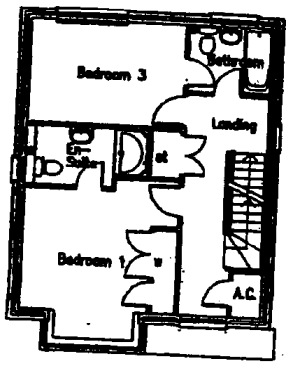
SIDE ELEVATION



Second Floor Plan



Ground Floor Plan



First Floor Plan

Notes.

30 AUG 2

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

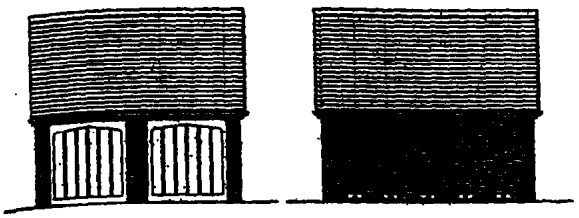
Drawing
Durham – Plots 17
Plans & Elevations

Scale 1:100

The Edwards Irish P
Architects & Surv

Job 1363–A Dwg.

Notes.



Front elevation
Plots 5, 6,17 & 18

Rear elevation
Plot 5 & 6



Rear elevation
Plots 17 & 18

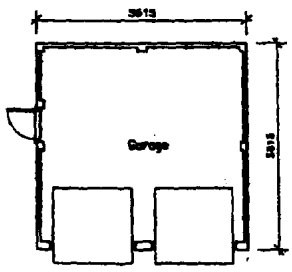
Side elevation
Plots 17 & 18



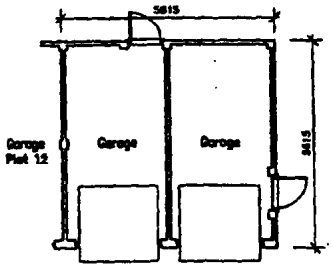
Side elevation
Plot 5 & 6

Side elevation
Plots 5 & 6

30 AUG 2002 7309



Plot 5, 6



Plan Plot 17 & 18

Project
Land r/o Watmore Lane
Winnersh

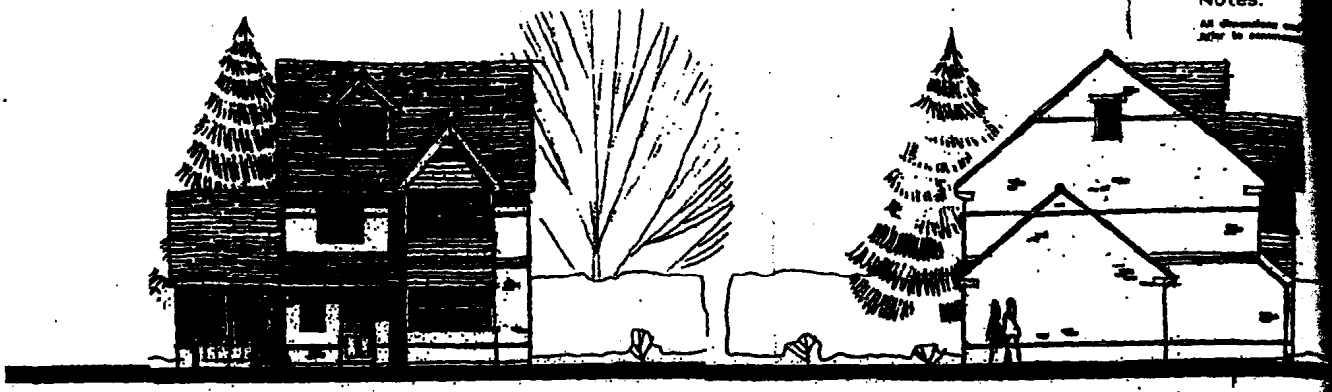
Client
Linden Homes Plc

Drawing
Detached Garages
Plans & Elevations

Scale 1.100 Date Aug 2000

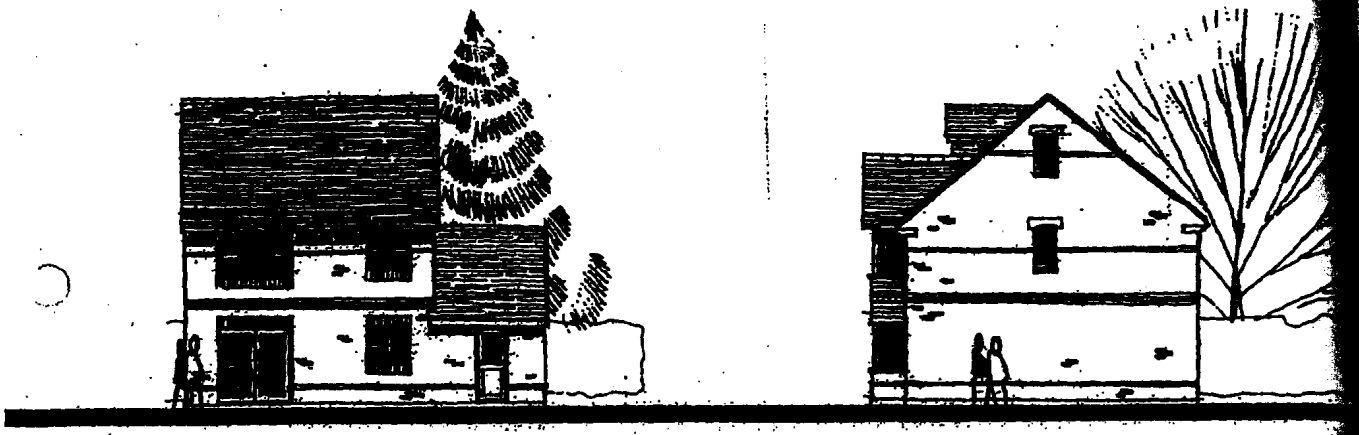
The Edwards Irish Partnership
Architects & Surveyors

Job 1363-A Dwg. 29



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

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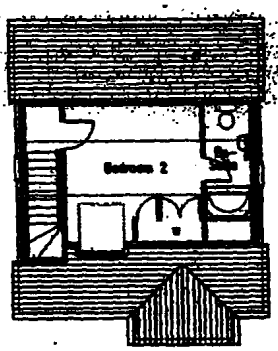
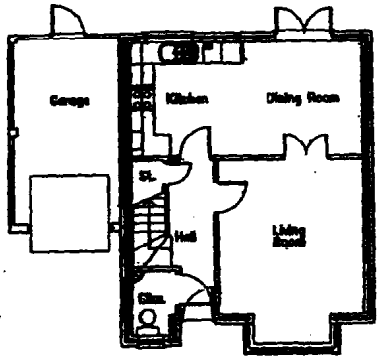
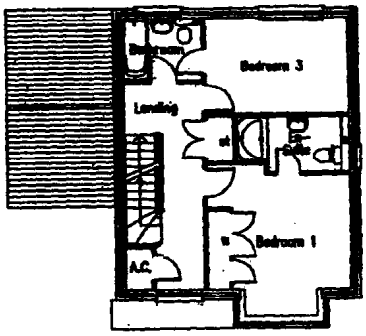


Second Floor Plan



Ground Floor Plan



First Floor Plan

Project
Land r/o Watmore
Winnersh

Client
Linden Homes Plc

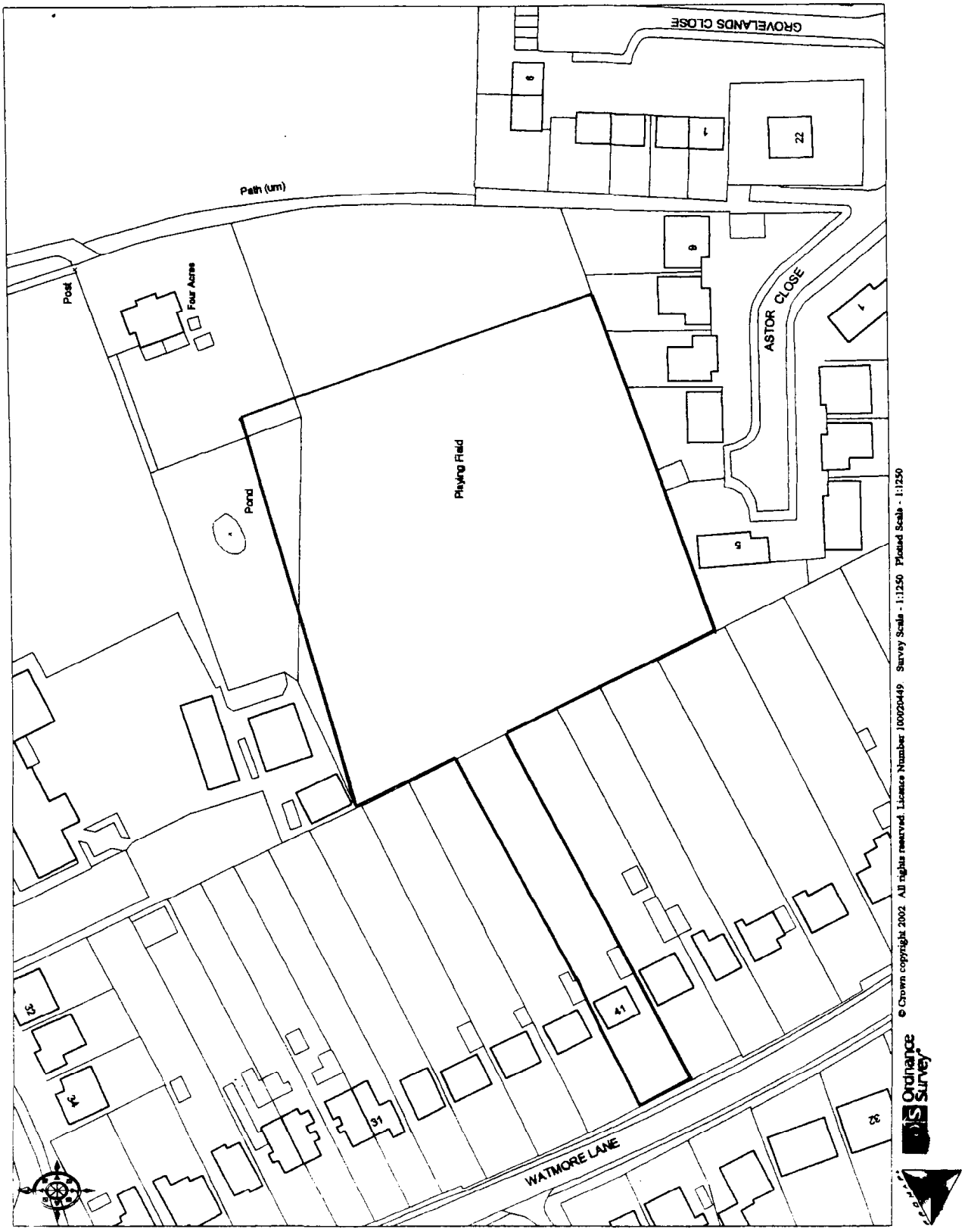
Drawing
Durham – Plot 12
Plans & Elevations

Scale
1:100

The Edwards Irish P
Architects & Surv

Job 1363–A Dwg.

17.DEC.2002 8206



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Linden Homes South East Ltd
C/O C A Lennon Associates
Oxford House 2a Oxford Road East
Windsor
Berkshire
SL4 1EF

Application No : 97/66894/F

Parish : WINNERSH PARISH

Proposal : PROPOSED ERECTION OF 24 DWELLINGS ACCESS ROAD AND DEMOLITION OF EXISTING CARETAKERS DWELLING

Location : Land adjoining Winnersh Primary School Greenwood Grove Winnersh

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

REASONS(S) :

01
The proposal would result in the loss of an existing recreational facility, detrimental to the amenity of local residents, and so is contrary to policies LH1 and LR4 of the Loddon Area Local Plan and WH1 and WR2 of the Wokingham District Local Plan (Deposit Draft) and Policy R4 of the Berkshire Structure Plan.

02
The proposal does not make provision for amenity/open space within the scheme which would be detrimental to the amenity of future occupiers, and so is contrary to Loddon Area Local Plan Policy LR2 and Wokingham District Local Plan (Deposit Draft) Policy WR7, and Policy R5 of the Berkshire Structure Plan.

03
The proposal lacks an appropriate mix of dwellings, and so is contrary to Policy LH8 of the Loddon Area Local Plan and WH6 of the Wokingham District Local Plan (Deposit Draft) and Policy H9 of the Berkshire Structure Plan.

04
The proposal by virtue of its scale and form is considered to be inappropriate in terms of its local context, and would detract from the character of the area. It is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, and policies WOS3 and WBE1 of Wokingham District Local Plan (Deposit Draft).

05
The proposal would adversely affect the water environment and prejudice the flood defence and interests and environmental obligations of the Environment Agency. It would therefore be contrary to Policy LPS5 of the Loddon Area Local Plan and Policy WIC18 of the Wokingham District Local Plan (Deposit Draft).

06
The proposed access to the site falls short of Highway Authority standard by way of substandard turning head and junction, and inadequate improvements to width of Poplar

Lane, lack of provision of 2 metre footway and 2 metre verge, resulting in a highway safety hazard to existing users.

C.E. Rimmer

Date 12 March 1998

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Linden Homes (S E) Ltd
C/O Lennon Planning Ltd
13 Hermitage Parade
High Street
ASCOT
Berkshire
SL5 7HE

Application Number: F/2001/3458

Parish: **WINNERSH**

Location: **Land adjacent Winnersh Primary School, Greenwood Grove & 37/39 Watmore Lane, Winnersh, Wokingham**

Proposal: **Proposed residential development of 18 dwellings, construction of new access and demolition of 39 Watmore Lane.**

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

Reason
1. The proposal would result in the loss of recreational open space, detrimental to the character of the area and amenity of local residents. As such the proposal is contrary to Policies LH1 and LR4 of the Loddon Area Local Plan, WH1 and WR4 of the Wokingham District Local Plan and R4 of the Berkshire Structure Plan.

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

Berkshire Structure Plan Policies EN1, R4, R5, H9, LD6
Loddon Area Local Plan Policies LTV1, LR4, LBE1, LBE2, LH8, LPS1, LBE22, LBE23
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WBE1, WBE11, WH6, Density Policy, WOS4, WNC3, WHE15

John Mitchell
Development Control Manager
Date: 02/05/2001

Notice checked by: _____

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

Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glas) RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land [illegible] the character of settlements will be protected. The redevelopment of derelict or [illegible] urban land will be encouraged. Policy R4 requires existing sports [illegible] public open space to be retained, this being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. [illegible] policy, contained in the Wokingham District Local Plan Deposit Draft [illegible] Amendments, February 2000. The Inspector's report on a Part I Inquiry, into [illegible] of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land [illegible] been counted as being part of a primary school at that time.

[illegible] regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and [illegible]".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. [illegible] the site in relation to the advice in PPG3, I find that it is not only within the [illegible] but the proposed development would be closely integrated with the [illegible] development within Winnersh. It would be close to local facilities, [illegible] with access to employment and entertainment at Reading and [illegible] development would be similar to that of immediately neighbouring [illegible] shall consider the effect of this in the second main issue. But, in terms of the [illegible] of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on [illegible] environment, and states that developing more housing within urban [illegible] building on urban green spaces. Notwithstanding the strict definition [illegible] brownfield, this is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent [illegible] decision by Berkshire to declare the field surplus, such a need should have been [illegible] the appeal site could be available to meet the need. I must [illegible] expressed as a wish by the Headteacher, no such need for the [illegible]

[illegible] physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

[illegible] of equivalent or better quality and of equivalent or greater quantity, in a [illegible] and subject to equivalent or better management arrangements, prior to the [illegible] development. In explanation, Sport England states that the [illegible] regarding a last use applies to a period dating back five years.

[illegible] Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

[illegible] consideration of the status of the [illegible] that the proposed [illegible] subject of this appeal is [illegible] half of the land. The [illegible] stated in the Resources Subcommittee of 10 October 2000 be [illegible] space, in Council ownership. It would therefore be available to [illegible] shortfall previously referred to. A survey of local people offered two [illegible] development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my [illegible] for main issue, I now consider it right to investigate site-specific issues.

[illegible] located at the rear of residential properties in Watmore Lane to the west [illegible] to the south. The northern boundary would adjoin the reduced area of land [illegible] Primary School. While the dwellings on Watmore Lane have [illegible] gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being [illegible] around it. Again, conditions attached to a permission would allow control of this [illegible] conclude that, subject to conditions, the proposed development would not cause [illegible] character and appearance of the area [illegible] with Structure Plan [illegible] Local Plan Policies LBE1 and LBE4, and the advice in paragraph 56 of PPG3.

[illegible]

23. [illegible] residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along th[illegible]oposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

[illegible] a number of conditions regarding the submission of material [illegible] on slab levels, [illegible] I have considered [illegible] suggested [illegible] method [illegible] trees. The appellant has [illegible] March 2001. I understand that the Council has not approved this [illegible] therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those [illegible] Watmore Lane. In order to reduce the likelihood of future problems, I consider [illegible] should be attached.

[illegible] heard and read. I consider that other conditions regarding the [illegible] of parking, turning and visibility splays, surface water disposal, [illegible] landfill gas and the need for archaeological investigation would be [illegible]

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and [illegible] previously identified, and would be compatible with the aims of [illegible] PPG3 and PPG17.

[illegible] and having regard to all matters raised, I conclude that [illegible]

[illegible] the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No.29 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

[illegible] development shall take place until full details of both hard and soft landscape [illegible] have been submitted to and approved in writing by the local planning [illegible] these works shall be carried out as approved. These details shall [illegible] and details of all trees to be retained and other planting on the site and [illegible] to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

All [illegible] works shall be carried out in accordance with the approved details [illegible] prior to the occupation of the buildings or the [illegible] development. [illegible] period of five years from the date of the planting [illegible] that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved [illegible] any equipment, machinery, materials brought on to the site [illegible] the development [illegible] removed from the site, unless the prior written approval of the local planning authority has been [illegible]

No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be [illegible] and kept available for such use and no development whether permitted [illegible] Town and Country Planning (General Permitted Development) Order [illegible] (or any order revoking, re-enacting or modifying that Order) [illegible] carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, offloading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

[redacted]

[redacted] any approval or consent that may be required under any [redacted] regulation other than section 57 of the Town and Country [redacted]

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

[redacted]

[redacted]

[illegible] APP/X0360/A/01/1065004

[illegible] RANGES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
[illegible] BA, MA, MPHIL, DIRTP [illegible]	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

[illegible] PRESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr [illegible] Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	6	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans's evidence
Document	8	Wokingham District Local Plan Housing Round Table, submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Application No: F/2002/7309 BP

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Linden Homes SE Ltd
C/O Lennon Planning Ltd
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/7309

Parish: **WINNERSH**

Location: **Land Adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 18 dwellings with new access and demolition of 41 Watmore Lane.**

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

Reason
1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (Deposit Draft).

