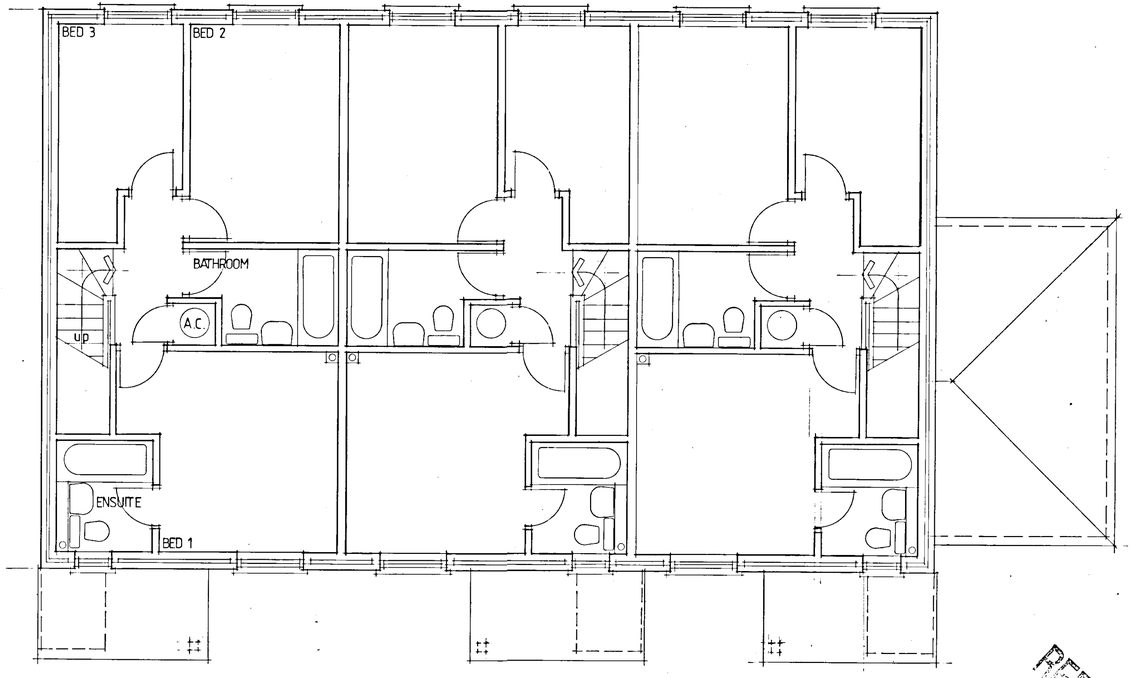


10 DEC 2001 * 5440

REFUSED

THE LACKEN CONSTRUCTION COMPANY

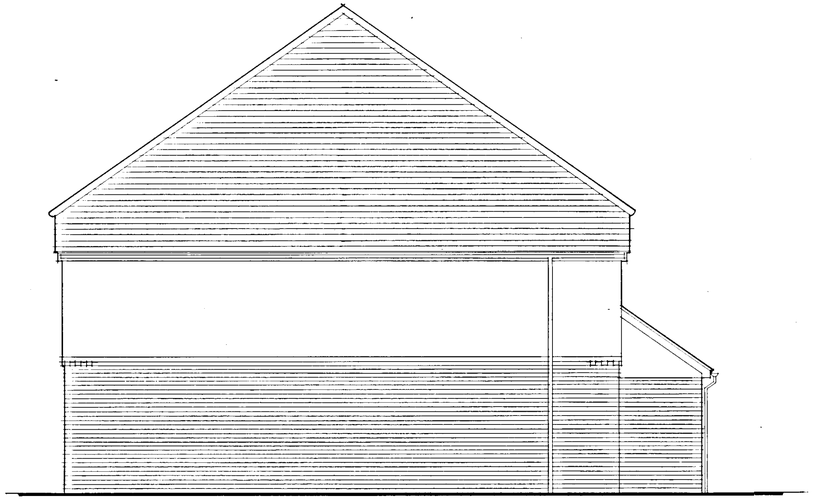
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
FIRST FLOOR PLAN

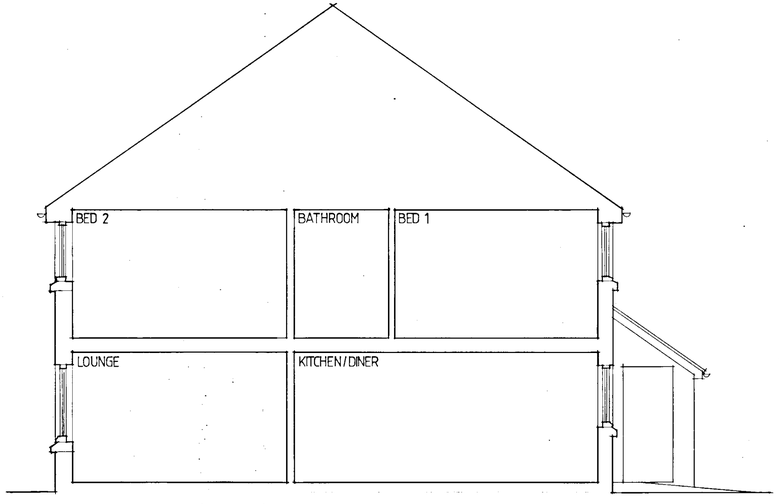
SCALE
1:50

DATE
NOVEMBER 2001

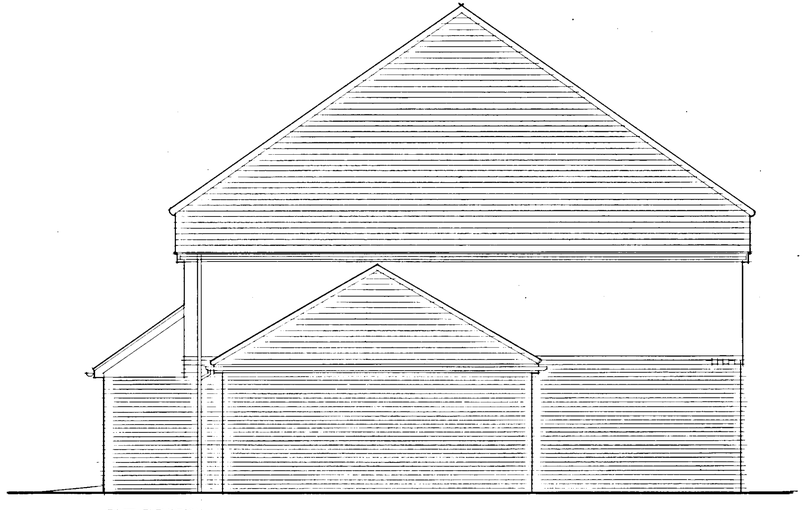
DRAWING NO. 01/PF/02



WEST ELEVATION



TYPICAL SECTION



EAST ELEVATION



10.DEC.2001 5440

REFUSED

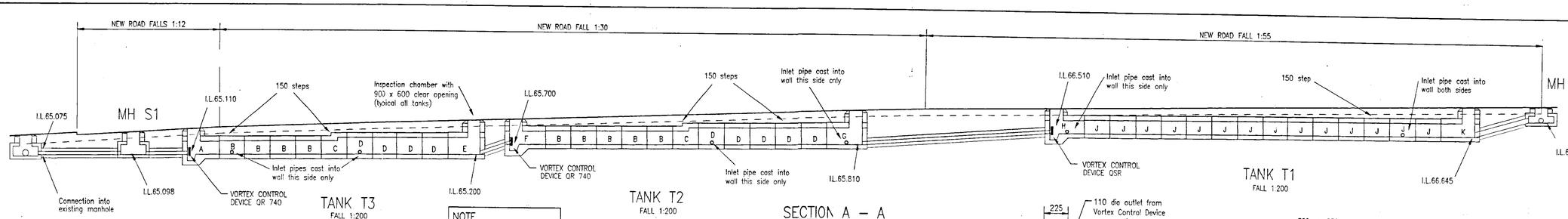
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
EAST AND WEST ELEVATIONS AND TYPICAL SECTION

SCALE **1:50**
DATE **NOVEMBER 2001**

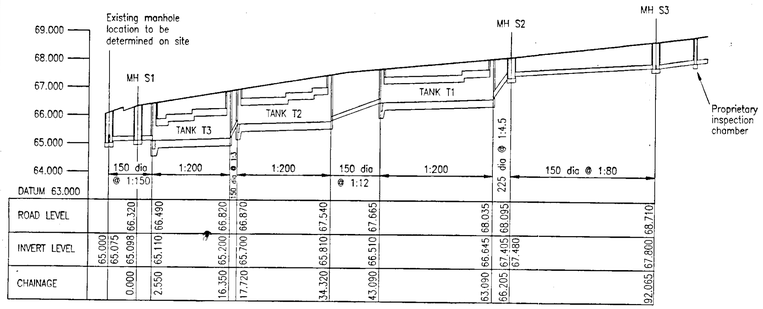
DRAWING NO. 01/PF/04



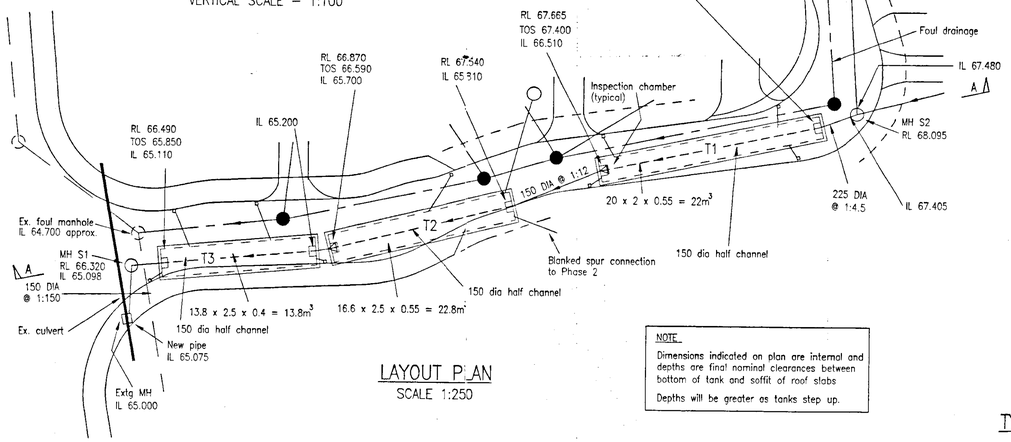
NOTE
All side inlets to be located at mid-length of PC Unit

NOTE
End walls of all tanks to be cast in-situ.

SECTION A – A
SCALE 1:100

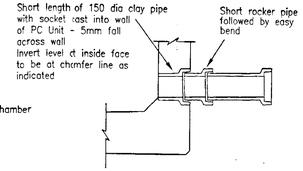


SURFACE WATER DRAINAGE – LONGITUDINAL SECTION
HORIZONTAL SCALE – 1:500
VERTICAL SCALE – 1:100

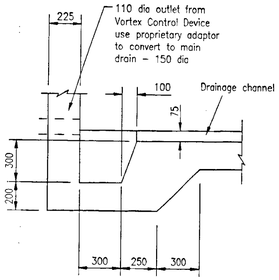


LAYOUT PLAN
SCALE 1:250

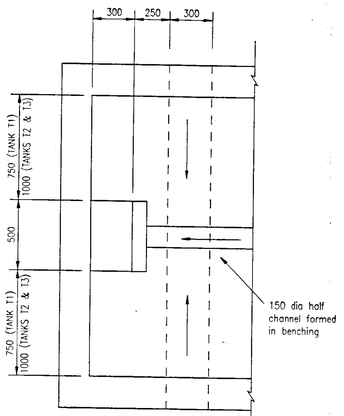
NOTE
Dimensions indicated on plan are internal and depths are final nominal clearances between bottom of tank and soffit of roof slabs
Depths will be greater as tanks step up.



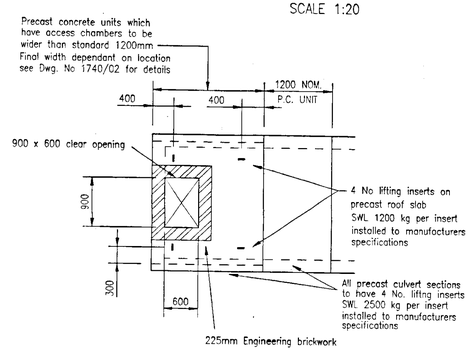
DETAIL OF INLET PIPE



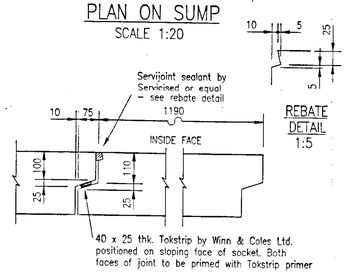
SECTION THROUGH SUMP
SCALE 1:20



PLAN ON SUMP
SCALE 1:20

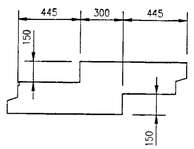


PLAN ON ACCESS CHAMBER TO TANKS
SCALE 1:50

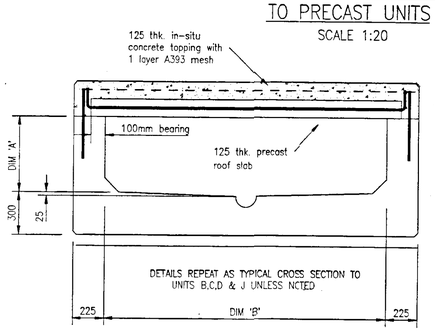


REBATE DETAIL 1:5

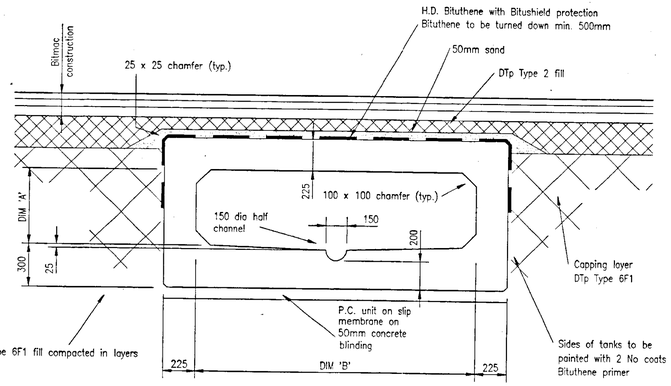
TYPICAL JOINT DETAIL TO PRECAST UNITS
SCALE 1:10



TYPICAL ROOF STEP DETAIL TO PRECAST UNITS
SCALE 1:20

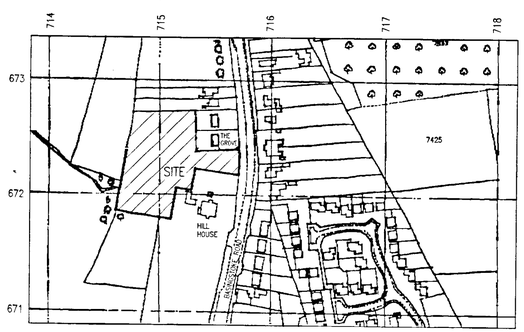


TYPICAL CROSS SECTION P.C. UNITS A,E,F,G,H & K
SCALE 1:20



TYPICAL CROSS SECTION P.C. UNITS B,C,D & J (1200 LONG)
SCALE 1:20

P.C. UNIT REF.	DIM 'A'	DIM 'B'	No. OFF
A	515	2500	1
B	540	2500	9
C	540/690	2500	2
D	690	2500	9
E	690	2500	1
F	515	2500	1
G	690	2500	1
H	515	2000	1
J	540	2000	14
K	690	2000	1



LOCATION PLAN
1:2500

CO-ORDINATES NOTED ARE TO O.S. AND RELATE TO GRID SQUARE SU 71000,67000 – SU 72000,68000

THIS DRAWING IS THE COPYRIGHT OF C.C.P. CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED WITHOUT PRIOR PERMISSION.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND C.C.P. NOTIFIED OF ANY DISCREPANCIES.

FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS, THE SPECIFICATION AND ALL OTHER RELEVANT DETAILS.

NOTES

1. This layout has been run through the Hydroworks Analysis program using the following criteria;
   a) Vortex Controls limit discharge to 4.5 l/s for Phase 1 and 6.0 l/s for Phase 2
   b) 5 year 1 hour rainfall = 20mm
   c) Rainfal Ratio = 0.4
   d) ucwi = 80
   e) 1 in 10 year event modelled for storms from 15mins to 240mins
   f) Max. run-off into ditch culvert will not exceed 4.5 l/s for Phase 1 and 6.0 l/s for Phase 2
2. Concrete surround will be required when distance between crown of pipe and finished road level is less than 1200mm
3. This drawing to be read in conjunction with Drawing No 1740/02 and all other relevant details.
4. Precast units to be installed and finally positioned with appropriate jacking equipment – Min jacking Force = 1 tonne

REV. MARK	REVISION	DATE
G	INLET PIPE DETAIL ADDED	20.05.97
F	GENERAL REVISIONS	21.04.97
E	REVISED TO INCORPORATE PRECAST CULVERT UNITS	10.04.97
D	LOCATION PLAN REVISED	31.01.97
C	REVISED TO INCORPORATE L.A. DRAINAGE ENGINEERS COMMENTS	24.01.97
B	GENERAL REVISIONS	12.12.96
A	GENERAL REVISIONS	30.10.96

SCALE 1:250 1:100
DRAWN RGC
CHECKED
DATE 24.10.96

CLIENT
LACKEN CONSTRUCTION COMPANY LTD

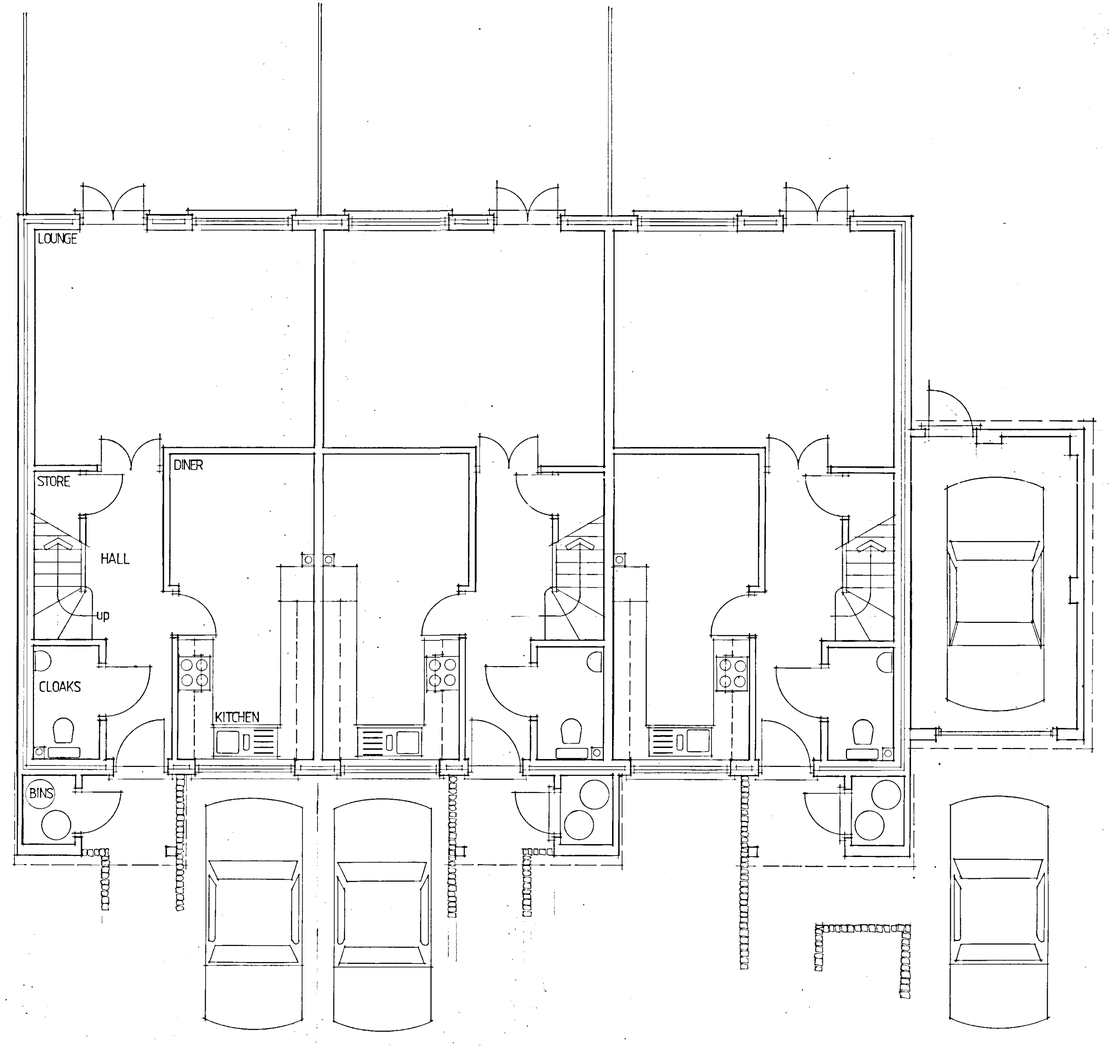
PROJECT
PURSERS FARM SPENCERS WOOD

PLANNING 03 FEB 1997 FOR APPROVAL TO BUILD

DRAWING TITLE
PROPOSED SURFACE WATER DRAINAGE & STORAGE

CCP CONSULTING ENGINEERS
CHARTERED CIVIL AND STRUCTURAL ENGINEERS
BUILDING DESIGNERS
96 HIGH STREET MARLOW BUCKINGHAMSHIRE SL71AQ
TELEPHONE: MARLOW 01628-472914

DRAWING NO. 1740 / 01 REV. G



10 DEC 2001 5440

REFUSED

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
GROUND FLOOR PLAN

SCALE
1:50

DATE
NOVEMBER 2001

DRAWING NO. 01/PF/01



SOUTH ELEVATION



NORTH ELEVATION



10 DEC 2001 • 5440

REFUSED

THE LACKEN CONSTRUCTION COMPANY

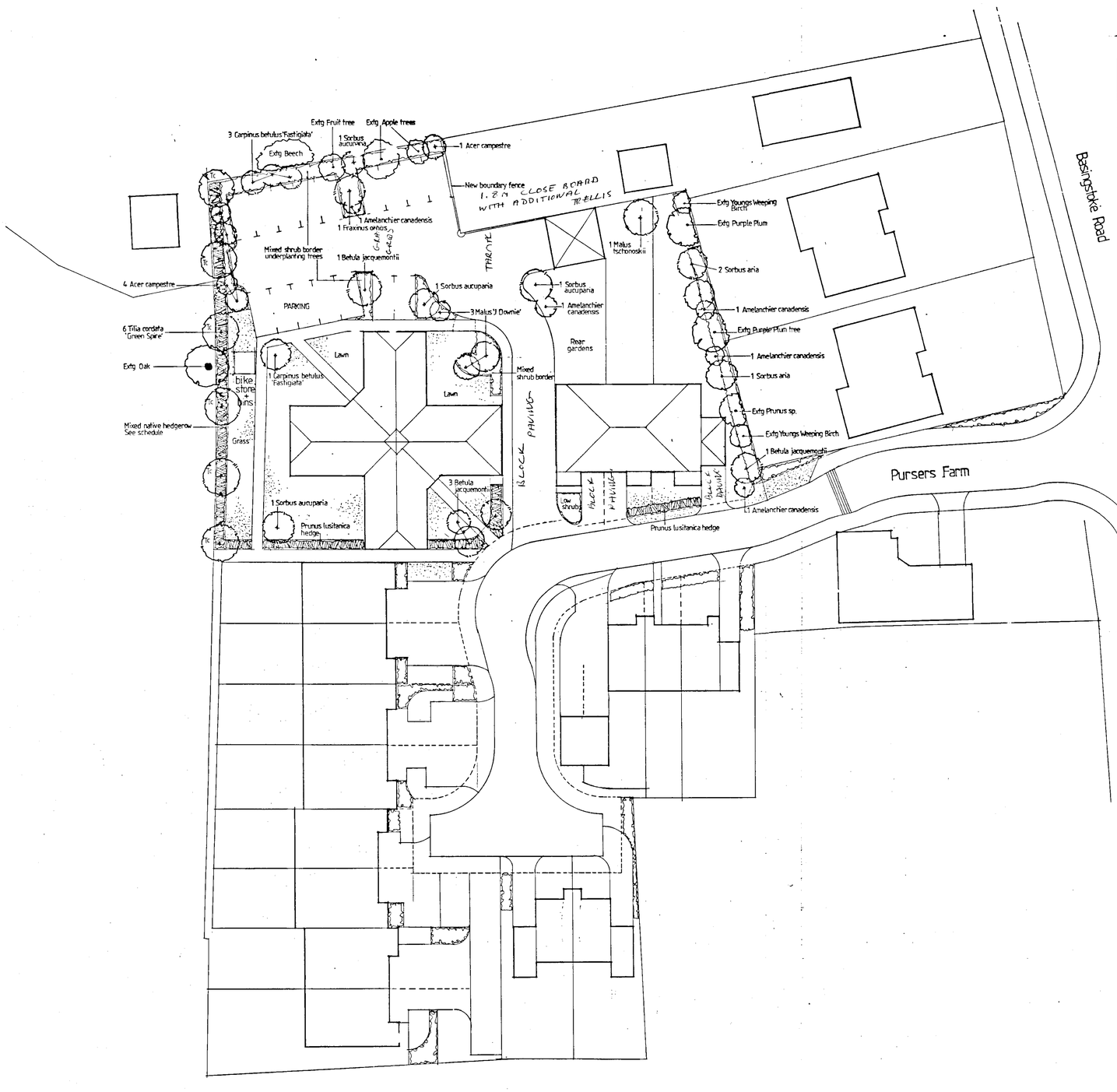
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
SOUTH AND NORTH ELEVATIONS

SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/03



no	name	Common name	size	stock	notes
Trees			Girth cms		
5	Acer campestre	Field Maple	10-12	Sel std	Native
5	Amelanchier canadensis	Snowy Mespilus		multi	Multi- stemmed
5	Betula utilis 'Jacquemontii'	Himalayan Birch	10-12	Sel std	Root balled
4	Carpinus betulus 'Fastigiata'	Hornbeam, upright form	10-12	Sel std	
1	Fraxinus ornus	Manna ash	12-14	Hvy std	
1	Malus tschonoskii	Flowering Crab apple	10-12	Sel std	
3	Malus 'John Downie'	Flowering Crab apple	10-12	Sel std	
3	Sorbus aria	Whitebeam	10-12	Sel std	Native
3	Sorbus aucuparia 'Sheerwater Seedling'	Mountain Ash	10-12	Sel std	
6	Tilia cordata 'Green Spire'	Small leaved Lime	12-14	Hvy std	
Hedges					
	Prunus lusitanica	Portuguese Laurel	60-80cm	RB	Evergreen hedge. 600mm centres.
30%	Acer campestre	Field Maple	60-80	1+1	Planted at 450mm centres in double staggered row, in groups of 5 to 9 of each species (except hollies singly)
30%	Crataegus oxycantha	Hawthorn	60-80	1+1	
20%	Carpinus betulus	Hornbeam	60-80	1+1	
5%	Ilex aquifolium	Holly	30-40	CG	
15%	Viburnum opulus	Guelder Rose	60-80	1+1	
Shrubs					
	Aucuba japonica 'Variegata'	Spotted Laurel	40-60cm	CG	Shrub planting subject to detail design and setting –out.
	Choisya ternata	Mexican Orange Blossom	40-60	CG	
	Choisya ternata 'Aztec Pearl'		40-60	CG	
	Cornus stolonifera 'Flaviramea'	Dogwood – green stems	60-80	CG	
	Euonymus fortunei Silver Queen'	Evergreen spindle	20-30	CG	
	Elaeagnus x ebbingei		40-60	CG	
	Hebe 'Red Edge'		20-30	CG	
	Hydrangea paniculata 'Limelight'		60-80	CG	
	Ilex aquifolium 'J C van Tol'	Holly	40-60	CG	
	Lonicera pileata	Evergreen shrubby honeysuckle	30-40	CG	
	Mahonia aquifolium	Oregon grape	40-60	CG	
	Photinia x fraseri 'Red Robin'		60-80	CG	
	Pyracantha mohave	Firethorn	80-90	CG	
	Pyracantha 'Soleil D'Or'	Firethorn	80-90	CG	
	Prunus laurocerasus 'Dart's Low n Green'	Groundcover Cherry Laurel	45x45 dia	CG	
	Prunus lusitanica	Portuguese Laurel	40-60	CG or RB	
	Skimmia x confusa 'Kew Green'		30-40	CG	
	Spiraea japonica 'Goldflame'		20-30	CG	
	Viburnum tinus	Laurustinus	40-60	CG	
	Viburnum davidii	Evergreen Viburnum	40x40 dia	CG	
	Viburnum lantana	Wayfaring tree	60-80	CG	
Infills & groundcover					
	Geranium macrorrhizum	Cranesbill	2ltr	Pot grown	Foreground of borders and underplanting between larger shrubs.
	Geranium 'Johnson's Blue'	Cranesbill	2ltr	Pot grown	
	Iris foetidissima	Gladwyn Iris	2ltr	Pot grown	
	Pachysandra terminalis		2ltr	Pot grown	

This plan should not be used for any setting-out purposes other than locating planting.

N

PLANS TO MEET CONDITIONS
- - 5440

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3
SITE & LANDSCAPE PLAN

SCALE
1:250

DATE
MAY 2003

DRAWING NO. 01/PF/11

EX SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-28866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO. 5440

Name of appellant:
Lacken Construction Co. Ltd

Site address:
Pursers Farm, Basingstoke Rd, Spencers Wood

Proposal: Proposed erection of 3 dwellings plus garages

Case Officer: AO

Received 15/10/03

DO 554

Appeal Decision

Site visit made on 10 December 2002

by Geoffrey Hill BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

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

15 JAN 2003

Appeal Ref: APP/X0360/A/02/1092890
Pursers Farm, Old Basingstoke Road, Spencer's Wood, Shinfield, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Lacken Construction Co Ltd against the decision of Wokingham District Council.
- The application (Ref.F/2001/5440), dated 4 December 2001, was refused by notice dated 13 March 2002.
- The development proposed is the construction of three two storey terraced houses + 1 single, 1 double garage and additional parking.

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

Procedural Matters

1. On the application form the proposed development is described as being only for the construction of three two storey terraced houses + 1 single, 1 double garage. However, it is clear that the scheme also includes the formation of 16 parking spaces to the north of the recently constructed block of flats, High View. I will determine the appeal on this basis.

2. A unilateral undertaking (dated 3 September 2002) made under section 106 of the Town and Country Planning Act 1990 has been drawn up and submitted to the local planning authority. The undertaking provides that, should planning permission be granted, the developer will make appropriate contributions to unspecified improvements to highway, education and leisure facilities on or before the commencement of development.

3. A drawing showing further revisions to the ramped access to the car parking area has been included for consideration as part of the appeal submissions (drawing 01/PF/09 – dated March 2002). The Council has had the opportunity to comment on this revised drawing and I will take it into account in my determination of the appeal.

Main Issues

4. There are two main issues in this appeal; the first is the effect of the proposed development on the character and appearance of the area, and the second is the effect on the living conditions of people living in nearby houses, with particular regard to outlook, privacy, noise and disturbance, and the risk of crime.

Planning Policy

5. Development Plan policies which have been drawn to my attention are those of the adopted Berkshire Structure Plan (BSP) and the adopted Loddon Area Local Plan (LALP). I also note that policies of the emerging Wokingham District Local Plan (WDLP) also apply this proposal. In view of the fact that WDLP is at an advanced stage in the adoption process and that the Inspector's report and recommendations have been considered by the Council I propose to give the WDLP considerable weight in this appeal. I will refer to the relevant development plan policies as I discuss the main issues.

Reasons

Effect of the Proposed Development on the Character and Appearance of the Area

6. There is no objection to the principle of housing development on the appeal site, but BSP policies LD3 and EN1, and LALP policies LH1, LBE1 and LBE2 require, in general terms and amongst other matters, that new development should maintain and, if possible, enhance the character of its surroundings. This is carried through into WDLP policiesWBE1 and WH1. BSP policy EN1 also seeks the optimum use of land and buildings in built-up areas, as does WDLP policy WH1. This is consistent with government advice expressed in Planning Policy Guidance 3 *Housing* which looks for, amongst other matters, development at densities between 30-50 dwelling per hectare, but not disregarding the character and identity of surrounding development.

7. The appeal site lies at the edge of a new development of flats and houses at Pursers Farm. To the east are houses fronting Basingstoke Road, and to the north is a small estate of fairly recently built houses in Sevenoaks Drive. The houses on Basingstoke Road and Severnoaks Drive are larger, detached dwellings, but Pursers Farm is at a higher density, with terraces of houses and a small block of flats. The proposed development would bring the overall density of development at Pursers Farm to about 40 dwellings per hectare.

8. The new houses would be built to a design and in materials which follow the style of the other houses and flats at Pursers Farm. Whereas the scheme would be at a higher density than the houses to the east and north, the proposed houses would be seen as part of the Pursers Farm development, rather than as an isolated pocket of higher density housing. In this context I consider the new development would be entirely in keeping with the character and appearance of the area.

Effect on Living Conditions

9. Turning now to the second main issue, there are several development policies which seek to protect the amenities of local residents. LALP policies LBE2 and LBE5 seek, to some degree, to safeguard the living conditions of those living near to proposed new developments. WDLP policies WOS3(A) WBE1(h) WH1(c) carry these concerns into the emerging local plan.

10. Looking firstly at the effect on the occupiers of other properties in Pursers Farm, there would be 21m separation between facing elevations of houses across the access road (19-21 Pursers Farm). This would be sufficient separation to safeguard privacy between these houses and the ones proposed in the appeal scheme. I appreciate that the

new houses would alter the outlook from the existing houses, but preservation of a view from private houses is not a material planning consideration.

11. The land to the east and north falls away from the appeal site, with the houses in Sevenoaks Drive and on Basingstoke Road standing on slightly lower ground. The garden to 'The Grove' is about 12m long, and the end house of the proposed terrace would be set back about 4m from the boundary, giving some 16m separation. There would be no windows in the side of the proposed houses and hence there would be no overlooking into the garden of 'The Grove'. Because of the separation between the properties and the receding slope of the hipped roof on the new houses, I do not consider the new development would appear unacceptably overbearing. Given this degree of separation, and being to the west of the existing house, the new block would not unduly interfere with conditions of daylight or sunlight for the occupants of 'The Grove'. The garage proposed on the end of the new terrace would also have a hipped roof and would not be particularly obtrusive in views from the garden or living rooms of 'The Grove'. There would be a much less marked effect on the occupants of 'The Beeches', being further away and further to the north than 'The Grove'.

12. Looking now at Sevenoaks Drive, the gardens of Nos. 11, 15 and 17 run up to the site boundary. A 1.8m fence stands along the boundary. The gardens of the new houses would be between 10 and 18m long, and the gardens of the Sevenoaks Drive Houses are not less than 20m long. With At least 30m separation between the facing elevations, I consider this would ensure adequate standards of privacy for the occupants of both the both the existing and proposed houses. At my site visit I noted the difference in ground levels between the existing and proposed houses. I acknowledge that the new houses might appear more obtrusive than if the ground were level, but I do not consider the impact would be so great as to be wholly unacceptable, particularly talking account of any revised fencing and boundary planting which may be provided to meet concerns over security and the risk of crime (see paragraph 14 below). That is, I consider the new houses would not appear unreasonably overbearing, nor would conditions of daylight, sunlight and privacy be unacceptably eroded for the occupants of houses in Sevenoaks Drive.

13. The car park for the flats be mostly behind No.17 Sevenoaks Drive and adjacent to the garden of No.18. Whereas there would inevitably be a degree of noise, activity and exhaust fumes generated by use of the car park, this would on an irregular and fairly random basis. That is, it would not be a constant disturbance and would be for fairly short periods of time whilst cars departed or arrived at the parking area. Furthermore, as advised by the Council's Environmental Health Officer, fencing and planting would offer a degree of noise attenuation, albeit not as great as the garage block previously approved for this part of the site. Accordingly, I do not consider the degree of disturbance would be so great as to justify dismissing this appeal.

14. WDLP policy WBE1(g) requires safety and security to be taken into consideration. I note the concerns over the possibility of an increased risk of crime expressed by the Council and local residents and I have taken account of the views of the police's Crime Prevention Design Adviser. The view of the local police is that that the present boundary fencing is not particularly secure and new boundary treatment including raised fencing and planting would be advisable. This can be required by a condition on a planning permission.

15. Taking all of the above points together, I acknowledge that the proposed new houses would bring about some changes to the amenities of those who live in the houses surrounding the appeal site. However, it is my view that the impact would not be so great as to unreasonably harm or erode the living conditions of the people living in the nearby houses.

Conditions

16. The Council has requested that 15 conditions be attached to the planning permission of the appeal is to be allowed. I have looked at these suggested conditions in the light of the advice and guidance contained in Circular 11/95.

17. In view of the fact that the scheme would relate to the character of the rest of the Pursers Farm development, I agree that the materials used should match those of the present development. Taking account of the appearance of fences etc., as well as concerns over security and the risk of crime and noise attenuation, details of the boundary treatment should be considered in detail by the local planning authority, as should details of all landscaping works proposed for the site. External lighting has the potential to be unreasonably disturbing to neighbours and this should be subject to specific controls. To safeguard the privacy of the neighbours there should be no windows inserted in the side elevations of the houses. Because of the limited amount of parking provision and circulation space on Pursers Farm I agree that the garages for the houses should not be converted to other uses without specific consideration. Similarly, no houses should be occupied until the parking area has been laid, out and that it should be retained as parking space thereafter.

18. Because of the difference in ground levels between the appeal site and neighbouring development, the precise level of the new dwellings and the slope of the access to the parking area should be carefully controlled: this includes a requirement to build the car park access in accordance with the submitted revised plan. I agree that to ensure surface water is properly controlled details of the drainage of such water from the site should be subject of detailed consideration. Finally, in view of the proximity of the site to other houses, the hours of working on the site during construction should be restricted in order to minimise the disturbance to local residents. The reason for the suggested condition requiring the first seven metres of the driveways to be surfaced has not been properly explained and I do not consider proper justification has been given to include this.

19. I shall vary the wording of the suggested conditions either to relate more precisely to the development to be permitted, or to follow more closely the advice and guidance set out in Circular 11/95.

Conclusions

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

Formal Decision

21. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the construction of three two storey terraced houses + 1 single, 1 double garage and additional parking at Pursers Farm, Old Basingstoke Road, Spencer's

Wood, Shinfield, Reading, in accordance with the terms of the application Ref. F/2001/5440 dated 4 December 2001, and the plans submitted therewith, subject to the conditions listed below.

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

2) The external appearance of all works shall match the size, colour, texture and profile of those of the existing adjacent houses in Pursers Farm.

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the garage accommodation for the houses hereby permitted shall be kept available for the parking of vehicles ancillary to the houses at all times. The garages shall not be used for any business or as habitable space.

5) Prior to the commencement of development, details of the slab levels of the proposed houses and double garage building shall be submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) The access road to the car park shall be ramped down in accordance with the levels shown on drawing No. 01/PF/09.

7) No dwelling shall be occupied until the vehicle parking and turning space shown on the approved drawings has been provided. The parking and turning space shall be retained thereafter and used for no other purpose.

8) Construction of the 3 houses hereby permitted shall not commence until the parking spaces in the north-west corner of the site, and shown on the approved drawings, have been constructed, laid out and surfaced.

9) 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 hard surfacing materials and indications of all existing trees and hedgerows and details of those to be retained, together with details of measures for the protection of retained trees and hedgerows during the course of development.

10) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the houses or the completion of the development, whichever is the sooner. Any trees or plants which, within tha period of 5 years from the completion of the lanscaping scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species unless otherwise agreed in writing by the local planning authority.

11) Development shall not commence until details of all boundary treatments, including fencing, have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the occupation of the first house, unless otherwise agreed in writing by the local planning authority. The approved scheme shall be retained in perpetuity thereafter.

12) No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planing authority has first approved in writing the details of the position, height, design and intensity.

13) Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the local planning authority before development commences.

14) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 0800 and 1900 Monday to Friday and 0800 and 1330 Saturdays. No construction or associated demolition and preparation works shall take place on Sundays and public holidays.

Information

22. 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.

23. 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.

24. 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.

25. Attention is drawn to the requirements of section 76 of the Town & Country Planning Act 1990 concerning provisions for the benefit of the disabled.

INSPECTOR

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: AO

APPLICATION NUMBER: 5440

APPELLANT: Lacken Construction Co. Ltd

SITE: Pursers Farm, Basingstoke Rd, Spencers Wood, Shinfield

APPEAL REF: APP/X0360/A/02/1092890

START DATE: 21/06/02

DATE OF SITE VISIT 10/12/02

ALLOWED 15/01/03

Progress Record	Date Actioned	Initials
Appeal Logged:	24/06/02	
Entered on Access:	25/06/02	DG
Notification Letters Due:	**05/07/02**	
Notification Letters Sent:	28/06/02	DG
Questionnaire Due:	**05/07/02**	
Questionnaire Sent:	28/06/02	DG
Statement Due:	**02/08/02**	
Statement Sent:	30/07/02	DG
Comments on Statement Due	23/08/02	
Comments on Statement Sent	—	
Decision letter circulated:	17/01/03	DG
Decision entered on Access:	17/01/03	DG

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	LACKEN CONSTRUCTION CO. LTD.
APPEAL SITE :	LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD
REASON FOR APPEAL :	REFUSAL TO GRANT PLANNING PERMISSION FOR THE ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5440

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01/1076267

APPENDICES

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500.

2. Extracts from Berkshire Structure Plan.

3. Extracts from Loddon Area Local Plan.

4. Extracts from Wokingham District Local Plan.

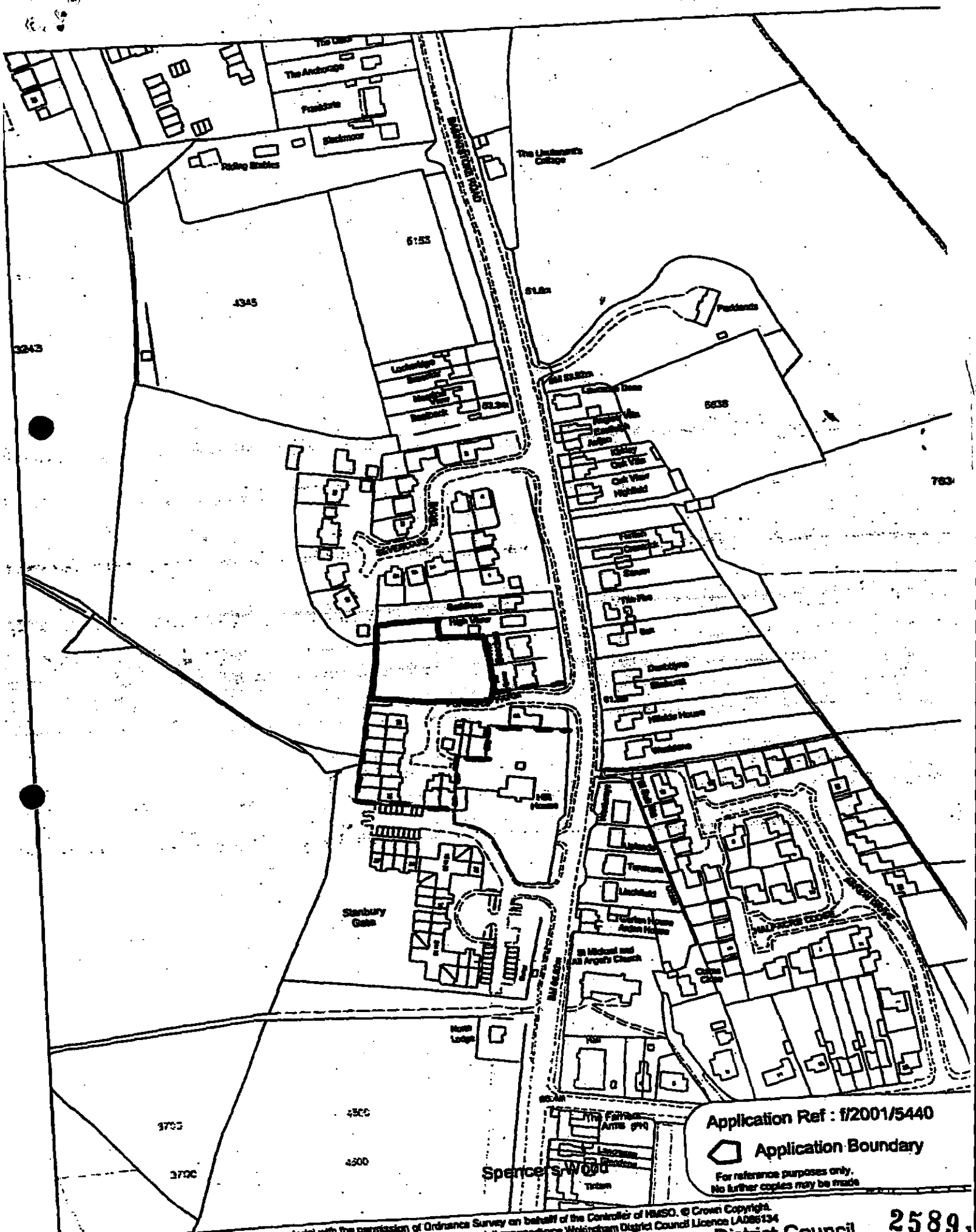
5. Extracts from Wokingham District Local Plan Inspector's Report Part 2.

6. Council's density policy

7. Letter from Crime Prevention Design Adviser.

8. Conditions for appeal if allowed.

APPENDIX 1



Application Ref : f/2001/5440

Application Boundary

For reference purposes only.
No further copies may be made

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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 2500

20 February 2002

2589.

2410

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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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.

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

1.2.05 In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments 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 paragraph 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 THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE 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.

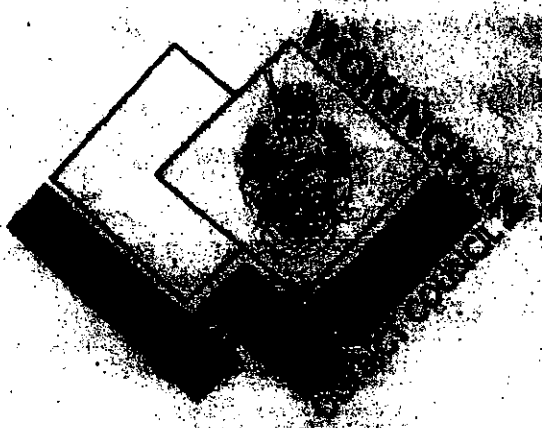
SUNLIGHT, DAYLIGHT AND NOISE

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

APPENDIX 4



Wokingham District Local Plan
Deposit Draft
With Proposed Amendments Highlighted
February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September
- Proposed Transport Amendments Febru

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments 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 appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A *LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES.* **(PA 1/5)**

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.

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) 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.

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.

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.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* (PA 5/3) DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

~~a) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

b) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WHA: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

APPENDIX 5

"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)
1035 English Nature (O)
1287 Mr J Vernon (O)
1301 Beazer Strategic Land (O)
2447 Envt Agency (Thames Region) (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 (O)

OBJECTION ISSUES

1.51 It was suggested that the Supplementary Planning Guidance (SPG) referred to has not been the subject of examination through the Local Plan process and thus cannot be given significant weight when determining proposals for development. 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)
1480 St Nicholas Hurst Parish Council (O)
1645 Linden Homes South East Ltd (O)
1649 Bancroft Developments (O)
1674 Alfred McAlpine Dvpts Ltd (O)
1680 Mr B Proctor (O)
1681 Mr B Proctor (O)
1686 Hicks Development Ltd (O)
1712 The Trustees of Twyford Orchards (O)
1738 Sonning Developments (O)
1755 Mr L Nemeth (O)
1771 Hicks Persimmon Ltd (O)
1789 Mr E Gale (O)
2036 The House Builders Federation (O)
2060 University of Reading (O)
2541 S Grundon Ltd (O)
2363 Thames Water Property (S)
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

RECOMMENDATION

5.154 That no amendment is made to the Plan as a result of this objection.

POLICY WH1 (AND POLICY WH1(A))

(Proposed Amendments 5/3, 5/4)

NOTE PA 5/5 re Policy WH1A inserted March 99 deleted September 99.

REPRESENTATIONS

1560	Mr C Bradish (O)
1865	Westbury Homes (Holdings) Ltd (O)
1910	British Telecommunications plc (O)
2096	University of Reading (O)
2123	Trustees of Mrs Hutchinson Dcd (O)
2155	Beazer Strategic Land (O)
2156	Beazer Strategic Land (O)
2157	Beazer Strategic Land (O)
2229	Mr & Mrs A Gosden (O)
2230	Mr & Mrs A Gosden (O)
2238	Trustees of R H R Palmer Dcd (O)
2239	Trustees of R H R Palmer Dcd (O)
2240	Trustees of R H R Palmer Dcd (O)
2316	McCarthy & Stone (Dvpts) Ltd (O)
2489	George Wimpey Plc (O)
2500	Scottish Metropolitan Property Plc (O)
2505	Joint Strategic Planning Unit (W)
2649	Miss D Lewis (O)
2650	Miss D Lewis (O)
6036	Sport England (South Region) (O)
6051	Robin Bradbeer Ltd (O)
6068	Earley Town Council (O)
6069	Earley Town Council (O)
6094	Arborfield & Newland Par Council (O)
6098	Thames Water Property (O)
6107	Miss D Lewis (O)
6108	Miss D Lewis (O)
6120	Martin & Pole, Nicholas (O)
6121	Martin & Pole, Nicholas (O)
6153	Shinfield Parish Council (O)
6154	Shinfield Parish Council (O)
6203	Mr G Cowan (O)
6289	Mr J Heggadon (O)
2637	English Nature (S)
2654	Great Langborough Res Assen (S)
6253	University of Reading (S)

OBJECTION ISSUES

5.155 Infill with single storey buildings could be between existing housing and in long rear gardens thereby preventing overlooking and preserving the frontage appearance. The Council has identified insufficient land, over-estimated the supply of small sites and there should be a discount to compensate. When seeking affordable housing matters such as the economics of that provision and site suitability should be considered; criterion h) should be amended. Criterion a) is inflexible as there is a need to provide sustainable development and improve the character of settlements. Criterion g) should recognise the potential for improvements to the highway system and alternative modes of transport.

5.156 Criterion h) makes no reference to the assessment of local needs. It elevates the status of Supplementary Planning Guidance, which should not form part of the Plan. The reference to parking criteria is not based on sustainable principles. The last sentence of criterion g) should be deleted and the words "insofar as those requirements directly relate to the proposed development" added to the last sentence of h). The criterion of the policy is too restrictive in respect of garden areas, allows no opportunity for planning gain or surplus land and does not reflect

need or Government advice. Criterion a) and reference to Conservation Areas in b) should be deleted.

5.157 The policy should state the number of affordable homes that will be provided in the Plan period and that a financial contribution may be preferable; the policy should be amended to refer to both rented and dwellings for sale. The policy should make the distinction between new development in settlements and redevelopment and changes of use within and outside such boundaries. The word "inappropriate" should be deleted from criterion a); another objector asked for the insertion of that word. Under objections 6253/2096 it was suggested that criterion g) be re-worded to include the test of "no adverse impact" upon highways and infrastructure from both committed and proposed developments; also to determine what additional provision would be necessary to accommodate the new scheme. Objection 2316 is dealt with in association with objection 2317 under Policy WH7.

5.158 The word "public" should be deleted from criterion f) of Policy WH1(a). The criteria are too broad and open to a wide degree of subjective assessment; all criteria should be deleted. Many new development schemes could be built under Policy WH1(a); affordable housing could not be included as there is little public transport available. Wording should be more specific and reference to Circular 1/97 should be included. This policy would permit or risk sporadic development. Objection was raised to green gaps and wedges being excluded from Policy WH1(a)

5.159 The tightly constrained settlement boundaries have led to a shortfall in the contribution from small unidentified sites during the last Local Plan period. A review of all settlement boundaries is needed in order to provide greater flexibility and they should be more loosely drawn to include areas of undeveloped land that were not specifically identified under Policy WH2. Another objector considered the policy would lead to developers overdeveloping rural areas; the former policies should be retained. Criterion h) makes no reference to minimum numbers of affordable houses or to a variety of sizes and mixes; this would not be a good policy. No provision for local community needs. Social housing creates greater demand on local services. For example, each household would generate more children than allowed for in normal circumstances. It would also be unacceptable to have high concentrations of social housing as that would not allow for a balanced community. Affordable housing would be better in urban areas with proper public transport and sustainable environment. The intent of Policy WH9 should be incorporated into WH1(h).

5.160 Criterion g) is misleading as it implies a proposed development should rectify existing deficiencies, whereas it was sufficient to ensure that it did not make matters worse. Rewording is suggested to cover this point. Criterion h) should make it clear that service, amenity and infrastructure requirements should be in accordance with Circular 1/97 and relate directly to the proposed development. This has been accepted in relation to Policy WOS4. Objection 6253 sought the re-

instatement of PA 5/5 because it was intended to bring the Plan into line with PPG7.

CONCLUSIONS

5.161 As far as the suggestions made under objections 6253/2096 are concerned, I acknowledge the concerns of the objectors but it is necessary for a Planning Authority to ensure there is adequate highway and other infrastructures directly associated with any new development. Furthermore, in assessing such schemes, it is sensible to look at the cumulative effects of development. I do not consider the objectors wording would improve the situation. In respect of objection 2316, I have given a full response to the matter under Policy WH7. Suffice to say that I disagree with the suggestions raised. Because of the level of demand found in the District for affordable housing, the loss at Grazeley which was the largest concentration of that type of development and the likely low number of large development sites, I have concluded the threshold levels should be lower than suggested by the Council.

5.162 Most of the objections to this policy have been overtaken by the publication of PPG3 and I have dealt with that position in earlier parts of this Chapter. I also deal with the question of infilling within groups of dwellings in Chapter 2 under Policy WCC1. Under Policy WCC1 I have commented that it is important to ensure that the interface between the built up area and the countryside is correctly drawn. I have recommended changes in response to site specific objections. However, in order not to unduly delay the adoption of this Local Plan I have concluded under Policy WOS2 that an overall review of settlement boundaries should be carried out before the next review of the Plan.

5.163 But perhaps more importantly, since the publication of PPG3, it will be necessary for the Council to completely revise the wording and approach to new housing development schemes under this policy. It is most important that the Council ensure as high a level of density as possible commensurate with good layout and design. It is only in this way that it will avoid the need to expand further into the countryside with greenfield site developments. As Government advice makes clear, the Council should refuse poor designs and insist that developers produce high standards of design to minimise any perceived detriment to the character or appearance of a locality from high-density schemes. Because of the high level of demand for affordable housing in the District, the Council should also provide for adequate levels of this type of accommodation. I do not accept that it is impossible to design both high-density development and affordable housing schemes within some of the lower density areas of the District and still avoid detriment to the character of those localities.

5.164 There is also a need to consider the impact on the social and physical infrastructure of an area from the cumulative effects of several development schemes in one locality. The Council is quite able to monitor such effects and if necessary provide a balanced approach at the next Review. I have recommended that Policy WOS4

should refer to the need to take account of national planning guidance, whereby requirements for such matters as infrastructure should relate directly to the proposed development. I agree with the Council that it is unnecessary to make the same point again at the end of criterion h).

RECOMMENDATION

5.165 That Policy WH1 and PA 5/3 and 5/4 be deleted and replaced by the wording in paragraph 5.118 and the following policy to be renumbered Policy WH1(A):

"Within Identified Settlements proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:

1) Development proposals will make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;

2) The extent that future residents would be car dependent or have good access to alternative means of transport;

3) How successful the design and layout of the proposals would be in minimising any adverse impact on the character of adjoining buildings and/or the landscape and ecology of open areas;

4) The extent to which the proposals would make more efficient use of existing social and physical infrastructure, having regard to the cumulative impact of development."

5.166 That PA 5/5 (Policy WH1(A)) is not reinstated.

PARAGRAPH 5.13

(Proposed Amendment 5/6)

REPRESENTATIONS

1877 South Wokingham Consortium (W)
2017 Hall Aggregates (SE) Ltd (O)
6031 Mr I Chalmers (O)
6155 Shinfield Parish Council (O)
6182 Mr A Godsal (O)
6189 Mr & Mrs A Gosden (O)
6196 Trustees of R H R Palmer Dcd (O)
6254 University of Reading (O)
6290 David Wilson Homes Ltd (O)

OBJECTION ISSUES

5.167 The basis for selecting housing sites is challenged; the methodology is flawed and the number of dwellings at Grazeley should be re-assessed. The Plan should identify the environmental criteria and the performance of all allocated and

background/approach to the policy and a commitment to base site selection upon the policy:

"Policy WH1

The Council will identify new housing allocations based on a sequential approach starting with the re-use of previously developed land and buildings within urban areas. If insufficient land is available from that source, then sites that form urban extensions and then new developments around centres which are served by good public transport corridors will be selected. All allocations will be subject to the Council's objective of creating sustainable forms of development and an assessment based on highway, infrastructure and environmental criteria".

5.119 That the Council include within the supporting text the criteria upon which the site selection will be based and any methods of remedying deficiencies.

5.120 That the Council provide within the supporting text a definition of "urban" for the purposes of the policy along the lines of my recommendations under paragraph 1.6-1.9 and a definition of "previously developed land" based on the advice given in Annex C of PPG3. The Council should make clear that only "previously developed land" in urban areas will be acceptable for housing allocations.

5.121 That the Council give within the supporting text an undertaking to provide a review of housing site selection methods, as well as a review of countryside/landscaping policies recommended in Chapter 2 of this Report, prior to the publication of any future draft Local Plan.

(e) Reserve Sites

5.122 That the Council re-introduce a policy listing reserve housing sites which have been selected on the basis of Policy WH1 and explain within the supporting text the basis and circumstances when such land would be released for development.

5.123 That the Council identify a sufficient number of sites to provide a reserve of dwellings to meet any unexpected shortage of development within the Plan period.

(f) Brownfield development

5.124 See section (d) above.

(g) Density Guidelines

5.125 That the Council adopt the following wording as Policy WH3(a):

"Policy WH3(a)

When determining planning applications for new housing schemes, the Council will refuse planning permission for proposals that make inefficient use of land.

Schemes will be expected to achieve between 30-50 dwellings net per hectare and on that basis will be supported subject to the Council's sustainability policies. At places where there is good public transport accessibility or where there are centres along good quality public transport corridors, densities in excess of 50 dwellings net per hectare will be supported."

5.126 That the Council include within the supporting text an explanation that it is necessary to achieve higher densities in order to avoid the unnecessary spread of housing into countryside locations. Also that it is unlikely schemes of less than 30 dwellings per hectare would be permitted and the Council expects most schemes to achieve much higher densities than this minimum figure.

5.127 That the Council give within the supporting text a definition of how to assess net densities based on the advice in Annex C to PPG3.

(h) Design guidance

5.128 That the Council adopt the following wording as Policy WH6(a):

"Policy WH6(a)

When determining planning applications for new housing schemes, the Council will refuse planning permission for poor designs that occur in housing design, layouts, setting and landscape proposals. Applicants must demonstrate how a scheme provides a high quality of design/layout, an adequate mix of housing types and a landscaped setting commensurate with the location of the site"

5.129 That the Council provide within the supporting text an explanation and the basis of the policy, as well as a commitment to achieve high standards of design in accordance with PPG advice. Reference should also be made to Policy WBE1 which deals with development generally and the need to comply with those requirements. The Council should also urgently produce Supplementary Planning Guidance dealing with this subject in detail.

(i) Affordable housing

5.130 See Policy WH7.

(j) Local Needs Housing

5.131 See Policy WH9

(k) Use of tables within the Plan

5.132 That the Council include within an Appendix to the Plan, a series of tables that list committed, allocated and reserve housing sites. Also those figures obtained for affordable housing, windfall sites and local needs housing.

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.

APPENDIX 6

As part of the Local Plan Inquiry, and the Housing Round Table in particular, the Inspectors have asked us to consider the need for a density policy, in light of the guidance in PPG3 (2000).

A draft policy was taken to Environmental Services Committee on 12 June 2000. Members were asked to consider a draft policy on residential densities. Amendments were made to the draft policy, but a resolution was made to include this amended draft policy in the District Local Plan as soon as the process permits, and for it to be adopted for the purposes of development control as soon as possible. In addition Members asked that all development control reports indicate the density of proposals of 5 or more dwellings.

The following draft policy was submitted to the Inquiry at the Housing Round Table on 3rd and 4th of July 2000:-

'IN ORDER TO ENSURE AN EFFECTIVE AND EFFICIENT USE OF LAND, NO RESIDENTIAL DEVELOPMENT ON SITES OVER 0.3 HECTARE WITHIN IDENTIFIED SETTLEMENTS SHALL BE PERMITTED AT A NET DENSITY OF LESS THAN 30 DWELLINGS PER HECTARE, SUBJECT TO DEVELOPMENT AT SUCH A DENSITY NOT COMPROMISING THE QUALITY OF THE ENVIRONMENT.

A NET DENSITY OF BETWEEN 30 AND 50 DWELLINGS PER HECTARE ON NEW RESIDENTIAL DEVELOPMENT WILL GENERALLY BE ACCEPTABLE. HIGHER DENSITIES IN THIS RANGE WILL BE ACCEPTABLE IN LOCATIONS WITH GOOD PUBLIC TRANSPORT CONNECTIONS AND GOOD ACCESS TO LOCAL RETAIL, COMMUNITY AND SERVICE FACILITIES.

IN AREAS WITH PARTICULARLY GOOD ACCESSIBILITY TO PUBLIC TRANSPORT AND FACILTIES, DENSITIES SHOULD BE IN EXCESS OF 50 PER HECTARE.

ALL DEVELOPMENTS, WHATEVER THEIR NET DENSITY, WILL BE EXPECTED TO INCORPORATE A HIGH QUALITY OF DESIGN THROUGHOUT.'

Density should be measured in accordance with the definition set out in Annex C of PPG3 (2000).

This draft policy will be considered by the Local Plan Inspectors, along with all the other representations made to the draft local plan. Their recommendation will hopefully be to include the policy as worded above, but it is open to them to amend the policy wording or even to reject the principle of the policy in its entirety.

APPENDIX 7

THAMES VALLEY POLICE

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

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126
Mobile 07970 211 772

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07 FEB 2002

Date 6th February 2002

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

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

Your Ref. F/2001/5440

Dear Mrs. Odell

Pursers Farm, Basingstoke Road, Spencers Wood

Thank you for the details of this application.

The main crime risk associated with opening up sites such as this is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. The loss of the garage provision brought about by the increase in density over earlier proposals is regretted, and will of course reduce the security of parking on the new development.

I would strongly recommend that if this application is considered for approval, the applicant should be required to address the security of the entire site boundary where it abuts the private gardens of existing dwellings. Close boarded fencing to at least 1.8 meters, with and additional trellis topping, and the use of suitable defensive planting to deter climbing, would be the minimum recommended specification. It would be highly preferable for the arris rails of such fencing to be on the 'private' side, rather than facing the development site.

You will also know my concern in respect of 'free standing' blocks of flats where casual intrusion is possible around all elevations. Flat dwellers have an equal right to privacy and some secure amenity space and I would ask that the communal space to the west of the block be enclosed with fencing (or railings) to create this.

Lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks generated by this proposal include burglary, car crime and casual intrusion.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when deciding this application.

I trust the above observations will be of help and thank you for your consultation.
Yours sincerely.
P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

APPENDIX 8

Appendix 8: Conditions for appeal if allowed.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing adjacent houses in Pursers Farm.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. The access road to the proposed car park shall be ramped down in accordance with the levels shown on additional drawing No. 01/PF/08.
10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
11. Before development commences on construction of the 3 houses hereby approved, the proposed parking for the flats shall be provided in accordance with the approved plan.
12. Driveways shall be surfaced with a hard bound material for a distance of at least 7 metres.
13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping,

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

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

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

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In order to ensure a satisfactory form of development relative to surrounding buildings.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. In the interests of visual amenity.
14. In the interests of visual amenity.
15. To prevent the increased risk of flooding and to improve water quality.

Informatives

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 H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing number 01/PF/05B submitted to the Local Planning Authority on 10th January 2002, showing re-siting of proposed dwellings plus garage and does not approve the proposals as originally submitted.

4. The Building Control Section should be advised of the need to ensure that adjoining sites are safeguarded from the potential effects of subsidence as a result of the development.

5. Details of proposed fencing and lighting required under Conditions Nos. 3 and 4 above should take into account the advice of the Crime Prevention Design Adviser.

5440

Pl. file. Thanks, Paul

Memo

To: Catherine Brimble

From: Richard Lettin

CC: Paul Scott, Planning Officer.

Date: 09/09/2004

Re: Development on Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield.
File reference F/2001/5440. Application allowed on appeal.

Dear Catherine,

With regard to the above subject Paul Scott kindly agreed to carry out a further site visit and noticed that the approved landscaping scheme (Drawing 01/PF/11) had only been implemented in part, and landscaping work seemed to have finished now. He observed that some of the trees and hedgerows had not been planted.

Could you please confirm that what has been implemented on the site is acceptable.

Many thanks,

Richard Lettin.

Planning Enforcement Officer.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT :	**LACKEN CONSTRUCTION CO. LTD.**
APPEAL SITE :	**LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD**
REASON FOR APPEAL :	**REFUSAL TO GRANT PLANNING PERMISSION FOR THE ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/5440

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/01~~/1070267~~ 2/1092890

1.00 INTRODUCTION

Main Issues

1.01 The Local Planning Authority considers the main issues are the effect of the proposed development on:

1) the character and appearance of the area.

2) the living conditions of adjacent residential properties:-
   (i) The effect of the proposed buildings.
   (ii) The effect of the proposed additional car parking to the rear of High View.

The Site and Surroundings

1.02 The appeal site is in the village of Spencers Wood and comprises an area of undeveloped land on which garages and parking are to be constructed for the adjacent block of flats currently under construction. It also comprises part of the rear garden of High View. The land on which the proposed terrace of 3 houses and garages is proposed is significantly higher than that of The Grove and The Beeches, which are detached houses that back onto it. There is a row of 3 terraced houses opposite, Nos. 19-21 Pursers Farm.

1.03 The site of the replacement parking for the flats on their north side would be adjacent to the rear elevations and gardens of the existing detached houses in Sevenoaks Drive. The site of this proposed parking would also be on higher land than these adjacent houses and gardens. (The rear gardens of Nos. 11, 15 and 17 Sevenoaks Drive now adjoin the application site. This is not apparent from the Ordnance Survey map which shows this land as being rear garden land to 'Saddlers'). A location plan to scale 1:2500 is attached in Appendix 1.

Relevant Planning History

1.04 On the adjacent site a block of 8 flats and one house are currently under construction. These dwellings were granted permission No. F/2000/1774 on 23 August 2000, and followed previous permissions for the same proposal (Application No. 35879 [with siting and access determined] granted on 3 September 1991 – subsequently Application

No. 43303 granted on 7 October 1994 and Application No. 99/70464/O granted on 17 April 2000). At the Development Control Committee on 26 April 2000 a resolution to grant permission for an alternative scheme, Application No. O/2000/0560, for 8 houses on the site was agreed but the decision notice was not issued as the legal agreement was not completed.

Proposal

1.05 The proposal is to erect a terrace of 3 x 3 bedroom houses with an attached single garage at the east end and a detached double garage at the rear (north). Parking for the flats is now proposed to be on their north side on land which is part of the rear garden of High View. (Under Application No. F/2000/1774, the approved parking is in garages and parking spaces on the site of the currently proposed 3 houses and their gardens). Tree planting is proposed on the north and east sides of the site. Materials are to match materials on the existing adjacent dwellings at Pursers Farm. The revised plans show the proposed houses and adjoining garage re-sited 4 metres further northwards. Additional plans show sections through the site.

2.00 RELEVANT DEVELOPMENT PLAN POLICIES

2.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan

2.02 The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area. The following policies are relevant to the consideration of this appeal:

H5 Development within settlements and redevelopment/change of use.

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

LD3 Environmental Impact of Development.

Copies of the above policies are contained in Appendix 2.

The Loddon Area Local Plan

2.03 The Loddon area Local Plan was adopted by Wokingham District Council in May 1995 and together with the Structure Plan comprises the development plan for the area. In 1996, the Berkshire County Council issued a letter of general conformity of the Loddon Area Local Plan with the Berkshire Structure Plan (1991-2006).