Informative
1. In the event of a Section 106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

Informative

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

Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/11/2002

Notice checked by: _____

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

Application No: F/2002/7310 BP

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Linden Homes SE Ltd
C/O Lennon Planning Ltd
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/7310

Parish: **WINNERSH**

Location: **Land Adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 19 dwellings, construction of new access and demolition of no. 41 Watmore Lane. Duplicate application with F/2002/7311.**

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

Reason
1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (Deposit Draft),

Informative
1. In the event of a Section 106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

Informative

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

Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/11/2002

Notice checked by: _____

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

Application No: F/2002/7311 BP

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Linden Homes SE Ltd
C/O Lennon Planning Ltd
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/7311

Parish: **WINNERSH**

Location: **Land Adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of 19 dwellings, construction of new access road and demolition of no. 41 Watmore Lane. Duplicate application with F/2002/7310.**

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T. G Watson

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BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5 **In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.**

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).

INFRASTRUCTURE, SERVICES AND AMENITIES

4.19 Many of the concerns expressed in the past about development in Berkshire have been linked to the inadequacy of the supporting infrastructure, services and amenities. Rates of development reached their peak at a time when public spending was constrained. Consequently, there is today often little spare capacity in physical and social infrastructure in many parts of the County, while the ability of the public sector to fund new facilities remains limited. Thus it is important that landowners and developers should make appropriate provision for infrastructure, services and amenities made necessary by new development. In general, the costs will be offset against the development value of the land.

Provision of Infrastructure, Services and Amenities

Policy LD6 **Before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at the appropriate time so as to ensure the proper planning of an area.**

To this end local planning authorities may require contributions to be made by landowners or developers to provide additional infrastructure or facilities where they are :

(i) needed to enable development to take place;

(ii) directly related to the proposed development; and

(iii) fairly and reasonably related in scale and kind to the proposed development.

Local planning authorities may also require an acceptable balance of uses in mixed development or the implementation of local plan policies for a particular area or type of development. Where appropriate, any amenity or resource lost or damaged as a consequence of development should be offset by new provision elsewhere either on or off-site.

4.20 The County Council has produced jointly with the district councils a guide[1] for developers which sets out the general service standards that will be applied in considering the adequacy of any proposal. Account will also be taken of any spare capacity in the existing provision of facilities and services in an area and specific requirements and programmes set out in other policy documents such as local plans, development briefs and the Transport Policy and Programme.

4.21 The guide itself has been drawn up in the light of Government advice (DoE Circular 16/91) and includes references to the provision of public open space and to community facilities such as schools, libraries and halls, as well as to the physical infrastructure required for development to be implemented. This document will be updated on a regular basis. Legal agreements will be sought in appropriate instances to cover the provision of specific services and facilities related to the proposed development.

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1 *Infrastructure, Services and Amenity Requirements for New Development in Berkshire*

4.22 In addition to the County and district council services the requirements of other agencies, including the National Rivers Authority, the water companies and health authorities, will need to be taken into account in considering development proposals.

4.23 In considering any legal agreement, local planning authorities will need to consider not only whether the scale of provision is adequate, but also whether the timing of provision meets the needs likely to be generated.

Water Resources

4.24 While it may be possible to identify how additional infrastructure for water, sewerage and sewage disposal may be provided, it will be important to look at the wider environmental consequences of such additional facilities. The County Council is particularly concerned that :

- discharges into rivers are strictly controlled to ensure the maintenance of water quality; and
- water resources are not depleted to the extent that they have an unacceptable impact on river flow, water quality, amenity and nature conservation.

Development and Water Resources

Policy LD7 **Proposals for development will only be permitted where existing water resources are adequate, or where they can be augmented in time to support the proposed development without adversely affecting existing water resources, water quality, amenity or nature conservation.**

4.25 These issues will be considered in consultation with the National Rivers Authority and the appropriate water companies.

4.26 The County Council considers that local planning authorities should be satisfied that adequate resources are available before development is permitted and that where resources need to be augmented, this can be undertaken without any significant adverse environmental effects.

BENEFITS TO THE WIDER COMMUNITY

4.27 As well as minimising the impact of development and remedying the consequences of any unavoidable damage, the County Council considers that it is important to enhance the environment of Berkshire and to further other policies in the Structure Plan wherever appropriate opportunities arise.

Development and Benefits to the Wider Community

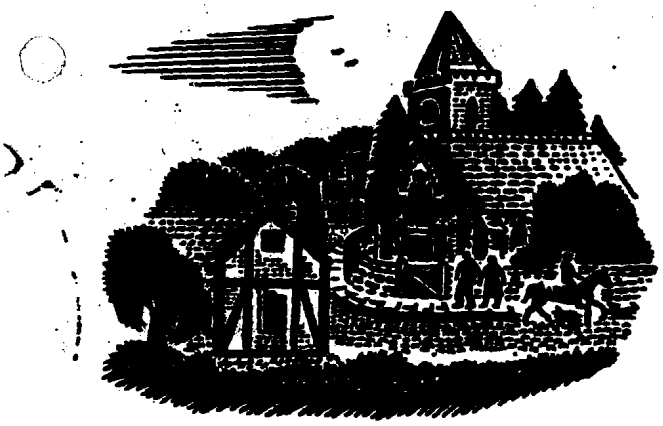
Policy LD8 **In considering proposals for development, opportunities will be sought for securing environmental improvements and other benefits both on site and in the surrounding area.**

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban vironments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragrapl· 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ LBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO [illegible] A SAFE AND ATTRACTIVE [illegible] WHICH TO LIVE AND [illegible]

(C) [illegible] MAN-MADE [illegible] OF THE SITE [illegible] DESIGN.

[illegible] DESIGN

[illegible] DEVELOPMENT THAT IS [illegible] IN TERMS OF ITS RELATIONSHIP [illegible] SITES AND BUILDINGS, OR [illegible] WOULD ADVERSELY AFFECT THE [illegible] OF AN AREA, BY VIRTUE OF ITS [illegible] SCALE, FORM, MASSING, MATERIALS, [illegible] OR TEXTURE, WILL NOT NORMALLY BE [illegible] PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

provision of services appropriate to the development to be linked with it. This will involve, in appropriate cases, the provision of land for built and open space facilities at no cost to the appropriate service authority and/or contributions in full or in part to the construction of new facilities or the extension or enlargement of existing facilities.

◆ LPS1 PHASING OF SERVICES IN NEW DEVELOPMENTS

WHERE DEVELOPMENT WHICH IS ACCEPTABLE IN PRINCIPLE UNDER THE POLICIES OF THIS PLAN GIVES RISE TO THE NEED FOR THE PROVISION OF NEW PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE DISTRICT PLANNING AUTHORITY IS SATISFIED, BY SEEKING A LEGAL AGREEMENT WHERE NECESSARY, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF AND DIRECTLY RELATED TO THE DEVELOPMENT IS CAPABLE OF BEING AND WILL BE PROVIDED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

UTILITIES

1.9.06 There is a need to ensure the economic planned provision of water, electricity, gas and telephone services in the area to meet the overall demands for future development. It is not anticipated that the provision of these services will pose significant difficulties within the plan area, unless there are significant changes in the characteristics of supply and demand. The plan's proposals seek to keep new development either within or immediately adjoining the main built-up areas of the settlements where these services are available. Further consideration will need to be given to the provision of these services at the stage of detailed proposals. The views of the providing bodies will be sought on development proposals as appropriate.

FOUL AND SURFACE WATER SEWERAGE

1.9.07 The District Council, as agent for Thames Water, is responsible for foul and surface water sewerage. For all new connections for domestic purposes, the developer will be required to pay a flat rate infrastructure charge as a contribution towards the cost of providing additional capacity in the general sewerage system, including treatment, as a consequence of his development. The developer will also be required to meet the cost of requisitioning any new sewers necessary to convey foul and surface water from the development into the existing sewerage system together with a connection charge for each premises connected. It will be necessary to ensure that sufficient time is allowed for the completion of infrastructure provision prior to occupation at all phases of development. Thames Water is consulted by the District Council on relevant planning applications so that it has the opportunity to satisfy itself that adequate sewerage and treatment facilities are or can be made available to serve the proposed development.

FLOODING AND THE WATER ENVIRONMENT

1.9.08 The National Rivers Authority (NRA), established by the Water Act 1989, seeks to maintain and where practicable, to restore the natural washlands of rivers and to reduce the danger of flooding. The NRA also advises on (and has limited powers for) the control of development in flood risk areas to ensure that satisfactory safeguards are provided for the limited development which can be allowed within the floodplain. Works in, under, over and adjacent to, watercourses are also of concern, needing to be properly evaluated to receive any necessary statutory consents due to the sensitivity of watercourses to drainage works.

1.9.09 New development in this area can cause flooding, pollution and erosion of areas located downstream, outside the District.

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMEI CONFORMS TO BEST PRACTICE IN RESPECT (ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIOI OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars i the area through growth and high car ownershi rates has lead to an increase in demand for parkin spaces in shopping centres in the area placin existing facilities under pressure. The Distric Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

LOSS OF HOUSING

7.45 Development proposals which would result in the loss of housing may require local planning authorities to countenance the release of further housing land, possibly on "greenfield" sites. Therefore, the County Council is concerned that there should be no avoidable loss of housing.

Development Proposals Involving the Loss of Housing

Policy H6 **Proposals for redevelopment or change of use resulting in the loss of residential accommodation will normally receive favourable consideration only if they replace at least the number of dwelling units lost.**

7.46 There may be limits on the increase of residential units in the Green Belt. This is set out in Policy C4. In implementing Policy H6, local planning authorities will have regard to local housing needs.

WIDENING THE CHOICE OF HOUSING

Low-Cost Housing

7.47 The County Council is concerned about the increasing difficulties of securing access to low-cost housing throughout Berkshire.

7.48 The main indicators of the scale of the problem are district council housing waiting lists and the numbers of households accepted as homeless in the County. Relatively low levels of public sector housebuilding and the sale of council houses has meant that the needs of only some of the households on these lists can be met. The County Council also recognises that there is a problem of access to housing for groups such as single-worker households, young people, and many essential workers in service and other industries on below-average incomes who do not appear on, or qualify for, the above lists.

7.49 Although a full response to this problem will require appropriate initiatives in national fiscal and housing policies, the County Council considers that planning policies (at the strategic and local level) can also make a valuable contribution. This is supported by the DoE's Planning Policy Guidance Note 3, "Housing" which recognises that a community's need for affordable housing is a material planning consideration.

7.50 The following policies provide a strategic framework within which the district councils can allow genuine low-cost housing schemes for sale or rent to provide homes for those whose incomes are insufficient to enable them to acquire accommodation on the open market.

Provision of Low-Cost Housing

Policy H7 **To help meet anticipated needs across the County, an appropriate proportion of each District's housing provision in Policy H2 should be low-cost housing of various tenures to meet the local housing needs of those whose incomes do not permit them to obtain accommodation on the open market.**

7.51 Although it will be up to the district/borough councils in consultation with the County Council to determine the appropriate provision of low-cost housing in their areas following assessments of local needs, the County Council considers that as a starting point at least 20% of all dwellings granted permission in each district should be for low-cost housing. In some districts this proportion may be substantially higher. It would also include those sites identified as suitable for residential development in the commitments base which have not yet gained planning permission. It would effectively double past rates of completion of low-cost housing and represent an achievable goal which would make an effective contribution towards meeting local housing needs.

7.52 A figure of 20% should not be treated as a maximum for individual districts or particular sites. It will be the responsibility of the district councils to define precisely the level to be regarded as low-cost, both across the district as a whole through the local plan process and on individual sites. In addition, the district councils will have to define "local needs". These could include :

(i) existing residents needing separate accommodation;

(ii) people whose work provides important services and who need or wish to live in the area;

(iii) people wishing to live in the area who have local links (eg relatives);

(iv) people on council housing waiting lists or who are accepted as homeless;

(v) special or minority groups such as the elderly, the handicapped, the single homeless or ethnic minorities, which fall outside the above categories but are disadvantaged in the housing market.

7.53 In assessing these needs, close links will be required with the housing strategy statements produced by the district councils as housing authorities.

7.54 Although the County Council will support the provision of all types of low-cost housing, (as defined within Policy H7), it is recognised that those in greatest need will generally require low-cost rented property. Such schemes will generally be managed by housing associations or district councils.

Low-Cost Housing in Rural Areas

7.55 In rural areas, the County Council recognises that it may sometimes be necessary to allow exceptions to restraint policies so as to facilitate schemes for low-cost housing for sale or rent to meet local housing need.

Tenure and size of dwellings are not normally considered to be land-use matters. Site characteristics though can influence the type of dwelling that can be provided, e.g. dense housing in an urban situation, large dwellings in extensive grounds in village fringe locations, sheltered housing in communal grounds. Further the District Council, with its resources of information can advise residential developers about the types of housing required in the Plan area. This information has to be regularly updated as the housing situation changes over time. The District Council is monitoring housing need and is carrying out a housing needs survey in the Spring of 1993.

1.2.24 In preparing this information the District Council will have regard to:

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing residential accommodation i.e. social services, health authorities;

the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.25 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings;

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

1.2.27 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

Wokingham District Local [illegible]
Deposit Draft
With Proposed Amendments Highlighted
February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON* (PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 **It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.**

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AM

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE PLANNING AUTHORITY IS SATISFIED, BY IMPOSING CONDITIONS, OR WHERE THESE ARE NOT APPROPRIATE OR ADEQUATE, BY SEEKING A LEGAL AGREEMENT, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF, AND DIRECTLY RELATED TO, THE DEVELOPMENT IS CAPABLE OF BEING, AND WILL BE, PROVIDED WITHIN THE TIMESCALE OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH AN AGREED PHASING PROGRAMME.

THE COUNCIL WILL PRODUCE SUPPLEMENTARY PLANNING GUIDANCE REGARDING THE IMPLEMENTATION OF THIS POLICY.

Implementation: Through the development control process and in consultation with service providers.

Monitoring: Planning applications determined and reporting to Services, Amenities and Infrastructure Working Party.

Environmental Improvements

1.14 It is important that wherever possible development makes best use of existing resources and enhances the existing area to reduce impacts on amenities and preserve non-renewable resources such as greenfield sites. This accords with Central Government advice and policies contained within the Berkshire Structure Plan 1991 - 2006. Such opportunities may occur both on and off the development site when they are directly related to the proposal.

POLICY WOS5: ENVIRONMENTAL IMPROVEMENTS

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, OPPORTUNITIES WILL BE SOUGHT TO SECURE ENVIRONMENTAL IMPROVEMENTS, BOTH ON AND OFF-SITE. THESE MAY FOR EXAMPLE INCLUDE:

A) THE USE OF BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

B) LANDSCAPING, INCLUDING MAJOR STRUCTURAL LANDSCAPING ON SENSITIVE AND EXPOSED SITES

C) PROVISION OF RECYCLING FACILITIES

D) RE-USE AND REFURBISHMENT OF EXISTING BUILDINGS IN PREFERENCE TO REDEVELOPMENT

E) UPGRADING OF THE EXISTING URBAN FABRIC

F) THE RELOCATION OF BAD NEIGHBOUR TYPE USES AND REDEVELOPMENT FOR MORE APPROPRIATE USES. (PA 1/7)

Implementation: Through the development control process.

Monitoring: Planning applications determined and assessment of land involved.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LAND[illegible] FEATURES, INCLUDING LANDSCAPE TREA[illegible] WORKS

e) [illegible]

f) [illegible], MASSING, AND MATERIALS OF DEVELOPMENT

[illegible]

[illegible]ENITY OF THE EXISTING ENVIRONMENT

[illegible] PLANNING DESIGN GUIDANCE ADOPTED BY THE [illegible]

[illegible] design guidance in the development control process.

[illegible] quality of development on the ground, including through design [illegible]

[illegible] area is of the same visual quality. Some parts of it could benefit from [illegible] improvement, and in some circumstances, this may be achievable through [illegible] opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

A) PROTECTION OF NATURAL FEATURES

B) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

C) THE APPROPRIATE USE OF SPECIES OF, *PREDOMINANTLY NATIVE*, (PA 4/5) TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

D) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6. (PA 4/6)

Implementation: [illegible] quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: [illegible] quality of landscape works and planting on the ground.

4.20 The [illegible] important to protect trees and hedges in the plan area, as they make a [illegible] to its character and appearance, and may also have ecological value [illegible] orders have already been applied to many individual and groups of trees [illegible] woodland, and this approach will be continued as appropriate.

[illegible] PROTECTION OF TREES AND WOODLAND

THE [illegible] WILL PROTECT TREES AND AREAS OF WOODLAND BY:

A) [illegible] DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) ~~APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~ [A6]

B) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE. [A6]

c) ~~REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~ [A6]

C) *SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.* [A6]

d) ~~REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~ [A6]

D) *REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS* [A6]

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. (parking facilities should be well related to cycle tracks. The provision of such facilities will pr obstruction of footways and assist security. Such facilities should be provided in connection wi retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON- PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NE ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATI WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKIN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE M FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CY PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRAR DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARK SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIO CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARK WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* {T/

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and reduction in accidents. Measures to improve safety will have a high priority, particularly in the vici of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemer in the District. Traffic calming measures aimed at reducing the speed and penetration of traf particularly in residential areas, combined with environmental improvements can improve road sa and make the streets a more pleasant place in which to be. There is, however, concern about the detai some of the traffic calming schemes that have been implemented. Speed humps have been opposed the emergency services who consider that they increase response times; they are a problem for patie in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort safety. Concern has been expressed about the effect of traffic calming measures on roads that are u as an alternative to avoid such measures, particularly road humps, and the lack of alternative approac to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approac include footway widening, width restrictions and variation in surface treatments. Traffic calm schemes, however modest, do incur a cost. In view of this, and the fact that schemes can aro opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter c public concern, although generally resolution of the problem is outside the scope of land-use pl Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFET ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCID INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTI RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environment improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* {T

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be st opposition to the introduction of street lighting into presently unlit rural areas. In considering wh to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. Th particularly necessary in areas of environmental quality and conservation areas. In a number of pl street lighting is not continuous leading to problems for motorists arising from the alternation o and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUG WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RUR AREAS

C

A) AFFORDABLE SUBSIDISED HOUSING, I.E. HOUSING OF ALL TENURES THAT IS PROVIDED WITH SUBSIDY, FOR PEOPLE UNABLE TO RESOLVE THEIR NEEDS IN THE GENERAL HOUSING MARKET BECAUSE OF THE LOCAL RELATIONSHIP BETWEEN HOUSING COSTS AND INCOMES;

B) AFFORDABLE LOW COST MARKET HOUSING, I.E. HOUSING THAT IS PROVIDED WITHOUT SUBSIDY BY PRIVATE DEVELOPERS, WHO CAN DEMONSTRATE THAT THE HOUSES WILL CONTINUE TO BE ACCESSIBLE TO PEOPLE UNABLE TO RESOLVE THEIR NEEDS IN THE GENERAL HOUSING MARKET BECAUSE OF THE LOCAL RELATIONSHIP BETWEEN HOUSING COSTS AND INCOMES. **(PA 5/11)**

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs.