The relevant policies in this plan are:

LH1 Housing Development on Unidentified Sites.
LBE2 Inappropriate Design.

Copies of the above policies are contained in Appendix 3.

Draft Wokingham District Local Plan

2.04 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 Inspector's report on Part 2 of the local plan inquiry has now been received and was published on 22 November.

The relevant policies in this plan are:

WOS3	Development Control Principles
WH1	Housing Development Principles - Unidentified Sites
WBE1	Development in its local context.

Copies of the above policies are contained in Appendix 4.

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

The Inspector's recommendations are a material consideration in the determination of applications.

Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.

Policy WH3(a): The Inspector recommends that the Council adopts this new policy on density guidelines, which recommends densities of 30-50 dwellings per ha., or higher in particular circumstances.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.

Policy WOS3: The Inspector recommends changes to this policy, but it would impact in a similar way on the proposed development.

2.06 The following national policy guidance is also relevant to this appeal:

PPG3 Housing

3.00 THE COUNCIL'S CASE

Reasons for Refusal No. 1

Effect on the Character and Appearance of the Area

3.01 The site is within a settlement boundary in the Loddon Area Local Plan and the Wokingham District Local Plan. Therefore the starting point is that in principle the site could be considered for residential development under Berkshire Structure Plan Policy H5, Loddon Area Local Plan Policy LH1 and Wokingham District Local Plan Policy WOS3. However, in order to be considered acceptable, development should have an acceptable effect on the character and appearance of the area and on neighbouring properties.

3.02 The proposed development would appear cramped and overdeveloped compared with surrounding development. This is because the proposed terrace of 3 houses would be close to the block of flats and is demonstrated by the increase in density that would result.

3.03 The density of the consented development under Application No. F/2000/1774 would be 34.6 dwellings per ha., and this itself is higher than the general pattern of development in the area. Taking the site as

a whole the proposal for the consented 9 dwellings plus proposed 3 dwellings, the density would be 40.7 dwellings per ha. Whilst the density of itself is not an objection, it would be much higher than that of surrounding development, and demonstrates the cramped appearance the proposed development would have.

3.04 For this reason, the proposal would be contrary to Berkshire Structure Plan Policy LD3, as it would cause serious harm to the character and appearance of the area, and to Policy EN1 as the layout would not maintain or enhance the character of its surroundings. For the same reason it would be contrary to the Loddon Area Local Plan Policy LBE2 as it would adversely affect the character of the area due to its cramped siting. For the same reasons it would also be contrary to the Wokingham District Local Plan Policy WOS3(A) because it would not be appropriate to the character of the area, to Policy WH1(b) because it would have an adverse effect on the character of the area and Policy WBE1(b) because of its adverse visual impact and to (f) due to the cramped layout.

Reason for Refusal No. 2

Effect of the Proposed Terrace of Dwellings and Garage on the Living Conditions of Adjacent Residential Property

3.05 The east side elevation of the nearest proposed house would be a minimum of 16 metres from the rear of The Grove and the proposed garage would be a minimum of 13.5 metres from the rear of The Grove. The proposed house on the eastern plot would be 9.9 metres deep and would be directly behind most of the rear elevation of The Grove and its rear garden. This arrangement, together with the significantly higher level of the proposed house, would result in an unacceptably overbearing effect and loss of outlook to The Grove. There would also be some overbearing effect on, and overlooking of, The Beeches from this proposed dwelling.

3.06 For these reasons, the proposed development would be contrary to Berkshire Structure Plan Policy LD3 because it would give rise to an unacceptable impact on the amenities of neighbouring (residential) land uses and to Loddon Area Local Plan Policy LBE2 because it

would have an inappropriate relationship with these adjoining sites and buildings, due to its siting, scale and massing. For the same reasons it would be contrary to the Wokingham District Local Plan Policy WOS3(A) as it would not be appropriate in scale and location nor be integrated into its local context without causing detriment to the amenities of adjoining (residential) occupiers. It would be contrary to Policy WH1(C) as it would have a significant adverse effect on existing residential property, and to Policy WBE1(H) as it would have a harmful effect on the privacy and amenity of the existing environment.

Reason for Refusal No. 3

Effect of the Proposed Rear Car Parking on Adjacent Residential Property

3.07 The rear gardens of Nos. 15 and 17 Sevenoaks Drive have been extended into land that belonged to 'Saddlers' and now abut the site of the proposed rear car park for the flats. Whilst the rear elevations of the houses at No. 15 and 17 would be a minimum of 19.5 metres from the proposed car park, the car park would be on much higher land. Lights from cars travelling down the access road at the side of the flats would shine into the rear elevations, including rear bedrooms, of these two houses. There could also be considerable noise and disturbance from the use of this 16 space car park, particularly during early mornings and during the evening/at night.

The letter dated 6 February 2002 from the Crime Prevention Design Adviser (attached in Appendix 7) explains that there would be a crime risk due to the open car park abutting these rear gardens.

3.08 For these reasons the proposal would be contrary to Berkshire Structure Plan Policy because it would unacceptably impact on the amenity and security of neighbouring (residential) land users, and to Policy EN1(i) as it would not embody a high standard of layout. For the same reasons the proposal would be contrary to the Loddon Area Local Plan Policy LBE2 because of the inappropriate relationship of the proposed car park and access with the adjoining residential properties. For the same reasons the proposal would be contrary to Wokingham District Local Plan Policy WOS3(A) because the location of the

proposed car park and its access would be detrimental to the amenity and security of the adjoining (residential) occupiers. The proposal would also be contrary to policy WH1(c) due to the adverse effect on the adjoining residential properties, and to Policy WBE1(G) due to its unacceptable effect on the safety and security of adjacent residential properties, and to WBE1(H) due to the detrimental effect on the amenity of the adjacent residential properties.

4.00 CONCLUSION

4.01 The proposal would be overdevelopment of the site resulting in a cramped appearance that would have a detrimental effect on the character and appearance of the area.

4.02 Due to its siting and design the proposed terrace of dwellings and garage would have an unacceptably overbearing effect on existing adjacent residential property resulting in unacceptable loss of amenity.

4.03 Due to its proximity to their rear gardens, the proposed car park would cause unacceptable disturbance and risk of crime to existing residential properties, thereby resulting in unacceptable loss of amenity and security.

4.04 In accordance with Section 54A of the 1990 Town and Country Planning Act, applications should be determined in accordance with development plan unless material considerations indicate otherwise. In this case the proposal clearly conflicts with development plan policies contained in the Berkshire Structure Plan and the Loddon Area Local Plan (which are the Development Plan for the purpose of Section 54A) for the reasons given above. The appeal should therefore be DISMISSED.

4.05 If however, the Inspector is minded to allow the appeal, it should be subject to a legal agreement to provide for the following contributions to Services and Infrastructure, to which the applicants agreed:

£4,502 towards education provision.
£4,000 towards local sustainable transport initiatives.

£3,500 towards community facilities, as no on-site public open space proposed.

LIST OF APPENDICES

1. Location Plan of the Appeal Site, Scale 1:2500.

2. Extracts from Berkshire Structure Plan.

3. Extracts from Loddon Area Local Plan.

4. Extracts from Wokingham District Local Plan.

5. Extracts from Wokingham District Local Plan Inspector's Report Part 2.

6. Council's density policy

7. Letter from Crime Prevention Design Adviser.

8. Conditions for appeal if allowed.

Development Control Ref No:	Received	Parish
F/2001/5440	10.12.01	Shinfield

Applicant: Lacken Construction Co. Ltd.
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal: Erection of 3 dwellings plus garages and additional parking to rear of High View.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

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

SUMMARY:

1. This application was considered by the Development Control Committee at the meeting on 20th February2002 and was deferred for a Members' site visit. This was scheduled to take place on 8th March. Any issues arising as a result of the site visit will be reported verbally at Committee.

2. The following additional consultations were reported verbally to the Committee on 20th February.

22 signature petition:

"We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses built.

The design/layout is totally unacceptable due the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), security (crime against property, cars and people) and loss of amenities (light) for 'The Beeches' and 'The Grove'. This intensification of the development will 'unreasonably damage' the quality of life of existing residents and the prospective residents of the flats."

3 additional letters of objection received from Sevenoaks Drive in response to additional plans:

- Reiterate previously expressed objections about disturbance and intrusion from noise, car lights, burglary risk and effect on outlook and privacy.
- Change in road to make it slope down to the car park will do little to prevent light pollution from car lights.
- Layout and height of properties are likely to be poor for acoustics and sound reflection.
- Concerns about surface water drainage.

Shinfield Parish Council (on revised plans).
"We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11,15, 17 and 18 Sevenoaks Drive.
2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbated the tendency for flooding of properties in Sevenoaks Drive.
3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site.".

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 agreement and conditions as set out in the attached report.

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.

Development Control Ref No:	Received	Parish
F/2001/5440	10.12.01	Shinfield

Applicant: Lacken Construction Co. Ltd.
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal: Erection of 3 dwellings plus garages and additional parking to rear of High View.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

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

SUMMARY:

1. **Planning History** – On this site a block of 8 flats and one house are currently under construction. These dwellings were granted permission No. F/2000/1774 on 23 August 2000, and followed previous permissions for the same proposal (Application No. 35879 [with siting and access determined] granted on 3 September 1991 – subsequently Application No. 43303 granted on 7 October 1994 and Application No. 99/70464/O granted on 17 April 2000). At the Development Control Committee on 26 April 2000 a resolution to grant permission for an alternative scheme, Application No. O/2000/0560, for 8 houses on the site was agreed but the decision notice was not issued as the legal agreement (for £7,000 towards improvements to local safe routes to school) was not completed. The indicative plan for this application and the layout plan for Application F/2000/1774 are attached.

   There is a row of 3 terraced houses, Nos. 19-21 Pursers Farm, opposite the proposed houses. The Grove and The Beeches which front onto Basingstoke Road and the houses on Sevenoaks Drive are on lower ground than the application site. (The rear gardens of Nos. 11, 15 and 17 Sevenoaks Drive now adjoin the application site. This is not apparent from the Ordnance Survey map which shows this land as being rear garden land to 'Saddlers'.)

   The application is before the Committee because a section 106 agreement is proposed involving financial contributions.

2. **Proposal** – is to erect a terrace of 3 x 3 bedroom houses with an attached single garage at the east end and a detached double garage at the rear (north). Parking for the flats is now proposed to be on their north side on land which is part of the rear garden of High View. (Under Application No. F/2000/1774, the approved parking is in garages and parking spaces on the site of the currently proposed 3 houses and their gardens). Tree planting is proposed on the north and east sides of the site. Materials are to match materials on the existing adjacent dwellings at Pursers Farm.

   Revised plans show the proposed houses and adjoining garage re-sited 4 metres further northwards. Additional plans show sections through the site. Regarding the

north-south section drawing, the agent has explained that it is proposed to ramp down the car park access road in order to direct headlights downwards until the existing 1.8m. fence ensures that lights will be obscured from view. He has confirmed that the position of the flats has been re-measured and is correct, and that it is the GIS (Ordnance Survey) plan that is incorrect.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 agreement and conditions.

Background Papers

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

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

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

BACKGROUND

3. **Consultations** -
   - ***Shinfield Parish Council:*** "No comment".
   - ***8 letters of objection from 9 addresses.***
     6 of these letters from Sevenoaks Drive: Object to the proposed car parking for the flats to the rear of High View on the following grounds:
     - Noise, smell and pollution especially early in the morning and late in the evening/at night will be unacceptable. Cars manoeuvring and car headlights will shine into the bedroom windows due to Sevenoaks Drive houses being on lower ground.
     - View out of rear of Sevenoaks Drive houses will be spoilt as will see cars, people carriers, etc. from ground and first floor windows.
     - Risk of burglary, additional disturbance from car alarms and security lighting in the car park.
     - Over-development and overcrowding. Density too high, out of character and contrary to the Council's density policy.
     - Overlooking and overshadowing and loss of light as the development will be on higher ground.
     - The loss of any garages for the flats will leave them without storage space, including for bicycles.
     - Dangerous access of Pursers Farm onto Basingstoke Road as on inside bend. Extra traffic generated by the extra houses will add to danger.

     One joint letter from The Grove and The Beeches. Also object on the following grounds:
     - Proposed roofline will be dominant and encroach on surrounding buildings.

- Concerned about foundations and retaining wall. Want reassurance given by applicants previously to be reiterated.

Letter of objection from 19 Pursers Farm on the following grounds:

- Proposed houses will be overbearing and cause overlooking, resulting in loss of privacy and view to the north. Are already overlooked from the rear and tall trees in the grounds of Hill House cut out light.
- Insufficient parking proposed – likelihood of on road parking and congestion on already restricted road.
- Loss of value to house. When purchased the house from the applicants, were assured there would be no further development, other than the garages and parking approved under Application No. F/2000/1774.

Revised plans: 6 letters stating that the changes do not overcome already stated objections and reiterating objections. By moving the houses back they will be relatively higher in their effect on The Grove and The Beeches.

- ***Highway Officer:*** No objection subject to conditions and proposed contribution to local sustainable transport initiatives.
- ***Environmental Health Officer:*** No objection subject to conditions restricting hours of construction, and to retention of existing 1.8m. close boarded fence (along the north side of the site adjacent to the proposed car park) in order to limit any noise disturbance.
- ***Landscape Officer:*** No objection subject to conditions covering landscaping proposals.
- ***Crime Prevention Design Adviser:*** Explains that the main crime risk is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. If permission is granted, recommends close boarded fencing of at least 1.8m. with additional trellis topping and use of defensive planting to deter climbing. Advises that lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings. Also recommends that the communal space to the west of the flats be enclosed with fencing (or railings) to create privacy and some secure amenity space.
- ***Environment Agency:*** No objection subject to conditions covering surface water and soakaways.

4. **Appraisal** – Main issues are:

A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon area Local Plan Policies LH1 and LH8; Wokingham District local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WOS3, WH1, WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policies WOS3 and WBE1).

D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

E. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

F. Flooding Issues (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & 3; Wokingham District Local plan policy WIC16; PPG25).

G. Concerns of local residents.

H. Local Plan Inspector's Recommendations.

A. Principle of Residential Development

As the site is within a settlement boundary, the principle of residential development is acceptable under Policy WOS2. As the area of the whole site is o.295 ha., the density would be 40.7 dwellings per ha. This complies with PPG3 and the Council's density policy which require a density of between 30 and 50 dwellings per ha. The latter is 'subject to development at such a density not comprising the quality of the environment.' This particular point is addressed in section B below. (The density of the approved development for 9 dwellings under Application F/2000/1774 would be 34.6 dwellings per ha.)

As the proposal is for 3 x 3-bedroom houses, taken together with the existing permission for 8 x 2-bedroom flats and 1 x 4-bedroom house, the housing size mix would be as follows:

No. of Bedrooms	Proposed	Percentage	Percentage required by Policy WH6
2	8	67%	At least 45%
3	3	25%	25%
4+	1	8%	Not more than 30%
Total	12	100%	100%

The proposed dwelling sizes therefore comply with the requirements of Policy WH6.

B. Effect on the Character and Appearance of the Area

The proposed houses would be broadly similar in style to the existing houses and to the block of flats under construction. The proposed height, 8.2 metres would be slightly lower than that of the flats (8.4 metres). There would be existing/under construction dwellings on 3 sides and the rear (north) elevation would be short of the north elevation of the flats. Whilst the density would be quite high, the plot sizes would be similar to those of the existing houses in Pursers Farm. The effect on the character and appearance of the area is therefore considered acceptable.

C. Effect on Neighbouring Properties

Nos. 19-21 Pursers Farm: The revised plans show that the front elevations of the proposed houses would be moved back to be 21 metres from the front elevations of Nos. 19-21 Pursers Farm. This is the minimum distance considered acceptable.

The Grove and The Beeches: The east side elevation of the nearest proposed house would be a minimum of 16 metres from the rear of The Grove and the proposed garage would be a minimum of 13.5 metres from the rear of The Grove. Whilst the submitted section plan shows that the proposed houses would be on ground 1.2 metres higher, as the roofs on the side of the proposed garage and nearest house would slope away, there would be no daylighting infringement (see attached section plan). The Beeches would not be directly opposite the proposed houses and any overlooking would be oblique.

Sevenoaks Drive: The proposed parking spaces to the rear (north) of the flats would be a minimum 19.5 metres from the rear elevations of Nos. 15 and 17 Sevenoaks Drive. Tree planting is proposed in this strip and there is existing 1.8m. high close boarded fencing along the north boundary of the proposed car park, and the Environmental Health Officer has advised that this would limit any noise disturbance. Although the Sevenoaks Drive houses are on lower ground, the proposed ramp down the car park access road should direct headlights downwards until the existing fence ensures that headlights are obscured from view, providing the access road is ramped down as shown. The rear elevations of the proposed houses would be at least 53.5 m. from the rear of 11 Sevenoaks Drive. Conditions 3 and 4 below require submission of details of fencing and lighting, and Informative No.5 advises that these details should take into account the advice of the Crime Prevention Design Adviser.

The effect on neighbouring residential properties is therefore considered acceptable.

D. Traffic, Access and Parking

One car parking space and one garage are proposed for each of the 3 proposed houses, which complies with the District's parking standards. 16 car parking spaces are proposed for the 8 flats, which is also sufficient to comply with the District's standards. The highway officer has also raised no objection on traffic generation or access grounds.

E. Services and Infrastructure

The following contributions have been requested and agreed:

£4,502 towards education provision.
£4,000 towards local sustainable transport initiatives.
£3,500 towards community facilities, as no on-site public open space proposed.

Whilst contributions would not normally be requested for a net increase of 3 dwellings, the site is effectively an extension of the existing recently approved development for 9 dwellings, and therefore takes the total number of dwellings to 12, which is above the 10 dwelling threshold at which contributions are normally sought.

F. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flood. Recommended conditions would cover surface water and land drainage.

G. Concerns of Local Residents
These have been noted and addressed above. The proposed informative covers structural matters. Some of the existing adjacent houses have 4 bedrooms for which 3 parking spaces are required. Only 2 spaces are required for 3-bedroom houses under the Council's parking standards.

H. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WH3(a): The Inspector recommends that the Council adopts this new policy on density guidelines, which recommends densities of 30-50 dwellings per ha., or higher in particular circumstances.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3 and WBE11: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of residential development on the site is considered acceptable. The effects of the proposal on the character and appearance of the area and on neighbouring properties are also considered acceptable, and there is no objection on access and parking grounds. Satisfactory contributions to services and infrastructure have been proposed. The proposed development is therefore considered acceptable.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing adjacent houses in Pursers Farm.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the

development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.

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

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

9. The access road to the proposed car park shall be ramped down in accordance with the levels shown on additional drawing No. 01/PF/08.

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

11. Before development commences on construction of the 3 houses hereby approved, the proposed parking for the flats shall be provided in accordance with the approved plan.

12. Driveways shall be surfaced with a hard bound material for a distance of at least 7 metres.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In order to ensure a satisfactory form of development relative to surrounding buildings.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. In the interests of visual amenity.
14. In the interests of visual amenity.
15. To prevent the increased risk of flooding and to improve water quality.

Informatives

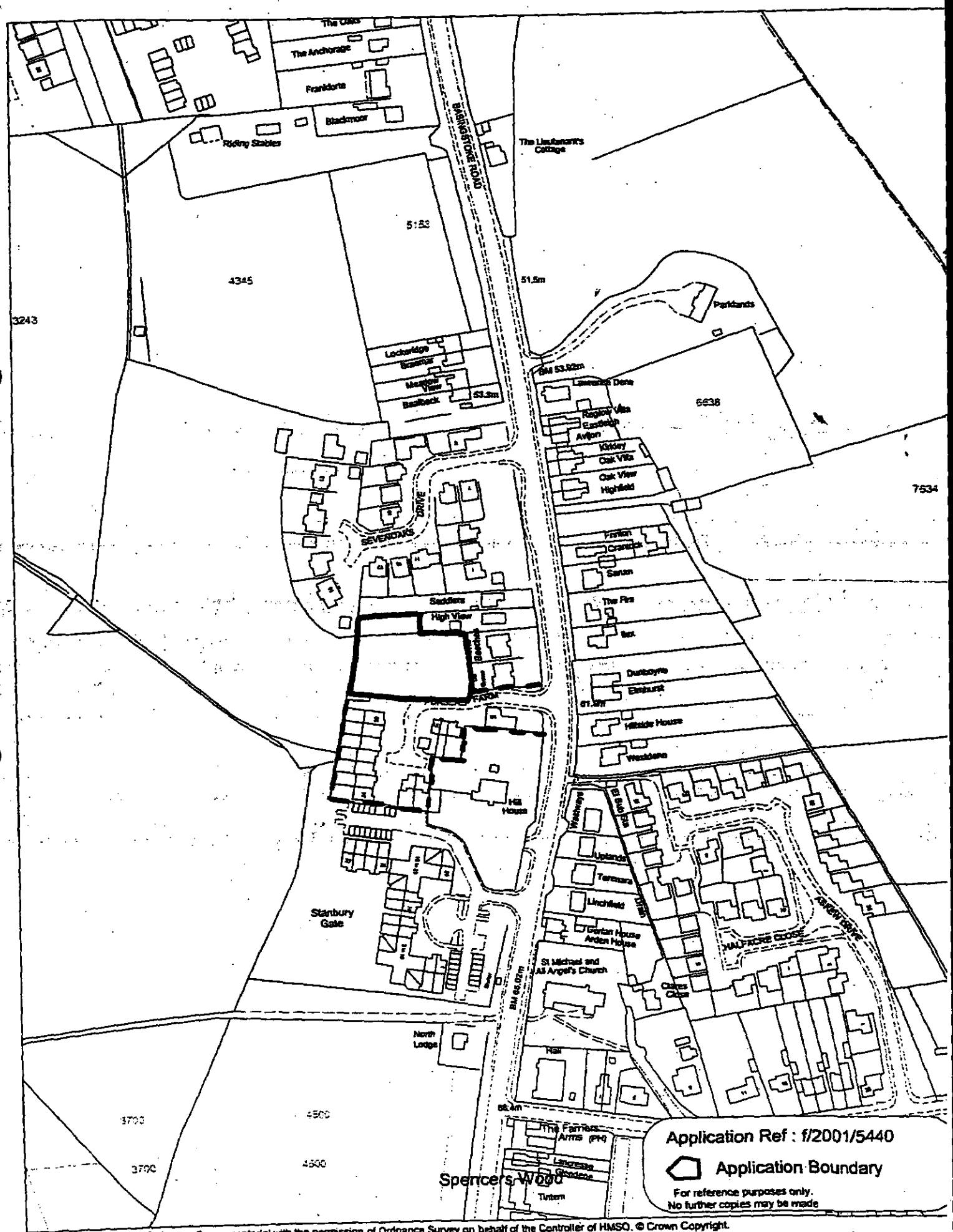
1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing number 01/PF/05B submitted to the Local Planning Authority on 10th January 2002, showing re-siting of proposed dwellings plus garage and does not approve the proposals as originally submitted.

4. The Building Control Section should be advised of the need to ensure that adjoining sites are safeguarded from the potential effects of subsidence as a result of the development.

5. Details of proposed fencing and lighting required under conditions Nos. 3 and 4 above should take into account the advice of the Crime Prevention Design Adviser.



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Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

Scale: 1 : 2500

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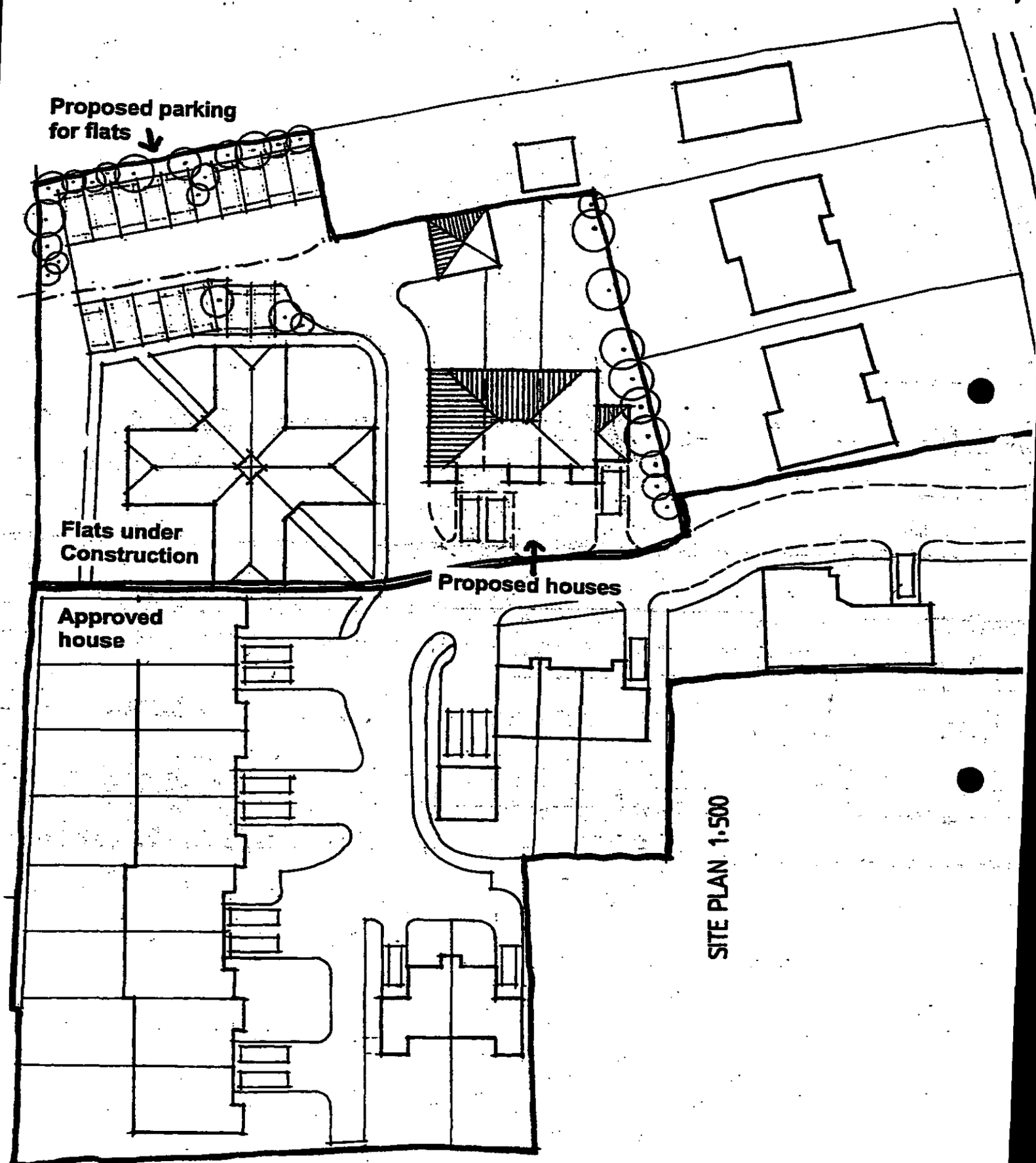
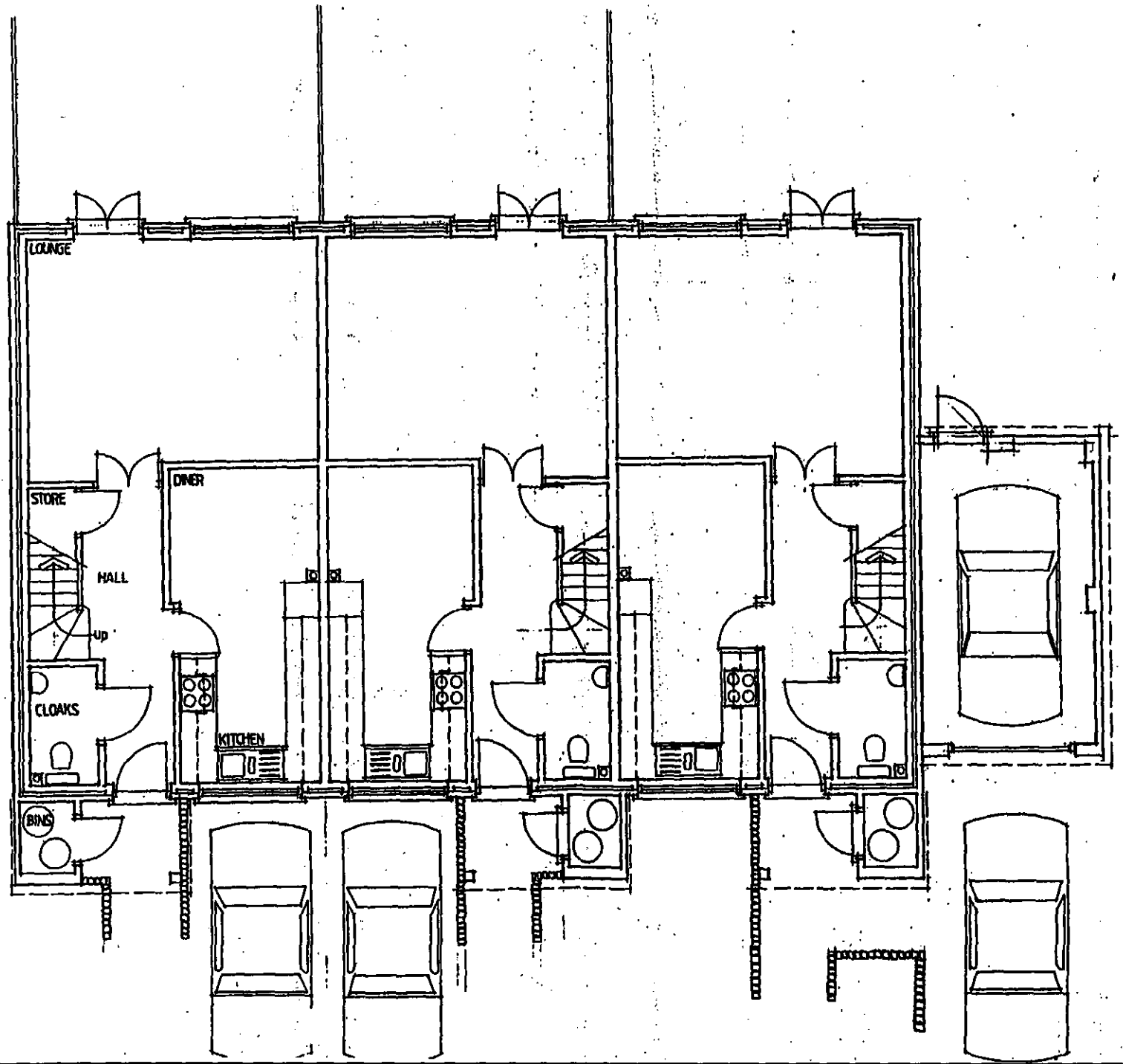

Proposed parking for flats
Flats under Construction
Proposed houses
Approved house
SITE PLAN 1:500

2411. 2590



2412

2591

10 DEC 2001 5440

THE LACKEN CONSTRUCTION COMPANY

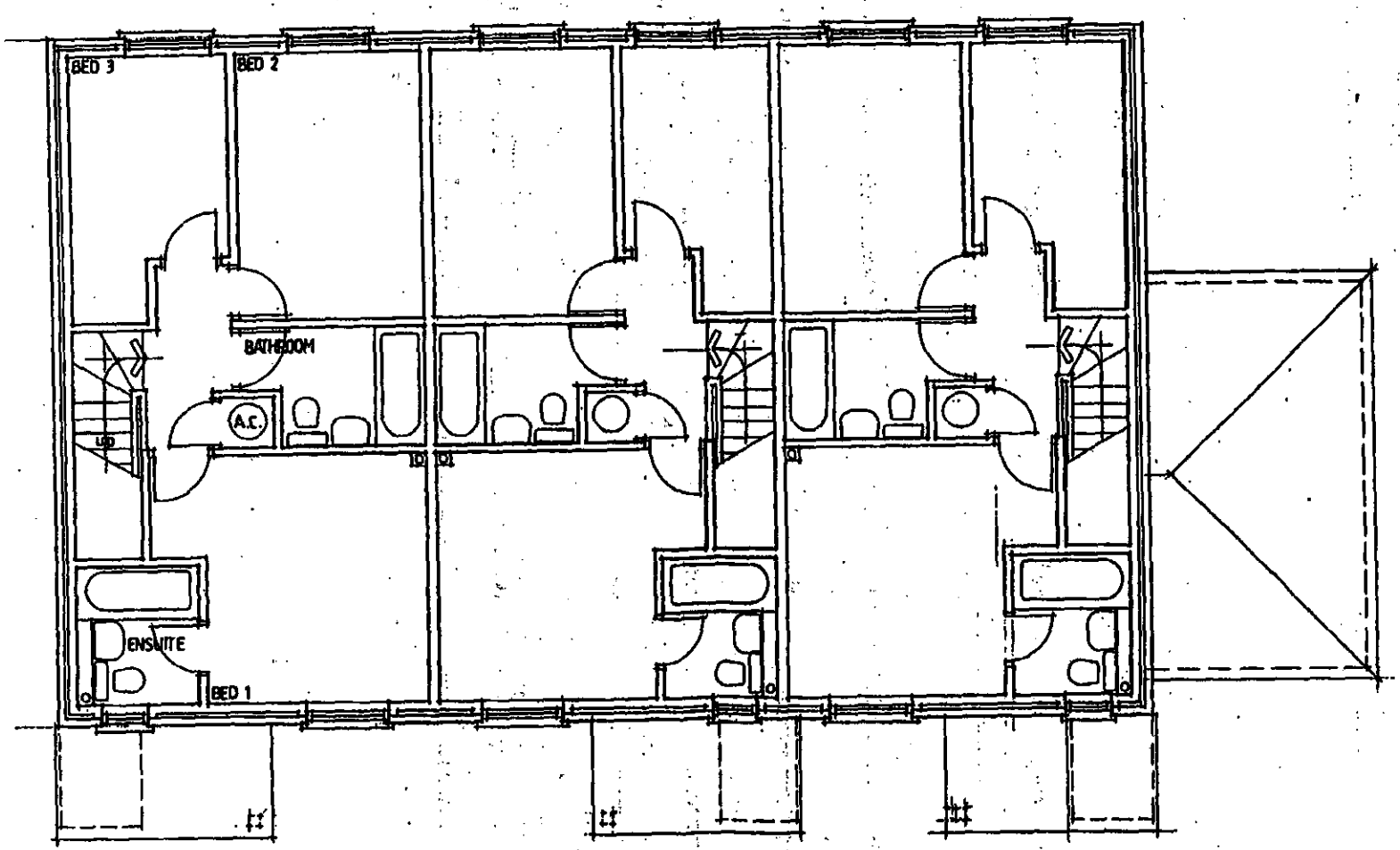
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
GROUND FLOOR PLAN

SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/01



2413

2592

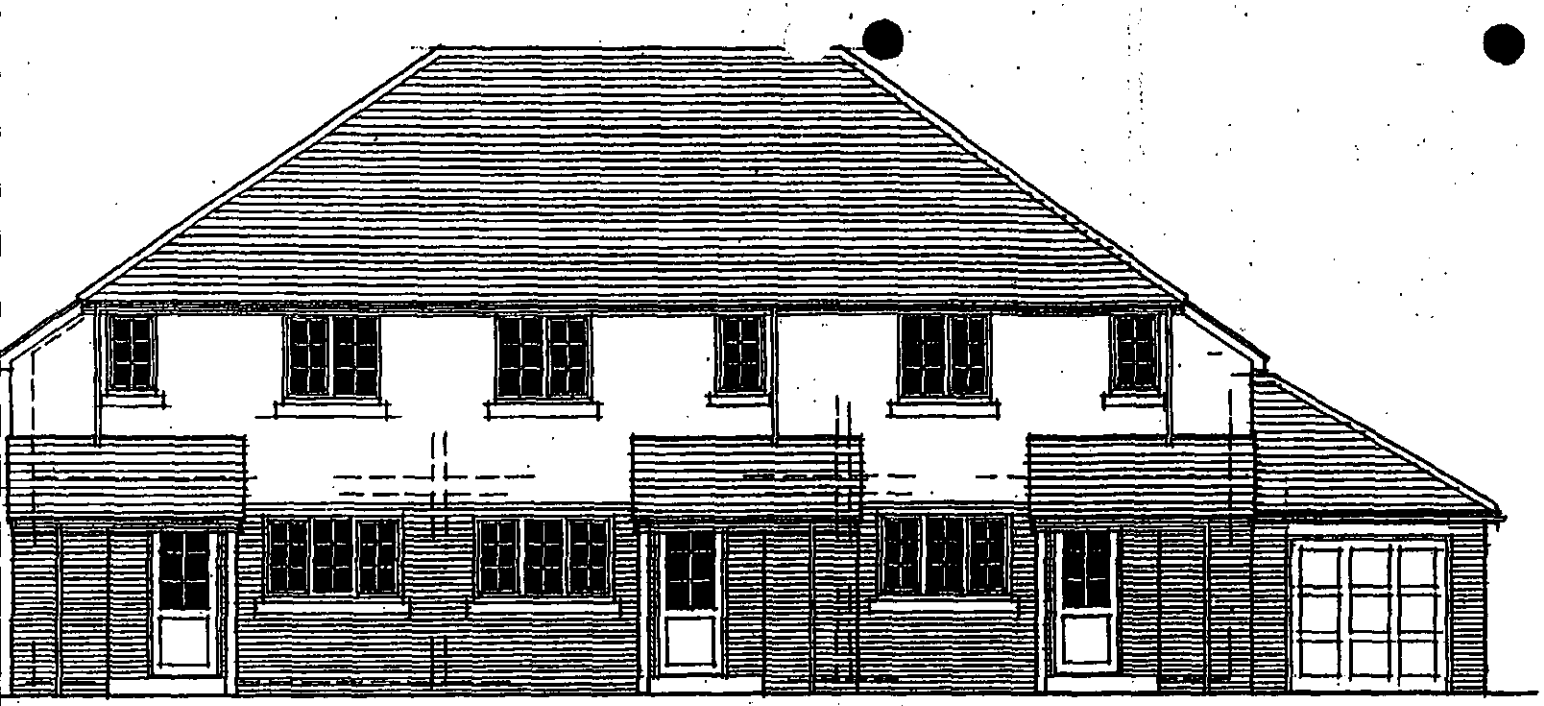
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

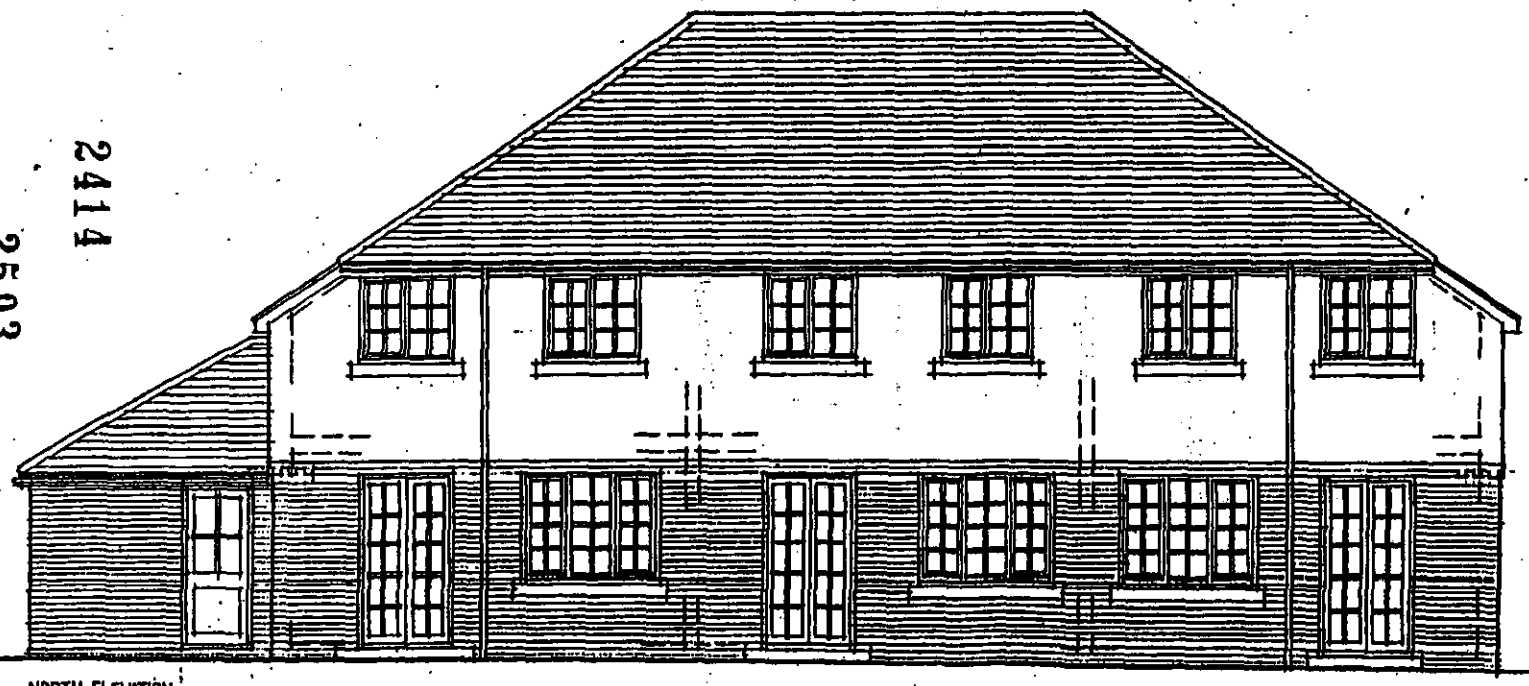
DRAWING
PHASE 3 HOUSING
FIRST FLOOR PLAN

SCALE 1:50

DATE NOVEMBER 2001



SOUTH ELEVATION



NORTH ELEVATION

2414
2563

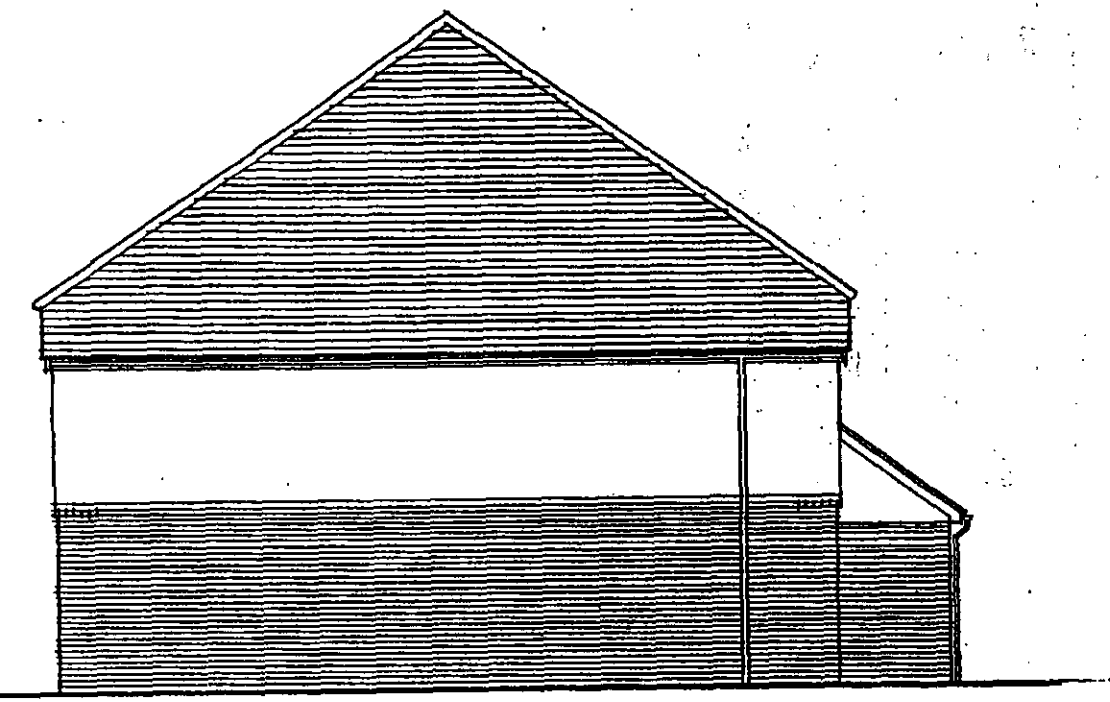
10.DEC.2001 5440

THE LACKEN CONSTRUCTION COMPANY

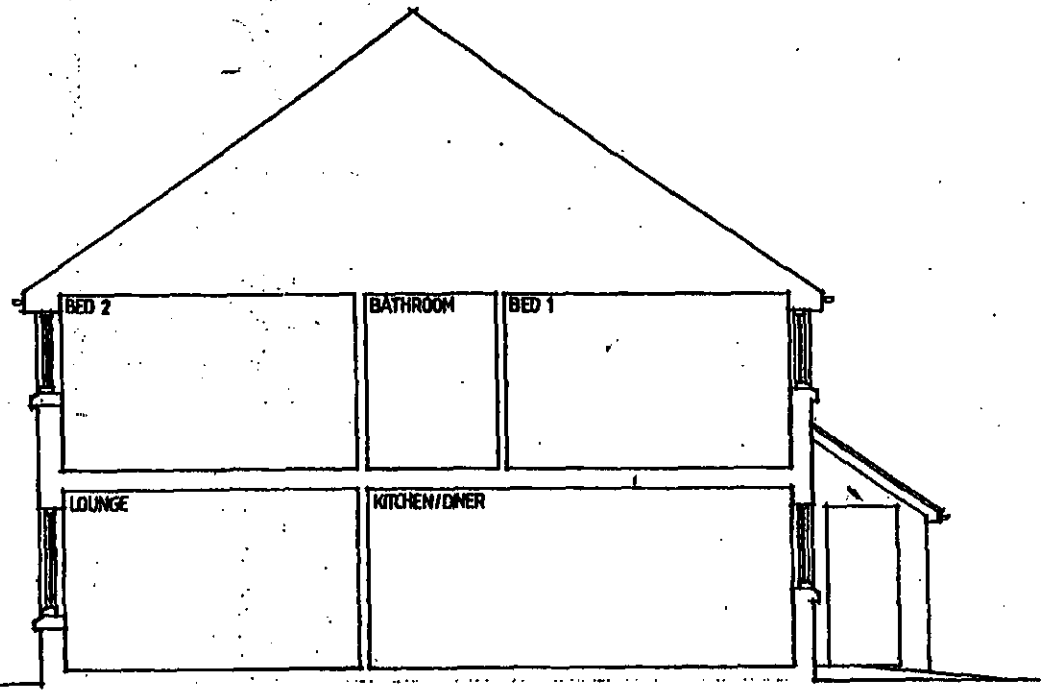
PROJECT
PURSERS FARM SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
SOUTH AND NORTH ELEVATIONS

SCALE DATE

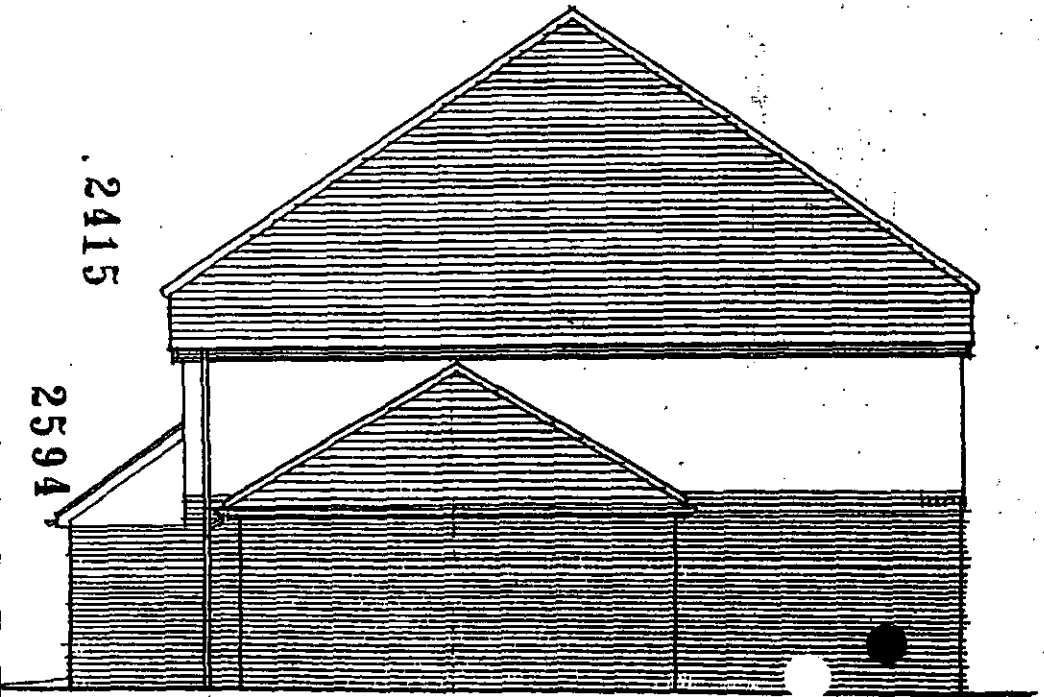


WEST ELEVATION



TYPICAL SECTION

10.DEC.2001 5440



2415
2594

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
EAST AND WEST ELEVATIONS AND TYPICAL SECTION

SCALE 1:50

DATE NOVEMBER 2001

2595

2416

PROFILE OF UNITS IN APPLICATION 01/00/0562
APPROVED AT COMMITTEE 20/4/2000
(106 AGREEMENT OUTSTANDING)

5440

07 FEB 2002

COPIES TO: AOC FILE

FIRST SITE PLAN 1:500

SECTION

2.5°

2m

THE GROVE

Rev. A : Site section redrawn to larger scale to improve clarity 02.02

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FAIRM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
PART SITE PLAN & SITE SECTION

SCALE
: 50 1: 500

DATE
FEBRUARY 2002

DRAWING NO 01/PF/07A

2596 2417

11 FEB 2002

COPIES TO:

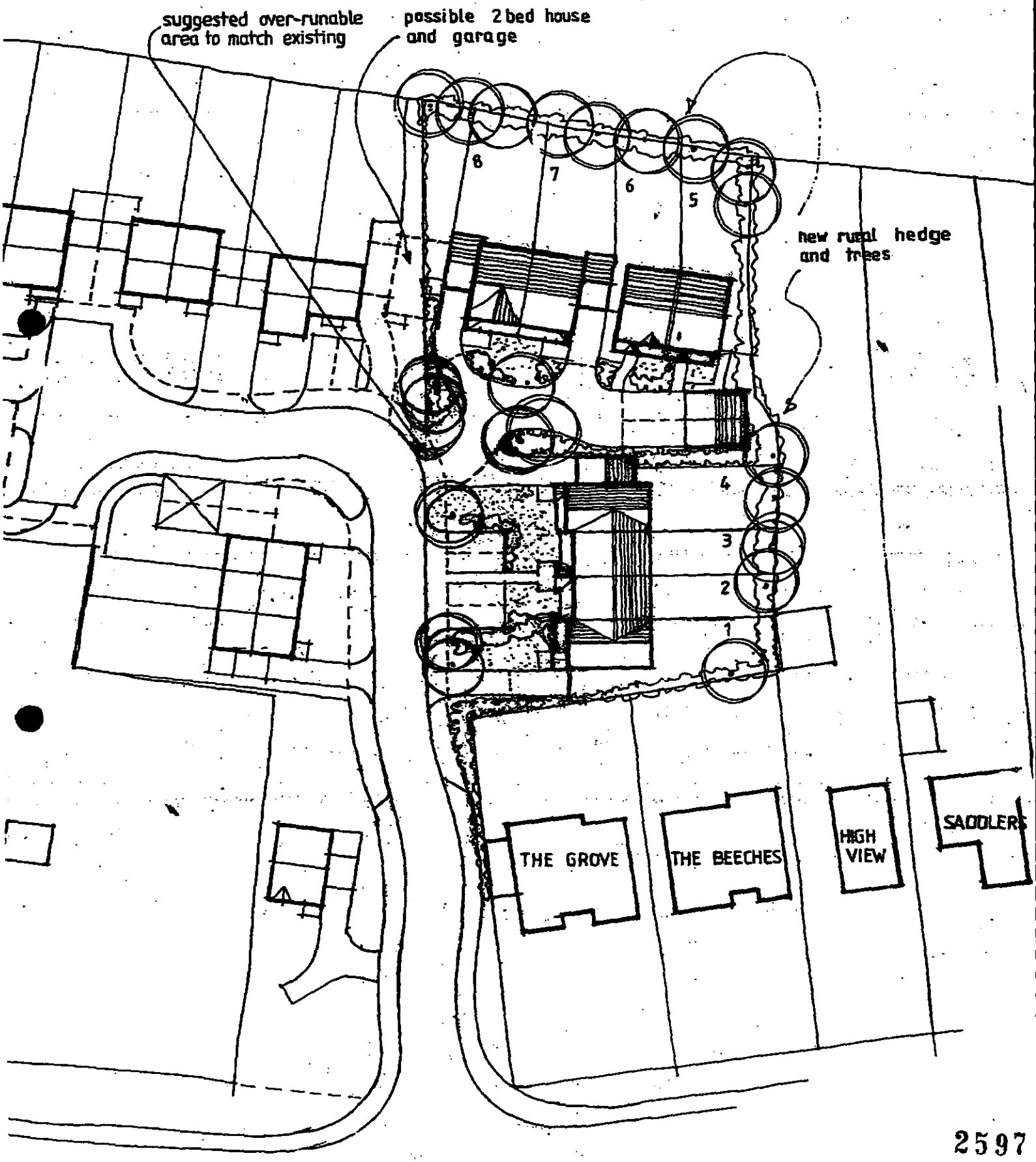
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
PART NORTH-SOUTH
SITE SECTION

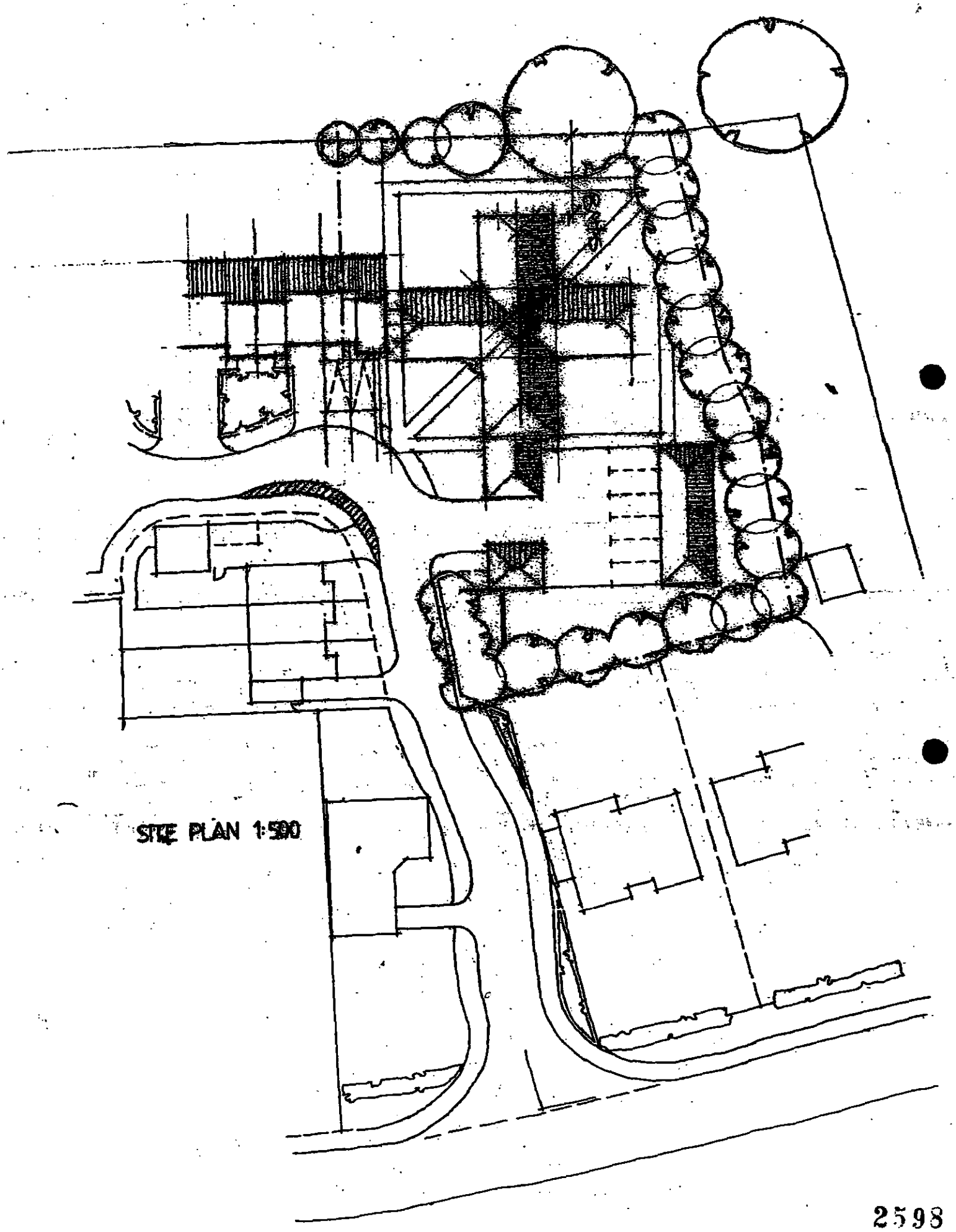
SCALE 1: 200
DATE FEBRUARY 2002

INDICATIVE LAYOUT PLAN FOR APPLICATION O/2000/0560



Site Plan – for illustrative purposes only

APPROVED LAYOUT PLAN FOR APPLICATION F/2001/1774



SITE PLAN 1:500

2598

2419

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 13TH MARCH 2002 FROM 7.00 PM TO 11.35 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. A Clifford, Mrs. ANMC Drake and Mr. AJ Pollock

PART I

At this point, the Chairman expressed the gratitude of the Committee to Mr. TP Dredge for his service on the Development Control Committee as Mr. Dredge had recently announced his intention to retire from the Council before the next meeting of the Committee.

210. MINUTES

The Minutes of the meeting of the Committee held on 20th February 2002 were confirmed as a correct record and signed by the Chairman.

213. APPLICATION NO: 2001/5440, ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO THE REAR OF HIGH VIEW, LAND AT PURSERS FARM BASINGSTOKE ROAD SPENCERS WOOD SHINFIELD, FOR: LACKEN CONSTRUCTION CO LTD

The Committee considered a report about this application set out on Agenda pages 2579 to 2598.

In explaining the report, Officers reminded Members that the application had been deferred at the meeting of 20th

February 2002 to allow for a site visit to be undertaken. Officers also informed Members that an additional letter of comment had been received from a noise consultant employed by the residents of Sevenoaks Drive.

Members were also informed that if the application was to be approved it was proposed to amend condition 9 to read

Condition 9

The surface level of the north end of the proposed car park shall be no higher than 65.450 m and the access road to the proposed car park shall be ramped down as shown on additional drawing No. 01.PF/09.

Mr. West & Mr. Morgan local residents attended the meeting and spoke in opposition to the proposal.

Mr. AJ Pollock a local Member attended the meeting and spoke in opposition to the proposal.

In discussing the proposal Members expressed concern regarding the effect of the proposal on local residents with particular regard to the proposed density of development, which was regarded as being excessive for a semi rural location, and represented over-development.

They also expressed concern that vehicles entering and exiting the site during the hours of darkness would create problems of light pollution for local residents due to the level of the proposed car park and also raised concerns regarding noise and potential flooding problems at the site.

RESOLVED: That Application No: 2001/5440 be refused on the grounds that it represented over-development of the site, was un-neighbourly and would result in a loss of amenity for neighbours.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174.(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

In explaining the report, officers informed Members of the receipt of a petition containing twenty-two signatures in opposition to the proposal. Members were also informed of the comments of Shinfield Parish Council in opposition to the proposal that had been received since the dispatch of the Agenda.

Mr. J Heggadon representing Shinfield Parish Council attended the meeting and gave that authority's view against the proposal.

Mr. West a local resident attended the meeting and spoke in opposition to the proposed development.

In discussing the application a number of Members commented on the density of the proposed development in relation to the local surroundings, impact on local visual amenity and flooding concerns.

In the circumstances it was;

RESOLVED: That consideration of Application No: 2001/5440 be deferred to enable a site visit to be undertaken.

196. APPLICATION NO: 2001/5440, ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW, LAND AT PURSERS FARM BASINGSTOKE ROAD SPENCERS WOOD SHINFIELD, FOR: LACKEN CONSTRUCTION CO LTD

The Committee considered a report about this application set out on Agenda pages 2402 to 2419.

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

PLANNING S... 58278
TO: Amo
05 JUL 2002
COPIES TO ACK

Our Ref:MC/jmc/c2254/02
Your Ref:F/2001/5440

4th July 2002

BY FAX AND POST

Head of Planning & Transportation
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Angela Odell

Dear Sir

APPEAL BY LACKEN CONSTRUCTION CO LTD
PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

I refer to the above appeal.

I understand that my client has agreed to make contributions towards education provision, local transport initiatives and community facilities. It seems to me that a unilateral undertaking needs to be in place for the Inspector to consider with the appeal.

I understand that Angela Odell is away from the office for two weeks and that Ian Jordan is dealing with some of her work during that time. I would be grateful if Mr Jordan could contact me on this, or alternatively somebody from the Legal Section.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. Lacken Construction.

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

PURSERS FARM

Those notified of cancellation of site visit 04/11/02:

Councillor Bryant

Mrs Barnes- Shinfield P.C Clerk

Alan Hale (spoke to wife)

Phillip Dawson (spoke to wife)

Mr & Mrs Brown (answerphone)

Colin Hill (answerphone)

Kevin & Rachel Jordan – E-mailed

Kevin Morrison – E-mailed

also tried to E-mail Glenn White but it was not delivered.

4/11/02 10.10 am

Dan

Please phone Cllr Malcolm Bryant 975557

A Mr Morgan has contacted him saying the Inspectors visit to Pursers Farm today has been cancelled.

Can you confirm this is the case.

Sandra

Done 10.20 4/11

Tel. (0118) 974 6448 (Direct Line)
Date: July 22, 2002
My ref: F/2001/5440
Your ref: APP/X0360/A/02/1092890

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY:
SITE: Land at Pursers Farm, Basingstoke Rd, Spencers Wood

With reference to this appeal, I enclose 2 copies of a letter received in this office, which I think should have been sent to you.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-2/1
Your Ref : APP/X0360/A/02/1092890

Date : 12 July 2002

PLANNING SERVICES	HPT 58638
POL	TLS
DC D9	ENF
APP	
CS	
15 JUL 2002	
COPIES TO	ACK
	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

ERECTION OF THREE DWELLINGS PLUS GARAGES
LAND AT PURSERS FARM BASINSTOKE ROAD, SPENCERS WOOD, READING

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Thank you for your letter dated 28 June 2002, received on 1 July 2002. Please quote the following reference in any correspondence: SU76NW/12/18.

We have been advised by the local planning authority that an appeal has been lodged against the refusal of planning permission for the above proposal.

The Environment Agency did not object to the planning application from which the appeal arises, but we did ask that a number of conditions be imposed on any planning permission granted.

A copy is attached of the letter to the local planning authority, dated 15 January 2002, in which we made those comments. We ask that, should the inspector determining the appeal (or advising the Secretary of State on its determination) be minded to grant planning permission for the proposed development, the conditions requested in our letter should be imposed on any planning permission granted.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Yours faithfully



PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-1/1
Your Ref : F/2001/5440

Date : 15 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

ERECTION OF THREE DWELLINGS PLUS GARAGES ON LAND AT PURSERS FARM, BASINSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 19th December 2001, received on 21st December 2001. Please quote the following reference in any correspondence: **SU76NW/12/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these

techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the

following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmc/c.2254/02
Your Ref:APP/X0360/A/02/1092890

19th July 2002

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Mrs M Pocock

Dear Mrs Pocock

APPEAL BY LACKEN CONSTRUCTION
LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

The Local Authority require financial contributions towards education, transport and community provision in association with the proposed development, should the appeal be allowed. My client's solicitor is preparing the necessary unilateral agreement, in consultation with Wokingham District Council. Once this has been signed, I shall send a copy to The Planning Inspectorate.

Yours sincerely

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. Planning Department, Wokingham District Council.

✆ 01256 703090
✉ 45 High Street, Odiham,
Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1092890 **GRID REF:** _____

APPEAL BY: Lacken Construction Co Ltd

SITE: Pusers Farm Basingstoke Rd Spencers Wood

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
3.	Does the appeal relate to an application for approval of reserved matters?			~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?			~~YES~~ / ~~NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?			~~YES~~ / NO

6.	Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7.	Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a.	Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers.	~~YES~~ / NO
b.	Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9.	Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10.	Does the appeal relate to an application for conservation area consent?	YES / NO
11.a.	Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b.	Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
	If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12.	Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b.	If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a.	Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b.	Are any protected species likely to be affected by the proposals? If YES, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	3	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site;		✓
i.	**For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.	1	
k.	Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	02/08/02	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	30	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute	2	
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) *any supplementary reasons for the decision on the application;*		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 28/06/02 OUR Ref: F1200I/5440

Please tell us of any changes to the information you have given on this form.

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WOKINGHAM UNITARY

Aiming for Excellence

MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 3RD APRIL 2002

AT

7.00 PM

AGENDA

Civic Offices
Shute End
Wokingham
Berkshire

Jane Earl
Chief Executive

Mr. G Cowan asked the Chairman the following supplementary question, the reply to which is set out underneath:-

QUESTION

Does the Committee realise that the paper produced is quite different to the Green Paper? The Green paper has not actually been seen.

ANSWER

I am sure that your comments have been well heard by the Committee.

212. APPLICATION NO: 2001/4929, PROPOSED REDEVELOPMENT OF EXISITING 15 METRE HIGH TELECOMS MAST TO 30 METRE HIGH TELECOMS MAST WITH ASSOCIATED CABINS AND EXTENSTION TO COMPOUND, WESTERN SITE HEADLEY PARK INDUSTRIAL SITE HEADLEY ROAD EAST WOODLEY, FOR: ORANGE PCL

The Committee considered a report about this application set out on Agenda pages 2566 to 2578.

In explaining the report Officers reminded Members that the application had been deferred at the Committee meeting of 5th December 2001 to allow for further negotiation regarding the design and visual impact of the proposal. Officers informed Members that these negotiations had been unsuccessful and referred Members to the applicant's response included in the Agenda on pages 2568 to 2569.

Carol Jewell, representing Woodley Town Council attended the meeting and gave that authority's views in opposition to the proposal.

Linda Murphy a local resident attended the meeting and spoke in opposition to the proposal.

Mr. A Clifford, a local Member attended the meeting and spoke in opposition to the proposal.

During the debate on the proposal Members expressed disappointment with the applicant's response to the request to relocate the mast. Member also expressed strong concerns regarding the visual impact of the proposal on local residents, in particular those in Loddon Bridge Road. They also commented on the appearance and design of the proposed mast.

Members also noted the concerns of local residents regarding the safety of telecommunications masts but commented that current government advice in the form of PPG8 did not support such objections.

Discussion also took place on how to take the issue of providing telecommunications masts forward and several members suggested that a pro-active approach of dialogue with mobile phone providers to seek to find suitable sites was the best way forward.

RESOLVED: That Application No: 2001/4949 be refused on the grounds of its visual impact, appearance and design with particular reference to residents in Loddon Bridge Road.

213. APPLICATION NO: 2001/5440, ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO THE REAR OF HIGH VIEW, LAND AT PURSERS FARM BASINGSTOKE ROAD SPENCERS WOOD SHINFIELD, FOR: LACKEN CONSTRUCTION CO LTD

The Committee considered a report about this application set out on Agenda pages 2579 to 2598.

In explaining the report, Officers reminded Members that the application had been deferred at the meeting of 20th

February 2002 to allow for a site visit to be undertaken. Officers also informed Members that an additional letter of comment had been received from a noise consultant employed by the residents of Sevenoaks Drive.

Members were also informed that if the application was to be approved it was proposed to amend condition 9 to read

Condition 9

The surface level of the north end of the proposed car park shall be no higher than 65.450 m and the access road to the proposed car park shall be ramped down as shown on additional drawing No. 01.PF/09.

Mr. West & Mr. Morgan local residents attended the meeting and spoke in opposition to the proposal.

Mr. AJ Pollock a local Member attended the meeting and spoke in opposition to the proposal.

In discussing the proposal Members expressed concern regarding the effect of the proposal on local residents with particular regard to the proposed density of development, which was regarded as being excessive for a semi rural location, and represented over-development.

They also expressed concern that vehicles entering and exiting the site during the hours of darkness would create problems of light pollution for local residents due to the level of the proposed car park and also raised concerns regarding noise and potential flooding problems at the site.