5.20A ~~*THE HOUSING NEEDS SURVEY IDENTIFIED THE NEED TO NEGOTIATE THE PROVISION OF 950 UNITS OF AFFORDABLE HOUSING FROM THE DEVELOPMENT PROGRAMME TO 2006, AND TO USE SITE DEVELOPMENT BRIEFS TO PROMOTE THE DELIVERY OF UP TO 2,000 UNITS OF LOW COST MARKET HOUSING AND UP TO 800 PRIVATE RENTED UNITS.*~~ **(PA 5/12)**

5.20A *THE HOUSING NEEDS SURVEY IDENTIFIED THE NEED TO NEGOTIATE THE PROVISION OF AFFORDABLE HOUSING UNITS FROM THE DEVELOPMENT PROGRAMME TO 2006. ON THE BASIS OF THE OUTSTANDING HOUSING REQUIREMENT AT 1ST APRIL 1999 IT IS CONSIDERED THAT C.700 AFFORDABLE HOUSING UNITS SHOULD COME FORWARD BY MARCH 2006, THE END OF THE LOCAL PLAN PERIOD. (THE JUSTIFICATION FOR THIS FIGURE IS SET OUT IN THE HOUSING BACKGROUND PAPER).* **[APA A8]**

POLICY WH7: AFFORDABLE HOUSING

~~ON RESIDENTIAL SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000 PEOPLE, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS AT LEAST 20% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS. BEFORE GRANTING PLANNING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTY~~.

ON RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS UP TO 25% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS AND THE DETAILED FINDINGS OF THE HOUSING NEEDS SURVEY 1997. BEFORE GRANTING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTIES.

(PA 5/13)

Implementation: Consultation with providers of affordable housing.

Monitoring: Planning applications and permissions.

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

1769 Hicks Persimmon Ltd (O) 1714 The Trustees of Twyford Orchards (

OBJECTION ISSUES

1.51 It was suggested that the Supplementary Planning Guidance (SPG) referred to h not been the subject of examination through the Local Plan process and thus cannot be given significant weight when determining proposals for developmen The last sentence of the paragraph should be deleted. Also that scant regard is given to educational matters and the general infrastructure; specific mention should be made in the Plan.

CONCLUSIONS

1.52 I concur with the Council that Policy WOS4 makes proper reference to the provision by developers of an adequate infrastructure to meet the needs of new development proposals. Policy WIC12A specifically refers to educational requirements. It is true that if the SPG does not form part of the Plan or has not been the subject of public consultation and scrutiny, it does not carry the same weight as policies within the Plan.

RECOMMENDATION

1.53 That the last sentence of paragraph 1.13 includes an explanation of the weight to be given to Supplementary Planning Guidance when determining planning applications.

POLICY WOS4

REPRESENTATIONS

1297	Beazer Strategic Land (O)	1738	Sonning Developments (O)
1480	St Nicholas Hurst Parish Council (O)	1755	Mr L Nemeth (O)
1645	Linden Homes South East Ltd (O)	1771	Hicks Persimmon Ltd (O)
1649	Bancroft Developments (O)	1789	Mr E Gale (O)
1674	Alfred McAlpine Dvpts Ltd (O)	2036	The House Builders Federation (O)
1680	Mr B Proctor (O)	2060	University of Reading (O)
1681	Mr B Proctor (O)	2541	S Grundon Ltd (O)
1686	Hicks Development Ltd (O)	2363	Thames Water Property (S)
1712	The Trustees of Twyford Orchards (O)	2436	Reading Borough Council (S)

OBJECTION ISSUES

1.54 It was said that the policy does not give clear guidance and much of the wording should be within the supporting text. No recognition is given to the number of statutory providers of infrastructure, public and community services. Details of how the Council expects implementation of policy requirements to be carried out are not included. Such details should not be issued as SPG, but as part of the Plan and subjected to public examination. Neither does the policy wording make it

clear that the provision of services, amenities and infrastructure must be as a direct consequence of new development. Part of the wording appears to envisage the up-grading of existing inadequate levels of infrastructure etc. The wording is ambiguous and should be amended. At the Inquiry session, the Council raised no objections to suggestions made for re-wording by some objectors.

1.55 Reference in the Policy to SPG would be contrary to PPG12 advice as it would elevate the status of SPGs to that of the Plan. Other objectors suggested the appropriateness of the policy would rely on its application in practice. In the past, the Council has applied similar policies in ways that were at variance with Government policy and decisions of the Courts. Objection 1480 asked for the words "after consultation with the Parish Council" to be added.

CONCLUSIONS

1.56 I agree that reference should be made in the policy wording to planning obligations being required as a result of new development in accordance with national planning guidance. Reference should not be made in the Policy to SPG that has not been the subject of scrutiny as part of the Plan process. However, my recommendation regarding paragraph 1.13 should satisfy this point. As the Policy is intended to show how the Council will deal with the provision of services, amenities and infrastructure requirements, I see no reason to include reference to statutory providers. But it would be helpful to make reference in paragraph 1.13. The last sentence of the Policy wording should be deleted and transferred to paragraph 1.13 as it is advisory.

RECOMMENDATION

1.57 That the second paragraph of Policy WOS4 is re-worded as follows:

"...or extended public and community services, the Council will assess the nature and extent of planning obligations required as a result of new development in accordance with national planning guidance. Planning permission will not be given ..."

1.58 That the last sentence of Policy WOS4 is deleted and transferred to paragraph 1.13.

1.59 That reference is made in paragraph 1.13 to the contributions and position of statutory providers.

POLICY WOS5

(Proposed Amendment 1/7)

RECOMMENDATION

4.5 That no changes are made to the Plan in response to these objections.

PARAGRAPH 4.4

REPRESENTATIONS

1775 Hicks Persimmon Limited (O)

OBJECTION ISSUES

4.6 This objection was concerned that there is no policy directed towards the key objective of improvement of poor/degraded land through the control of new development and the implementation of improvement schemes. This was contrary to PPG 12. A new policy was suggested to identify such sites and, where appropriate, to allocate them for development to secure environmental improvements.

CONCLUSIONS

4.7 The objective of securing environmental improvement is established in Policy WOS5. To my mind, enhancement should be a benefit to flow from the development of poor and degraded landscapes as part of the overall package. I do not agree with the implication in the proposed new policy that such benefits should necessarily outweigh other considerations. Just because land is degraded does not necessarily mean that an alternative use would be acceptable. For example, within a countryside location redevelopment of such a site may run counter to the principles of sustainability. In such cases proposals would have to be considered on their merits, as exceptions to the Plan. I do not therefore agree that a new policy is required.

RECOMMENDATION

4.8 That no changes are made to paragraph 4.4.

POLICY WBE1

REPRESENTATIONS

2493 George Wimpey Plc (O)
2566 Martin & Pole, Nicholas (O)
1308 Ms L Erler (S)

OBJECTION ISSUES

4.9 The policy was thought to be too restrictive and the words "will require" should be replaced with "will seek". It was also considered that the policy is a corporate mission statement and has no development control function. It should be deleted or relegated to subtext.

CONCLUSIONS

4.10 Fostering good design is an important objective in national planning guidance and is strongly endorsed in PPG 1, PPG 3 and PPG 13 as well as the recently published Urban White Paper. Developing sustainable environments at higher densities and reducing the need to travel are key themes. I therefore support the policy in principle and must emphasise the message needs to be strongly conveyed that poor designs will be rejected. However, the present wording is not sufficiently specific and conveys the impression that new development should mirror its immediate surroundings. This may not be appropriate and the policy needs to be retitled and restructured to give clear guidance of what is expected in terms of design and sustainability.

4.11 I would also suggest removing reference to supplementary planning guidance from the policy itself. This can be referred to in the supporting text, but an attempt to afford it Section 54A status should be resisted.

RECOMMENDATION

4.12 That reference to supplementary planning guidance is removed from the policy and inserted into the supporting text. That this is supplemented by a reference to development briefs as I have recommended under Policy WBE19.

4.13 That Policy WBE1 is deleted and replaced as follows:

"Policy WBE1: Design and new development

New development will be expected to achieve high standards of design and layout, which makes efficient use of land and buildings. A scheme should create its own identity, whilst taking account of the wider locality, including the surrounding townscape and landscape. In addition, development proposals will be expected to have regard to the following principles:

A) a reduction in the level of car parking below maximum standards wherever possible in order to promote sustainable transport choices;

B) encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking;

C) incorporation of features that maximise the safety and security of people living in or using the development;

D) creation of easily accessible and attractive open spaces".

POLICY WBE2

REPRESENTATIONS

2487 Slough Properties Ltd (O)
2567 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.14 It was considered that there were some areas such as Winnersh Triangle, which although they do not have particularly pronounced or historic architectural styles, do not have poor architectural quality. In such cases further development should be compatible and not used to create artificial visual interest. It was also felt that the policy has no development control function and should either be deleted or relegated to the supporting text.

CONCLUSIONS

4.15 There are many built-up parts of the District of mediocre quality but I do not agree that such circumstances should necessarily be perpetuated in new development. Policy WBE1 calls for better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider urban area. To my mind Policy WBE2 is a reasonable objective but the point is adequately covered by my recommended rewording of Policy WBE1.

RECOMMENDATION

4.16 That Policy WBE2 is deleted.

POLICY WBE3

REPRESENTATIONS

2494 George Wimpey Plc (O)
2568 Martin & Pole, Nicholas (O)

OBJECTION ISSUES

4.17 The policy was considered to be unreasonable in that it requires details that were likely to change as a result of market demand. The only requirement should be for a master plan. The other objection felt that the policy has no development control function and should be deleted or relegated to the subtext.

POLICY WBE11

(Proposed Amendment A6)

REPRESENTATIONS

318	Arborfield & Newland Par Council (O)	1059	English Nature (S)
925	Wokingham Without Envt Group (O)	2270	Ruscombe Parish Council (S)
2575	Martin & Pole, Nicholas (O)	2402	Wokingham Friends of the Earth (S)
148	Wokingham Without Parish Council (S)		

OBJECTION ISSUES

4.48 It was considered that Pound Copse, Arborfield should be protected under this policy or under nature conservation policies. It was said that greater care should be exercised in protecting mature woodland from development and careful monitoring should take place to ensure that replacement tree planting is undertaken where appropriate. One objection suggested the policy is a general corporate statement and has no development control function. It should therefore be deleted or relegated to the subtext.

CONCLUSIONS

4.49 Pound Copse is protected by a Tree Preservation Order (TPO) and so the provisions of this policy would be applicable. However, the Council has little power to control the felling of trees unless they are protected by a TPO or the site is within a Conservation Area. The most that can be done if other trees are considered worthy of retention is to impose a condition on a planning permission requiring protective measures to be taken during the course of development. I do not agree with the objector who felt that the policy had no development control function. However, I consider it needs to be amended to take account of the comments that I have made regarding powers of control.

RECOMMENDATION

4.50 That Policy WBE11 is deleted and replaced as follows:

Policy WBE11: Trees and new development

"In considering proposals for development the effect on existing trees and areas of woodland will be taken into account. Trees that are to be retained will be properly protected during the course of construction in accordance with a scheme to be first approved through appropriate conditions attached to the planning permission. Where appropriate, Tree Preservation Orders will be applied and the loss or damage of trees protected by new or existing orders will be resisted."

RECOMMENDATION

10.56 That Policy WT6 is amended in accordance with PA 10/4.

10.57 That PA T/11 is adopted as part of the supporting text.

POLICY WT7

REPRESENTATIONS

327	Arborfield & Newland Par Council (O)	2602	Martin & Pole, Nicholas (O)
1439	Countryside Agency (O)	77	Rose Street Residents Society (S)
1493	St Nicholas Hurst Parish Council (O)	941	Mr D Turtle (S)
1928	South Wokingham Consortium (W/D)	1261	Gt Langborough Res Association (S)

OBJECTION ISSUES

10.58 The roads in Arborfield should have a speed limit. The Policy should avoid road safety and traffic calming measures being intrusive and insensitive. Criterion e) of the Policy should read "the implementation of traffic calming schemes and other speed reducing proposals at all locations where speed is a road safety factor". Whilst the aim of the Policy is sound, it has no development control function and should be put into the supporting text.

CONCLUSIONS

10.59 I appreciate that road safety is a key concern of residents in the District, but the Local Transport Plan has promoted this issue through a Road Safety Plan. It seems to me that is the best forum for implementing road safety schemes. Generally I agree that the policy has limited land use implications save for the last two provisions. It would be inappropriate for the detail of traffic calming proposals for example, Arborfield, to be stated in the Plan. Nor would it be appropriate for the Policy to make a commitment to introduce traffic calming measures at all locations. The Council must be left with discretion to implement schemes, including the remote possibility that such schemes would include new roads that are most urgently required, given the limited finance available. Similarly, whilst I agree that traffic calming measures can have a visually intrusive effect, this is a matter which the Council is aware of and should be taken into account in detailed design. No modification to meet these objections is therefore justified.

RECOMMENDATION

10.60 That Policy WT7 is deleted and replaced as follows:

"In order to promote road safety for all road users, the road safety implications of all proposals will be examined and traffic calming schemes pursued where it is justified by a new development proposal."

WOKINGHAM UNITARY
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WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

Chapter 5: Housing

Mr D Hollis
October 2001

Council should use its best endeavours to achieve the target. Paragraph 5.20A should be reworded to make these points clear.

RECOMMENDATION

5.1014 That paragraph 5.20A is amended as follows:

"Based on information provided by the Housing Needs Survey there is a need for about 700 affordable housing units during the remainder of the Plan period. The Council will use its best endeavours to meet this requirement through the application of Policies WH7 and WH9."

POLICY WH7

(Proposed Amendment 5/13)

REPRESENTATIONS

1639	Government Office for the SE (O)	2501	Scottish Metropolitan Property Plc (O)
1867	Westbury Homes (Holdings) Ltd (O)	2508	Joint Strategic Planning Unit (W)
1997	Hart District Council (O)	6123	Martin & Pole, Nicholas (O)
2030	Fairview New Homes Plc (O)	6134	Spencers Wood Consortium (O)
2051	The House Builders Federation (O)	6184	Mr A Godsal (O)
2146	Beazer Strategic Land (O)	6191	Mr & Mrs A Gosden (O)
2317	McCarthy & Stone (Dvpts) Ltd (O)	6198	Trustees of R H R Palmer Dcd (O)
2337	David Wilson Homes Ltd (O)	6214	David Wilson Homes Ltd (O)
2359	Thames Valley Housing Assn (O)	6257	University of Reading (O)
2491	George Wimpey Plc (O)	2177	Wokingham Without Parish Council (S)

OBJECTION ISSUES

5.1015 For Housing Round Table and other additional representations, please see objection issues/conclusion sections at the start of this Chapter. Objection 2317 accepted that an objection based on the exclusion of sheltered housing for the elderly from the requirements of the policy was no longer feasible given the advice in Circular 6/98. However, no Government guidance advocates that affordable housing should take priority over other types of housing development; neither does regional, strategic or local planning guidance. It is important to recognise that sheltered housing provides significant social and planning benefits with the type of site normally developed not being of a substantial scale in terms of PPG3 or Circular 6/98. This type of housing does maximise the use of small urban sites which follow sustainable objectives and such matters have been recognised on appeal. A re-wording of Policies WH1(h) and WH7 were requested in order to bring them into line with Government guidance.

5.1016 Other objectors mentioned that Circular 13/96 has now been updated by Circular 6/98 and there is a lack of reference in the Plan to a housing needs survey. It is unrealistic to base an affordable housing policy on a Housing Needs Survey carried out in or prior to 1997 and which is based on potentially

doubtful or irrelevant data. The policy should state the number of affordable dwellings to be provided in the Plan period. Reference to thresholds should be deleted in order to make the policy more robust. A change should be made to the policy wording to replace "under 3,000" with "3,000 or fewer". The text should be amended to clarify the settlements to which the higher threshold level would apply. The policy exceeds Government guidance and should be amended to reflect appropriate advice.

5.1017 Reference to 20% affordable housing provision should be deleted and replaced with "will seek to negotiate for the inclusion of an element". There should be further explanation of the need to achieve more than the 20% figure, having regard to the local context affecting the need for affordable housing. That figure is a starting point and should be viewed as a minimum. The policy should be amended to achieve not less than 30% affordable housing on appropriate sites. Whilst the Council may 'seek' 20% of all new dwellings to be for affordable housing it cannot expect such provision as a pre-requisite for planning permission. A figure of up to 25% as affordable housing for all new dwellings granted planning permission is unrealistic. The policy should state that where appropriate, commutation of affordable housing is allowed. Policy WH7 should be deleted as it duplicates Policy WH1.

5.1018 There is no justification for requiring a contribution of up to 25% when the Council accepted 20% at Grazeley, which was the main allocation in the Plan. No justification has been given for a different level to be applied to the remainder of the District. Furthermore, that figure has been accepted in respect of the Lane End Farm appeal and by the Council when granting permission for the Hollow Lane site. It is logical and fair that the requirement should be changed to "up to 20%".

CONCLUSIONS

5.1019 Policy WH7 should provide the mechanism with which the Council can negotiate for an element of affordable housing on appropriate sites to meet an identified need. Much of the content of the policy and supporting text has been modified by Proposed Amendments in response to the publication of Circular 6/98. I am satisfied that in general the Council has amended the Plan in response to the most up to date guidance.

5.1020 Circular 6/98 makes it clear that any local plan policy for affordable housing should be based on a good understanding of the needs of an area over the period of the development plan. The Council justifies the inclusion of affordable housing policies in the Plan through evidence attained as a result of their Housing Needs Survey (published in 1997) carried out by David Couttie Associates and referred to in paragraphs 5.17 and 5.20A of the Plan. Although a new survey is likely to be carried out imminently, the Council has indicated that the 1997 Survey currently provides the most recent comprehensive information on housing need and therefore remains highly relevant. I note that

the Council contends it is inappropriate to simply dismiss it as being "out of date".

5.1021 Both the Draft Housing Strategy (2000) and the Affordable and Local Needs Housing Proof of Evidence (2000) have been based on the Housing Needs Survey information. Although there is to be an up-dated Survey, given the time constraints before the end of the Plan period, the policies of this Plan will have to be based on the 1997 Survey material. Although it is regrettable that the information has not been able to be up-dated sooner, I am satisfied that it is still possible to establish proper policies on the current information. It seems to me that the combination of these three documents provides a proper in-depth assessment of the current nature of housing need in Wokingham. Furthermore, the assessment has been based on a large amount of evidence gained from various sources. These include an analysis of the housing market in Wokingham and the wider area of Berkshire, population and growth projections, housing waiting lists; projections of housing demand by tenure, sector and type, homelessness statistics and levels of, and reasons for, inward and outward migration.

5.1022 Through the Housing Needs Survey and later reports, the Council has in my opinion demonstrated an understanding of the range of needs for different types and sizes of housing, the availability of housing land and the ways in which existing stock might be better utilised to meet the needs of the District. To my mind, it seems there is a clear need for affordable housing in the District and that demand is likely to increase. Furthermore, it is the value of the housing market in Wokingham, coupled with the nature of its housing stock and the pattern of demands placed upon it by the local population that has increased the need for affordable housing in the District.

5.1023 A major issue of concern revealed by the Housing Needs Survey is that home ownership was beyond the reach of around 50 – 60% of new households, even when lower cost market housing was available. In the Council's evidence it is shown that the average semi-detached property price was £138,450, some 26.5% higher than in the two previous years. Although incomes have risen since that survey, I am in no doubt that house prices have risen even further. Inevitably such circumstances make it very difficult for people to enter the housing market.

5.1024 Evidence indicates that house prices in the former County of Berkshire are high with that area ranked as the 4th most expensive out of 62 in the UK. Furthermore, the Council has identified that the average property price in Wokingham is even higher than the Berkshire average resulting in there being a significant number of people unable to resolve housing needs in the general housing market because of the relationship between housing costs and incomes. Furthermore, the Council has cited that at March 1999, there were 1,359 households on the housing waiting list and in addition, statistics indicate that between 1997 and 2002 over 1,000 households were planning to leave the

District because of a shortage of affordable housing. Furthermore, Wokingham has one of the largest proportions of owner occupied housing in the country (85%). The proportions of Local Authority dwellings (7%), those under Registered Social Landlord (RSL) control (1%) and those in the rented private sector (7%) are among the lowest in the country. If this situation continues, it is likely that the social cohesion of the District will be threatened and the labour supply constrained.

5.1025 While the Council has amended Policy WH7 to reflect Circular 6/98 and address matters of need, circumstances in the District have recently changed because the Council can no longer rely on the 500 affordable homes that would have been provided at Grazeley. That site would have provided some 70% of the 700 units identified in PA A8 as being needed in the District. Therefore, even greater pressure has now been placed on development land and on all identified and windfall sites for the provision of more affordable housing.

5.1026 Based on the evidence before me, I consider that the Council faces exceptional constraints in the provision of affordable housing. There is a high level of need coupled with a limited amount of land available, pressure on brownfield land and an imbalance in the type and tenure of existing housing stock. These circumstances lead me to the conclusion that the need is so acute that the Council should negotiate vigorously for an element of affordable housing on all suitable sites.

5.1027 In introducing the policy, the Plan has paid close regard to the requirements of paragraph 9a of Circular 6/98. It identifies affordable housing as applying to both low cost market housing and subsidised housing. However, for the reasons I have already given, I am of the view that whilst low cost market housing may meet the needs of some people who are on relatively modest incomes, it should not be generally equated with affordable housing in Wokingham. Given the high cost of house prices in the locality, I believe that low cost market housing in the District does not satisfy the Council's own definition of affordable housing. If people have insufficient income to be able to afford even low cost market housing, it would not be appropriate to seek that type of housing under this policy. I therefore consider that reference to low cost market housing in the definition of affordable housing should be deleted.

5.1028 As far as threshold levels are concerned, the policy correctly sets out a minimum size of site where it would be appropriate to negotiate for an element of affordable housing. The original levels have been amended by PA 5/13, which reflects the advice in Circular 6/98. However, because the District is experiencing exceptional local constraints in its provision of affordable housing, I am in no doubt that the Council should adopt even lower threshold levels.

5.1029 In the light of the loss of the Grazeley site, allocated land within the District is limited in size and quantity. Furthermore, given the tight knit character of the towns and villages, the opportunities for large windfall sites to come forward

are restricted. Therefore, it seems to me that the thresholds stated in the proposed amendment would exclude many of the smaller allocated sites and windfall sites likely to come forward, and would place greater pressure on the rural exceptions procedure. As it stands, Policy WH7, or the proposed amendment, could lead to missed opportunities for an element of affordable housing in areas of need.

5.1030 I therefore consider that an element of affordable housing should be sought by negotiation on all development sites of 15 dwellings or more or 0.5 hectares or more. The threshold should be applied to all allocated and suitable windfall sites and the Council should take into account the proximity of local services and facilities, access to public transport and the need to achieve a balanced community.

5.1031 Furthermore, in settlements of 3,000 people or less, it seems to me that the threshold level should be more rigorous. An objective of the Plan is to conserve and enhance the pattern of town and parish communities by retaining and emphasising the balance between towns and villages. I appreciate that in rural areas the Council does not anticipate a great level of development taking place and it therefore seems to me that the most new development will occur on small windfall sites in rural locations, rather than as specific allocations. While I do accept that rural exception sites may provide the principle contribution to affordable housing provision, I consider that in this instance opportunities for further provision should be taken from windfall sites within defined settlement limits. For these reasons I propose that in settlements of 3,000 people or less, all sites of 0.25 hectares or more or 5 or more dwellings should fall to be considered under the affordable housing policy.

5.1032 I now turn to the question of whether targets should be set for specific suitable sites. Policy WH7 as drafted requires all sites covered by the policy to provide 20% affordable units. PA 5/13 has increased this requirement to up to 25% to take account of representations received. Structure Plan policy states that "as a starting point at least 20% of all dwellings granted permission in each District should be for low cost housing and in some Districts this may be significantly higher". In my opinion, given the demand for affordable housing across the District the Council's amended figure is not unreasonable. The 25% should be the level of affordable housing the Council seeks on each appropriate housing site across the District. It is of course a matter that the Council should negotiate with a developer, but based on the evidence before me, I consider that level of housing to be appropriate for Wokingham District.

5.1033 A further related point regarding the indicative target concerns the matter of wording. As currently drafted, the proposed amendment indicates that the Council "expects" up to 25% of all new dwellings granted planning permission to be for affordable housing. However, it is for both developers and the Council to ensure that a development proposal is designed to achieve affordable housing on appropriate sites through a process of negotiation. The word "expects"

should be deleted and replaced with 'seeks' in order to reflect the process of negotiation.

5.1034 Legal agreements or conditions can be used for the retention of affordable housing and for controlling occupancy. Policy WH7 requires that arrangements should be made to ensure the benefits of affordable housing are enjoyed by successive as well as initial occupiers of the property. This approach of ensuring that affordable housing is provided in perpetuity is advocated in Circular 6/98 and in PPG3. In my opinion, while the preferred approach to controlling occupancy should be placed in the policy, the reasoned justification should make it clear that the means of controlling occupancy will vary depending on whether or not a registered social landlord is involved. Where a social landlord is involved, stringent application of occupancy conditions/controls may not be necessary. However, if there is no social landlord this requirement may be necessary to ensure the control exists in perpetuity and be of value in meeting continuing local needs for affordable housing. It is therefore important that the Plan provides clear and unambiguous eligibility criteria, in order to monitor conformity with occupancy criteria and to take appropriate enforcement action. As a starting point, the Policy should indicate that either legal agreements or conditions may be suitable to effect adequate control.

5.1035 Circular 6/98 also expects the Plan to meet the need for affordable housing through other policies. For example, bringing vacant homes back into use; conversion of larger houses into units more suited to smaller household sizes; and of former office and other buildings and flats; and making full and effective use of vacant and derelict land. The Plan contains policies for existing residential uses (Policy WH3), conversions and sub-divisions of housing (Policy WH4) and vacant floorspace above shops (Policy WH5). While Policy WH4 promotes conversions to cater for the continuing increase in single person households and Policy WH5 is aimed at making a useful addition to the quantity and range of the District's housing stock, no specific mention is made of affordable housing considerations. This is a matter where the Plan should pay greater attention to such provision and in particular provide more reasoned justification about the specific contribution these policies can make to affordable housing needs. I have dealt with affordable housing in my recommendations for these policies. With regard to the objection that this policy duplicates Policy WH1, I agree with the Council that while the latter refers to unidentified sites within settlements, Policy WH7 has a more general applicability.

5.1036 As far as objection 2317 is concerned, it was accepted at the Inquiry that sheltered housing for the elderly is a type of development that should include an element of affordable housing under the advice in Circular 6/98. In respect of the threshold levels, I have already made clear my view that because of the circumstances in the District, there should be lower levels than advocated in the Circular. That guidance also states that it is desirable to obtain a mix and

balance of housing types. But if that is to be achieved on any one particul site, it inevitably means the site will have to be larger in size than the type development mentioned by this objector. However, because the Grazeley scheme is unlikely now to proceed, the affordable housing will have to be up on other smaller sites, including the sort of scheme described by this objector.

5.1037 In such circumstances, Circular 6/98 allows the alternative of a developer making financial provision subject to the Council undertaking to provide th development in the locality and within a stipulated and reasonable time sca In my opinion, that is the likely course that the Council should take with an smaller site. The supporting text should make it clear that in certain cases a financial contribution would be more appropriate than on-site provision in accordance with the advice in Circular 6/98. I do emphasise however, that provision should be the exception rather than the rule and development sho be within the close locality and in as short a time span as possible. If local people need affordable homes, they need them quickly and not in several ye time.

5.1038 I recommend this approach be taken rather than the Council's suggestion of amending the text to record that provision would be according to varying circumstances. Given the findings of the Council's Housing Needs Survey, every practical opportunity must be taken if the Council is to reach anything the level needed in the District. To my mind the re-wording mentioned in objection 2317 would be too vague and not meet the demand within the Dis or the level of threshold I consider should be sought by the Council.

RECOMMENDATION

5.1039 That the Plan is amended in accordance with PA 5/10, 5/11, PA A8 and 5/1 subject to the following changes:

(i) deletion of the wording "low cost market housing" from PA 5/11.

(ii) amendment of threshold levels in PA 5/13 to 5 dwellings or 0.25 hecta for settlements of 3,000 people or less and 15 dwellings or 0.5 hectares elsewhere for seeking an element of affordable housing.

(iii) amendment within PA 5/13 that the Council should seek up to 25% of a new dwellings as affordable units on sites falling within the threshold levels.

(iv) the wording "However, the proportion .....Survey 1997" is deleted.

5.1040 That the supporting text contain advice on the circumstances of providing affordable housing on small sites and the alternative of financial arrangement in accordance with the advice in Circular 6/98.

5.1041 That the supporting text contains a much fuller explanation of the reasoning for the changes in threshold and target levels and the need to seek affordable housing on all suitable sites in the District. Also the circumstances and reasoning for the exclusion of low cost housing from the definition of affordable housing.

5.1042 That the supporting text contains a full and clear explanation of eligibility criteria for occupancy of affordable housing in the circumstances of where there is a Registered Social Landlord or not.

POLICY WH9

REPRESENTATIONS

1286	Holme Park Sonning Ltd (O)	2509	Joint Strategic Planning Unit (O)
2457	Envt Agency (Thames Region) (O)	2274	Ruscombe Parish Council (S)

OBJECTION ISSUE

5.1043 One objector suggested that a site in Sonning was suitable for a housing allocation. It was said to be desirable for affordable housing and in particular for small households. Another objection wanted Policy WIC16 to apply to sites considered under Policy WH9 and under objection 2509, it was argued that there is no definition of "small scale" or a list of settlements to which the policy applies.

5.1044 In written representations to the HRT session, objectors suggested that if housing were provided under this policy, there would be no need for affordable housing; also that the policy is too restrictive and has little relevance because there are few rural areas.

CONCLUSIONS

5.1045 PPG7 advises that pressures on the limited housing stock from people outside the local community can result in a serious shortage of affordable housing for those with a modest income who already live and work in an area. Annex B to PPG3 advocates a "rural exceptions" policy in Local Plans where there remains a lack of affordable housing to meet local needs and which cannot be met by other means of provision in the Plan. Such small sites within or adjacent to existing villages and where there may be policies of restraint, may be permitted provided the housing is to meet local needs at an affordable level and in perpetuity. These are sites released as an exception to usual planning policies for general housing and criteria should be set out against which proposals would be considered. The criteria should include a definition of "local", but not identify or allocate sites as such land cannot be predicted in advance; environmental considerations are also to be taken into account. Government



WOKINGHAM UNITARY
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WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED MODIFICATIONS HIGHLIGHTED

January 2003

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ **HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY (M/1/19)

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE **SUITABLE FOR**~~CAPABLE OF~~ USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. **This could include infrastructure required to provide necessary statutory services.** This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* **and PPG12 paragraph 6.16**). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below. (M/1/21)

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, **THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS REQUIRED AS A RESULT OF NEW DEVELOPMENT IN ACCORDANCE WITH NATIONAL PLANNING GUIDANCE. PLANNING** PERMISSION WILL NOT BE GIVEN UNTIL THE PLANNING AUTHORITY IS SATISFIED, BY IMPOSING CONDITIONS, OR WHERE THESE ARE NOT APPROPRIATE OR ADEQUATE, BY SEEKING A LEGAL AGREEMENT, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF, AND DIRECTLY RELATED TO, THE DEVELOPMENT IS CAPABLE OF BEING, AND WILL BE, PROVIDED WITHIN THE TIMESCALE OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH AN AGREED PHASING PROGRAMME. (M/1/22)

~~THE COUNCIL WILL PRODUCE SUPPLEMENTARY „PLANNING GUIDANCE REGARDING THE IMPLEMENTATION OF THIS POLICY.~~ (M/1/23)

Implementation: Through the development control process and in consultation with service providers.

Monitoring: Planning applications determined and reporting to Services, Amenities and Infrastructure Working Party.

Environmental Improvements

1.14 It is important that wherever possible development makes best use of existing resources and enhances the existing area to reduce impacts on amenities and preserve non-renewable resources such as greenfield sites. This accords with Central Government advice and policies contained within the Berkshire Structure Plan 1991 - 2006. Such opportunities may occur both on and off the development site when they are directly related to the proposal.

POLICY WOS5: ENVIRONMENTAL IMPROVEMENTS

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, OPPORTUNITIES WILL BE SOUGHT TO SECURE ENVIRONMENTAL IMPROVEMENTS, BOTH ON AND OFF-SITE. THESE MAY FOR EXAMPLE INCLUDE:

A) **MAXIMISING THE USE OF EXISTING LAND AND BUILDINGS, AND EXPLOITING THE POTENTIAL OF PREVIOUSLY DEVELOPED LAND WITHIN IDENTIFIED SETTLEMENTS BEFORE THE COUNTRYSIDE IS BUILT UPON**~~THE USE OF BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES~~ (M/1/24)

B) LANDSCAPING, INCLUDING MAJOR STRUCTURAL LANDSCAPING ON SENSITIVE AND EXPOSED SITES

C) PROVISION OF RECYCLING FACILITIES

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 ~~Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.~~ **Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.**

4.9A **This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance.** (M/4/6)

POLICY WBE1: ~~DEVELOPMENT IN ITS LOCAL CONTEXT~~

~~THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:~~

~~a)ITS ENVIRONMENTAL IMPACT~~

~~b)ITS VISUAL IMPACT~~

~~c)ACCESSIBILITY~~

~~d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS~~

~~e)THE LOCAL TOWNSCAPE~~

~~f)THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT~~

~~g)SAFETY AND SECURITY~~

~~h)THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT~~

~~i)SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.~~

DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION,

DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;

C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;

D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES. (M/4/7)

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

~~4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.~~ (M/4/8)

~~**POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT**~~

~~IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.~~

~~Implementation: Through the development control process.~~

~~Monitoring: Check quality of development on the ground.~~ (M/4/9)

~~4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.~~ (M/4/10)

~~**POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT**~~

~~ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY SINGLE PHASE. APPLICATIONS FOR SUBSEQUENT STAGES AND/OR REVISIONS TO STAGES THAT HAVE ALREADY RECEIVED PLANNING PERMISSION WILL ONLY BE CONSIDERED FAVOURABLY IF THEY ARE~~

WAY WILL NOT BE PERMITTED UNLESS APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE. (M/4/24)

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance ~~the existing built environment,~~ and ~~to help~~ integrate new development into the wider environment. (M/4/25)

POLICY WBE10: LANDSCAPE AND PLANTING

~~IN ORDER TO MAINTAIN AN ATTRACTIVE PUBLIC REALM ALL APPLICATIONS FOR DEVELOPMENT WILL BE REQUIRED TO BE ACCOMPANIED BY A LANDSCAPE SCHEDULE. IN CONSIDERING LANDSCAPE SCHEMES THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING:~~

~~a)PROTECTION OF NATURAL FEATURES~~

~~b)THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT~~

~~c)THE APPROPRIATE USE OF SPECIES OF TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'.~~

NEW DEVELOPMENT WILL BE ENHANCED THROUGH THE USE OF APPROPRIATE LANDSCAPING. THIS WILL BE SECURED BY IMPOSING SUITABLE CONDITIONS ON THE GRANT OF PLANNING PERMISSION. LANDSCAPE SCHEMES SHOULD RESPECT LOCAL LANDSCAPE CHARACTER AND WHEREVER POSSIBLE RETAIN AND PROTECT EXISTING NATURAL FEATURES. TREES AND SHRUBS WILL BE EXPECTED TO COMPRISE LOCALLY NATIVE SPECIES WHEREVER POSSIBLE. (M/4/26)

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, ~~as they~~ **that** make a fundamental contribution to its character and appearance.~~, and may also have ecological value.~~ Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate. (M/4/27)

POLICY WBE11: TREES AND NEW DEVELOPMENT~~PROTECTION OF TREES AND WOODLAND~~

~~THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:~~

~~a)RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE~~

~~B)APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE, INCLUDING ON IMPORTANT AREAS OF STRUCTURAL TREE PLANTING ASSOCIATED WITH NEW DEVELOPMENT, AND ON IMPORTANT INDIVIDUAL TREES, PARTICULARLY ON SMALL SITES~~