RESOLVED: That Application No: 2001/5440 be refused on the grounds that it represented over-development of the site, was un-neighbourly and would result in a loss of amenity for neighbours.

214. APPLICATION NO: 2001/5110, PROPOSED ERECTION OF A 3 BEDROOMM DETACHED DWELLING WITH GARAGE, 15 NEW ROAD TWYFORD, FOR: MR & MRS A WILLOUGHBY

The Committee considered a report about this application set out on Agenda pages 2599 to 2613.

In explaining the report, Officers reminded Members that consideration of the above application had been deferred at the meeting of 20th February 2002 to allow for a site visit to be undertaken.

Mr. Terry a local resident attended the meeting and spoke in opposition to the proposal.

During the debate on the application, Members expressed concern regarding the design of the proposal and commented that the proposed development would be cramped and have an adverse affect on the street scene.

RESOLVED: That Application No 2001/5110 be refused on the grounds that it represented cramped and inappropriate development in the location due to its impact on the street scene and that it represented poor design on safety and security grounds.

215. APPLICATION NO: 2001/5453, PROPOSED CHANGE OF USE FROM EDUCATION (D1) TO BUSINESS (B1) USE, UNIVERSITY OF READING WHITEKNIGHTS CAMPUS EARLEY, FOR: UNIVERSITY OF READING

The Committee considered a report about this application set out on Agenda pages 2614 to 2624.

In explaining the report Officers informed Members that if they were minded to approve the application, the following additional condition was proposed;

Ian Jordan

AMC

From: WebComments@wokingham.gov.uk
Sent: 10 January 2002 19:01
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

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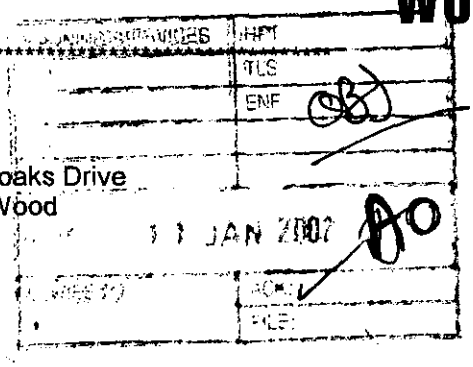


****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Colin West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

We wrote on 6th January re the original version of this planning application which (incorrectly apparently) referred to it being at Pursers Farm. We are now writing in connection with the 2nd version which refers to it being at High View.

Our comments submitted before still stand and we have these additional ones:

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated before) plus visitor cars.
This is going to cause considerable noise and pollution at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It will also be a visual eyesore to these houses.

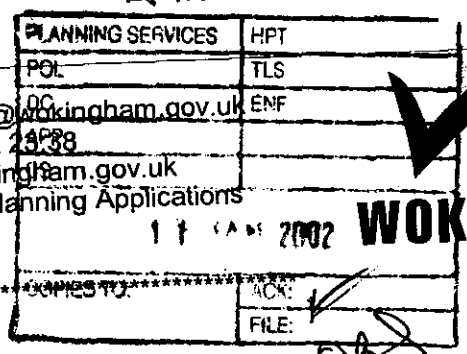
It will make access to these houses in Sevenoaks Drive much less secure. At a neighboroughing development in Stanbury Gate the police regularly attend due to the crime being committed in and around the garage/parking areas even to the extreme extent that police helicopters have been called out at least 3 times in the last 3 years to search for criminals (we have witnessed these from our house)so we think that the likelyhood of crime in Pursers Farm and Sevenoaks Drive will substantially increase.

Therefore coupled with our previous reply we believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. We would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type.

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 10 January 2002 23:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



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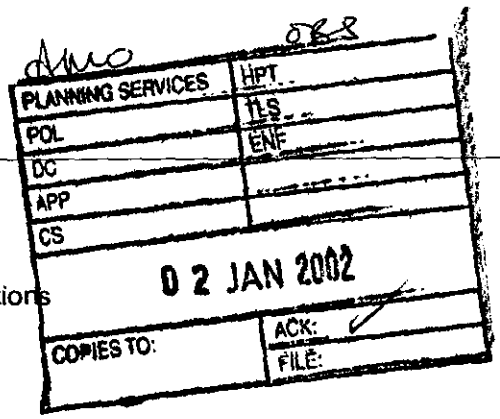

Carol Hurst

From: Ian Jordan
Sent: 02 January 2002 08:59
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Wednesday, January 02, 2002 9:06:56 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Mr & Mrs P Morgan
Correspondent_StreetAddress: 17, Sevenoaks Drive
Correspondent_Address2:
Correspondent_Town: Spencers wood
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9654602 (work)
Correspondent_Email: paul.morgan@nectech.co.uk

Comments:

We are writing to strongly object to the proposed planning application F/2001/5440.

We consider the proposal of having a car park behind us as detrimental to our general health and well-being.

The primary reasons for our concern are:

1 We would be subjected to noise pollution from vehicles at all times of the day and night, e.g. starting/reversing etc. and from the thoroughfare access to the parking area. The noise would be amplified by echo from the flats in Pursers Farm and the houses in the Sevenoaks Drive cul-de-sac.

2 We would be subjected to air population from car exhaust fumes (e.g. carbon monoxides), which would drop down and linger in our rear garden and potentially seep into our house. Our children's play area and vegetable gardens would be subject to harmful pollutants. The vehicles exhaust pipes would just be a couple of metres away!

3 Increased security risk to our property. It would be easy to gain access to the rear of our property from the car park. This not only increases the security risk to our property but also increases the safety risk for our children playing in the garden.

4 Increased security risk of car crime (criminal activity) in the general area. The original proposal of garages associated with the flats was a much better idea. It is a know fact that semi-enclosed open space car parking areas are subject to increased risk of car crime (theft and break-in), an activity which is already high in Spencers Wood!

We would appreciate it if you would take our concerns into account when you are considering this planning application.

Yours sincerely,

Paul & Angela Morgan

Area 868

PLANNING SERVICES	HPT
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APP	
CS	
02 JAN 2002	
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	FILE:

Carol Hurst

From: Ian Jordan
Sent: 27 December 2001 21:57
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, December 27, 2001 10:03:56 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Kevin Morrison
Correspondent_StreetAddress: 11 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email: kevin@morrison.org.uk

Comments:

I wish to object to the above proposal on the following grounds.

A car park of sixteen spaces is proposed to be built between my own property and the flats that are currently being constructed. Such a car park will undoubtedly create a constant noise; the disturbance caused by allowing the entire car parking to be located in one central area is neither appropriate nor desirable.

The original planning application already made provision for car parking located at the front of the site and just off the main entrance to the development. The above application would effectively create a thoroughfare from the front of the development to the back, as all 16 spaces would now be located to the rear of the property this thoroughfare would be in constant use, and as such the noise and disturbance would be at best "regular".

Additionally the three houses that are proposed on the site of the original car parking and garage block are of a height that will block light from my garden. This is of course in addition to the light that has been blocked by the building of the flats themselves.

I am sure had the additional land been available at the start of the project the developer could have made better use of the overall plan, and that a communal car park and road leading to it would not have been proposed.

ANW 988
PLANNING SERVICES | HPT
POL | TLS
DC | ENF
07 JAN 2002
COPIES TO: | ACK: ✓
FILE:

Carol Hurst

From: Ian Jordan
Sent: 05 January 2002 08:26
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Saturday, January 05, 2002 8:34:11 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Mr & Mrs C West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

We have been away on holiday for 2 weeks and because we only received a copy of the letter via a neighbour just before we went away we have not had the opportunity to see the detailed plan and so cannot comment on the design, appearance and layout. We will endeavour to do so and reply further as early as possible in the week starting 7th January. Meanwhile our comments are as follows:

1) The density of housing at Pursers Farm is already very high and it is inappropriate to have three further dwellings compared to the surrounding area.

2) The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety.

3) As the development is on higher ground to the south of Sevenoaks Drive, there will be a loss of light to those houses (numbers 5,11,15 & 17 particularly).

4) As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15, 17 & 18 particularly).

5) There will be very little room to accomodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that there Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. Furthermore this will add to the already bad congestion along Basingstoke Road (and surrounding roads) at peak times. We think that extra housing should be placed near to good public transport rather than this location.

Amo. 088

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07 JAN 2002	
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	FILE:

Carol Hurst

From: Ian Jordan
Sent: 06 January 2002 22:14
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, January 06, 2002 10:22:13 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F.2001/5440
Correspondent_FullName: Mr & Mrs Kevin Jordan
Correspondent_StreetAddress: 16 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883701
Correspondent_Email: rn@sevenoaks97.freeserve.co.uk

Comments:

We strongly object to the car park being built so closely to our property making it a security issue as open plan car parks are a magnet for car crime and increased property risk. Our family will be subject to further exhaust fumes and noise pollution.

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

18 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

RM/2001/5187
Location: Land at Church Farm & Cattle breeding Centre, Church Lane, Shinfield
New Plans show: Alterations to plots 1,2, 79 and 80, private gated rear paths to terraced houses and showing forward visibility corner,
Case Officer: Mrs A Odell
Observations: Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraced houses for those families who will prefer to use them.

LB/2002/5609
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed demolition of existing sun room attached to listed building and erection of replacement sun room
Case Officer: Helen Pollock
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood,
New pans show: Resiting of proposed dwellings plus garages.
Case Officer: Mrs A Odell
Observations: We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11, 15, 17 and 18 Sevenoaks Drive.

Continued...

2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbate the tendency for flooding of properties in Sevenoaks Drive.

3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site.

F/2002/5720
Location: 9 Salmon Close, Spencers Wood
Proposal: proposed front porch canopy to dwelling
Case Officer: Louise Smith
Observations: No comment

LB/2002/5619
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5585
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5547
Location: 17 Grovelands Road, Spencers Wood
Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2002/5686
Location: Warings Bakery, The Limes, Basingstoke Road, Spencers Wood
Proposal; Proposed installation of air conditioning unit to front of shop
Case Officer: Helen Pollock
Observations: We must emphasis that this is a retrospective application as the units have already been erected and we call for mitigation measures to elevate the visual impact on the street scene and that any potential noise complies with the existing legislation.

F/2002/5675
Location: Royal Oak 39 School Green, Shinfield
Proposal: Proposed single storey extension to public house to form dining area.
Case Officer: Natalie Brown
Observations: No comment

O/2001/5053
Location: Training College Meteorological Office, Shinfield Park, Shinfield Road
Proposal: Outline application for proposed residential development to a maximum of 325 dwellings with retained and new open space plus community centre and security fence to (European Centre for Medium Range Weather Forecast)
Case Officer: Mrs A Odell
Observations: The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous
large removals vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value.

Continued....

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: June 28, 2002
My ref: **F/2001/5440**

Copy

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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

The Owner / Occupier
28
PURSERS FARM BASINGSTOKE ROAD
SPENCERS WOOD
READING
RG7 1AQ

Dear Sir/Madam

APPLICATION No: F/2001/5440
APPEAL BY: Lacken Construction Co Ltd
SITE: Land At Pursers Farm, Basingstoke Road Spencers Wood Reading
PROPOSAL: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1092890**. Comments received after **02/08/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

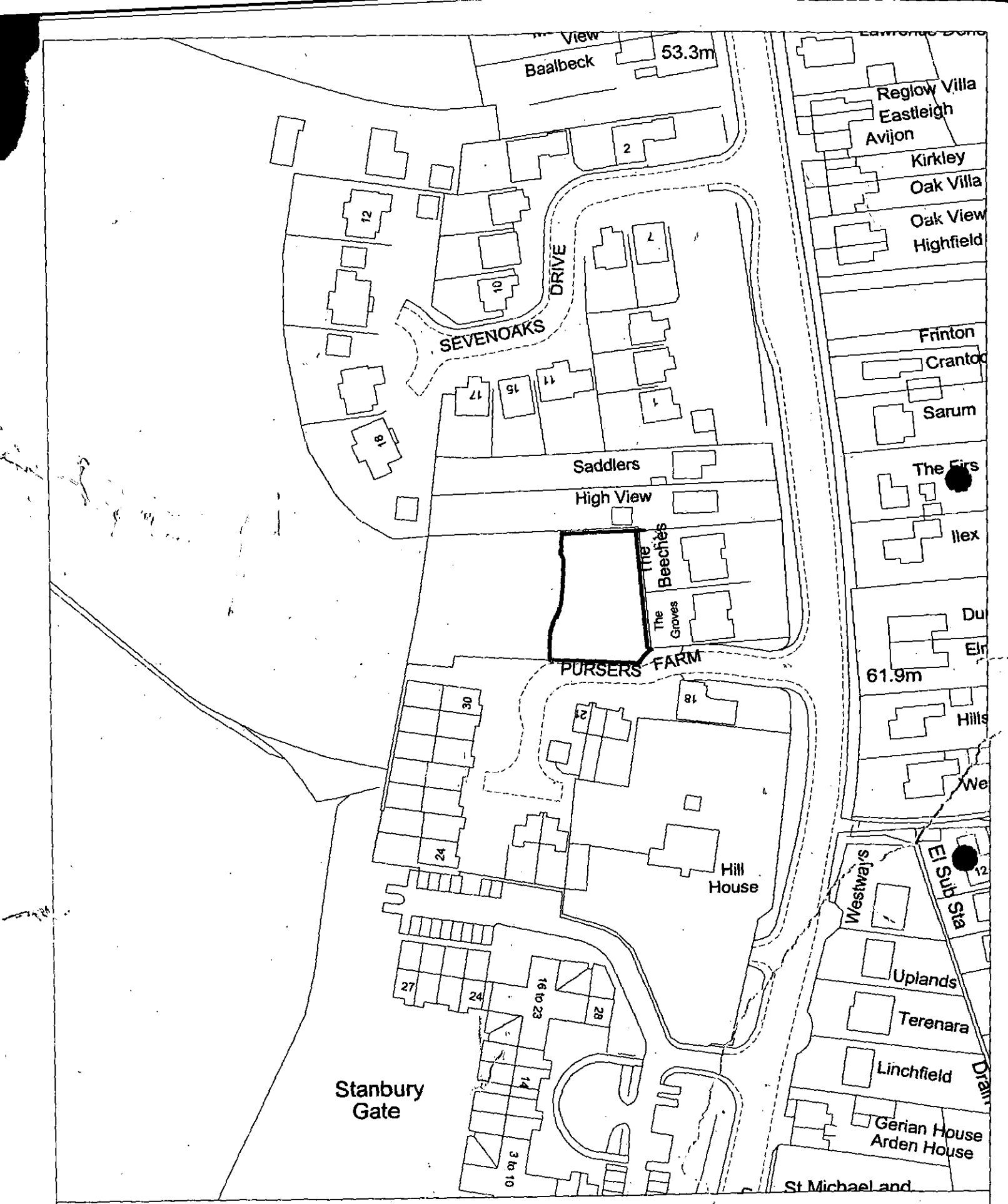
A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 28 June 2002

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Reply

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Angela Odell

From: Morgan, Paul [paul.morgan@nectech.co.uk]
Sent: 07 February 2002 11:20
To: 'Angela.Odell@wokingham.gov.uk'
Cc: Paul Morgan (E-mail)
Subject: Changes to Pursers Farm Development F2001/5449

Hello Angela,

I am not having much joy getting through to you by phone so I thought I would drop you a quick introductory email.

I am writing to you to seek your views and assistance on this planning application as I understand that it is going to a committee meeting.

The residents around the proposed development are strongly opposed to the layout, in particular the idea of having an access road going all the away behind our properties and then a communal open plan parking area. In our view this layout would have a significant negative impact on the living conditions of the existing dwelling and also on the properties currently being constructed!

To summarise our key areas of concern are :

* Noise pollution
* Light pollution
* Air pollution
* Significant increase risk of crime

to just name the keys ones ....

From my research into the covenants associated with the land being offered off by High View, is this scheme already in violation of them or do you have the authority to override covenants ?

We are currently trying to gather information to support our objections as we believe that any counter measures such as building fences and adding a few more trees will offer no more than superficial value/protection. The proposed layout is just not suitable!

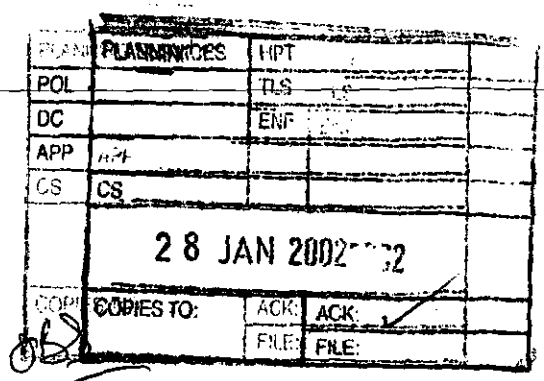
I will keep trying to call you to discuss the above.

Kind Regards,

Paul

Paul Morgan
Software Consultant
NEC Technologies (UK) Ltd
Level 3, Imperium, Imperial Way,
Reading, Berkshire, RG2 0TD, UK

Ian Jordan



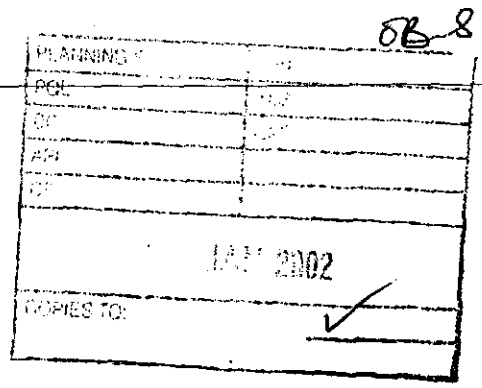
From: WebComments@wokingham.gov.uk
Sent: 28 January 2002 12:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Alan Hale
Correspondent_StreetAddress: 15 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883488
Correspondent_Email: imagethroughquality.com

Comments:

I would firstly like to confirm my previous objections still apply to this planning application revision.(These were e-mailed to you using my home e-mail address adhale1@aol.com.on 31.12.2001)
I am using my work e-mail address for additional objections and comments.
Drawing number 01/PF/05B.
The plans to build in the area detailed in this revision are without doubt an overdevelopment of the site and will effectively create a three storey wall of buildings because the ground level of the site is approx one storey higher than the ground level of my house - 15 Sevenoaks Drive. I already have a block of flats towering above me and to compound this and block the light and view further is unacceptable.The gap between the flats and the proposed terraced houses is only 16 feet through which cars must pass and the plan is to site the houses 13 feet closer to Sevenoaks Drive which will make the development even more imposing than the flats being built.Only a dramatic mature landscaping scheme using say 4 metres of ground along the length of the proposed site between Sevenoaks Drive and Highview could limit the damage.



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 23 January 2002 08:14
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Mr & Mrs P Morgan
Correspondent_StreetAddress: 17, Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9654602
Correspondent_Email: paul.morgan@nectech.co.uk

Comments:

We have reviewed the revised/additional plans (drawing No 01/pf/05b) for the planning application F/2001/5440 and we still strongly object to the proposed planning application. Our original comments still stand.

We consider the proposal of having a car park behind us as detrimental to our general health and well-being.

The primary reasons for our concern are:

We would be subjected to noise pollution from vehicles at all times of the day and night, e.g. starting/reversing etc. and from the thoroughfare access to the parking area. The noise would be amplified by echo from the flats in Pursers Farm and the houses in the Sevenoaks Drive cul-de-sac.

We would be subjected to air population from car exhaust fumes (e.g. carbon monoxides), which would drop down and linger in our rear garden and potentially seep into our house. Our children's play area and vegetable gardens would be subject to harmful pollutants. The vehicles exhaust pipes would just be a couple of metres away!

Increased security risk to our property. It would be easy to gain access to the rear of our property from the car park. This not only increases the security risk to our property but also increases the safety risk for our children playing in the garden.

Increased security risk of car crime (criminal activity) in the general area. The original proposal of garages associated with the flats was a much better idea. It is a know fact that semi-enclosed open space car parking areas are subject to increased risk of car crime (theft and break-in), an activity which is already high in Spencers Wood!

In addition we believe this proposal is an over development of neighbourhood.

We would appreciate it if you would take our concerns into account when you are considering this planning application.

OBS

Angela Odell

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POL	TLS
DC Amo	ENF
APP	
CS	
23 JAN 2002	
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From: Glenn White [glennw@elements.co.uk]
Sent: 23 January 2002 13:53
To: 'angela.odell@wokingham.gov.uk'
Cc: 'karen@global-integration.com'
Subject: REf: F/2001/5440 Pursers Farm development.Phase 3

Dear Mrs Odell

Following our conversation 21/01/02 with regard to the above development, i hereby put in writing the following objections to the
revised layout, indicating the realignment of the three number houses a further 10meters back from the highway.
This will impose on the Beeches and the Grove as the levels shown appear incorrect, and actualy the land lay is approxcimately ONE meter higher on the new development than shown thus Making the Ridge line higher and not providing the correct pitch and level of light required for neighbouring houses.
Once again i would like to reitterate the point indicated in my last letter,in the ammount of traffic that will be using this junction on a blind corner.
There is a view that this area is becomming over populated and will cause some social problems in the near future.As this Phase 3 development is in progress
the signs are that the Grove and Beeches will lose the charictor of there houses and priverse that attracted them to this area.
The propoesd development of the Eight dewlings was in all a fair decision by all, but we feel thw this proposal of the three new dewllings will do nother for the community
except overcrowd and cause traffic problems which are developing at present.

In conculsion i hope that Council will look into this matter before any decision will be made.

Yours Sincerely

G White

Mr G White The Grove
Basingstoke Road Spncers Wood
Mr C Hill The Beeches

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 23 January 2002 21:32
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

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****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Kevin Morrison
Correspondent_StreetAddress: 11 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email: kevin@morrison.org.uk

PLANN	DPT
POL	TLS
DC	BHF
CS	
24 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Comments:

I refer to the revised drawings submitted and wish my earlier objections to the scheme to be carried forward to this application. In addition I would addthe following comments. The boundry between the propsed car parking and the existing fencing is not of suuficient depth to allow for any proper landscaping and shielding. The inclsuion of the three houses is an overdeviopment of an already cramped site.

POSITIVE ABOUT DISABLED PEOPLE

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 24 January 2002 19:18
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	
POL	TLS
DO	ENF
APP No	
CS	
29 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Colin & Lisa West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

We write in objection to plan F/2001/5440 Three dwellings at Pursers Fam, Basingstoke Road, Spencers Wood, Reading (and parking at Highview Cottage, Basingstoke Road) on the following grounds:

1) Design, appearance and layout

The Council's own policy states that "subject to development at such a density not compromising the quality of the environment" The density of housing at Pursers Farm is already very high and it is inappropriate to have three further small dwellings densely packed compared to the surrounding area of Sevenoaks Drive and other surrounding houses on the Basingstoke Road.

2) Highway safety

The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety.

3) Loss of light

As the development is on higher ground to the south of Sevenoaks Drive, there will be a loss of light to those houses (numbers 5,11,15 & 17 particularly).

4) Overshadowing and overlooking (loss of privacy)

As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15 16, 17 & 18) particularly
The Council's own guidance for large housing sites; i.e. those for 10+ dwellings (which this development, along with the 8 flats and 1 house currently being built) says that
"proposed layouts will be expected to have an acceptable effect on the amenity of any existing adjacent dwellings in terms of privacy, outlook, sunlight and daylight. Direct overlooking between windows across gardens at a distance of 21 metres will rarely be acceptable, and greater distances may be sought between proposed and existing dwellings".
It does not appear that these dwellings are 21 metres apart from neighbouring properties in at least 2 if not 3 or 4 directions.

5) Noise, disturbance and pollution

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated in point 7 "Other" below) plus visitor cars.
This is going to cause considerable noise and pollution at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It will also be a visual eyesore to these houses.

POSITIVE ABOUT DISABLED PEOPLE

6) Crime

Building the car park in Highview Cottage land will make access to these hous[illegible]s in S[illegible]enoaks Dri[illegible]uch less secure. At a neighboroughing development in Stanbury Gate the police regula[illegible]nd du[illegible] crime being committed in and around the garage/parking areas even to the extreme extent [illegible] police h[illegible]opters have been called out at least 3 times in the last 3 years to search for criminals (we have witnessed these from our house)so we think that the likelihood of crime in Pursers Farm and Sevenoaks Drive will subst[illegible]

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7) Other

There will be very little room to accommodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that there Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. This could prove dangerous for pedestrians, especially children. Furthermore this will add to the already bad congestion along Basingstoke Road (and subsequent roads) at peak times. We think that extra housing should be placed near to good public transport rather than this location.

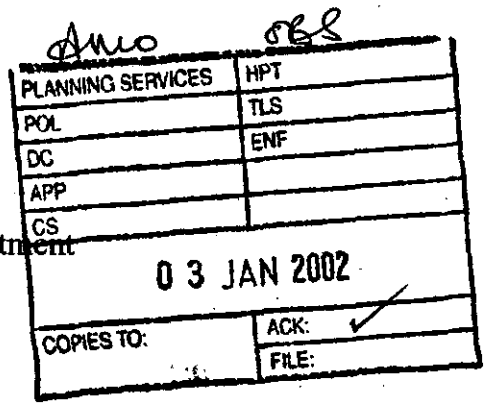
The flats are very small in size and the garages proposed would have provided good storage space for them. There is no storage room built into the block of flats (e.g. lockable space could have been provided in the basement if it had been thought through at the outset) so if the garages are not provided then the flats will be very impracticable and will not e.g. encourage the use of environmental transport such as bicycles.

Therefore coupled with our previous replies we believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. We would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type.

POSITIVE ABOUT DISABLED PEOPLE

Your Ref: Angela Odell F/2001/5440 dated 13 Dec 01

19 Pursers Farm
Basingstoke Road
Spencers Wood
Reading
BERKS
RG7 1AQ
Tel/Fax: 0118 9760278



Angela Odell
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

28th December 2001

Dear Ms Odell

REF: APPLICATION NUMBER F/2001/5440 – LAND AT PURSERS FARM

1. Thank you for notice of the proposal by Lacken Construction to erect a further 3 three-bedroom dwellings plus garages at Pursers Farm, Spencers Wood, and the opportunity to comment.

2. As reasonably new owners of 19 Pursers Farm we do feel strongly about this proposal, as the buildings will be built immediately in front of our house. We are writing on our behalf but are confident that neighbours and owners of properties in and around Pursers Farm will support the issues we raise. Our comments are as follows:

a. Background. Prior to us purchasing this house in May 2001 we carried out extensive research into the immediate and local area. As well as reading through all dealings with this plot of land in the Council Shute End offices (file 38025 and other affiliated files) we also contacted and questioned Mr Beehan (owner of Lacken Construction Company) about the plans for the ground directly in front (to the north) of 19 Pursers Farm. At the time this area was part wastage and part occupied by a mobile home occupant. He confirmed that once the final occupant had moved from her mobile home he would go-ahead with the final phase of his development at Pursers Farm. He reiterated that the planning permission he had received from Wokingham District Council on 14 June 2000 (1774) gave authority for the construction of 8 two-bedroom apartments, one 4-bedroom house and sufficient garages for all dwellings. He had no intention of extending this development any further which confirmed in our minds that we should go ahead with our purchase as none of these residential dwellings would be in front of (to the north of) 19 Pursers Farm. The only construction in front of 19 Pursers Farm would be six one storey garages at the most northern end of the Pursers Farm plot and two one storey garages in front of 21 Pursers Farm.

b. Over Bearing and Over Development. We purchased 19 Pursers Farm in the confidence that no other residence would overlook this property. The new proposal for the construction of 3 new dwellings will overlook, and with their close proximity to the narrow road, overbear onto 19 Pursers Farm, affecting our privacy as well as considerably reducing our view to the north. We are already overlooked from

behind and have light restrictions on the southern side because of the extremely tall hedge and overhanging trees growing in the grounds of Hill House. A property built directly to the front of our house will restrict this light even more. As well as that, the immediate impression as you drive into Pursers Farm will be one of over-development, something we understand Wokingham District Council is not keen on advocating[1].

c. Insufficient Off-Road Parking Space. The drawings for the proposed three-bedroom dwellings[2] only show off road parking for two vehicles and not the three that was insisted on by the Wokingham District Council for previous applications for Pursers Farm[3]. Should this application be approved there is the likelihood of on road parking outside these properties. This would cause considerable congestion on an already restricted road. Entry and exit into the driveway of 19 Pursers Farm would be even more difficult than it already is.

d. Restricted View and Privacy. We purchased 19 Pursers Farm with the knowledge that the property would remain attractive to prospective buyers or even tenants and remain a sound investment. The main reason for this was the privacy that the house offered with a secluded rear garden and an uninterrupted view to the front across to south Reading. The construction of 3 three-bedroom dwellings immediately in front of our house will take this away and reduce the attractiveness of 19 Pursers Farm, which could have an impact on it's future value.

3. This latest application to further develop the Pursers Farm cul-de-sac hints of development creep and an attempt to maximise profit margins at the expense of the privacy and quality of life of the owners and occupants of Pursers Farm and neighbouring properties.

4. Conclusion. In conclusion we request that Application Number F/2001/5440 should not be accepted on the above grounds and that the planning permission[4] remains extant to continue with the construction of the single-storey garages and landscaping of the area immediately to the north of 19 Pursers Farm.

5. Possible Compromise. If a position of compromise is possible then the offsetting of the new dwellings further back from the access road will go some way to reducing the negative effects of the buildings. This would allow another vehicle to park on the driveway as well as pushing the frontage of the house away from the line of houses of which 19 Pursers Farm lies within. The only reduction for the new houses would be smaller rear gardens, a sacrifice that the developer should be able to accept.

6. We trust that you will understand and sympathise with our comments and look forward to hearing from you in the near future.

Yours faithfully

Mr and Mrs P Brown
19 Pursers Farm

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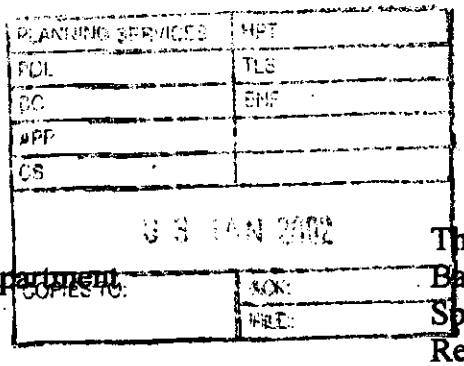
[1] Paragraph 05 of Wokingham District Council Planning Permission for Application No 38025 dated 2 Aug 91.
[2] See File Application Number F/2001/5440 dated November 2001.
[3] Various letters of response by Wokingham District Council to ensure that each property in Pursers Farm had sufficient off-road parking for at least three vehicles. See file 38025 and other affiliated files.
[4] Wokingham District Council Planning Permission dated 14 June 2000 (1774).



Angela Odell
Environmental Services Department
Planning Services
Shute End, Wokingham
Berkshire RG40 1WR

The Grove /The Beeches
Basingstoke Road
Spencers Wood
Reading RG71AL
01189 887770

29th December 2001

Dear Miss Odell

RE: Application no F/2001/5440 for the erection of three dwelling and parking.

We are in receipt of your revised plans notification and would like to raise the following issues for the objection of these revised plans.

1. The description of the letter indicates that the proposed houses and parking are behind High View and could be misconstrueded as such, and not as they are shown on the DRG no 1964/30 behind the above mentioned addresses.
2. It is shown on the aforementioned drawing that three houses will be sited on the plot shown, taking away the garages and parking for the PHASE THREE and only inserting open parking spaces. As it appears that Lacken Construction have acquired some land from High View to relocate the parking, none of which is to be garaged.
3. As you are aware we feel that this area being, Spencers Wood is SEMI RUAL and by inserting three extra houses into this location will highly dencify this area and thus making it over crowded and congested. As Phase TWO has EIGHT DWELLINGS at present and PASE ONE has TEN all situated in a very close area.
4. Ingress and Egress from Purses at present being located on a corner is very dangerous for those using it with the small number vehicles, without Phase Two and Three being occupied. This entrance is blind crossing for the people using it, and they in turn take a chance every time they cross the main road hoping that another vehicle is not going over the speed limit on the blind corner.
5. There is no facility to cross this very busy road for children and alike, as cars tend to speed along this road. This area is waiting for a fatal accident happen and at present the traffic load has not increased.
6. We also feel that the proposed roofline will dominate the area and will encroach on the surrounding buildings.
7. I would like reference to our previous letters regarding the location and foundation structures with regard to the swimming pools, which are, situated at the rear of the Grove and the Beeches plots.
8. I have also when moving into the Grove had correspondence with the council regarding the retaining wall adjacent the pursers farm road, as it appears that wall is once again moving due to the large volume of lorries delivering materials, Mr Lacken has at the very early days inspected this wall and assured us that if there

was any problems with the wall moving in the future he would rectify, can you please ensure that he will follow through with his assurances.

I hope the above information will clarify the situation on our behalf and look forward to speaking with you in the near future.

Yours Sincerely

The Grove

The Beeches

Amo 088

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0 2 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 31 December 2001 11:43
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Monday, December 31, 2001 11:50:41 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: ALAN HALE
Correspondent_StreetAddress: 15 SEVENOAKS DRIVE,SPENCERS
Correspondent_Address2: WOOD,
Correspondent_Town: READING
Correspondent_County: BERKSHIRE.
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883488
Correspondent_Email: adhale1@aol.com

Comments:

We have been tolerant of the development currently being constructed despite the fact that ground floor windows in the flats being built look straight into our living room.We simply asked for adequate tree screening to be planted.I mention this because we are not opposers to all new developments regardless of merit.
However we strongly object to this application (F/2001/5440) because it will cause the following:
1.Cars will be driven from the front of the development to the back, parking against our rear fence.This will bring noise/smell pollution especially early in the morning and the late evening/night.The planned route to parking will result in car headlights shining on our two rear bedroom windows because our house is on a lower level,this is totally unacceptable.Our line of sight will also be heavily polluted by any oversized vehicles such as people carriers/vans etc from the ground floor and by any vehicle when looking from the first floor windows. The problem will be further compounded by visitors cars on top of the 16 allocated parking places. The new application also raises the problem of security for the cars parked and the knock on effect of car alarms being triggered and then the need for security lighting as a safeguard, again polluting the area.I believe the late revision of the planning application is totally unnecessary and community interests/quality of life for existing homeowners should be placed ahead of a relatively small financial gain, regardless of effect, for the developers/owners of Highview.I trust commonsense will prevail and the council will deny the application success.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 January 2002

Location:	Land at Pursers Farm, Basingstoke Road, Shinfield
Proposal:	Proposed erection of three dwellings plus garages and additional parking to rear of High View.
Application Number:	F/2001/5440

In response to your consultations dated 13, 19 and 20 December 2001 and 10 January 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals.