~~c)REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS~~

~~d)REQUIRING REPLACEMENT PLANTING OF TREES AS RESULT OF ANY LOST DURING DEVELOPMENT WORKS.~~

IN CONSIDERING PROPOSALS FOR DEVELOPMENT THE EFFECT ON EXISTING TREES AND AREAS OF WOODLAND WILL BE TAKEN INTO ACCOUNT. TREES THAT ARE TO BE RETAINED WILL BE PROPERLY PROTECTED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH A SCHEME TO BE FIRST APPROVED THROUGH APPROPRIATE CONDITIONS ATTACHED TO THE PLANNING PERMISSION. WHERE APPROPRIATE, TREE PRESERVATION ORDERS WILL BE APPLIED AND THE LOSS OR DAMAGE OF TREES PROTECTED BY NEW OR EXISTING ORDERS WILL BE RESISTED. (M/4/28)

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

4.21 Many of the routes into Wokingham and other settlements are lined with trees and other vegetation that make a significant contribution to environmental character. ~~It is the Council's intention that t~~These 'green' routes should be maintained and enhanced wherever possible. This is to be achieved ~~through~~ **by** protecting the existing trees, managing the trees and other vegetation, resisting inappropriate development, and ensuring a high quality streetscape including trees, hard and soft landscaping, and well-designed signage. In addition, certain stretches of road that have the potential to be green routes, particularly sections running between existing green routes, will be enhanced. **These aims will be achieved through planning conditions and/ or negotiated legal agreements.** (M/4/29)

POLICY WBE12: GREEN ROUTES

~~THE APPEARANCE OF THE GREEN ROUTES AS DEFINED ON THE PROPOSALS MAP WILL BE PROTECTED BY SERVING TREE PRESERVATION ORDERS AND RESISTING DEVELOPMENT THAT WOULD DETRACT FROM THE VISUAL QUALITY OF THESE ROUTES.~~

~~THE COUNCIL WILL SEEK TO IMPROVE THOSE SECTIONS OF GREEN ROUTES IDENTIFIED ON THE PROPOSALS MAPS WHERE IMPROVEMENT IS CONSIDERED NECESSARY THROUGH A PROGRAMME OF ENVIRONMENTAL ENHANCEMENT AND OTHER APPROPRIATE MEASURES.~~

~~WHERE DEVELOPMENT IS ALLOWED, APPROPRIATE LANDSCAPE AND PLANTING SCHEMES WILL BE REQUIRED.~~

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. ~~Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.~~ **The development control process gives the Council the opportunity to consider the road safety aspects of all new developments. All measures designed to improve safety must be carried out in an environmentally sensitive manner.**

10.39 ~~For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.~~ **The control and design of proper vehicular access to the public highway can have an important effect on safety. The Council wishes to ensure that all new accesses are designed to a good standard incorporating adequate visibility for vehicles and pedestrians, pedestrian facilities and signing where appropriate. On primary, secondary and other busy routes it is important to ensure that accesses are designed to permit vehicles to turn round on site, thereby avoiding the need for reversing on to the highway, which is a particularly dangerous activity. In considering the location of accesses for new development, decisions will be taken having regard to the proximity to other road junctions, traffic signals, pedestrian crossings, other highway features and the access arrangements for adjoining properties.**

10.40 ~~Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land use planning. Speed is a major influence on the severity of accidents.~~ **The formation of certain vehicular cross-overs requires planning consent. In determining applications for cross-overs, the Council will pay particular attention to their implications for the safe flow of traffic and pedestrian safety. All schemes will be expected to provide adequate visibility.**

10.41A **The Council will seek to ensure that all new developments incorporating local or access roads are designed, in particular, to minimise speed and create safe conditions on the highway as well as an attractive environment. In the majority of cases this should be achieved by layouts and careful design, avoiding where possible the need to introduce superimposed features such as humps.** (M/10/25)

POLICY WT7: ROAD SAFETY

~~THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:~~

~~a)MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS~~

~~b)GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS~~

~~c)ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY~~

~~d)EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND~~

~~e)~~**a)** ~~THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.~~

IN ORDER TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS, THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS WILL BE EXAMINED AND SAFETY MEASURES IMPLEMENTED WHERE IT IS JUSTIFIED BY A NEW DEVELOPMENT PROPOSAL.

Implementation: Through ~~the annual capital programme of transport investment and environmental improvement.~~ **development control.** (M/10/26)

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan.*

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

~~**POLICY WT8: STREET LIGHTING**~~

~~THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:~~

~~a)THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS~~

~~b)THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS~~

mix of affordable housing on any particular site, the Council will have regard to the variety of tenures in the locality. (M/5/94)

5.20E **The Council will also consider a range of other factors in assessing the suitability of a site for the provision of affordable housing. These will include the proximity of the site to local services and facilities and access to public transport services, whether there are particular costs associated with the proposal e.g. decontamination or long term management or the need to meet other planning objectives. However, it should be recognised that sites in locations further from local services and facilities may still need to include an element of affordable housing. This will help meet the requirements of those individuals in need as outlined in paragraph 5.20I.** (M/5/95)

5.20F **The provision of affordable housing will normally be achieved through the involvement of a Registered Social Landlord (RSL), nominated by the Council and registered with the Housing Corporation, so that its properties can be secured for successive occupiers. The affordable housing will need to be delivered to Housing Corporation Scheme Development Standards (SDS). The Council will wish to secure affordable housing at a price that reduces the need for public subsidy. Where a registered social landlord is involved, sufficient controls over future occupancy are secured. Where other private companies build affordable houses the Council will negotiate a planning obligation or it may impose conditions to control occupancy to ensure an adequate supply of suitable occupants.** (M/5/96)

5.20G **Wherever possible, the affordable housing should be provided on-site. This will normally be in the form of serviced plots offered to an RSL partner, nominated by the Council, at nil cost. In certain circumstances it may be appropriate for a developer to build out the affordable units to Housing Corporation Scheme Development Standards and sell these back to the nominated RSL.** (M/5/97)

5.20H **In accordance with development sizes, developers are expected to make provision for affordable housing on site. However, consideration will be given, where there is sufficient justification, to a financial or other contribution towards provision of affordable housing on another site within the district. The financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement for the site in question. Where off-site provision is accepted, the scale of the overall requirement for affordable housing will not be reduced.** (M/5/98)

5.20I **Allocation of affordable housing will be dealt with through the Council's Housing Register, and associated registers which deal with special needs, low cost home ownership, and key workers. Allocation of housing will be in keeping with the Council's Allocations Policy and Plan.** (M/5/99)

5.20J **In 1991, the following settlements listed in paragraph 1.7 of the Plan had populations over 3,000: Crowthorne (Pinewood), Earley, North Finchampstead, Twyford, Wargrave, Winnersh, Wokingham and Woodley. All other settlements listed in paragraph 1.7 had 3,000 or fewer population. The Council will have regard to the results of the 2001 Census that may indicate changes in the**

population of each settlement (listed in paragraph 1.7), and consequently the application of Policy WH7. (M/5/100)

5.20K **Where a proposal involves the redevelopment of a site where affordable housing is located, the Council will expect their replacement with an equivalent number and type of units as part of the scheme. This will be in addition to the requirements for affordable housing on the site necessary under this Policy.** (M/5/101)

POLICY WH7: AFFORDABLE HOUSING

ON RESIDENTIAL SCHEMES OF 5 OR MORE DWELLINGS OR OF 0.25 HECTARES OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARES OF MORE ELSEWHERE, THE COUNCIL WILL SEEK UP TO 26% OF ALL NEW DWELLINGS GRANTED TO BE AFFORDABLE HOUSING. BEFORE GRANTING PERMISSION FOR RESIDENTIAL DEVELOPMENT, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS INITIAL, OCCUPIERS OF THE PROPERTIES
~~ON RESIDENTIAL SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000 PEOPLE, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE (AS DEFINED IN POLICY WH1), THE COUNCIL EXPECTS AT LEAST 20% OF ALL NEW DWELLINGS GRANTED CONSENT TO BE FOR AFFORDABLE HOUSING. HOWEVER, THE PROPORTION OF SUCH DWELLINGS APPROPRIATE ON PARTICULAR SITES MAY VARY, ACCORDING TO SITE CONDITIONS. BEFORE GRANTING PLANNING PERMISSION FOR AFFORDABLE HOUSING, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS BY THE INITIAL, OCCUPIERS OF THE PROPERTY.~~ (M/5/102)

Implementation: Consultation with providers of affordable housing.

Monitoring: Planning applications and permissions.

5.21 Caravans and mobile homes will contribute to the total housing provision in the District, and are useful, when allowed on a temporary basis, for the assessment of other, permanent proposals. However, in land use terms such developments have many of the implications and requirements of permanent dwellings, and where adverse effects result that cannot be resolved, planning permission will be refused. This policy is not intended to include permanent stay gypsy sites which are considered in Policy WH12~~3~~ below. (M/5/103)

POLICY WH8: CARAVANS AND MOBILE HOMES

THE COUNCIL WILL CONSIDER APPLICATIONS FOR THE USE OF LAND FOR RESIDENTIAL CARAVAN AND MOBILE HOME SITES AGAINST THE SAME CRITERIA BY WHICH IT JUDGES APPLICATIONS FOR PERMANENT DWELLINGS, AS GIVEN UNDER POLICY WH1A.

APPLICATIONS WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS~~ AND ALL OTHER~~

Denis Wilson Partnership

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Ms B Polnik
Wokingham District Council
Shute End
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Berks RG40 1WR

Our Ref: JNM/2003-032
31 March 2003

Dear Ms Polnik

41 WATMORE LANE, WINNERSH

Further to the trial holes undertaken at the above site to establish whether roots from the Oak tree are present in the groun probably aware no roots were found, as witnessed on site by your arboriculturist, Neil Etherington. We have made amen report for the Construction of the new access as listed below:

- Revisions to drawings 2003-032/02 in accordance with S Auton's comments at the meeting of the 20 March 2003
- Summary of the findings of the trial holes added to Introduction.
- Spacing of piles increased from 1.5m to 2.1m.
- Trial Holes and Bore Hole Logs, Structural Engineers and Arboricultural Consultant's comments appended to the

We have sent out copies of the report to the interested parties as detailed on the attached issue sheet.

We trust this is satisfactory for your purposes.

Yours sincerely

Jason Morgans
for THE DENIS WILSON PARTNERSHIP LIMITED

Encl.
Copy to: S Russell Linden Homes (+ copy of enclosure)

Form QP 10 – DOCUMENT REGISTER & ISSUE SHEET

Job Number: 2003-032

Job Name: 41 Watmore Lane, Winnersh

Project Manager. Steve turpin **Sheet:** 1 of 1

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By Fax and Post

Our Ref: GEB/me/2003-032

03 April 2003

Dear Neil

41 WATMORE LANE, WINNERSH

I refer to your telephone call earlier this morning and understand that you have now received comments on the submitted design from your Consultant (Parkmans Ltd)

You require the following minor items to be amended/added and these are set out below:

i) The Method Statement for the excavation works will be amended to include the following paragraph. *"An arboriculturist will be present on site during the course of the excavation works within the protective zone area of the TPO tree."*

ii) The existing topsoil within the proposed access road footprint will only be removed where there is a need to do so to accommodate the road construction specification depths in relation to the proposed level design. The purpose of this is to reduce any topsoil strip to the absolute minimum.

iii) The proposed new levels of the access road will be lowered where possible to reduce to a minimum any increase above the existing ground levels.

I would confirm that the above mentioned items will be included in a revised set of drawings/specification to be issued as soon as possible and that you will now be recommending to your Committee that this satisfactorily achieves a solution for the protection of the TPO tree.

I trust the above is satisfactory for your purposes and should you have any queries please do not hesitate to call.

Yours sincerely

Graham Bignell

Graham Bignell
for THE DENIS WILSON PARTNERSHIP LIMITED

Copy to: S Russell — Linden Homes
R D Grainger — TMC Ltd
D Dunlop — Lennon Planning Ltd

Denis Wilson Partnership

41 WATMORE LANE, WINNERSH

THE CONSTRUCTION OF A NEW ACCESS ROAD WITHIN THE PROTECTED ZONE OF AN EXISTING TREE.

Rev.A

6 March 2003

jnm / 2003-032

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41 WATMORE LANE, WINNERSH

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A	28.3.03	Approval	J Morgans	JNM	S Turpin	SRT

FS 59565

Transportation Planning, Infrastructure Design and Highway Safety

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A Denis Wilson Partnership Drawing No. 2003-032/02

B Denis Wilson Partnership description and method statement for the construction of the concrete slab within the protected zone of the existing tree.

C Structural Engineer's (Price and Myers) method statement for the construction and excavation within the protected zone of the existing tree.

D Structural Engineer's (Price and Myers) design "Structural Slab on Pile Foundations".

E Trial Hole Logs

F Arboricultural Consultant's report on Trial Hole.

G Borehole Log

H Structural Engineer's comments on revised design for the piles.

Rev. A

1 Introduction

1.1 A new residential access will be constructed to form a junction with Watmore Lane.

1.2 The works lie within the proximity of an existing 400-year-old oak tree located in the garden of number 39 Watmore Lane. The tree is approximately 12 metres in height with a mean crown spread radius of 5.6 metres. We have been advised by our client's Arboriculturist that based on BS5837:1991 that there should be a 12 metre protected zone around the tree to protect the tree roots. The Standard advises that hard surface areas can be constructed within a tree's protected root area provided the roots are not severed and the soil is not compacted or contaminated within the prescribed protected root area. Therefore within this zone no damage shall be sustained to the roots by either construction activity or by traffic load bearing down on the roots and over-compacting the existing soil.

1.3 To increase the road levels in the protected zone and therefore minimise the disturbance to the existing ground a ramped entry treatment will be built from the east side channel of Watmore Lane to a point along the new access road, 20 metres from the centre line of Watmore Lane. The entry treatment will comprise a ramp with a maximum gradient of 1:40 leading to a "flat" top formed by a reinforced concrete slab suspended on piles.

1.4 A trial hole was undertaken on site to determine the presence of roots in the area of the ground to be excavated. The results of an inspection by Neil Etherington, the Council's Arboriculturist was that **No** Oak tree roots were found to be present in the trial hole.

2 General

2.1 In order to prevent damage to the tree roots by vehicles using the access road it is proposed to construct a reinforced concrete slab supported on piles installed across the area of the access road within the protected zone. The piles that will support the slab will be set out based on a 2.1 metre grid across the whole area of the slab in accordance with the Structural Engineer's revised design.

2.2 The surface of the concrete slab will form the new road surface for the full length and width of the flat top of the ramped entry treatment. The surface of the finished slab can either be a brushed concrete finish, or coloured and imprinted with a herringbone pattern to emulate block paving. The slab finish will be subject to the Highway Authorities approval. The slab is designed to bear full highway loading so that no traffic load is transferred to the underlying ground.

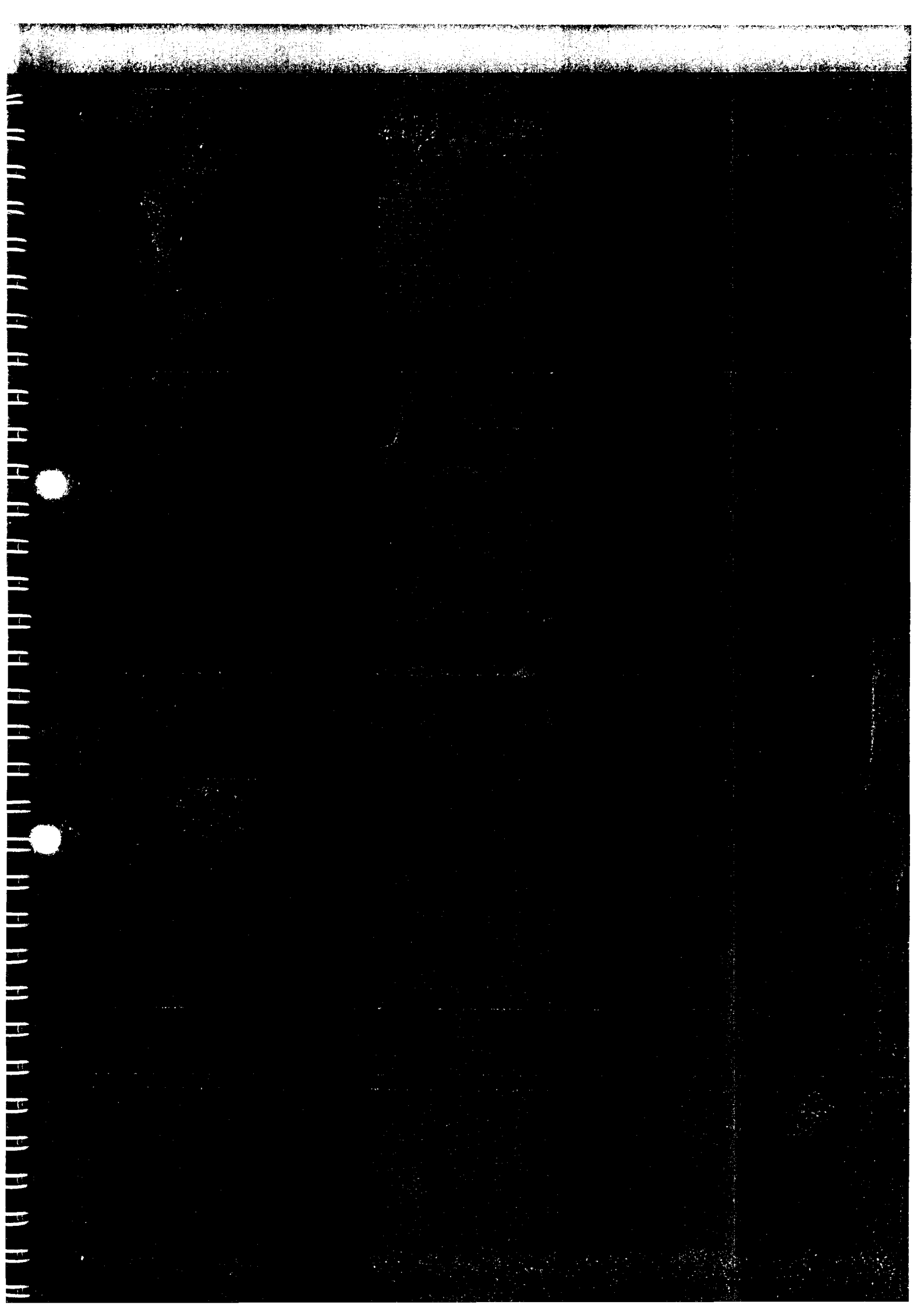
2.3 The works are shown on drawing No. 2003-032/02 in Appendix A and a method statement for the highway works is included in Appendix B.

Rev.A

2.4 The suspended concrete slab has been designed by the Structural Engineer, Price & Myers. Their design calculation report entitled "41 Watmore Lane, Winnersh – Structural Slab on Pile Foundations" is included in Appendix D and their method statement for the piling works within the protected zone of the tree is included in Appendix C.

2.5 Following the results of a borehole carried out on the site, the Structural Engineer revised the spacing at the piles from 1.5m to 2.1m. The borehole logs are contained in Appendix G and the Structural Engineers comments are in Appendix H.

Rev.A



APPENDIX B

DESCRIPTION AND METHOD STATEMENT FOR THE CONSTRUCTION OF THE CONCRETE SLAB WITHIN THE PROTECTED ZONE OF THE EXISTING TREE.

1. Remove by hand existing hedge and planting within existing garden of 41 Watmore Lane.

2. Excavate existing topsoil and tarmac to a maximum depth of 150mm tipping directly into a dumper or lorry. No stockpiling to be permitted to avoid unnecessary surcharging.

3. The tree protection zone shall be pegged out and taped off and, except for when works within the protected zone are being carried out, shall be kept free from plant or stockpiled materials.

4. Hand dig trial holes to confirm locations where the piles can be driven without damaging roots in accordance with Structural Engineer's method statement. Eastings and Northings to be surveyed for each suitable location.

5. Arboriculturist advice shall be sought in the event that a root is discovered.

6. Structural Engineer to confirm that design will work where changes to the locations of piles are required.

7. Capping layer to be placed beneath area of slab to make up difference in level between existing ground and formation. Capping layer to be laid in one layer and compacted using roller without vibration.

8. Pile locations to be set out as referenced following hand dug trial holes.

9. Piling / concreting apparatus shall where possible be located on suitable load spreaders and outside the protected zone.

10. After piling operation is complete formation to be levelled to allow compressible board to be laid beneath the area where the slab will be constructed.

11. Place the steel reinforcement on top of the polystyrene boards and construct the shutters and pour the concrete and apply finish.

12. Lay a drop kerb along the channel of Watmore Lane with a 20mm up stand above finished road level. The kerb will form the bottom of the ramp, which will be constructed using flexible pavement construction, with a maximum gradient of 1:40 from the back of the kerb to the top of the slab.

Rev.A

13. Resurface / overlay the south bound lane of Watmore Lane to raise the level of the channel by reducing the cross fall from 3.6%to 2.5%. This will have allowed the level of the channel to be raised to allow the slab to be constructed at a higher level and reduce disturbance to the underlying ground containing tree roots.

14. A similar ramp with a 1:20 maximum gradient will be constructed at the other end of the slab to tie in with BDG's proposed road alignment.

15. Remaining kerb, footway and topsoiling works to be constructed as shown on Drawing no. 2003-032/02.

APPENDIX C

PRICE & MYERS
CONSULTING ENGINEERS

41 Watmore Lane, Winnersh

12831

5th March 2003

SUGGESTED METHOD STATEMENT FOR CONSTRUCTION AND EXCAVATION WITHIN THE PROTECTED ZONE OF THE EXISTING TREE.

1. Most tree roots will occur in the top 1.0m of ground. Excavate topsoil carefully by hand and to extent indicated on Price & Myers drawings to allow for new 250mm RC slab construction.

2. If any roots are exposed during the excavation work, cover with damp hessian and contact aboriculturalist for further advice. Do not cut any tree roots.

3. The top 700mm of all piles are to be dug by hand. Do not cut any tree roots. If roots are found in the first 700mm the pile should be terminated and re-located to another nearby position. Relocated piles should be not more than 300mm from original position

4. Install 50mm compressible board over extent of new piled RC road slab to form compressible membrane to limit loading onto existing roots and to ensure that loads are transferred to the piles.

5. Piling/concreting apparatus to be located on suitable load spreaders or away from the tree such that zero surcharge is applied to the protected zone. Where possible a raised deck should be used to minimise surcharge to the protected zone.

6. Storage of new material to be beyond the protected zone or on suitable load spreaders.

7. Final method statement to be provided by appointed Contractor and submitted for approval well in advance of any construction activities.

APPENDIX D

41 Watmore Lane
Winnersh

JOB NUMBER 12831

Structural Slab on Pile Foundations

February 2003

1.0 Introduction

1.1 Price & Myers are the Structural Engineers involved with the proposed concrete slab and pile foundations associated with the bell mouth access into the property known as 41 Watmore Lane, Winnersh, Berkshire.

1.2 The proposed access is in the close proximity of a 400 year old tree which has a tree preservation order. It is therefore paramount that the existing root of the tree are not damaged either during the construction of the proposed road or while the road is in use.

2.0 Proposed Reinforced Concrete Slab and Pile Foundations

2.1 In order protect the tree it was decided to use a reinforced concrete slab spanning across the tree roots and piple foundations to support the slab.

2.2 Structural Calculations were undertaken using the relevant British Standards. See Appendix A for details.

2.3 See Appendix B for design drawings.

3.0 Protection of the tree roots

3.1 Normal working practice for Piling Contractors is to hand dig the top 700mm for the piling before using the machine. This practice is to undertaken at this site in order to protect the tree roots.

3.2 In the design we have built in an extra safety factor so that if a root is found while hand digging then the pile can be moved slightly.

APPENDIX A

PRICE & MYERS
CONSULTING ENGINEERS

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LOADING

BRITISH STANDARD (BS 5400 : Part 2 : 1978)

[3.2.9.3.1] - Carriageway width (m) 4.6 - 7.2 number of notional lanes 2

Proposed road 4·8m ⇒ Number of notional lanes 2

- Load factors

[4.4.1] Combination 1 : For highway and foot/cycle track bridges, the load to be considered are the permanent loads, together with the appropriate primary live loads.

Proposed road ⇒ Combination 1

[Table 1] ∴ Dead : Concrete ULS 1.15 ⇒ increase to 1.20
SLS 1.00

Highway bridges live loading

HA alone	ULS	1.50
	SLS	1.20
HA with HB or HB alone	ULS	1.30
	SLS	1.10

[6.2.1] - HA ⇒ $W = 151\left(\frac{1}{L}\right)^{0.475}$

Proposed road 12m long ⇒ $W = 151\left(\frac{1}{12}\right)^{0.475}$ ⇒ W = 46·4kN per linear metre per lane

[6.2.2] - Knife edge load (KEL)

The KEL per notional lane shall be taken as 120kN.

[6.2.5] - Single nominal wheel load alternative to UDL and KEL

One 100kN wheel placed on the carriageway and uniformly distributed over a square contact area assuming an effective pressure of 1·1 N/mm²

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[6.3] - HB LOADING

For all public highway bridges in Great Britain the minimum number of units of type HB loading shall normally be considered is 25, but this number may be increased up to 45 if so directed by the appropriate authority

Proposed road ⇒ 25 units

One unit shall be taken as equal to 10kN per axle (ie 2.5kN per wheel)

[6.3.1] Nominal HB wheel loads shall be assumed to be uniformly distributed over a square contact area, assuming an effective pressure of $1.1 kN/m^2$

DESIGN MANUAL FOR ROADS AND BRIDGES

Volume 1 - Highway Structures: Approval Procedures and General Design

Section 3 - General Design

Part 14 BD 37/01 Loading for Highway Bridges

[4.1] - HB LOADING

All road bridges shall be designed to carry HA loading. In addition, a minimum of 30 units of type HB loading shall be taken for all road bridges except for accommodation which shall be designed to HA loadings only.

Class of road carried by structure	Number of units of type HB
Proposed load ⇒ Other public roads	30

APPENDIX A - Composite Version of BS5400: Part 2

[3.2.9.3.1] - Carriageway width (n) 5-7.5 number of notional lanes 2
Proposed road 4-8 ⇒ Number of notional lanes 2.

Load Factors

[4.4.1] Combination 1 : As BS5400 Part 2

[Table 1] As BS5400 Part 2

[6.2.1] - HA ⇒ $W = 336\left(\frac{1}{L}\right)^{0.67}$
Proposed road 12- long ⇒ $W = 336\left(\frac{1}{12}\right)^{0.67}$
⇒ W = 64kN per linear metre per lane

[6.2.2] - Knife edge load (kEL)
The kEL per notional lane shall be taken as 120kN.

[6.2.5] - Single nominal wheel load alternative to UDL and kEL.
As per BS5400 Part 1.

[6.3] - HB LOADING
For all public highway bridges in Great Britain the minimum number of units of type HB loading that shall normally be considered is 30 but this number may be increased upto 45 if so directed by the appropriate authority.

Class of road carried by structure	Number of units of type HB
Proposed Road ⇒ Other public roads	30

[6.3.1] Nominal HB loading. Figure 2 shows the plan and axle arrangement for one unit of nominal HB loading
One unit shall be taken as equal to 10kN per axle (ie 2.5kN per wheel)

[6.3.2] Contact area. Nominal HB wheel loads shall be assumed to

As the slab is a two way slab spanning a 1·5m x 1·5m square grid, the worst case loading would be a HA live load of 100kN wheel placed on the carriageway and uniformly distributed over a square contact area assuming an effective pressure of $1·1 N/mm^2$ in the centre of the square grid

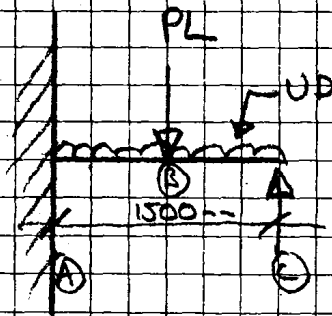
LOADING

Imposed Loading = 1·5 (factor) x 100 = 150kN (Point Load)

Dead Loading = 1.2 (factor) x 24 (concrete load) x 0.25 (thickness) = 7.2kN/m

In a grid arrangement the end bay is the worst case and can be assumed as a propped cantilever.

For simplicity assume a one way spanning slab.



PL = 150kN

UDL = 7.2x1 = 7.2kN/m

assume a 1m strip

LARGEST MOMENT @ A

$$\text{Moment} \Rightarrow \underbrace{\frac{-wL}{8}}_{\uparrow \text{UDL}} - \underbrace{\frac{3PL}{16}}_{\uparrow \text{PL}}$$

$$\Rightarrow \frac{-7.2\times1.5^2}{8} - \frac{3\times150\times1.5}{16} = -44.2\text{kNm}$$

$\therefore$ Max Moment $= -44.2$kNm

$$K = \frac{M}{bd^2 f_{cu}} \Rightarrow \frac{44.2\times10^6}{1000\times167^2\times35} \quad K = 0.045 < 0.156$$

$\therefore$ No compression reinforcement required

$b = 1000$mm (1m strip)
$d = 250-75-8 = 167$mm
$f_{cu} = 35$N/mm^2

$$z = d\left\{0.5+\sqrt{\left(0.25-\frac{K}{0.9}\right)}\right\}$$

$$z = 167\left\{0.5+\sqrt{\left(0.25-\frac{0.045}{0.9}\right)}\right\} \Rightarrow z = 158$$

$$A_s = \frac{M}{0.95 f_y z} \Rightarrow \frac{44.2\times10^6}{0.95\times460\times158}$$

$A_s = 640$mm^2

$f_y = 460$N/mm^2

Using T16 bars SN6. $= 1010 > 640$mm^2 (per m width)

$\therefore$ ADOPT T16 BARS @ 200mm c/c

PRICE & MYERS
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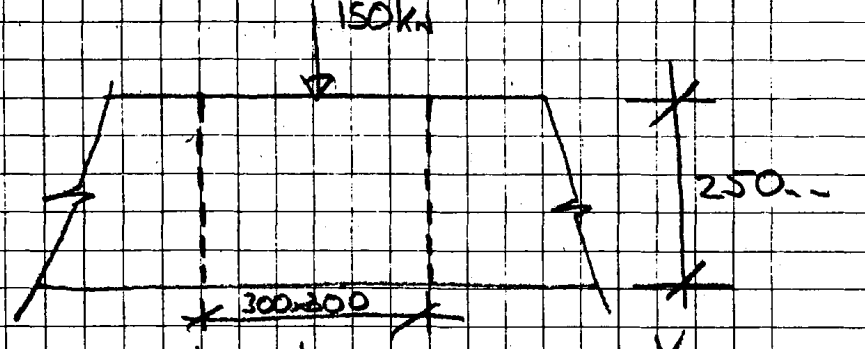
Job. 41 WATMORE LANE

CHECKING PUNCHING FAILURE (150kN Point Load)

- Concrete Slab - New 250mm THICK REINFORCED CONCRETE WITH T16 @ 200mm c/c TOP & BOTTOM IN BOTH DIRECTIONS.



The Maximum design shear stress $v_{max} = \frac{V}{U_o d}$

$\geq 0.8\sqrt{f_{cu}}$ or $5 N/mm^2$

V - design ultimate value of the concentrated load $\Rightarrow$ 150kN

U_o - effective length of the perimeter which touches the loaded area $\Rightarrow 4 \times 300 = 1200mm$

d - effective depth of the slab $\Rightarrow 167mm$

f_{cu} - characteristic strength of concrete $\Rightarrow$ RC 35 $= 35 N/mm^2$

$\Rightarrow 0.8\sqrt{f_{cu}} \Rightarrow 0.8\sqrt{35} = 4.73 N/mm^2$

$\therefore \frac{150 \times 10^3}{1200 \times 167} = 0.75 \not\geq 4.73$ ✓

PRICE & MYERS
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Job: 41 WATMORE LANE

Calculation of design shear stress

The nominal design shear stress $v = \frac{V}{ud}$ $\quad v < v_c$

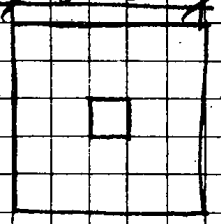
V = design ultimate value of the concentrated load $\Rightarrow 150kN$

u = effective length of the outer perimeter of the zone

d = effective depth of a slab $\Rightarrow 167mm$

Design Procedure

The shear capacity is checked first on a perimeter 1.5d from the face of the loaded area



$1.5d \Rightarrow 1.5 \times 167 = 205.5mm$

$L = 2 \times 205.5 + 300 = 801mm$

$\therefore u = 801 \times 4 = 3204mm$

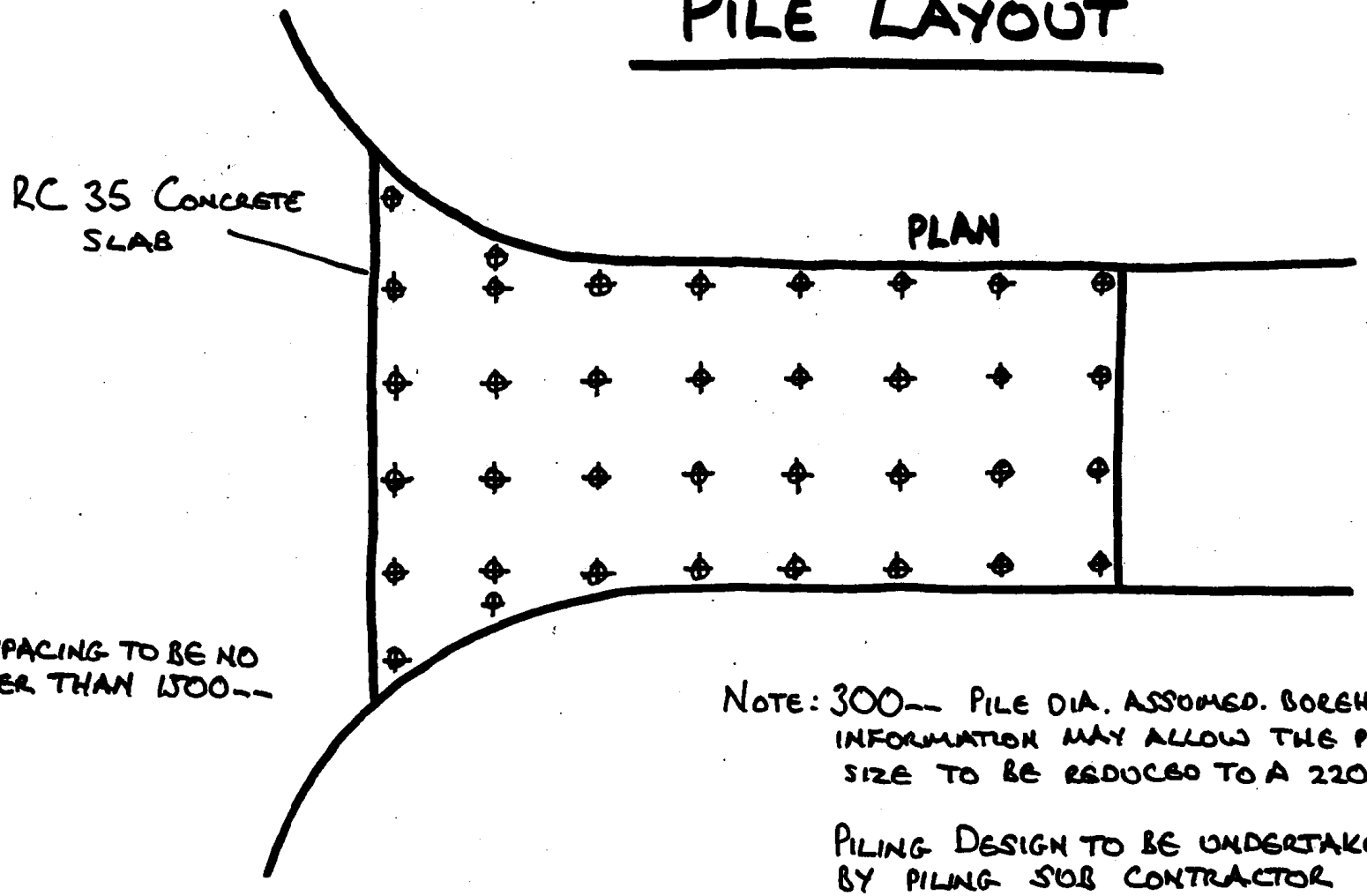
$$v = \frac{150 \times 10^3}{3204 \times 167} = 0.28 N/mm^2$$

$$v_c = \frac{100 A_s}{bvd} \qquad \left(\text{Using } \frac{100 A_s}{bvd} \leq \frac{0.15}{\text{Table 3.8}} \text{ from} \right)$$

$\therefore v_c = 0.43 > 0.28$ ✓ Therefore no shear reinforcement required

APPENDIX B

PILE LAYOUT



NOTE: 300-- PILE DIA. ASSUMED. BOREHOLE INFORMATION MAY ALLOW THE PILE SIZE TO BE REDUCED TO A 220-- DIA.