The landscape scheme as shown on drawing no. 1964/30 is generally acceptable, however the drawing should be amended to take account of the change in position of the dwellings within the site as per drawing no. 01/PF/05B.

The landscape plan should also give details on the numbers and/or densities of shrubs to be planted per species.

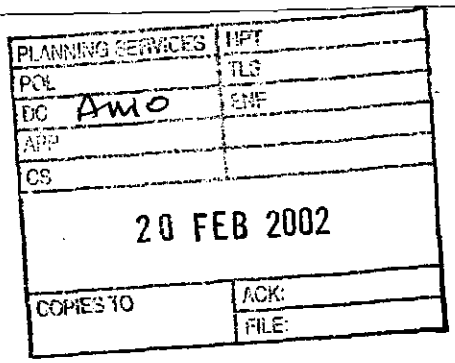
Catherine Brimble

Catherine Brimble
Landscape Architect

Ian Jordan

0685

From:	WebComments@wokingham.gov.uk
Sent:	19 February 2002 17:40
To:	ian.jordan@wokingham.gov.uk
Subject:	Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Alan Hale
Correspondent_StreetAddress: 15 sevenoaks Drive,,
Correspondent_Address2: Spencers wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883488
Correspondent_Email: alanhale@imagethroughquality.com

Comments:

My previous two objections are confirmed(held by Angela O`dell.)
I would like to add further comment for consideration and would strongly urge the council to deny the application in it`s entirety.
The planned relocation of the very large car park to a place hidden away behind the flats already being built is going to create a haven for crime and will be an ideal place not just for petty crime but also for personal attacks and burglaries.The previous plan which had been approved by the council was much more sensible placing the car park in a more accessible , public area that provided little or no difficulties.This is high density over development and is totally out of keeping with it`s surroundings.The council has a duty and a responsibility not only to existing residents but also to the future flat owners to provide, as best they can, safety and security for people and their posessions.Allowing the car park to be built behind the flats instead of in front of them is tantamount to inviting criminals to a `party`.It is common knowledge that these type of car parks in this type of location cause crime and should be a strong enough reason to deny the application.None of us want to say "told you so" after the event.The council should already be aware that crime figures are growing in Spencers Wood,please don`t add to our problems by approving this application.

Other major issues are loss of light and car headlights shining upon the houses numbered 11,15,17,18. The location of the car park being dark and quiet would mean people would want to use full beam headlighting at night and the developers suggestion of a slight reduction of ground level is not going to change the fact that the route to the car park is ludicrous.

We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land and in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses build.

PO
LTR
LTR
15 FEB 2002

The design/layout is totally unacceptable due to the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), Security (crime against property, cars and people) and loss of amenities (light) for "The Beeches" and "The Grove". This intensification of the development will "unreasonably damage" the quality of life of the existing residents and the prospective residents of the flats.

Name	Address	Signature
Colin West	18 Sevenoaks Drive, Spencers Wood Reading	
Lisa West	18 Sevenoaks Drive Spencers Wood Reading	
Paul Morgan	17 Sevenoaks Drive	
Angela Morgan	17 Sevenoaks Drive	
John Hall	14 Sevenoaks Drive	
Lesley Hale	15 Sevenoaks Dr	
Kevin Morrison	11 Sevenoaks Dr	
Claire Morrison	11 Sevenoak Dr	
	1 Sevenoaks Drive	
	1 Sevenoak Drive	
CHRIS POTTER	3 Seven Oaks	
Eleanor White	The Grove Sevenoaks Dr	
Karen White	11	
	The Beeches	
Jacqueline Hill	The Beeches	Jacky Hill
	14 Pursers Farm	THOMAS
BONNARDEAU	20 PURSERS FARM	Eric Bonnardeau
W. RICHARDSON	21 PURSERS FARM	

Name	Address	Signature
J H COOK	Hall Hse. Basingstoke	J H Cook
BAYLEY TUSTIN.	SADDLERS. SPENCERS WOOD.	Bayley Tustin.
R Jordan.	16 SEVENOAKS DRIVE	R Jordan
ALAN HALE	15 SEVENOAKS DRIVE	

Angela Odell

From: paul morgan [pmorgan@morganap.fsnet.co.uk]
Sent: 17 February 2002 18:23
To: Angela.Odell@wokingham.gov.uk
Cc: Paul Morgan
Subject: F2001/5440 Pusers Farm Objection Letter

PLANNING SERVICES	HPT 53215
POL	TLS
DC	ENF
APP	
CS	
18 FEB 2002	
COPIES TO	ACK:
	FILE:

objection 170202.doc

Hello Angela,

I have also attached a word document containing the same text.

We are writing to object to the revised planning application F/2001 5440. Intensification of the Pursers farm development!

Drawing nos: 10/PF/05C & 07A & 01/PF/08

We believe that the change to the road layout to make it slope down to the car park will do little to prevent light pollution from car lights. The ground level of the car would need to be significantly lower than the existing ground level of High View.

Angela, the height of the ground levels specified in he planning application don't match up with the heights specified on my drawing of Sevenoaks drive (4436:96:002) and the surrounding area.

My drawings state that the existing ground level of proposed car park area (High View) is 61.96m and not 66.2m!

Is the road width of the access road suitable for 2-way traffic?

In addition to this, we would like to comment that we would be concerned about water run off from the road and car park into our back gardens and potential risk of flooding. Also we are concerned about water contamination by oil and petrol residues for the vehicles in the car park.

We would like re-iterate that we strongly believe that the design and layout of this proposed development will impact the quality of life of the residents in the surrounding area. It is unreasonable for the following:

- Location of access road and communal car park will mean:
- Significant noise disturbance

Given that this proposed layout will give a road around the flats to the rear door, this will mean that the rear door will become the main entrance, hence houses No18, 17, 15, (Indirectly No 16, 14, 11, 1) Sevenoaks Drive and Saddlers, High View, The Beeches, The Grove, would be subject to the noise of people (talking/shouting/music etc.) and vehicles coming and going. The road will be a thoroughfare!

This layout also means that roads would then exist in front of, and behind all the properties mentioned, surely this is unreasonable!

Also, due to the nature of the new dwellings (flats) they are likely to attract younger people whose lifestyle is probably going to involve them coming and going at all times of the day or night, perhaps with less noise consideration as well.

Wokingham district councils "Environmental health department" have not done any analysis of the impact of noise. The proposed layout will be particularly bad! The noise may not be like a main road and cannot be modelled by CRTN, but it will certainly impact the surrounding residents!

I have spoken to the Institute of Sound and Vibration Research (ISVR) at the University of Southampton and they have commented that the layout and height of the properties is likely to be extremely poor for acoustics. Sound/noise will be bounced and reflected by all the properties surrounding the development. Vehicle noises and peoples voices will be propagated all around.

ISVR have commented that defensive measures such as tree planting would only offer visual support! and even if you had extremely high fences is it unlikely to do much, the layout is extremely poor for noise/acoustics!

If necessary the ISVR can be commissioned to do a study to provide physical evidence to substantiate their advice.

Noise from 18+ cars.

The location and principle of having a communal car park instead of garages is likely to attract children and become and play area.

The car park is bigger than most pub car parks in the area!

- Light

Light from vehicles, direct and indirect and from site lighting around the building/road/car park will impact all the properties surrounding it. The lights will illuminate most people's bedrooms and generally be an intrusion to their privacy.

Light disturbance from 18+ cars

- Air

Exhaust fumes from 16 cars! Carbon Monoxide will seep into the garden areas. This is especially dangerous to children and will contaminate produce growing in the gardens.

- Safety

Unacceptable increased risk of crime against

Property (the back gardens of the surrounding houses will be exposed as well as the flats)

Vehicles (high risk to communal car park, they are now doing away with the garages)

People

The access road to the car park has an undesirable dogleg design, rather than a conventional and safer radius bend. Also it is possible for a car to crash into the garden of No 15, 17 putting the life of children and adults at risk.

The location and principle of having a communal car park instead of garages is likely to attract crime.

- Loss of privacy

It will be extremely easy for people to intentionally or unintentionally look over fences and directly into windows or gardens of the houses around/below. Our gardens will now be effectively open to the public as opposed to private.

The flats will now have a road around approximately ¾ of the building!

It is also observed that the proposed layout damages the residential amenities of the flats. They now have less recreational/garden area. This new proposal not only means that the flats don't have an area for peace and tranquillity but it also deprives it from the properties surrounding them.

- Other points

The car park would be very close to existing established trees and hence is likely to damage the roots and kill the tress, these are necessary to provide screening from the flats!

In summary this proposal has a serious negative impact on the surrounding area. It will "unreasonably damage" the quality of life of many residents in Sevenoaks Drive and on the Basingstoke Road. The development proposal is more in keeping with an inner-city development than a semi-rural village location.

Please observe our views. The residents accepted the original layout of the flats, but this new proposal is totally unacceptable!

Yours,

Paul and Angela Morgan

17, Sevenoaks Drive.

0B3

Angela Odell

19 FEB 2002
COPIES TO: ACK:
FILE:

From: Kevin Jordan [mail@sevenoaks97.freeserve.co.uk]
Sent: 18 February 2002 16:52
To: Angela.Odell@wokingham.gov.uk
Subject: Drawing Nos: 10/PF/O5C & 07A & 01/PF/08

Both myself and my husband are writing to address the above application and our concerns and objections to the revised planning application F/2001 5440 for Pursars Farm Development.

We strongly are arguably believe that the layout of this proposed development will cause several problems for ourselves and our neighbours.

The road and entrance to the flats now mean that we will be subject to a great amount of traffic noise from the vehicles coming to and fro to the carpark as well as the noise from the goings on of the residents of these flats.

The light from the vehicles would have a great impact to our home and many of our neighbours. The lighting would illuminate the bedrooms of most of our properties, in particular two of our own.

When we purchased our home we opted for a semi-rural location, but with the current proposal it appears that we are among some sort of inner-city development and feel that both our own and our neighbours quality of life is less as we are now subject to noise, air pollution, increased crime from a car park vacinity directly on the back of our properties which is totally unacceptable.

The new prosposal is totally unacceptable.

Kevin and Rachel Jordan
16 Sevenoaks Drive
Spencers Wood
Reading

Angela Odell

From: Glenn White [glennw@elements.co.uk]
Sent: 14 February 2002 10:23
To: 'angela.odell@wokingham.gov.uk'
Subject: Pursers Farm Phase 3

PLANNING SERVICES	HPT
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DC	ENF
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GS	

18 FEB 2002

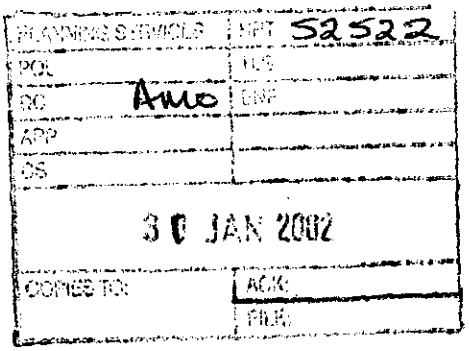
COPIES TO	ACK:
	FILE:

Dear Angela

I am in receipt of your letter regard to the revised plans introduced by Larkin Builders, i understand that they intend to revise the Landscaping , as per my previous corrispondances i feel that these changes are part of the proceedure to create diversion to move the attention away from the proposed new dewllings,and the impact that they will have to the surrouding area.The resident of pursers farm will not object to the new scheme as a large proportion are still owned by Larken Builders and therefore are tennants to the main contractorand have no issue regarding the numbers of houses and the enviromental issues.

Regards Glenn White The Beeches

The Beeches
Basingstoke Road
Spencers Wood
Reading
BerkshireRG7 1AL
(Telephone 01189 884905)



Environmental Services Department
Planning Services
Shute End
Wokingham
Berkshire
RG40 1WR

Tuesday 29th January 2002

Re : Application F/2001/5440

Dear Ms. Odell
Further to recent correspondence and my visit to the Council Offices on Monday to look at the plans, we notice that on Drawing no. 01/PF/07 dated January 2002 (copy enclosed) it shows 'Profile of Previous Approval – September 1999'

I requested drawings of the approval but no approval could be found on record in the office despite considerable searching; nothing could be found on the record card and the approval that we had seen for 1999 shows a garage on this sight, not a house.

Therefore, I was wondering if you could possible supply the drawing showing the approval of the profile in the position shown on the drawing.

I would also like to mention that the swimming pool at The Grove is not shown on the drawing, bearing in mind that it is 6' deep and goes very near to the boundary of the fence. It is also noted that the eight flats on the approved drawing do not seem to be in the same place as the new drawing – how could this be when the building has already been erected .

Perhaps you would be kind enough to clarify the position for me.

I look forward to hearing from you.

Yours faithfully

Colin R. Hill

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 14 February 2002 21:39
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Kevin Morrison
Correspondent_StreetAddress: 11 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1 AZ
Correspondent_Telephone:
Correspondent_Email: kevin@morrison.org.uk

OBJ
AO
Ack ✓

Comments:

Having studied the drawings in the above application I wish the following objections to be considered.

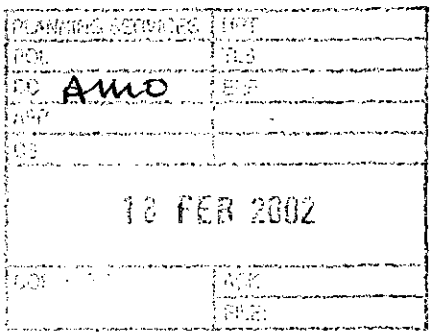
The fact that the access road to the car park slopes gently downwards is not going to significantly affect the amount of light being dispersed by car headlights. These will shine directly into the windows of the houses on Sevenoaks Drive, this can be demonstrated now by the fact that the downstairs windows of the flats can easily be seen from the upstairs windows of the houses on Sevenoaks Drive. As the proposed road is not significantly lower than the ground level of the flats, car headlights will shine as described above.

The fence that is being considered the boundary line is also built in such a way that the arris rails are on the wrong side of the fence, this poses a definite security risk, as identified by the Crime Prevention Design Adviser, in his letter.

The most significant problem is however the amount of surface water that will gather on the car park. As the council are aware the drainage in and around Spencers Wood, and in particular Sevenoaks Drive, is a major problem. All houses facing pursers farm from Sevenoaks Drive suffer from water logged gardens. There is no adequate means of drainage from the car park that is apparent, and one can only assume that the water would drain into the gardens of the surrounding property, this would undoubtedly cause flooding in these gardens.

Angela Odell

From: Morgan, Paul [paul.morgan@nectech.co.uk]
Sent: 18 February 2002 08:20
To: 'Angela. Odell (E-mail)
Subject: FW: Latest Objection



-----Original Message-----
From: Kevin Morrison [mailto:Kevin@morrison.org.uk]
Sent: 14 February 2002 21:45
To: Paul. Morgan (E-mail)
Subject: Latest Objection

Paul – I do not have Angela Odell's email address – I have therefore posted this on the web site – Would you be able to forward this to Angela Odell just in case it is lost in the system. – Thanks

Having studied the drawings in the above application I wish the following objections to be considered.

The fact that the access road to the car park slopes gently downwards is not going to significantly affect the amount of light being dispersed by car headlights. These will shine directly into the windows of the houses on Sevenoaks Drive, this can be demonstrated now by the fact that the downstairs windows of the flats can easily be seen from the upstairs windows of the houses on Sevenoaks Drive. As the proposed road is not significantly lower than the ground level of the flats, car headlights will shine as described above.

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The most significant problem is however the amount of surface water that will gather on the car park. As the council are aware the drainage in and around Spencers Wood, and in particular Sevenoaks Drive, is a major problem. All houses facing pursers farm from Sevenoaks Drive suffer from water logged gardens. There is no adequate means of drainage from the car park that is apparent, and one can only assume that the water would drain into the gardens of the surrounding property, this would undoubtedly cause flooding in these gardens.

Kevin Morrison
11 Sevenoaks Drive

Angela Odell

To: Morgan, Paul
Subject: RE: F2001/5440 Pursars Farm

I asked the applicants to take a level reading on the site of the proposed car park near its boundary with the rear of the Sevenoaks Drive houses and to forward this information to me before the Committee on Wednesday, to which I will report it.

-----Original Message-----
From: Morgan, Paul [SMTP:paul.morgan@nectech.co.uk]
Sent: 11 March 2002 10:31
To: 'Angela. Odell (E-mail)
Subject: F2001/5440 Pursars Farm
Importance: High

Hello Angela,

re: slope of the road down to the potential site of the car park (ground levels).

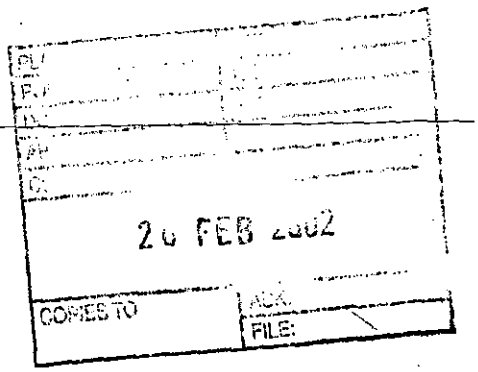
Have you had confirmation about the height figures ? ie differences between the Bewley plans and the Lacken construction plans ?

I saw the builders taking some crude measurement's on Friday afternoon. Can you now confirm that the figures now match up with the Bewley plans please ?

Kind Regards,

Paul

Paul Morgan
Software Consultant
NEC Technologies (UK) Ltd
Level 3, Imperium, Imperial Way,
Reading, Berkshire, RG2 0TD, UK
Tel: +44 118 965 4602
Fax: +44 118 925 7191
E-Mail: paul.morgan@nectech.co.uk



Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 18 February 2002 18:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/544
Correspondent_FullName: Lisa West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

I write in objection to plan 14th Feb 2002, Application no F/2001/5440
Three dwellings at Pursers Farm, Basingstoke Road, Spencers Wood, Reading (and parking at Highview Cottage, Basingstoke Road) on the following grounds:

1) Design, appearance and layout

The Council's own policy states that "subject to development at such a density not compromising the quality of the environment" The density of housing at Pursers Farm is already very high and it is inappropriate to have three further small dwellings densely packed compared to the surrounding area of Sevenoaks Drive and other surrounding houses on the Basingstoke Road. The density of the plan is now 40 houses per hectare – whilst this is in within Government guidelines it is high for a semi-rural area.

2) Water run off

The Gardens of 17, 15, 13 & 18 on Sevenoaks Drive are waterlogged most of the year and by slopping the proposed access road on Pursers Farm down torwards the property levels of Sevenoaks Drive, this will only add to an already bad situation. It will make the drainage situation even worse for these houses.

3) Highway safety

The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety.

4) Loss of light

As the development is on higher ground to the south of Sevenoaks Drive (affecting numbers 5,11,15 & 17) and to the west of "Beeches" and the "Grove" on Basingstoke Road, there will be a loss of light to those houses, particularly the latter two.

5) Overshadowing and overlooking (loss of privacy)

As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15 16, 17 & 18) and esepcially "Beeches" and the "Grove" on the Basingstoke Road. The Council's own guidance for large housing sites; i.e. those for 10+ dwellings (which this development, along with the 8 flats and 1 house currently being built) says that
"proposed layouts will be expected to have an acceptable effect on the amenity of any existing adjacent dwellings in terms of privacy, outlook, sunlight and daylight. Direct overlooking between windows across gardens at a distance of 21 metres will rarely be acceptable, and greater distances may be sought between proposed and existing dwellings".
The plans have been revised yet again and I require clarification that these dwellings are 21 metres apart from neighbouring properties..

6) Noise, disturbance and pollution

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated in point 7 "Other" below) plus visitor cars.
This is going to cause considerable noise and pollution (both atmospheric and light) at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It will also be a visual eyesore to these houses.

7) Crime

Building the car park in Highview Cottage land will make access to these houses in Sevenoaks Drive much less secure. At a neighboroughing development in Stanbury Gate the police regularly attend due to the crime being committed in and around the garage/parking areas even to the extreme extent that police helicopters have been called out at least 3 times in the last 3 years to search for criminals (I have witnessed these from our house)so I think that the likelihood of crime in Pursers Farm and Sevenoaks Drive will substantially increase. The Crime Prevention Design Adviser has already written to Wokingham District Council expressing his reservations about the plan, in particular about the car park – I will not repeat the contents here.

8) Other

There will be very little room to accommodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that there Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. This could prove dangerous for pedestrians, especially children. Furthermore this will add to the already bad congestion along Basingstoke Road (and subsequent roads) at peak times. I think that extra housing should be placed near to good public transport rather than this location.

The flats are very small in size and the garages proposed would have provided good storage space for them. There is no storage room built into the block of flats (e.g. lockable space could have been provided in the basement if it had been thought through at the outset) so if the garages are not provided then the flats will be very impracticable and will not e.g. encourage the use of environmental transport such as bicycles.

Therefore coupled with our previous replies I believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. I would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type.

Lisa West
18 Sevenoaks Drive
Spencers Wood
Reading
RG7 1AZ

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Angela Odell Development Control	Your Ref:	F/2001/5540
From:	John Mullaney Environmental Heath	My Ref:	20016149
		Date.	11/02/02

PROPOSED 3 DWELLINGS PLUS ADDITIONAL PARKING

PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD

In order to limit any disturbance caused by noise from the car parking area I recommend that a noise barrier fence is erected around the boundary of the proposed site.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Shinfield
Parish Council
Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

02 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling – -
Officer: Richard Kelly
Observations: No comment

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

As part of the Local Plan Inquiry, and the Housing Round Table in particular, the Inspectors have asked us to consider the need for a density policy, in light of the guidance in PPG3 (2000).

A draft policy was taken to Environmental Services Committee on 12 June 2000. Members were asked to consider a draft policy on residential densities. Amendments were made to the draft policy, but a resolution was made to include this amended draft policy in the District Local Plan as soon as the process permits, and for it to be adopted for the purposes of development control as soon as possible. In addition Members asked that all development control reports indicate the density of proposals of 5 or more dwellings.

The following draft policy was submitted to the Inquiry at the Housing Round Table on 3rd and 4th of July 2000:-

'IN ORDER TO ENSURE AN EFFECTIVE AND EFFICIENT USE OF LAND, NO RESIDENTIAL DEVELOPMENT ON SITES OVER 0.3 HECTARE WITHIN IDENTIFIED SETTLEMENTS SHALL BE PERMITTED AT A NET DENSITY OF LESS THAN 30 DWELLINGS PER HECTARE, SUBJECT TO DEVELOPMENT AT SUCH A DENSITY NOT COMPROMISING THE QUALITY OF THE ENVIRONMENT.

A NET DENSITY OF BETWEEN 30 AND 50 DWELLINGS PER HECTARE ON NEW RESIDENTIAL DEVELOPMENT WILL GENERALLY BE ACCEPTABLE. HIGHER DENSITIES IN THIS RANGE WILL BE ACCEPTABLE IN LOCATIONS WITH GOOD PUBLIC TRANSPORT CONNECTIONS AND GOOD ACCESS TO LOCAL RETAIL, COMMUNITY AND SERVICE FACILITIES.

IN AREAS WITH PARTICULARLY GOOD ACCESSIBILITY TO PUBLIC TRANSPORT AND FACILTIES, DENSITIES SHOULD BE IN EXCESS OF 50 PER HECTARE.

ALL DEVELOPMENTS, WHATEVER THEIR NET DENSITY, WILL BE EXPECTED TO INCORPORATE A HIGH QUALITY OF DESIGN THROUGHOUT.'

Density should be measured in accordance with the definition set out in Annex C of PPG3 (2000).

This draft policy will be considered by the Local Plan Inspectors, along with all the other representations made to the draft local plan. Their recommendation will hopefully be to include the policy as worded above, but it is open to them to amend the policy wording or even to reject the principle of the policy in its entirety.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 13 December 2001

Application Number: F/2001/5440

Proposal: Proposed erection of three dwellings plus garages.

Parish: SHINFIELD PARISH

Site Address:
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Lacken Construction Co Ltd C/O Mr D Dawkins.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

Contributions of £4000 towards local sustainable transport initiatives have been agreed with the applicant.

1, C049, R049

2, C122, R122.

3, Driveways to be surfaced with a hard bound material for a distance of 7 metres. R:IHS&C.

Signed: _____ **Print name:** AK 19/12/01

Date: 10 January 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5440

Location: Land At Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: Resiting of proposed dwellings plus garages. Drawing no:01/PF/05B.

Comments are required by 31/01/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

As previous.

14/1/02

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-1/1
Your Ref : F/2001/5440

Date : 15 January 2002

PLANNING SERVICES	HPT5/968
POL	TLS
DC Amo	ENF
APP	
DS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

ERECTION OF THREE DWELLINGS PLUS GARAGES ON LAND AT PURSERS FARM, BASINSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 19th December 2001, received on 21st December 2001. Please quote the following reference in any correspondence: **SU76NW/12/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-1/1
Your Ref : F/2001/5440

Date : 15 January 2002

Mr D Dawkins
RIBA
Low Gables
St Helens Crescent
Benson, Wallingford
Oxen
OX10 6RX

Dear Ms Odell

ERECTION OF THREE DWELLINGS PLUS GARAGES ON LAND AT PURSERS FARM, BASINSTOKE ROAD, SPENCERS WOOD, READING

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Thank you for your letter dated 19th December 2001, received on 21st December 2001. Please quote the following reference in any correspondence: **SU76NW/12/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

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Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:

- The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water

run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act

1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Email: matthew.rose@environment-agency.gov.uk

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

THAMES VALLEY
POLICE

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

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
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52824
DC Amo
APP
CS
07 FEB 2002

Date 6th February 2002

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

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

Your Ref. F/2001/5440

Dear Mrs. Odell

Pursers Farm, Basingstoke Road, Spencers Wood

Thank you for the details of this application.

The main crime risk associated with opening up sites such as this is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. The loss of the garage provision brought about by the increase in density over earlier proposals is regretted, and will of course reduce the security of parking on the new development.

I would strongly recommend that if this application is considered for approval, the applicant should be required to address the security of the entire site boundary where it abuts the private gardens of existing dwellings. Close boarded fencing to at least 1.8 meters, with and additional trellis topping, and the use of suitable defensive planting to deter climbing, would be the minimum recommended specification. It would be highly preferable for the arris rails of such fencing to be on the 'private' side, rather than facing the development site.

You will also know my concern in respect of 'free standing' blocks of flats where casual intrusion is possible around all elevations. Flat dwellers have an equal right to privacy and some secure amenity space and I would ask that the communal space to the west of the block be enclosed with fencing (or railings) to create this.

Lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks generated by this proposal include burglary, car crime and casual intrusion.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when deciding this application.

I trust the above observations will be of help and thank you for your consultation.
Yours sincerely.
P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Angela Odell

From: John Mullaney
Sent: 18 December 2001 11:45
To: Angela Odell
Subject: Land at Pursers Farm F/2001/5440

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
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Mr And Mrs P J Morgan
17 Sevenoaks Drive
Spencers Wood
Reading
RG7 1AZ

Your Ref:

Our Ref: APP/X0360/A/02/1092890

Date: 31 July 2002

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letters dated 19 and 23 July and enclosures. I note your request for the Inspector to look at the appeal site from your property.

I will make sure that the Inspector sees your request. However, it is for the Inspector to decide whether to accept your invitation. If it is accepted, the local planning authority (LPA) and the appellant or their representative will also have to be present throughout the visit.

The purpose of the site visit is to allow our Inspector to see the site before deciding the appeal. The Inspector can be asked to note particular physical features of the site or of the proposed development itself, but will not be able to discuss the merits of the case with anyone during the visit. We will send you details of the site visit as soon as they are made.

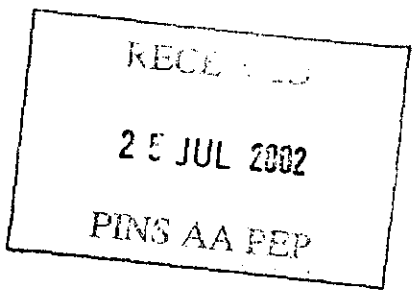
I am sending a copy of your letter and this reply to the appellant and the LPA.

Yours faithfully

Mrs Margaret Pocock

105(BPR)

Mr & Mrs P J Morgan
17, Sevenoaks Drive
Spencers Wood
Reading
RG7 1AZ
19/07/02



Mrs M Pocock,
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quary House
2 The Square
Temple Quary
BRISTOL
BS1 6PN

Re: Planning Application F/2001/5440 Appeal
Your Ref: APP/X0360/A/02/1092890

Dear Mrs Pocock,

We are writing to register our objections regarding planning application F/2001/5440 and the developer's attempt to reverse the Wokingham District Council committee decision, which was a unanimous rejection.

The developers latest planning application **will** unreasonably damage the quality of life of us and our surrounding neighbours and we summarise our key points here and would like to draw your attention to the document generated by the residents in response to the builders appeal document. Please especially reflect upon the sketches of the scheme currently approved Plan 1 and the changes by the intensification Plan 2.

Our primary concerns immediately arise due to the re-location and change in nature of the parking arrangements i.e. garages to open plan parking.

Our concerns in summary are:

1. Significant increase in security risk associated with intensified application.
    a. Burglary
    b. Casual intrusion
2. Invasion of our privacy (Overlooking)
3. Pollution
    a. Noise (from: cars, people coming and going)
    b. Light (from: cars, site lighting)
    c. Air (Exhaust fumes)

4. Safety
    a. Safety for our children playing in our back gardens: risk of abduction, car accidents, etc.
5. Flooding
6. Roads in front of and behind our property.
7. We have concerns about the loss of amenities for the flats (i.e. dustbin and garden areas etc).

We are concerned that an open plan car park in this location will attract undesirable behaviour and hence be a constant disturbance and worry. Policing in our area is minimal if not non-existent. The proposal is totally out of character with the street scene and already arguably overpowering in this semi rural area.

The factors detailed above are all made significantly worse by the following:

1. There is no longer the buffer of a garden between the flats and ourselves.
2. The land where the car park and flats reside is significantly higher than our properties. To give you an indication of the differential we can already see the entire ground floor windows of the flats from the ground level in our house and if the fence between the flats and "High View" is removed we will see even more. Our fence is already ramped up to 2 metres.
3. The building surrounding the area will cause the sound to be intensified and propagated around.
4. The back door of the flats will now effectively become the main entrance.

I enclose a photograph, which shows a picture taken from our back garden and how exposed the properties will be.

Please don't let this unacceptable planning application ruin the quality of life for all of the surrounding residents lives.

If you are in any doubt about the evidence and/or concerns raised we would be more than happy to welcome you to view the site from our property.

Yours sincerely,

Mr & Mrs P J Morgan



RECEIVED
25 JUL 2002
PINS A A DEP

Residents Response To The Appeal By Lacken Construction Ltd

Planning Application F/2001/5440

Reference: APP/X0360/A/02/1092890

Compiled by:

The Residents of 11, 17, 18 Sevenoaks Drive & "The Grove"

Contributions by:

1, 11, 14, 15, 16, 17, 18 Sevenoaks Drive.

"The Grove" and "The Beeches"

The Institute of Sound & Vibration Research

Berkshire Police Crime Design Advisor

References:

Ref[1] Chancellors Prepared Appeal document for Lacken Construction Co Ltd

Abbreviations:

WDC Wokingham District Council

PCDA Police Crime Design Advisor

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1 INTRODUCTION

The document expresses the residents concerns regarding the planning application F2001/5440. The appeal documentation submitted by the builder/developer is inaccurate and we believe generally misleading. We are also concerned that the planning office development control reports do not fully represent all the issues and evidence submitted by the residents and professional bodies (ISVR, Police Crime Advisor) and is generally biased towards the builder. Although many of the points have been covered in our previous correspondence with WDC, we feel that "to aid" comparison it would be convenient to reply in a similar format to the developers appeal document. It should be noted that we have not commissioned a formal report and as laymen in this field we are unable to comment on the legislation and local authority planning regulations.

1.1 Residents Rational For Objection

All of the surrounding residents are strongly opposed to this new application due to the relocation and change in nature of the parking arrangements. It also proposes that an access road runs around the flats and there is an open plan car park directly bordering onto the properties of No 15, 17 and 18 Sevenoaks Drive and the property known as "High View". These revised parking arrangements have many serious impacts/implications and these have fuelled the residents to proactively investigate and participate in the planning application in an attempt to make the council and development committee members fully aware of the facts. The rear entrance behind the flats would now become the main entrance and in doing so it seriously damages the quality of life of surrounding residents, compromises security and subjects everyone to unreasonable levels of pollution (noise, light, air) and loss of privacy, this is a violation of our human rights. The proposed additional dwellings would also seriously overpower the properties known as "The Beeches" and "The Grove".

In our view this planning application is intensification to the existing scheme and if it had been submitted in application F2000/1774 or 99/70550/0 it would have been subject to substantial resistance from the surrounding residents. Also, for application F2000/1774 the residents of Sevenoaks Drive had expressed our concerns about the height of the development, the position of the windows and indeed the nature of the development. We were verbally informed by WDC at this time that we could only influence the location of windows, also the residents of Sevenoaks Drive were not informed about the public committee meetings for these applications.

In our supporting documentation we list all of the issues that we would like to bring to your attention which are detrimental about this planning intensification.

After our presentation at the WDC planning meeting and their subsequent site visit to witness 1st hand the points we were raising the council unanimously rejected the application.

1.2 Supporting Documents

a) Residents' presentation delivered to the WDC planning control committee meeting.

b) Residents' petition against planning application.

c) Letter from the Police Crime Advisor.

d) Letter from the Institute of Sound & Vibration Research.

e) A list detailing the residents' issues.

2 PLANNING HISTORY

2.1 Sequence of Events

This record of events shows the builders planned attempt at intensification of the development.