PILING DESIGN TO BE UNDERTAKEN BY PILING SUB CONTRACTOR

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CONSULTING ENGINEERS

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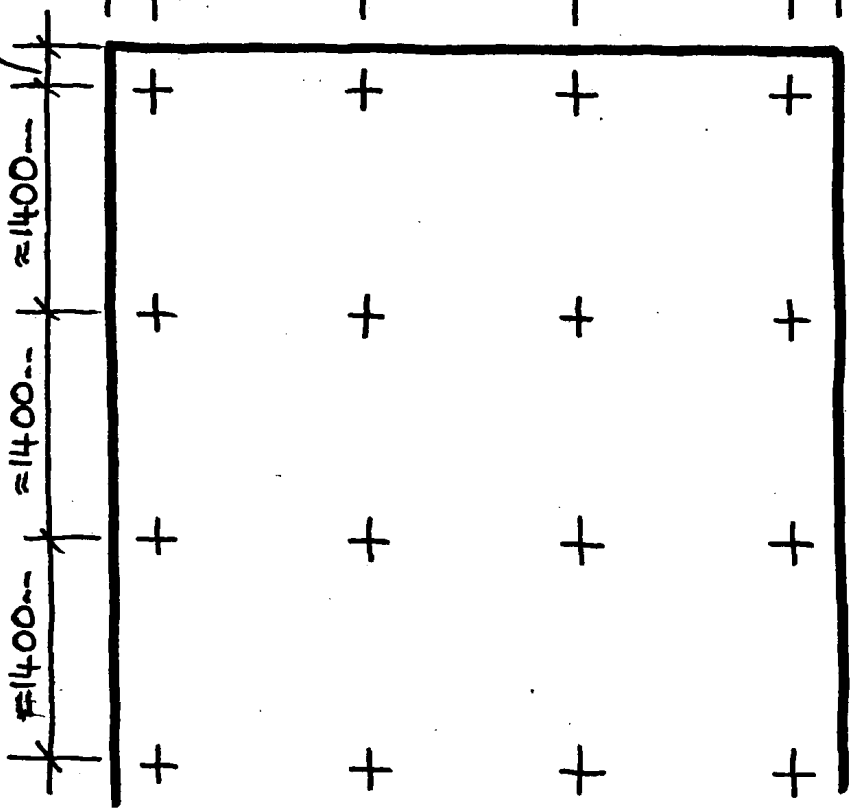
PILE SPACING

PILE SPACING TO BE NO GREATER THAN 1500mm.

PLAN



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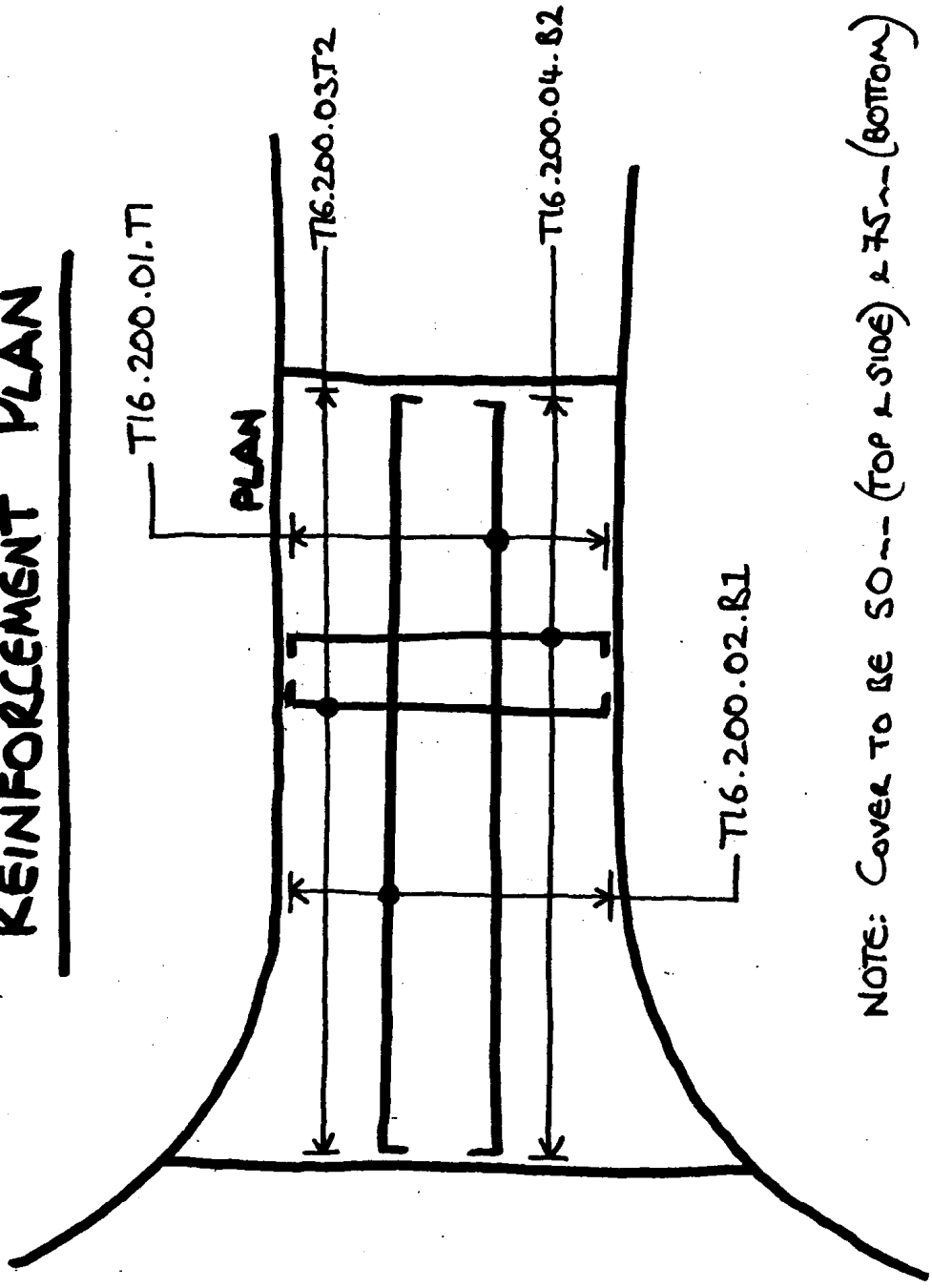
REINFORCEMENT PLAN



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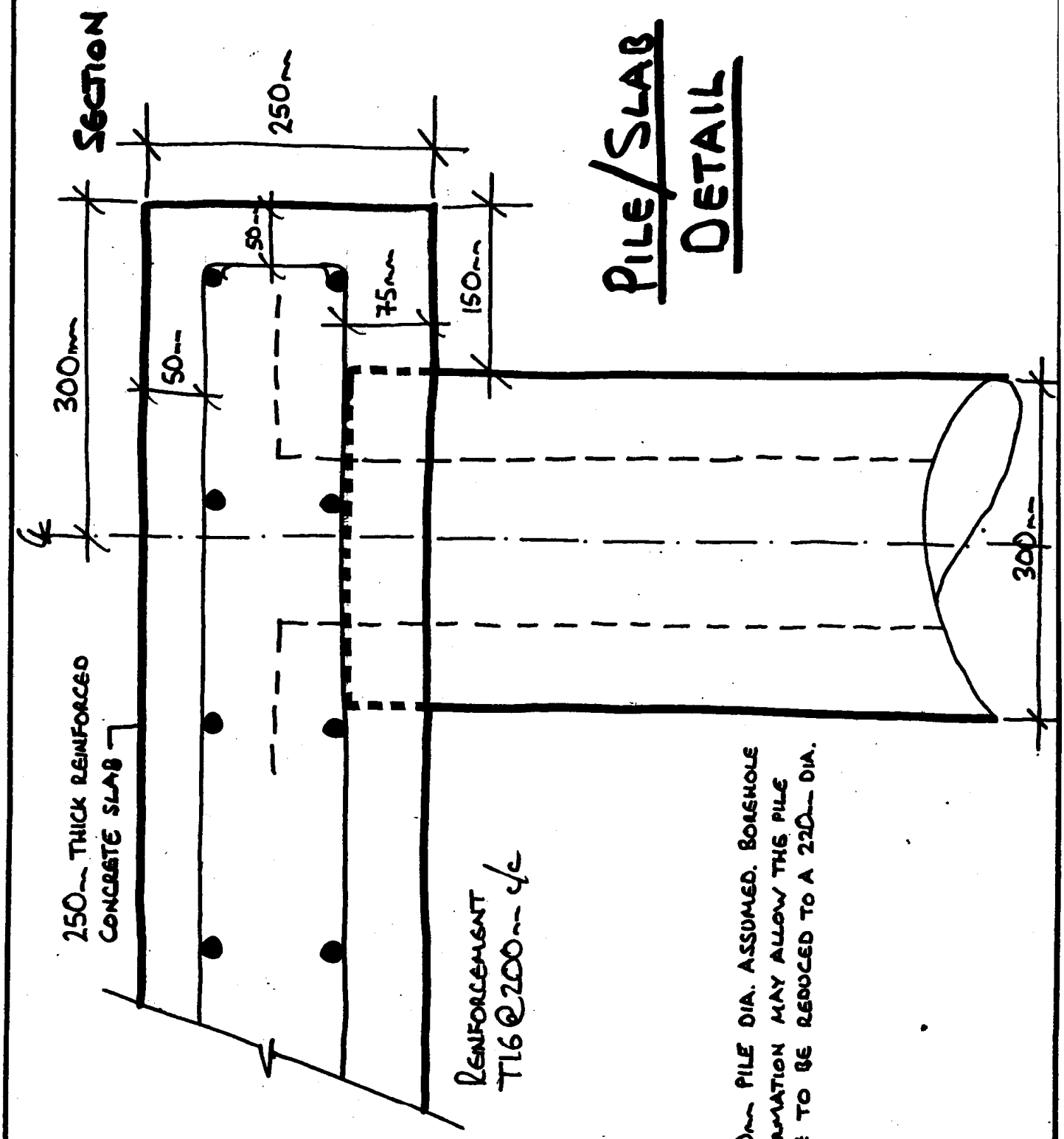
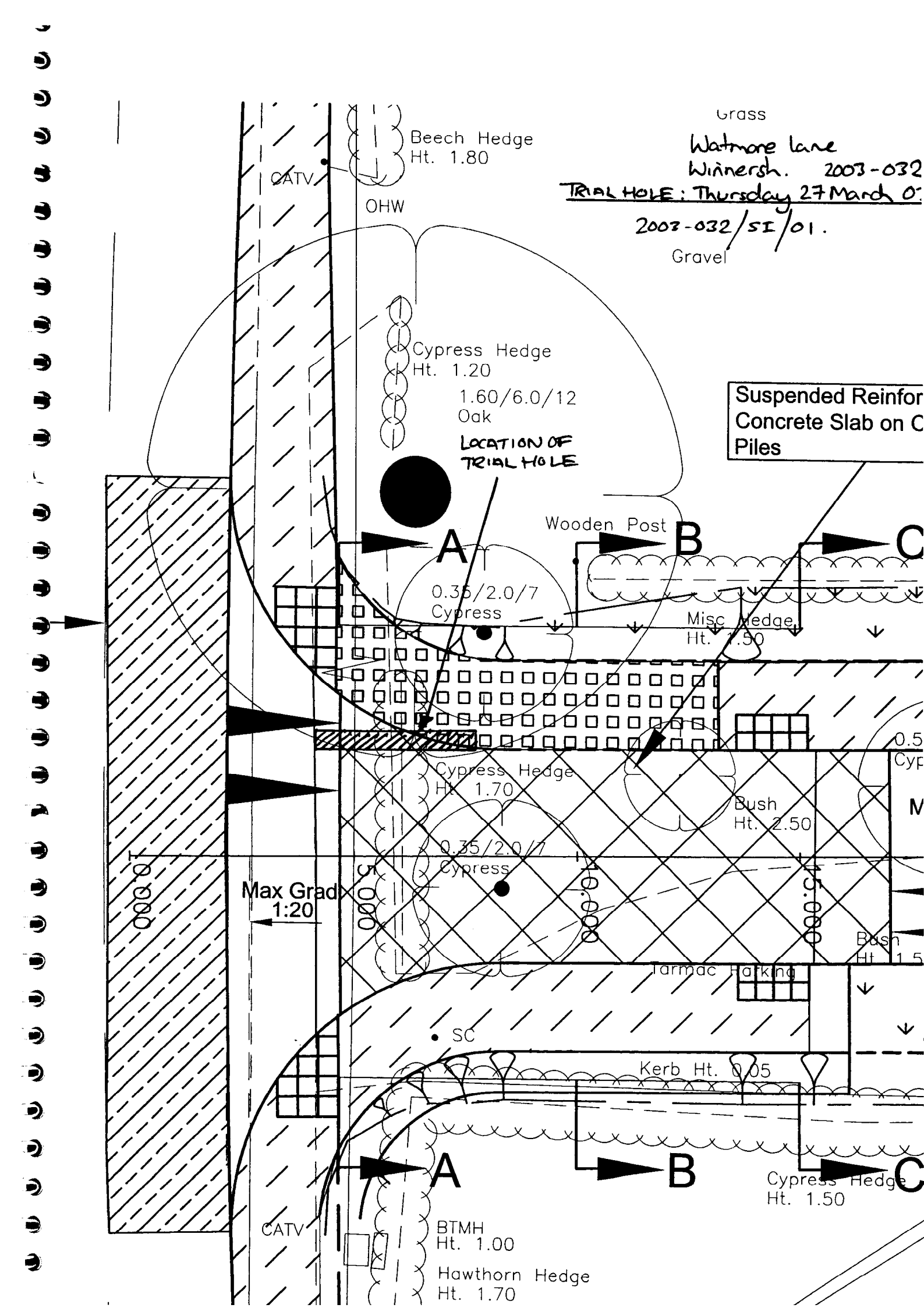


PILE/SLAB DETAIL

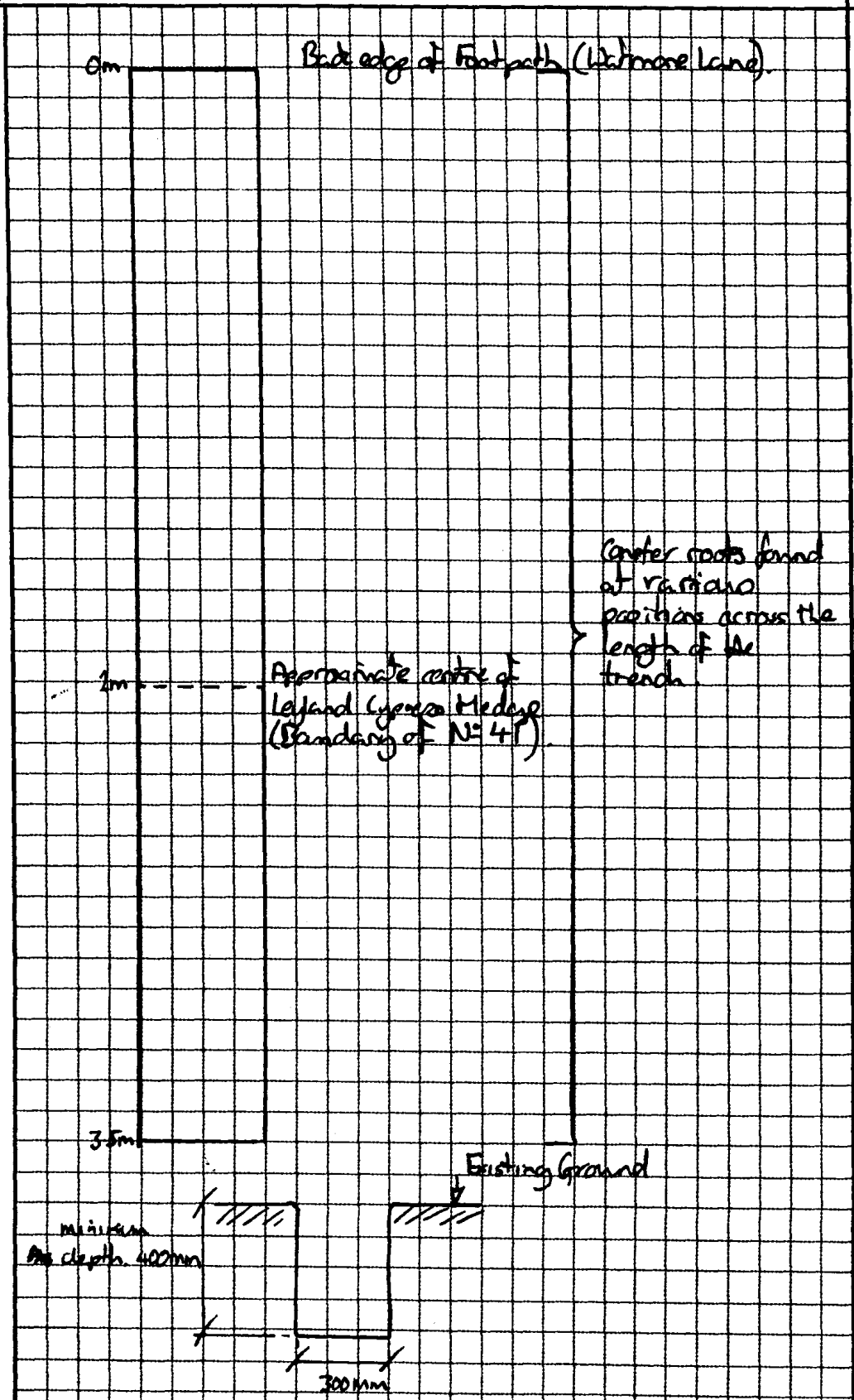
NOTE: 300mm PILE DIA. ASSUMED. BOREHOLE INFORMATION MAY ALLOW THE PILE SIZE TO BE REDUCED TO A 220mm DIA.

APPENDIX E


Grass
Watmore Lane
Winnersh. 2003-032
TRIAL HOLE: Thursday 27 March 0
2003-032/SI/01.
Gravel
Beech Hedge
Ht. 1.80
CATV
OHW
Cypress Hedge
Ht. 1.20
1.60/6.0/12
Oak
LOCATION OF
TRIAL HOLE
Suspended Reinfor
Concrete Slab on C
Piles
Wooden Post
A
B
C
0.35/2.0/7
Cypress
Misc Hedge
Ht. 1.50
Cypress Hedge
Ht. 1.70
Bush
Ht. 2.50
0.35/2.0/7
Cypress
Max Grad
1:20
Tarmac Parking
SC
Kerb Ht. 0.05
A
B
C
Cypress Hedge
Ht. 1.50
CATV
BTMH
Ht. 1.00
Hawthorn Hedge
Ht. 1.70

The Denis Wilson Partnership Consulting Engineers & Transportation Planners	Contract Watmore Lane, Wigmore.			Job No. 2002 - 032
	Date 27.03.03.	Calcs. by	Checked by	Calc. Sheet No.