1991	Outline planning permission on flats granted after appeal.
1994	Planning permission for flats granted. Note, Sevenoaks Drive had not been conceived or constructed. By accident in 1998 when Pursers Farm was being constructed we became aware of the builders 2nd phase, to construct houses on the site of the static caravans/bungalows.
June 1999	Builder erected fence on boundary between Pursers farm and No18 property and started removing most of the existing properties on this land.
Oct 1999	Residents suffered water logging/flooding due to the fact that the builder had put a fence post within the open (broken) section of drainage ditch/pipe. The council drainage officer investigated and instructed owner/builder to remove the obstruction and to replace the section of broken/missing pipe. Obstruction was removed but pipe was not replaced even after repeated attempts at notifying the council.
June 2000	Residents of Sevenoaks Drive (No11, No15, No17) acquired land behind their properties known as Saddlers. High View unwilling to re-establish their boundary so Sevenoaks Drive residents erected a fence on their side.
Dec 2000	Planning permission for flats apparently expired. Submitted new application for houses and re-application for flats. Sevenoaks Drive residents expressed concerns about both applications, but indicated houses (bungalows) were preferably and to follow the contour of the land would be more favourable.
Dec 2000	Notification received indicating that flats had been rejected.
?	2000 Notification that houses had been rejected
?	Notification that flats had been approved; assume an appeal but no records?
June 2001	Builder cleared site, including established tress on boundary to High View and started constructing foundations for the flats.
Dec 2001	"High View" makes new land available to builder. Builder submits new planning application, relocating parking arrangements and adding additional houses.
Jan 2002	Contacted council drainage officer to inform him that builder has still not repaired the pipe and that the builder was now intending to move the parking. He informed me that he hadn't actually been chasing the builder after my messages because he was told in Oct 1999 that the builder would do it when he built on High View.

2.2 Background

Land previously occupied by long term mobile homes was acquired by the developer who submitted a number of different planning applications to build on the site. A number of these were commented on by surrounding residents and in F2000/1774 planning was approved to build a block of flats with 1 additional house. After the building had started a neighbouring householder offered to sell the developer some of their garden. This land is effectively landlocked and there was little opportunity to build housing on it. In order to circumvent this problem the developer submitted plans that meant that the previously approved car parking could be accommodated in the garden being acquired, and that the land previously earmarked for car parking could be built upon. These plans were objected to by; all the residents surrounding the site (with the exception of the seller of the garden), the parish council, and the planning committee at the WDC. This development is now considered as being wholly inappropriate for a village such as Spencers Wood, is out of character with the street scene. **A point conveniently omitted in the appellant's appeal.**

We the residents feel strongly that the developer is merely trying to increase his potential profit from the sale of these houses, and has constructed a scheme to shoehorn as much as possible into a small space, without any respect for the village, the neighbouring residents, or indeed the local parish council.

Even the building/area allocated for dustbins appears to have been removed.

By the appellant's own admission a feature of the site is building and not space.

The developer in their appeal has flitted over a number of key points raised by objectors, namely the new location of the car park and access road to the car park, and its associated pollution (noise, light, air), the height difference between the neighbours and the existing garden. The fact that this land has only recently been available for sale, and this is the first planning application to be made in relation to it. Finally we would point out that on a number of occasions the developer has omitted key measures on their plans and has only added these when further details have been requested, which we would suggest is as a result of the letters of objection received by the planning department.

2.3 What the builder has not declared with respect to the planning history

The appellant has omitted the fact that original planning applications did not include the purchase of the additional land, currently forming the rear garden of High View, and that the building of the flats had commenced before the option to purchase this land became available. None of the approved planning applications included any form of approval whether outline or otherwise to build upon the garden of High View.

3 DESCRIPTION OF THE SITE AND SURROUNDINGS

3.1 What the developer should have said with respect to the site

The appeal site consists entirely of the garden behind 15 and 17, 18 Sevenoaks Drive and High View *from which there is a considerable height difference. Approximately 2+ metres with respect to number 17.*

The builder says there is good access to public transport, the reality could not be more different. The nearest railway station is 4 miles away. There is a single bus route, which only operates once an hour either into Reading or to Riseley. In all practical terms residents would normally need one car per person, as evidenced in all the surrounding properties. Furthermore if the garages to the flats are not built (by building these extra houses) there will be no storage provision for bicycles, the most environmentally friendly form of transport.

The area has notoriously bad drainage and a number of properties abutting the site suffer from surface flooding and waterlogged gardens, contributed by the builder's failure to observe his duty of care.

3.2 With respect to section 3.5 of ref[1]

There are 17 dwellings not 18. The number 13 was not used. The appeal site directly backs onto the rear gardens of three not two properties. (Numbers 15,17,18 Sevenoaks Drive). In addition "High View" also directly borders the site.

3.3 With respect to section 3.6 of ref[1]

The existing fences are 1.8 metres high and not 2 metres. Although only a small difference it makes it easier for villains to climb over and increases overlooking. It should be noted that since the land at Pursers Farm is significantly higher the fences would need to be significantly higher than 2 metres in any case.

4 DETAILS OF THE PROPOSAL AND REFUSAL

4.1 With respect to section 4.5 of ref[1]

The builder did not resolve any of the concerns raised by the residents, but merely addressed legislative issues.

4.2 With respect to section 4.7 of ref[1]

The additional houses may be in similar character with the other houses ***the builder*** has constructed at Pursers Farm. It is a fair assumption that the information wasn't circulated to many residents in the area (definitely not to Sevenoaks Drive). For the record the character of the Pursers Farm properties is dissimilar to those in the surrounding area.

The combined effect of the new location and change nature of the parking arranging and additional houses, combined with the access road make this development **out of character with the street scene** and other developments in Spencers Wood (a semi-rural area) and in particular the adjacent properties in Sevenoaks Drive and on the Basingstoke Road. This proposal is more akin with an inner city development.

4.3 With respect to section 4.8 of ref[1]

The planning control committee were concerned enough by the resident's presentation and evidence submitted at the planning control committee meeting and as a result performed at site visit. The committee had the opportunity to consider the information presented by the residents and view the development from resident's properties. They unanimously agreed and accepted the residents concerns and criticised the planning office pictures and evidence as being misleading.

4.4 With respect to section 4.9 of ref[1]

For the record the new access road may comply with the minimum regulations however we would like to point out that many road's that may comply with minimum regulations are considered dangerous or poor. This access road considering the following; layout, width, slope and reduced visibility and over shading by the building will make it both poor and dangerous in the resident's view.

4.5 With respect to section 4.10 of ref[1]

Flooding – the residents concerns have not been noted.

The local flooding problem was raised at some length at each planning control meeting by the local councillor who suffers from the flooding in this area. Nothing has been proposed by the builder to alleviate the existing problems let alone the additional ones that these houses/road/car park would create. Indeed the builder has so far blocked existing drains.

4.6 With respect to section 4.12 of ref[1]

This **residents** and obviously the **planning control committee** that regulates the information and evidence presented about the planning application consider this intensification to be **unacceptable.**

4.7 With respect to section 4.13 of ref[1]

As above 4.6.

5 PLANNING POLICY

5.1 What the developer has failed to declare

5.1.1 With respect to section 5.20 of ref[1]

The parish council strongly object to this planning proposal.

5.1.2 With respect to section 5.21 (a), (b) and (c) of ref[1]

(a) Two car spaces per flat is surely not below the maximum standards? And in any case see reply to point b.

(b) Apart from an off licence and a newsagent there are no facilities within easy walking distance. The Basingstoke Road is a major road with heavy volumes of traffic and is not safe for cycling. There are no cycle paths in the vicinity and in any case there will be no bicycle storage space in the flats if the garages are deleted from the plan. There is an infrequent and unreliable bus service and the nearest station is 4 miles way, so the only solution is for residents to use cars for substantially every activity. This is contrary to the encouragement of measures that promote accessibility to services and facilities by public transport, cycling and walking.

(c) This totally contradicts the points made by the Police liaison officer.

5.1.3 With respect to section 5.24 of ref[1]

<u>The Garden of High View is not developed land - it is residential garden and indeed it may actually be unregistered agricultural land.</u>

We have been unable to ascertain whether or not this land is agricultural or has any restrictive covenants on it as we have no sight of the deeds so we respectfully ask that the Planning Inspectorate carefully checks this point.

6 ANALYSIS OF THE MAIN ISSUES

6.1 With respect to section 6.1 of ref[1]

We believe there is a strong objection to "the land can be classed as developed" - Currently this is residential garden with no building.

6.2 With respect to section 6.4 of ref[1]

The purpose of planning committee meetings is to consider the views of all interested parties and review all the facts and evidence themselves. Part of the planning process is for committee to have the decision for/or against controversial applications, and in this case it was thrown out by a unanimous majority of the council members.

The seriousness of the security issues made us contact the Police crime advisor to seek his guidance and determine if they had commented on the scheme. It transpired that they had not reviewed the application, the reasons being that there is only one officer to review all of the applications in the county 722 square miles, so their priority is to review applications with 10+ dwellings. After indicating that this proposal was in reality 12 dwellings and explaining that properties in Sevenoaks Drive (No 15, 17, 18) and High View would immediately back onto the development he considered it a priority to comment. Please see the attached letter from PC Dave Stubbs. In addition to this, Inspector Graham Garner from the Berkshire Police Authority presented information at the Shinfield, Swallowfield & Spencers Wood Police liaison group meeting that open plan cars parks and casual intrusion posed a high risk's for criminal activates in our area. Only one officer essentially at best polices this semi-rural area and at many times it only has emergency cover resourced from Farnborough,

We also consulted with the WDC noise and public protection division for comment and advice. We were advised that the only noise disturbance modelling they do is for calculated road traffic noise (CRTN) and only for major roads. We sought feedback from the officer involved and described our concerns. He seemed to acknowledge that residents could suffer some disturbance and loss of amenity but he seemed more concerned about the issue of an appeal against a council recommendation and the fact that the council would have to pay costs. In our opinion this type of concern has clouded the judgement of many of the WDC officers.

Considering the location of the access road and position of the car park with respect to the surrounding enclosed buildings (exacerbated by the height differentials) we sought independent advice from the Institute of Sound and Vibration (ISVR) at the University of Southampton. Their noise assessment of the current scheme verses the scheme under appeal was to indicate that the new scheme would be significantly worse and confirmed our fears. We would also like to add that we requested them to advise us regarding measures to counter act the noise disturbance and would tree planting work. We were informed that trees/bushes would only be of cosmetic effect and it would be necessary in this instance to build a very high and solid barrier (wall) in an attempt to retain the noise disturbance.

At this time we became aware of the potential impact of the proposed houses would have on "The Beeches" and "The Grove" due to the positions and respective heights, they would be seriously overpowered.

6.3 With respect to section 6.7 of ref[1]

The flats are in character with the other houses *the builder* constructed at Pursers Farm. It is a fair assumption that the information wasn't circulated to many residents in the area (definitely not to Sevenoaks Drive). For the record the character of the Pursers Farm properties are dissimilar to those in the surrounding area.

6.4 With respect to section 6.8 of ref[1]

By the appellant's own admission buildings rather than space dominate - if this appeal is allowed this identified problem will only be compounded.

In the original plan there was more green/recreational/buffering space and an area away from vehicles. Their argument is absurd and illogical.

6.5 With respect to section 6.9 of ref[1]

The principal concern is with respect to the change in location and type of car parking, which has to been re-situated onto garden land in order to allow the developer to build the houses on the site previously approved for car parking. It is certainly not in the character of Pursers farm nor the environment to have a large misplaced car park such as this. Another important factor is that "The Beeches" and "The Grove" will be seriously overpowered and overshadowed.

6.6 With respect to section 6.10 of ref[1]

The builder's statement is complete rubbish, please compare plan A against Plan B.

6.7 With respect to section 6.11 of ref[1]

The residents of numbers 19-21 Pursers Farm consider the additional dwellings to be overbearing and will result in a loss of amenity.

6.8 With respect to section 6.12 of ref[1]

Due to the location and the land height differentials, the proposed dwellings will have an overpowering effect on "The Grove" and "The Beeches". It will impact privacy and the quality of life.

6.9 With respect to section 6.13 of ref[1]

As these dwellings are on the same plain (ground level) they do not impact one another. It is a different case for the impact on "The Grove" and "The Beeches" due to the height differentials.

6.10 With respect to section 6.14 of ref[1]

As the rear gardens of "The Grove" and "The Beeches" are only 13.5 metres in depth to their boundaries, any building built 2 metres from this line will have an enormous impact on the quality of life, privacy and security. Note, the last 10 metres of the gardens (where swimming pools are situated) is in fact at the same ground level as the proposed houses. Both properties will be overshadowed and overpowered.

6.11 With respect to section 6.15 of ref[1]

Please see 6.10.

6.12 With respect to section 6.16 of ref[1]

As 6.10 with the addition of the following; the terrace of 4 houses was denied at previous council meetings.

6.13 With respect to section 6.17 of ref[1]

It has been proved that this statement is incorrect by the fact that the council overruled this previous proposal as being unsuitable for further development.

6.14 With respect to section 6.18 of ref[1]

Rubbish. See reasons defined in section 6.13.

6.15 With respect to section 6.19 of ref[1]

This proposal is totally out of character with the street scene and overpowering. The layout and positioning of site with respect to the other factors such as; location of existing dwelling, respective height differentials, overshadowing, overpowering, impact on the quality of life of surrounding residents, significant increase of security risk, pollution (noise, light, air) and the fact that there are no amenities that will support these proposed dwellings must surely be taken into consideration. In addition "Spencers Wood" is considered to be a semi-rural area and not an urban town. The layout of this proposal is damaging to everyone.

6.16 With respect to section 6.20 of ref[1]

The fence is constructed in the wrong way for security purposes and doesn't comply with the guidelines recommended by the police crime design advisor (PCDA). The ISVR disagree that it will eliminate disturbance and so do all the residents. The PCDA even indicates that the planning application currently approved is better than the intensified proposal.

6.17 With respect to section 6.22 of ref[1]

16 vehicles is larger than any car park in the village, twice the local pub and nearly three times the village hall capacity - things need to be put in perspective.

6.18 With respect to section 6.23 of ref[1]

It is a well known fact that additional planting will provide no sound barrier, please consult the ISVR. Also the plan does not allow enough of a border for any serious planting to take effect and the proposed car park is likely to damage or kill the few remaining mature trees.

6.19 With respect to section 6.24 of ref[1]

The police crime designer can only comment on ways to attempt to provide counter measures, in an ideal world he or planning departments would mandate better design/layouts. The police crime advisor says

that this planning application significantly compromises security. It also will give rise to unreasonable levels of pollution and damage the quality of life of all the residents in the area.

7 SUMMARY AND CONCLUSIONS

7.1 With respect to section7.1 point 1 of ref[1]

The only part which is a rapidly evolving high density area is the development and proposals by the builder. Other developments in the area have been more aligned with the street scene, especially akin with a semi-rural area.

7.2 With respect to section7.1 point 3 of ref[1]

There are no communal play areas and children would use the car park. The proposal has a significant number of serious issues raised against it. See attached document detailing all of the residents concerns.

7.3 With respect to section7.1 point 4 of ref[1]

No approval has been given for building on the site currently in garden.

7.4 With respect to section7.1 point 6 of ref[1]

The parish council strongly object.

7.5 With respect to section7.1 point 11 of ref[1]

There is no other large block of flats on this site or open plan communal parking area.

7.6 With respect to section7.1 point 12 of ref[1]

In no respects is this proposal an improvement and there was no car park provision in earlier approval.

7.7 With respect to section7.1 point 14 of ref[1]

Many issues, please sees attached document listing residents concerns. We would also like to point out that the area previously provisioned for dustbins for the flats now appears to be absent. The car park will have an environmental impact and give rise to unacceptable levels of pollution (noise, light, air).

7.8 With respect to section7.1 point 15 of ref[1]

Crime has not been considered. This proposal is a last minute attempt to shoehorn more houses onto limited land.

7.9 Residents Request

For all the reasons set about here, in our supporting material, on the basis of the WDC site visit and public meeting decision and lastly in the interest of all of the residents affected by this totally unreasonable planning application, please reject this appeal. If you are in any doubt about concerns raised please arrange a site visit and view this application from the residents prospective.

We ask that this proposal is rejected

- **All 15 surrounding households** strongly object in the petition and letters
- **The Parish Council** strongly objects
- **The Institute of Sound & Vibration** has major criticisms
- **The Police Crime Adviser** has major criticisms

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- **Unacceptable levels of Pollution** (noise, light & air)
- **Significant increase to crime risk** (property, car & people)
- **Loss of Light/Overlooking**
- This proposal will **unreasonably damage the quality of life** of all the residents!

Planning application F/2001/5440 - Pursers Farm & Highview Cottage

- I am speaking on behalf of all neighbouring Sevenoaks Drive, Basingstoke Road & Pursers Farm residents to remind you why this proposal should be rejected.

- These are the differences between the approved plans and the intensified application:

→ ref : plan 1

- The first plan has an enclosed layout with better access to the garages and parking area. This will minimise noise, light and air pollution to the surrounding properties.
- There is recreational space and buffering between the development and surrounding properties.
- The layout discourages crime.
- It is in keeping with the semi-rural area.

ref: plan 2

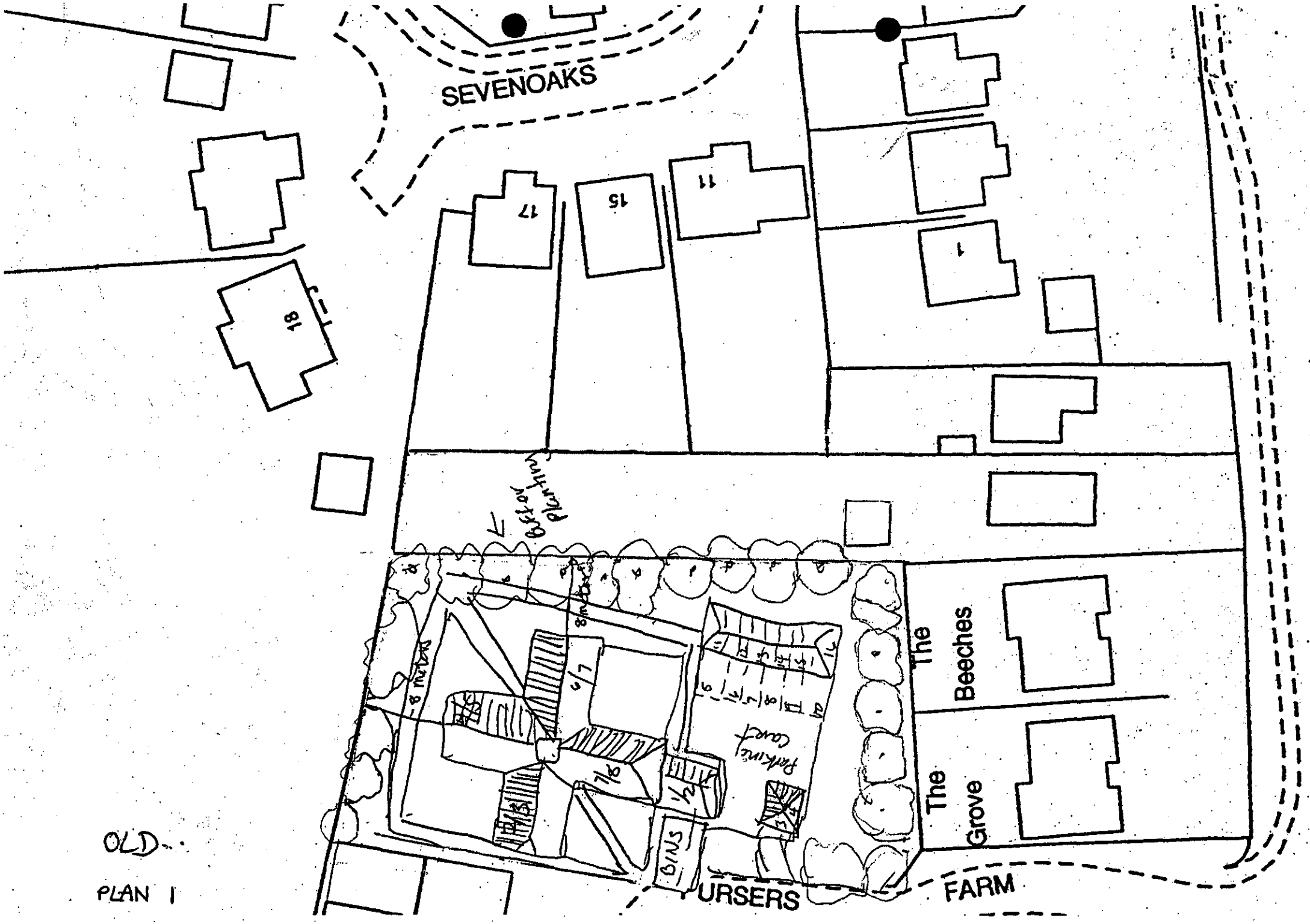
- In contrast the new plan demonstrates the poor location of the access road, the communal car park and the position of the new houses.
  - The access road is effectively a "thoroughfare".
  - There will be roads at the front and back of all properties.
  - The car park and road border all of the existing properties which raises significant concerns over security.
  - The main entrance and communal car park are at the back, creating a noise disturbance all around the building impacting the residents of existing properties
  - The flats are likely to attract young people whose lifestyle will involve more coming and going, more noise and at unsociable hours.
  - This extra noise will be made worse by the poor acoustics of the layout with the surrounding properties. This is backed up by the letter from the Institute of Sound and Vibration Research at Southampton University
  - Car headlights and site lights will be intrusive

- There will be air pollution and contamination to the surrounding gardens and play areas
- The car park will become a play area and attract crime
- Garages are better than a communal car park for security
- There are potential water run-off problems
- The development is out of character with the surrounding area
  - The density is too high for a semi-rural location and
  - At 40 houses per Hectare this is like an inner city development.
- There is a loss of privacy
- The layout greatly increases the crime risk - identified by the Crime Prevention Design Adviser in his letter.
- The above points are exacerbated by the height differential with the development being much higher than existing properties
- The Beeches and the Grove will be significantly overshadowed and overpowered by the proposed houses.

In Conclusion we ask that this proposal is rejected.

- Now that you have carried out your site visit you must understand why all 15 surrounding households strongly object in their petition and letters.
- The Parish Council also strongly objects.
- The Institute of Sound & Vibration and the Police Crime Adviser have major criticisms of the plan

- In summary this is a poor layout, it gives rise to :-
- Unacceptable levels of Pollution (noise, light & air)
- Significant increase to crime risk (property, car & people)
- Loss Of Light/Overlooking


SEVENOAKS
17
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11
1
18
Oxford Planting
8m Bank
6/7
7/8
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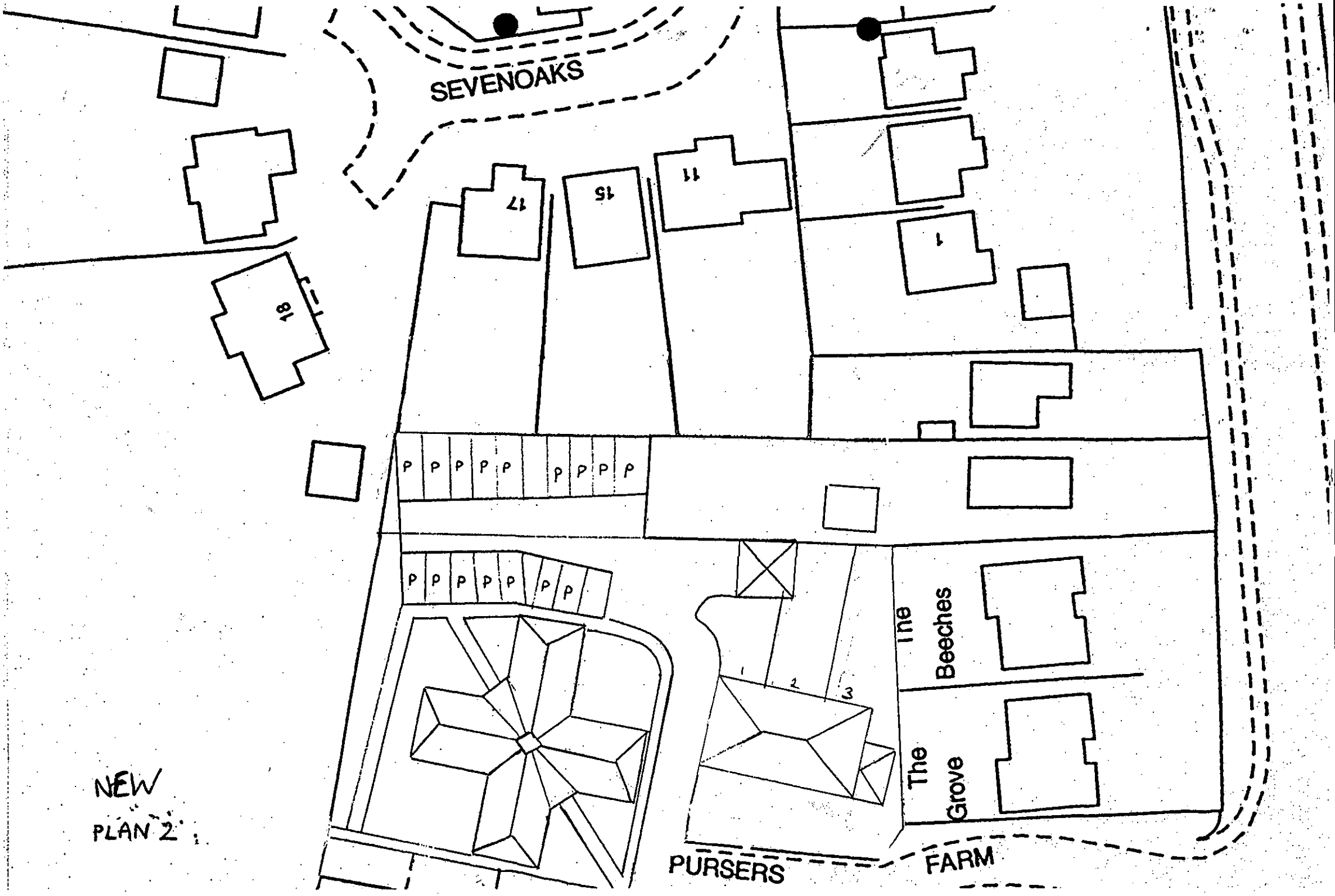
Parking Court
BINS
The Beeches
The Grove
URSERS
FARM

OLD..

PLAN 1


SEVENOAKS
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3
The Beeches
The Grove
PURSERS
FARM

NEW

PLAN 2

We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land and in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses build.

The design/layout is totally unacceptable due to the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), Security (crime against property, cars and people) and loss of amenities (light) for "The Beeches" and "The Grove". This intensification of the development will "unreasonably damage" the quality of life of the existing residents and the prospective residents of the flats.

Name	Address	Signature
Colin West	18 Sevenoaks Drive, Spencers Wood Reading	
Lisa West	18 Sevenoaks Drive Spencers Wood Reading	
Paul Morgan	17 Sevenoaks Drive	
Angela Morgan	17 Sevenoaks Drive	
John Hon	14 Sevenoaks Drive	
Lesley Hale	15 Sevenoaks Dr	
Kevin Morrison	11 Sevenoaks Dr	
Claire Morrison	11 Sevenoak Dr	
	1 Sevenoaks Drive	
	1 Sevenoak Drive	
CHRIS POTTER	3 Seven Oaks	
Gillian White	The Grove Spencers Wood	
Kathryn White	-11	
	The Beeches	
Jacqueline Boyle	The Beeches	JACKY BOYLE
	14 Pursers Farm.	THOMAS
BONNARDOT	20 PURSERS FARM	Eric Bonnardot
W. RICHARDSON	21 PURSERS FARM	

PTO

Name	Address	Signature
J H COOK	Hall Hse, BASINGSTOKE	J H Cook
BAYLEY TUSTIN.	SADDLERS. SPENCERS WOOD.	Bayley Tustin.
R Jordon.	16 SEVENOAKS DRIVE	R Jordon
ALAN HALE	15 SEVENOAKS DRIVE	

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

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126
Mobile 07970 211 772

Date 6th February 2002

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

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. F/2001/5440

Dear Mrs. Odell

Pursers Farm, Basingstoke Road, Spencers Wood

Thank you for the details of this application.

The main crime risk associated with opening up sites such as this is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. The loss of the garage provision brought about by the increase in density over earlier proposals is regretted, and will of course reduce the security of parking on the new development.

I would strongly recommend that if this application is considered for approval, the applicant should be required to address the security of the entire site boundary where it abuts the private gardens of existing dwellings. Close boarded fencing to at least 1.8 meters, with and additional trellis topping, and the use of suitable defensive planting to deter climbing, would be the minimum recommended specification. It would be highly preferable for the arris rails of such fencing to be on the 'private' side, rather than facing the development site.

You will also know my concern in respect of 'free standing' blocks of flats where casual intrusion is possible around all elevations. Flat dwellers have an equal right to privacy and some secure amenity space and I would ask that the communal space to the west of the block be enclosed with fencing (or railings) to create this.

Lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks generated by this proposal include burglary, car crime and casual intrusion.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when deciding this application.

I trust the above observations will be of help and thank you for your consultation.
Yours sincerely.
P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

ISVR CONSULTANCY SERVICES

ISVR
Consultancy Services

Institute of Sound and Vibration Research

University of Southampton
Highfield
Southampton
SO17 1BJ
United Kingdom

Telephone +44 (0)23 8059 2162
Fax +44 (0)23 8059 2728

Our Ref: RAD/DJF E22024-L01

6 March 2002

Mr P Morgan
17 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

Dear Mr Morgan

Noise from Proposed Car Park – New Development in Pursers Lane

You have asked for our preliminary comments on the noise implications of the proposed car park to the rear of the new apartments being built in Pursers Lane. Your property backs on to the development site, as do Nos 11,15 and 18 Sevenoaks Drive.

You have supplied copies of parts of two site layout plans, which I attach.

Plan 1 shows the layout as defined in the current Planning Consent. In this arrangement, the nearest point of the car park is approximately 20 metres from the rear facades of The Beeches and The Grove, and about 40 metres from the rear of 11, 15 and 17 Sevenoaks Drive. The plan shows some planting to the boundaries of the new site, which will provide some visual screening, although it will have little or no effect on noise emission from the site.

Plan 2 shows a modified layout, which I understand is the subject of a further Planning Application. In this layout, the development site is extended into the strip of land (currently a private garden) behind your property, and the car park is relocated into this area. This allows additional dwellings to be built adjacent to The Grove and The Beeches. The car park would be less than 20 metres, at its nearest point, from the rear of your house, separated only by the boundary fence.

You have sent photographs with various views of the site and surroundings, which are helpful in judging the relative positions and levels of the various buildings and fences.

I accept that you are concerned about the potential for disturbance caused by activities in the car park, especially if it is located into the position shown on Plan 2. I agree that this is a potential problem, especially in a relatively quiet suburban area. I recall addressing a Planning Committee meeting here in Southampton about a similar application. My main concern would be the possibility of noise from the car park at night. I think that occupiers of apartments are more likely to take part in social activities in the evening, and to arrive home later, than occupiers of houses. This is obviously a broad generalisation, and should not be taken as a criticism of any particular lifestyle, but I think it is a reasonable assumption. Noise

from car parks at night, particularly from car doors being closed and conversations being held, is a very common cause of complaints in uiet residential areas. I think it would be difficult to establish with any certainty what levels of noise might be expected to result from the new car park, and to what extent this noise might be disturbing, whichever location is approved. So much depends upon the habits of the new neighbours and on their degree of consideration if they return home late or leave early.

However, the original (Plan 1) layout is clearly preferable in terms of noise affecting Sevenoaks Drive. The car park is further away, and is largely screened by the row of garages. I would say that noise from the car park, affecting Sevenoaks Drive, will be at least 10 dB(A) lower if the Plan 1 layout is adopted, rather than the revised (Plan 2) layout. My overall judgement, based on the information I have, is that car park noise is very unlikely to be conspicuous in Sevenoaks Drive if the original (Plan 1) layout is adopted. The revised (Plan 2) layout offers no mitigation to deal with car park noise. The location of the car park to the rear of the apartment building will also have the effect of enhancing the transmission of car park noise in the direction of Sevenoaks Drive, because of sound reflections from the building façade. I conclude that the layout shown in Plan 2 does have the potential for car park noise to cause disturbance to residents in Sevenoaks Drive.

The situation at The Beeches and The Grove is rather different. The revised (Plan 2) arrangement moves the car park further from these properties, and introduces some additional screening from the new dwellings (behind the Grove) and the garage block. I would therefore say that the revised (Plan 2) arrangement is, from a noise point of view, slightly preferable as far as these houses are concerned. Obviously there are visual aspects to consider as well, but I am not qualified to comment on these.

I do not think that further technical evidence on noise will greatly assist the planning Authority in reaching a decision. As I say above, it would be very difficult to carry out any precise or informative calculations to predict the noise levels which might be expected to arise from the car park. There is also a balance between the potential effects on Sevenoaks Drive, and on The Beeches and The Grove. However, my assessment is that on noise grounds the original layout (Plan 1) is preferable, since it leads to a much better situation at Sevenoaks Drive and only a marginal disbenefit (compared with Plan 2) at The Beeches and The Grove. I think that you must rely on the Planning Committee's common-sense judgement, based on a site visit and experience of similar developments in the locality, to reach the proper decision on the new application. However, I am sure that your concern about the potential noise issue is fully justified.

I hope that these comments are useful, although I appreciate that they do not provide the definitive view (in terms of actual noise levels and comparisons with accepted criteria) you might have hoped for.

Yours sincerely

pp R A Davis
Associate Consultant
Email: rad@isvr.soton.ac.uk

Residents issues associated with F2001/5440

- Location of access road and communal car park will mean:

  - Significant noise disturbance

Given that this proposed layout will give a road around the flats to the rear door, this will mean that the rear door will become the main entrance, hence houses No18, 17, 15, (Indirectly No 16, 14, 11, 1) Sevenoaks Drive and Saddlers, High View, The Beeches, The Grove, would be subject to the noise of people (talking/shouting/music etc.) and vehicles coming and going. The road will be a thoroughfare.

This layout also means that roads would then exist in front of, and behind all the properties mentioned, surely this is unreasonable.

Also, due to the nature of the new dwellings (flats) they are likely to attract younger people whose lifestyle is probably going to involve them coming and going at all times of the day or night, perhaps with less noise consideration as well.

Wokingham district councils "Environmental health department" have not done any analysis of the impact of noise. The proposed layout will be particularly bad. The noise may not be like a main road and cannot be modelled by CRTN, but it will certainly impact the surrounding residents.

The Institute of Sound and Vibration Research (ISVR) at the University of Southampton and they have commented that the layout and height of the properties is likely to be extremely poor for acoustics. Sound/noise will be bounced and reflected by all the properties surrounding the development. Vehicle noises and peoples voices will be propagated all around.

The ISVR have commented that defensive measures such as tree planting would only offer visual support,and even if you had extremely high fences is it unlikely to do much, the layout is extremely poor for noise/acoustics.