TRIAL HOLE
Thursday 27th March 2003. CALCULATIONS 2002-032/SI/02 OUTPUT



APPENDIX F

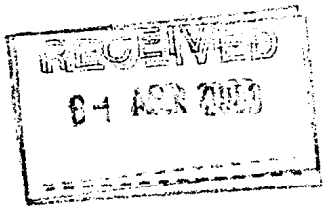
tmc
Arboricultural Consultants

Tree Management Consulting LLP
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone: 01483 532786
Fax: 01483 534836
E-mail: rdg@tmcllp.co.uk

GB 31/3/03
KBL
SRT
GM

Mr G Bignell
Dennis Wilson Partnership
Windsor House
37 Windsor Road
Chertsey
Surrey KT16 8AT



Our Ref: 02062L2.RDG
27 March 2003

Dear Graham

Oak Tree - 41 Watmore Lane, Winnersh

I refer to the site visit on 27 March 2003, to investigate the presence of oak tree roots within the area of the proposed access road.

A linear trench was excavated by hand, parallel to the northeast edge of the proposed access road. The trench extended from the back edge of the public footway to some 3.5 metres into the garden of 41 Watmore Lane. The trench was some 0.3m in width by 0.4m in depth, which is greater than the depth of excavation required to form the proposed access road. I was present during excavation and confirm that no roots of greater than 25mm diameter were severed.

I jointly inspected the open trench with the Council's Arboricultural Officer, Mr Neil Etherington, who confirmed that no oak tree roots were present in the open trench. The only roots identified were those of a Leyland cypress hedge that runs parallel to Watmore Lane.

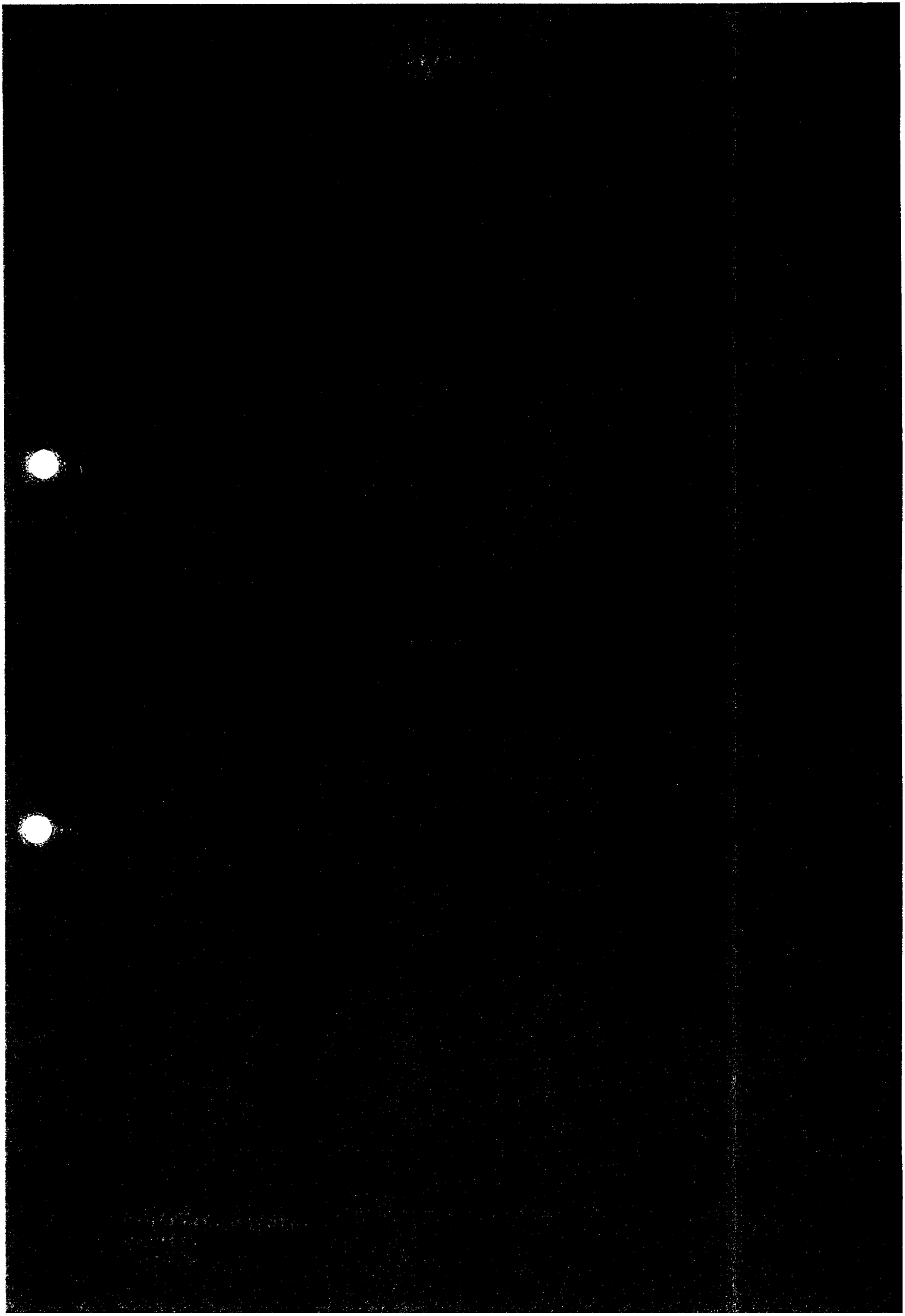
It was agreed that proposed excavation for the access road would be unlikely to require the severance of any oak tree roots and would therefore not be detrimental to the health or safe life expectancy of this tree. However, the area of proposed excavation for the access road, which extends for some 3.5 metres from the existing public highway, should be excavated carefully and if any roots were to be encountered my advice and that of the Council's Arboricultural Officer would be sought immediately.

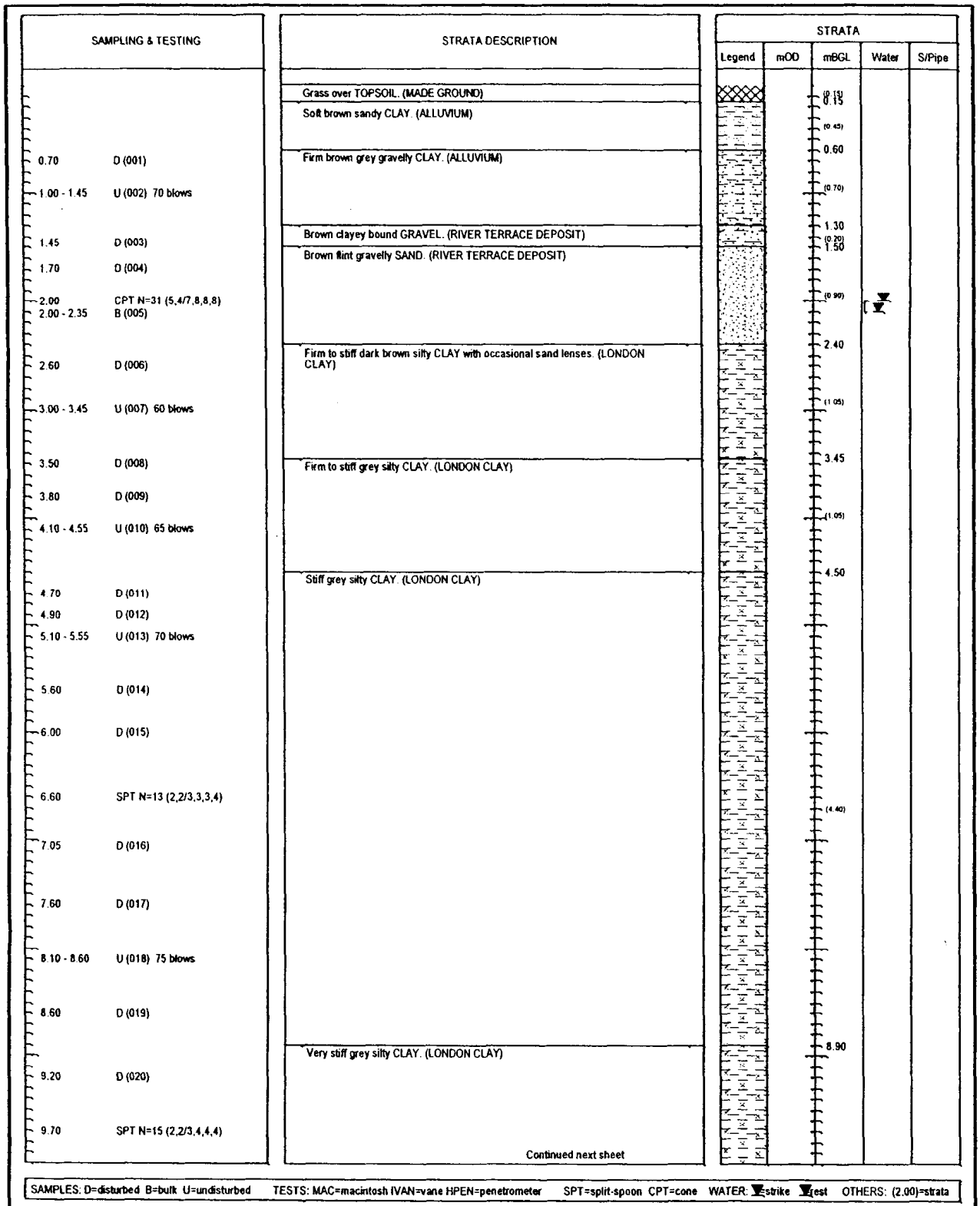
If I can be of further assistance please do not hesitate to contact me.

Yours sincerely

R D D Grainger

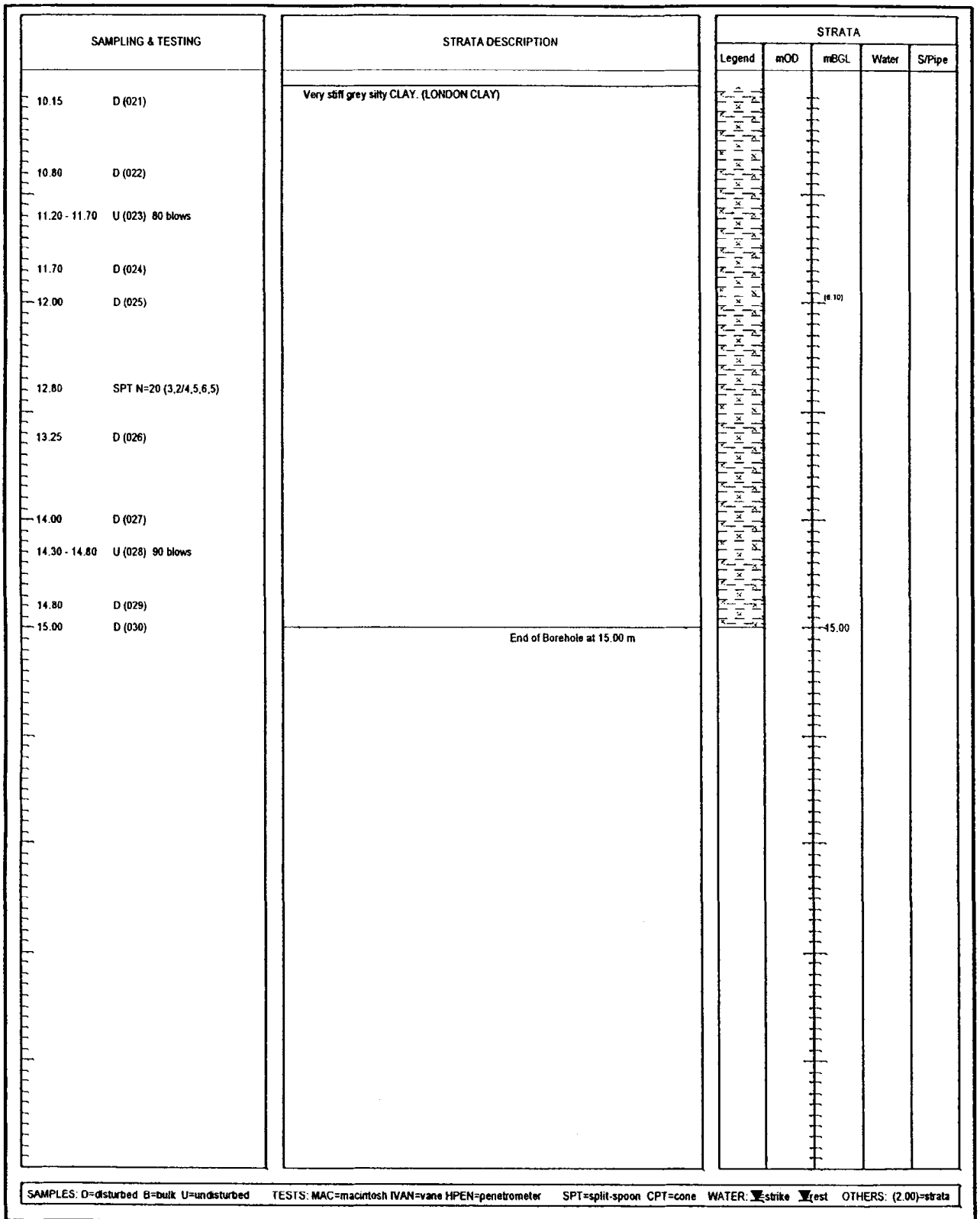
cc Steve Russell - Linden Homes





SAMPLES: D=disturbed B=bulk U=undisturbed TESTS: MAC=macintosh IVAN=vane HPEN=penetrometer SPT=split-spoon CPT=cone WATER: ▼strike ▼rest OTHERS: (2.00)=strata

Chiselling: From 0.00m to 1.00m: 1.25 hours	Type: Cable Percussive Borehole	Ref: GE1781	Position: BH1
Groundwater: Strike at 2.00m; 2.10 after 20mins	Method: Cable Percussive	Start: 25/02/2003	Scale: 1:50
		Finish: 25/02/2003	Size:
Casing: 150mm diameter to 3.00mBGL	Project: 41 Watmore Lane, Winnersh.	Filled: 25/02/2003	Depth: 15.00mBGL
		Eng: JT	Level: -
Remarks: Water added from 1.5-2.4mbgl, approximately 75 litres. Backfilled with arisings	Client: Linden Homes (South East) Limited	Drawn: KS	Figure: FIG
		Ckd: JT	Sheet: Sheet 1 of 2



Chiselling: From 0.00m to 1.00m: 1.25 hours	Type: Cable Percussive Borehole	Ref. GE1781	Position: BH1
Groundwater:	Method: Cable Percussive	Start: 25/02/2003	Scale: 1:50
		Finish: 25/02/2003	Size:
Casing 150mm diameter to 3.00mBGL	Project: 41 Watmore Lane, Winnersh.	Filled: 25/02/2003	Depth: 15.00mBGL
		Eng: JT	Level: -
Remarks: Water added from 1.5-2.4mbgl, approximately 75 litres. Backfilled with arisings.	Client: Linden Homes (South East) Limited	Drawn: KS	Figure: FIG
		Ckd: JT	Sheet: Sheet 2 of 2

APPENDIX H

2002-032

GB 21/3/03
KL
SRT 21/3/03
JM 20/03/03

PRICE & MYERS
CONSULTING ENGINEERS

30 Newman Street London W1T 1LT
Tel: 020 7631 5128 Fax: 020 7462 1390 E-mail: sikin@PriceMyers.com
Direct Fax: 020 7462 1392

Fax

Name	Company	Fax number	To	Copy
Graham Bignell	Denis Wilson Partnership	01932 569531	☒	☐

From Spencer Ikin Date 21 March 2003 Page 1 of 1

Project **41 Watmore Lane, Winnersh** Ref: 12831

Graham

Further to your recent telephone conversations on the subject of the piling scheme at the above site please find below our comments:-

- We have revisited our calculations with regards to increasing the pile spacing. We can confirm that the spacing can be increased to 2100mm if we decrease the reinforcement spacing. The reinforcement size will stay the same size (T16) however it will need to be reduced from 200mm to 175mm c/c. We have picked this dimension (2100mm) as this will allow 3 rows of piles across the road instead of 4.
- With regards to the size of the piling we have spoken again to our piling contact, now that we have the borehole logs.
- For your records our piling contact is Paul Woodfield of Branlow Piling Solutions and he can be contacted on 01925 639979.
- He visited our office yesterday to discuss the scheme and the type/size of piles and the piling rig. After looking at the borehole logs he stated that he believes a Auger Pile would be the best option for the ground conditions and although a 200mm pile could be used a casing should be used in the top 2-3m. Therefore for the proposes this scheme as the council are mainly interested in the size of hole we need to advise them it will be 220mm.
- He also stated that if the tree died, for what ever reason, there would be a massive uplift force on the piles and no matter what pile was used you could probably not stop this from happening. Even if you increased the depth of the pile this would not help. The piles are only design for seasonal movement.
- The Auger rig is a 3tonne rig and the load is spread into its two tracks. Each track is approx. 300-400mm wide x 1400mm long and they are 500-600mm apart. Therefore the load is spread over a large area. Spreader boards, and even a sand layer, can be used to spread the load even further if required.

We trust that the above if of use.

Regards

SIKin

APPENDIX 8

LIST OF DOCUMENTS THAT MAY BE REFERRED TO IN THE INQUIRY

1. Location plan at scale 1:2500
2. Decision Notices relating to the site
3. Berkshire Structure Plan 1991 – 2006
4. Berkshire Structure Plan 2001 – 2016, Deposit Draft
5. Loddon Area Local Plan
6. Wokingham District Local Plan, Deposit Draft / As proposed to be modified
7. Wokingham District Local Plan Inspector's Report, Parts one and two, October 2001
8. Planning Policy Guidance Note 1, General Policy and Principles
9. Planning Policy Guidance Note 3, Housing
10. Planning Policy Guidance Note 13, Transport
11. British Standard 5837: 'Trees in relation to construction'
12. English Nature, 'Veteran Trees: A guide to good management'
13. English Nature, 'Veteran Trees: A guide to risk and responsibility'
14. DETR, Places Streets and Movement
15. Berkshire Design Guide including Road Construction Specification
16. Any relevant appeal decision or case law
17. In addition the Local Planning Authority reserves the right to refer to any other information sources that arise in the course of production of detailed proofs of evidence