Noise from 18+ cars. (open plan car park 16 and cars from proposed additional dwellings)

The location and principle of having a communal car park instead of garages is likely to attract children and become a play area.

The car park is bigger than most public car parks in the area. (e.g. village hall, pub etc)

- Light

Light from vehicles, direct and indirect and from site lighting around the building/road/car park will impact all the properties surrounding it. The lights will illuminate most people's bedrooms and generally be an intrusion to their privacy.

Light disturbance from 18+ cars

- Air

Exhaust fumes from 18 cars. Carbon Monoxide will seep into the garden areas. This is especially dangerous to children and will contaminate produce growing in the gardens.

- Safety

Unacceptable increased risk of crime against:

Property (the back gardens of the surrounding houses will be exposed as well as the flats)
Vehicles (high risk due to communal car park, they are now doing away with the garages)
People

The access road to the car park has an undesirable dogleg design, rather than a conventional and safer radius bend. Also it is possible for a car to crash into the garden of No 15, 17 putting the life of children and adults at risk.

The location and principle of having a communal car park instead of garages is likely to attract crime.

- Loss of privacy

It will be extremely easy for people to intentionally or unintentionally look over fences and directly into windows or gardens of the houses around/below. Our gardens will now be effectively open to the public as opposed to private.

The flats will now have a road around approximately ¾ of the building.

It is also observed that the proposed layout damages the residential amenities of the flats. They now have less recreational/garden area. This new proposal not only means that the flats don't have an area for peace and tranquillity but it also deprives it from the properties surrounding them.

- The house known as the "Beeches" and the "Grove" will be seriously overshadowed and overpowered by the proposed additional buildings.

- Is the road width of the access road suitable for 2-way traffic?

- The car park would be very close to existing established trees and hence is likely to damage the roots and kill the tress, these are necessary to provide screening from the flats.

- We would be concerned about water run off from the road and car park into our back gardens and potential risk of flooding. Also we are concerned about water contamination by oil and petrol residues for the vehicles in the car park.

- The new plans now appears to **do away** with the area/building allocated for dustbins.

In summary this proposal has a serious negative impact on the surrounding area. It will "unreasonably damage" the quality of life of many residents in Sevenoaks Drive and on the Basingstoke Road. The development proposal is more in keeping with an inner-city development than a semi-rural village location.

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

24th July 2002

RECEIVED
29 JUL 2002

Mrs M Pocock
The Planning Inspectorate
Room 3 / 03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Dear Mrs Pocock,

APPEAL REF. APP/X0360/A/02/1092890:
PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

At the last meeting of our Planning and Transportation Committee, it was resolved to write recording our support for the Refusal of permission for the above proposed development in our parish. We share Wokingham District Council's opinion that the proposal would constitute over-development of the site and detract from the amenity of adjoining properties; we also consider that there would be an unacceptable loss of amenity and security for adjoining residences. We therefore urge you to dismiss this Appeal.

Yours sincerely,

T. A Sampson

Mrs Tracy Sampson, Assistant Clerk

Copies:
District Councillors x 3

11 Sevenoaks Drive
Spencers Wood
Berkshire
RG7 1AZ

Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6PN

25 July 2002

Dear Mrs Pocock

APPLICATION No F/2001/5440
APPEAL BY: Lacken Construction Company Co Ltd
SITE: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Reading

I refer to the above appeal, and write to oppose the grounds of appeal and request the appeal be rejected.

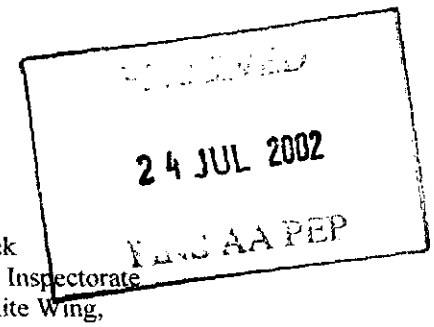
The basis of my objections are contained in the residents response submitted by Mr and Mrs Morgan on behalf of all the residents surrounding the development. However I write to emphasise only one point that I consider was misleading in the appellant document.

Myself and the other residents have no objections to the plans that have received approval already, however since the approval was granted a householder bordering the construction site has offered to sell a part of their garden to the builder. The builder is now proposing to turn the residential garden into a car park and build additional houses on the area previously designated for the car park. This is not made clear anywhere in the builders appeal document, which refers consistently to previous applications having been granted. **This is not the case and I believe this omission is misleading**

The reasons for my, and the other residents objections are well documented, and I do not intend to restate them here, it goes without question however that I support fully the residents collective response, and request that this appeal is rejected.

Yours sincerely

Kevin Morrison



Mrs M Pocock
The Planning Inspectorate
Room 303, Kite Wing,
Temple Quay House
2,The Square
Temple Quay
Bristol
BS1 6PN

Mr and Mrs Dawson
1, Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

20th July 2002

Planning Application F/2001/5440 **Reference APP/X0360/A/02/1092890**

Dear Madam

We are writing to formally object to the above planning application appeal, made by Lacken Construction Co Ltd. This is with reference of the local 'Residents Response' dated 19th July 2002, in which we offer our full support.

Further to this we object to the appeal on the following grounds;-

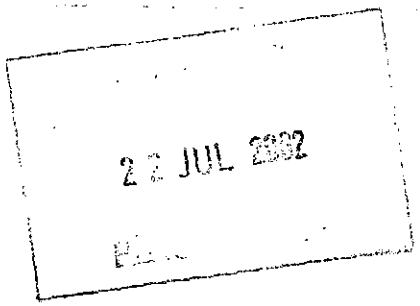
- The density of housing will increase in a semi-rural community to levels of that of an inner city.
- Noise, light and car fume pollution will increase in the neighbourhood due to the proposed car park.
- The lack of objections from Pursers Farms Residents is solely down to the fact that a majority of the Pursers Farm housing is still owned by the builder and the tenant's therefore do not have the freedom to express there concerns.
- The original plans and this appeal doe not satisfactorily take into consideration the elevation of the ground and the properties, impeding lines of site and privacy of Pursers Farm, Sevenoaks drive and Basingstoke Road residents.

We look forward to the Planning Panels ruling being endorsed and this appeal being unsuccessful.

Yours faithfully

Mr P & Mrs S Dawson

18 Sevenoaks Drive
Spencers Wood
Reading
RG7 1AZ



Mrs M Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

1092890

18th July 2002

Dear Madam

Application No: F/2001/5440
Appeal by: Lacken Construction Limited
Site: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Reading
Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View

We write in objection to the above appeal.

First of all we refer you also to the collective comprehensive letter which is being sent to you on behalf of the neighboroughing residents – that letter deals with all the appeal points one by one and contains various other documents such as the residents' presentation delivered to Wokingham District Council's planning control meeting, photographs of the site, the residents petition against the planning application, the letter from the Police Crime Advisor, the letter from the Institute of Sound and Vibration Research. Given that letter is being sent we do not propose to repeat here all the detail from that letter but to concentrate on the main points. We would also point out that we wrote a letter objecting to the plans to Wokingham District Council which should have been forwarded to you by them.

1) Design, appearance and layout

The Council's own policy states that "subject to development at such a density not compromising the quality of the environment". The density of housing at Pursers Farm is already very high and it is inappropriate to have three further small dwellings densely packed compared to the surrounding area of Sevenoaks Drive and other surrounding houses on the Basingstoke Road. The density of the plan is now 40 houses per hectare – whilst this is in within Government guidelines it is very high for a semi-rural area.

We believe that the builder has been devious in his approach. Having got permission to build 2 blocks of 4 terrace houses and alternatively 8 flats he has now put the flats on the site of one of the blocks of terrace houses and is now seeking to put 3 houses where the other 4 would have been. Other than for some objections as to detail the surrounding residents were content

with the plan to build the 8 terrace houses as they were in keeping with the environs both within and outside of Pursers Farm. However this new plan is leading to all the problems documented here and elsewhere.

2) Loss of light

As the development is on higher ground to the south of Sevenoaks Drive (affecting numbers 5,11,15 & 17) and to the west of "Beeches" and the "Grove" on Basingstoke Road, there will be a loss of light to those houses, particularly the latter two who have shallow back gardens.

3) Overshadowing and overlooking (loss of privacy)

As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15 16, 17 & 18) and especially "Beeches" and the "Grove" on the Basingstoke Road.
The Council's own guidance for large housing sites; i.e. those for 10+ dwellings (which this development, along with the 8 flats and 1 house currently being built) says that "proposed layouts will be expected to have an acceptable effect on the amenity of any existing adjacent dwellings in terms of privacy, outlook, sunlight and daylight. Direct overlooking between windows across gardens at a distance of 21 metres will rarely be acceptable, and greater distances may be sought between proposed and existing dwellings". The plans have been revised several times and the proposed houses are barely 21 metres apart from neighbouring properties face to face and considerably less face to side.

4) Noise, disturbance and pollution

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated in point 7 "Other" below) plus visitor cars.
This is going to cause considerable noise and pollution (both atmospheric and light) at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It is not in keeping with any of the neighboroughing area to have such a large car park. It will also be a visual eyesore to these houses.

5) Crime

Building the car park in Highview Cottage land will make access to these houses in Sevenoaks Drive much less secure. At a neighboroughing development in Stanbury Gate the police regularly attend due to the crime being committed in and around the garage/parking areas even to the extreme extent that police helicopters have been called out at least 3 times in the last 3 years to search for criminals (we have witnessed these from our house)so we think that the likelihood of crime in Pursers Farm and Sevenoaks Drive will substantially increase. The Crime Prevention Design Adviser has already written to Wokingham District Council expressing his reservations about the plan, in particular about the car park – I will not repeat the contents here.

6) Highway safety

The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety and there is a recent history of human and animal fatalities on this bend.

7) Other

There will be very little room to accommodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. This could prove dangerous for pedestrians, especially children. Furthermore this will add to the already bad congestion along Basingstoke Road (and subsequent roads) at peak times. We think that extra housing should be placed near to good public transport rather than this location.

The flats are very small in size and the garages proposed would have provided good storage space for them. There is no storage room built into the block of flats (e.g. lockable space could have been provided in the basement if it had been thought through at the outset) so if the garages are not provided then the flats will be very impracticable and will not e.g. encourage the use of environmental transport such as bicycles.

Therefore coupled with the other aforementioned correspondence we believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. We would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type (shops, leisure, transport etc.).

Lastly most of the houses in Sevenoaks Drive experience considerable flooding problems in their gardens and this is largely due to the removal of natural ditches and drainage in the higher land in and around Pursers Farm. If this last part of Pursers Farm and the garden of Highview are concreted over then there will be even less places for the water to run and the flooding problems will be further aggravated.

Yours faithfully,

Colin and Lisa West

FROM: CLLR MALCOLM BRYANT
MEMBER FOR SHINFIELD

Lt. Col. Malcolm J. Bryant

"Rosebry",
19 Salmond Road,
Shinfield,
Reading,
Berkshire,
RG2 8QN
Tel. (0734) 755570

RECEIVED
4 - JUL 2002
PINS AA PEP

1 July 2002

Mrs M. Pocock

Dear Mrs Pocock,

APPEAL - REFERENCE APP/X0360/A/1092890

SITE - NURSERIS FARM BASINGSTOKE RD SPENCERS WOOD

I write to ask yn please to refer the above Appeal for REFUSAL. The development reasons are those clearly identified in the Wokingham "Notification of Refusal of permission" dated 13 March 2002.

Thank yn,

Yours Sincerely,

M J Bryant

Our Ref : SP/2001/005032-2/1
Your Ref : APP/X0360/A/02/1092890

ENVIRONMENT AGENCY

Date : 12 July 2002

RECEIVED
17 JUL 2002
PINS AA PEP

RECEIVED
15 JUL 2002
PINS AA SAC (A)

The Planning Inspectorate
Room 3/17 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir/Madam

ERECTION OF THREE DWELLINGS PLUS GARAGES
LAND AT PURSERS FARM BASINSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 28 June 2002, received on 1 July 2002. Please quote the following reference in any correspondence: SU76NW/12/18.

We have been advised by the local planning authority that an appeal has been lodged against the refusal of planning permission for the above proposal.

The Environment Agency did not object to the planning application from which the appeal arises, but we did ask that a number of conditions be imposed on any planning permission granted.

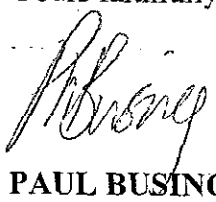
A copy is attached of the letter to the local planning authority, dated 15 January 2002, in which we made those comments. We ask that, should the inspector determining the appeal (or advising the Secretary of State on its determination) be minded to grant planning permission for the proposed development, the conditions requested in our letter should be imposed on any planning permission granted.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Yours faithfully



PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Wokingham District Council
CC: Lacking Construction Co. Ltd

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-1/1
Your Ref : F/2001/5440

Date : 15 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

ERECTION OF THREE DWELLINGS PLUS GARAGES ON LAND AT PURSERS FARM, BASINSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 19th December 2001, received on 21st December 2001. Please quote the following reference in any correspondence: **SU76NW/12/18.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these

techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the

following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Mr D Dawkins RIBA

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

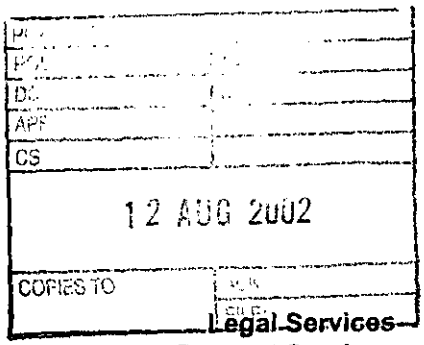
ANGI TO ANGELA ODELL DEV CONTROL
ANGI COPY FOR INFO

Direct Line: 0118 974 6524

Date: 8th August, 2002

Your Ref: **F/2001/544/0**

My Ref: CJL/cma



Kidd & Co.
DX 6411 Maidenhead 1

Legal Services
Support Services
Department
P.O. Box 151
Civic Offices
Shute End
Wokingham, Berkshire
RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 9746542
DX: 33506 Wokingham

Dear Sirs

PLANNING APPEAL IN RESPECT OF LAND AT PURCERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

Thank you for your letter dated 31st July.

I return one copy of the Unilateral Undertaking and confirm that the terms are acceptable.

There is one slight amendment to paragraph 5.2 which is self-explanatory.

I look forward to hearing from you in due course.

Yours faithfully

Colin Lawley
Principal Solicitor

cc. Angela Odell – Development Control

DATED **2002.**

LACKEN CONSTRUCTION COMPANY LIMITED

-and-

WOKINGHAM DISTRICT COUNCIL

UNILATERAL UNDERTAKING

relating to the development of

LAND AT PURSERS FARM
BASINGSTOKE ROAD
SPENCERS WOOD
READING
BERKSHIRE

Kidd & Co.
Weir Bank
Bray on Thames
Berkshire SL6 2ED

THIS UNDERTAKING is given by **DEED** on 2002 **BY LACKEN CONSTRUCTION COMPANY LIMITED** of Whitfields Farm House Hungerford Lane Shurlock Row Twyford Berkshire RG10 0NY (Company Registration Number 98118) ("the Developer") to **WOKINGHAM DISTRICT COUNCIL** of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS:-

1. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated.
2. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.
3. The Developer is the freehold owner of the Application Site land comprised in Titles Numbered BK277646 and BK354501
4. On the 20th December 2001 the Developer applied for detailed/outline planning permission reference F2001/5440 to develop the Application Site ("the Planning Application")
5. By a Notice of Refusal dated 13th March 2002 the Council refused planning permission in respect of the Planning Application for the reasons set out therein
6. The Developer submitted an appeal against the refusal of the Planning Application to the Secretary of State (""he Appeal"" and the Appeal is to be dealt with in accordance with the written procedure
7. This Undertaking is conditional upon the Secretary of State or his Inspector deciding to allow the Appeal

NOW THIS DEED WITNESSES as follows:-

1. Definitions and Interpretation

In this Agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

- The "Act" means the Town and Country Planning Act 1990
- The "Application Site" means all that land known as land at Pursers Farm Basingstoke Road Spencers Wood Reading shown for identification purposes only edged red on the Plan
- "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56 (4) of the Act save that for

- the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as ground surveys fencing archaeological investigations the erection of temporary fencing and hoarding or such similar preparatory works including demolition works and "commence" and "commencement" shall be construed accordingly
- "Dwelling" means any dwellinghouse erected pursuant to the Planning Permission including garden garage driveway and/or parking spaces
- The "Highway Contribution" shall mean the sum of £4000 index-linked
- The "Education Contribution" shall mean the sum of £4502 index-linked
- The "Off-site Leisure Contribution" shall mean the sum of £3500 index-linked
- The "Planning Application" means the planning application dated 10th December 2002 and numbered F/2001/5440
- The "Plan" means the plan annexed to this Deed
- "Planning Permission" means planning permission for the Planning Application granted by the Secretary of State and it includes in addition (where appropriate) any approval of reserved matters or any consent agreement or approval of the Council required by a condition imposed in the said Planning Permission
- references in this agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained
- the references to the parties named in this undertaking include their successors in title and assigns and in the case of the Council and the Secretary of State shall include any successor in function

2. Statutory Provisions

2.1 This undertaking is made under Section 106 of the Act and is given by the Developer subject to the provisions hereinafter contained

2.2 In this Undertaking the covenants by the Developer as the freehold owner of the Application Site constitute planning obligations for the purposes of Section 106 of the Act shall be

enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Developer and any person deriving title from the Developer

2.3 The provisions of this Undertaking shall not take effect unless and until the Planning Permission shall have been granted and upon Commencement of Development

2.4 The obligations on the part of the Owner shall bind the Application Site and every part thereof provided that it is hereby agreed that no such person shall be bound hereunder insofar as his interest is solely in a Dwelling

2.5 No party shall be liable for breach of covenant or obligation contained in this Agreement after the party has parted with all the party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.6 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.7 In the event that

2.7.1 the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or

2.7.2 the planning obligations referred to in this Agreement are satisfied

this Agreement shall be deemed to be discharged and have no further effect

2.8 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

3. The Highway Contribution

3.1 The Owner and the Company covenants with the Council that on or before Commencement of Development to pay to the Council the Highway Contribution

3.2 The Council shall apply the Highway Contribution towards work for local sustainable transport initiatives

4. The Education Contribution

The Owner and the Company covenants with the Council that on or before Commencement of Development to pay to the Council the Education Contribution

5. The Off-Site Leisure Contribution

5.1 The Owner and the Company covenants with the Council that on or before Commencement of Development to pay to the Council the Off-Site Leisure Contribution

5.2 The Council shall apply the Off-Site Leisure Contribution to improvements to community facilities within the local area ~~[district]~~

SEALED AS A DEED (AND DELIVERED))
by)
in the presence of:-)

Director

Secretary

SEALED AS A DEED (AND DELIVERED))
by)
in the presence of:-)

Director

Secretary

The Planning Inspectorate

59681

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No. 0117-3728624
GTN 1371-6079

LG

13 AUG 2002

COPIES TO

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440

Our Ref: APP/X0360/A/02/1092890

Date: 9 August 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I enclose third party correspondence relating to the above appeal. Please accept my apologies for the lateness in forwarding the documents.

To take account of the above I have extended the 9 week date. If you have any comments on the points raised, please send 2 copies to me no later than **30 August**. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the **30 August** deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

lacken

Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6PN

29 July 2002 Reference: APP/X0360/A/02/1092890

Dear Mrs Pocock

APPLICATION No F/2001/5440
APPEAL BY: Lacken Construction Company Co Ltd
SITE: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Readi ng

We refer to the above appeal by Lacken Construction and strongly oppose the grounds of appeal and request the appeal be rejected.

On a matter of technicality the plans sent to us in your letter d ated June 28 2002 are
out of date and therefore misleading. They show the southern bound aries
of numbers 11,15,17 Sevenoaks Drive as ceasing at the property of Saddlers.This is not the case
and infact the gardens of 11,15,17 Sevenoaks Drive continue to th e northern boundary of
Highview.The plan is a year out of date.

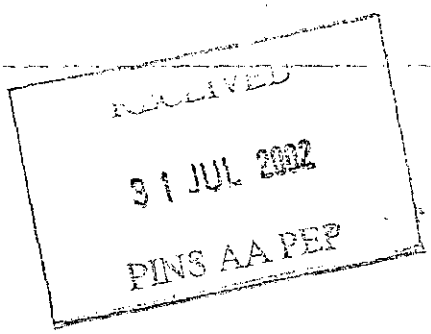
Our objections are detailed in the residents response submitted by Mr and Mrs Morgan(17 Sevenoaks Drive) on behalf of all the resi dents surrounding the
development and my previous correspondence in response to the orig inal
application remain and must be resubmitted.
However we write to emphasise
another point that I consider is misleading in the appellant docum ent.
We and the other residents have no objections to the plans that have
received approval already, however since the approval was granted the owners
of Highview, a property bordering the construction site, have offe red to sell a part of

lacken
their garden to the builder. The builder is now proposing to turn the
residential garden into a car park and build additional houses on the area
previously designated for the car park. This is not made clear an ywhere in
the builders appeal document, which refers constantly to previous applications having been granted. This is not the case and we bel ieve this
omission is intentionally misleading.
The levels of noise pollution(car engines,car alarms,car doors cl osing),sight pollution(car
headlights illuminating our homes late at night and in early eveni ng during the winter,over
sized cars such as people carriers and even small vans will be vis ible above the fence),
security issues(someone could actually take my young child from ou r climbing frame into the
proposed new car park and away quite easily,car break-ins in a qui et secluded area will be
common,serious personal attacks will also be easier for the assail ants due to remoteness),
and finally air pollution from exhaust emissions will be particula rly dreadful in the summer.
I would also urge you to study very closely the photographs taken by Mr Morgan at
17 Sevenoaks Drive during the winter because this appeal is taking place at the time of year
when coverage of trees by foliage is at its greatest but for the m ahjority of the year of course the
picture will be as per Mr Morgans photos.you will see how exposed we are to the various pollutants
detailed in our collective response.The Apellants plans and appea l against their rejection by the
council are seriously flawed and certainly not condusive to the si te specified.
The council could see this and I believe any appeal comittee will too.

Yours sincerely

Alan and Lesley Hale.(SENDERS)
15 Sevenoaks Drive
Spencers Wood,
Reading, Berkshire.
RG7 1AZ.

14 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ



Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2, The Square
Temple Quay
Bristol
BS1 6PN

26th July 2002

Dear Madam

Application No: F/2001/5440
Appeal by: Lacken Construction Ltd
Site: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Reading
Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View

I am writing as the builder is determined to maximise his return without due regard to the area and the quality of life offered The current site is over congested and the additional houses will make a poor development far worse. The points I would like to make are as follows.

Firstly the site unlike any other development in Spencers Wood does not offer a green area for common use. All other builders have complied with this requirement

Secondly, this is a rural location and all other developers have gone to great lengths. to ensure their finished sites contain a reasonable amount of fauna. This builder has stripped out the meagre offering in the original option and replaced it with a concrete desert. I hope, if the Inspector makes a site visit, that she tours the adjacent development of flats and housing, Stanbury Gate. The contrast could not be more stark.

Thirdly, nothing has been proposed or demanded regarding the safety of drivers attempting to leave the development due to it being a blind bend on a rat run with a high volume of traffic at all times. The same applies to residents attempting to cross the road and more especially to children who will obviously seek to wander due to the absence of a common open area.

Fourthly, the density of abodes on the site is already excessive and the addition of housing simply reduces the quality of life. It seems bizarre that this site, if approved, will degenerate in a very short space of time. Due to the density this will undoubtedly lead to interminable disputes amongst occupants over parking, noise, etc. It seems incredible that the proposal, if accepted, will amount to the creation of a modern day slum..

I appreciate that this is a personal view, and may not be based on the planning guidelines. However I simply feel that this application is purely about greed without any regard for the quality of life. I hope the Inspector will draw a line between what is acceptable and what is not.

Yours Sincerely

Mr John D Horn

Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol
BS1 6PN

29 July 2002 Reference: APP/X0360/A/02/1092890

Dear Mrs Pocock

APPLICATION No F/2001/5440
APPEAL BY: Lacken Construction Company Co Ltd
SITE: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Reading

We refer to the above appeal by Lacken Construction and strongly oppose the grounds of appeal and request the appeal be rejected.

On a matter of technicality the plans sent to us in your letter dated June 28 2002 are out of date and therefore misleading. They show the southern boundaries of numbers 11,15,17 Sevenoaks Drive as ceasing at the property of Saddlers. This is not the case and infact the gardens of 11,15,17 Sevenoaks Drive continue to the northern boundary of Highview. The plan is a year out of date.

Our objections are detailed in the residents response submitted by Mr and Mrs Morgan(17 Sevenoaks Drive) on behalf of all the residents surrounding the development and my previous correspondence in response to the original application remain and must be resubmitted.
However we write to emphasise another point that we consider is misleading in the appellant document.
We and the other residents have no objections to the plans that have received approval already, however since the approval was granted the owners of Highview, a property bordering the construction site, have offered to sell a part of their garden to the builder. The builder is now proposing to turn the residential garden into a car park and build additional houses on the area previously designated for the car park. This is not made clear anywhere in the builders appeal document, which refers constantly to previous applications having been granted. This is not the case and we believe this omission is intentionally misleading.
The levels of noise pollution (car engines, car alarms, car doors closing),sight pollution(car

headlights illuminating our homes late at night and in early evening during the winter, over sized cars such as people carriers and even small vans will be visible above the fence),security issues(someone could actually take my young child from our climbing frame into the proposed new car park and away quite easily,car break-ins in a quiet secluded area will be common,serious personal attacks will also be easier for the assailants due to remoteness), and finally air pollution from exhaust emissions will be particularly dreadful in the summer.

I would also urge you to study very closely the photographs taken by Mr Morgan at 17 Sevenoaks Drive during the winter because this appeal is taking place at the time of year when coverage of trees by foliage is at its greatest but for the majority of the year of course the picture will be as per Mr Morgans photos.You will see how exposed we are to the various pollutants detailed in our collective response.The Apellants plans and appeal against their rejection by the council are seriously flawed and certainly not condusive to the site specified.

The council could see this and I believe any appeal comittee should too.

Yours sincerely

Alan and Lesley Hale.(SENDERS)
15 Sevenoaks Drive
Spencers Wood,
Reading, Berkshire.
RG7 1AZ.

- File copy -

65922

Sandra Bayden

From: Trevor Watson
Sent: 13 February 2003 18:54
To: 'paul morgan'
Cc: Sandra Bayden; Kerrin Lithgow
Subject: RE: Planning application F/2001/5440

Thank you for your e mail.

Kerrin Lithgow will be taking up the post of Principal Planning Officer (Team Leader) for the area in question as from the 24th February and I will draw your note to her attention and ask that a copy be placed in the file for future reference.

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: paul morgan [SMTP:pmorgan@morganap.fsnet.co.uk]
Sent: 09 February, 2003 8:17 PM
To: trevor.watson@wokingham.gov.uk
Cc: john.heggadon@tiscali.co.uk; Don Bulcock (E-mail); Angela Odell; Paul Morgan; David.Stubbs@Thamesvalley.police.uk
Subject: Re: Planning application F/2001/5440

Dear Mr Watson,

Re: Planning application F/2001/5440 that was rejected by the WDC planning committee and subsequently approved by the inspectorate by appeal.

I have spoken with Angela Odell and she has informed me that she is no longer the case officer, however as yet no one is assigned and she recommended that we submit our concerns to you and to request that our letter (email) is put in the file.

Having read the conditions set out by the inspectorate and I would like to take this opportunity to express my concerns/views for consideration please. In particular regarding:

1. Boundaries.
2. Hard and soft landscaping.
3. Security & Privacy.

1. Boundaries.
The existing fence between Highview and 17, Sevenoaks Drive is owned by, constructed by and lies within the property boundary of 17 Sevenoaks Drive.

A single larch lap fence panel and established hedge/planting in Highview mark the original boundary.

2. Hard and soft landscaping.
One of my concerns is the preservation and well being of the mature (25 to 30ft) Beech tree that borders 17, Sevenoaks Drive and the site of the car park. Please can you involve Neil Everton, the Wokingham District Council tree officer, in any decisions that are made in order to protect this tree. This tree currently offers us our only significant form of screening and thus privacy. Also I would like to make you aware that the tree is immediately next to our boundary fence and request consideration is given to the tree when constructing another higher fence adjacent to ours. I.e. please don't just fell all the branches off.

3. Security and Privacy.
I observe the condition by the Inspectorate that the car park and road is completed before the constructing the houses at the site entrance.
I would like to request an additional condition, that all the fencing and planting around the said car park is also completed before the houses are started. By all fencing I mean, fences between: Sevenoaks Drive houses (15, 17 & 18) and the car park and on the other side between the car park and the flats as detailed in the police design against crime recommendations letter.
In addition I would also like to request that the defensive planting is in accordance with the police design against crime recommendations and is also completed at this stage.

The fencing and planting mentioned above is considered to be particularly important for privacy and security due to the fact that when the existing fence between Highview and the site is removed, the ground and walkways are at least 1.2metres higher than the ground level of our boundary fence. People will be clearly visible from the waist upwards, thus invading our privacy and giving rise to security concerns.

Yours sincerely,

Mr & Mrs P Morgan. 17, Sevenoaks Drive, Spencers Wood. (09/02/03)

Sandra,

I have copied you in to my reply to this one.

Can you put a copy of the file and email it to Kerrin please when you have a moment.

Thanks

TRW

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	65922
10 FEB 2003	
COPIES TO	FILE

Angela Odell

From: paul morgan [pmorgan@morganap.fsnet.co.uk]
Sent: 09 February 2003 20:17
To: trevor.watson@wokingham.gov.uk
Cc: john.heggadon@tiscali.co.uk; Don Bulcock (E-mail); Angela Odell; Paul Morgan; David.Stubbs@Thamesvalley.police.uk
Subject: Re: Planning application F/2001/5440

REPLY BY
24 FEB 2003

Dear Mr Watson,

Re: Planning application F/2001/5440 that was rejected by the WDC planning committee and subsequently approved by the inspectorate by appeal.

I have spoken with Angela Odell and she has informed me that she is no longer the case officer, however as yet no one is assigned and she recommended that we submit our concerns to you and to request that our letter (email) is put in the file.

Having read the conditions set out by the inspectorate and I would like to take this opportunity to express my concerns/views for consideration please. In particular regarding:

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2. Hard and soft landscaping.
3. Security & Privacy.

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In addition I would also like to request that the defensive planting is in accordance with the police design against crime recommendations and is also completed at this stage.

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Yours sincerely,

Mr & Mrs P Morgan. 17, Sevenoaks Drive, Spencers Wood. (09/02/03)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Lacken Construction Co. Ltd
SITE: Pursers Farm, Basingstoke Rd, Spencers Wood, Shinfield
APPLICATION NO.: 5440
PROPOSAL: Proposed erection of 3 dwellings plus garages

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M J Bryant

Mr B Patman

Mr A J Pollock

Clerk(s) of Parish / Town Council of Shinfield

Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading RG6 4AZ

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
-fao Matthew Rose (Ref: SU76NW/12/18

PC Dave Stubbs, Crime Prevention Design Adviser (Berks), The Police Station, 20 Chapel St, Thatcham RG18 4QL

Environmental Health, WDC
-fao John Mullaney

Environmental Design, WDC
-fao Catherine Brimble

The Owner / Occupiers of the Following Addresses in Spencers Wood:

The Saddlers, The Grove, High View & The Beeches, Basingstoke Rd

1, 3, 11, 14, 15, 17 & 18 Sevenoaks Dve (also 16 & 19)

1, 2, 4, 5-11(odds), 17-21 & 28-30 Pursers Farm, Basingstoke Rd

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728330
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8330

PLANNING SERVICES HPT 63371
TLS
DG
APP
19 NOV 2002

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440

Our Ref: APP/X0360/A/02/1092890

Date: 18 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr G Hill BSc DipTP MRTPI

The Inspector will visit the appeal site at 12:45 on 10 December 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

Mr Philip Knell

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728701
Switchboard 0117-3728000
Fax No 0117-
GTN -8701

PLANNING SERVICES
63169
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TLS
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ENF
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CS
GTN
COPIES TO

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440

Our Ref: APP/X0360/A/02/1092890

Date: 11 November 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I am writing to confirm that the site inspection which was scheduled to take place at 14:00 on Monday 4 November 2002 was cancelled because the necessary paperwork did not reach the inspector.

A fresh date for the site visit will be arranged as soon as possible.

Yours faithfully

Miss Emily Pears

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209H

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

54459

PLANNING SERVICES	HPT
POL	[illegible]
DC	[illegible]
DG	
13 JUN 2002	
COPIES TO	ACK:
	FILE:

Our Ref:MC/jmc/c/2254/02

12th June 2002

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

APPEAL BY LACKEN CONSTRUCTION CO LTD
LAND AT PURSERS FARM, SPENCERS WOOD, SHINFIELD, READING, BERKSHIRE.

Please find enclosed a written representations appeal submitted on behalf of my client, Lacken Construction. I confirm that a copy of the appeal has been sent to Wokingham District Council today.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

Encls.

c.c. Lacken Construction
Planning Department, Wokingham District Council

✆ 01256 703090
✉ 45 High Street, Odiham, Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf NA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmc/c.2254/02
Your Ref:APP/X0360/A/02/1092890

4th September 2002

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Mrs M Pocock

Dear Mrs Pocock

APPEAL BY LACKEN CONSTRUCTION
LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD.

With reference to my letter of 19th July, please find enclosed the unilateral undertaking executed by the appellant company and agreed with the Local Authority. I would be grateful if this could be forwarded to the Inspector.

Yours sincerely

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

Encls

c.c. Mr J Behan, Lacken Construction
Mrs A Odell, Planning Department, Wokingham District Council.

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29
01256 703142
chancellors.planning@

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

Kidd & Co. SOLICITORS

DATED 3rd September 2002.

LACKEN CONSTRUCTION COMPANY LIMITED

-and-

WOKINGHAM DISTRICT COUNCIL

UNILATERAL UNDERTAKING

relating to the development of

LAND AT PURSERS FARM
BASINGSTOKE ROAD
SPENCERS WOOD
READING
BERKSHIRE

Kidd & Co.
Weir Bank
Bray on Thames
Berkshire SL6 2ED

THIS UNDERTAKING is given by **DEED** on 3rd September 2002 2002 **BY LACKEN CONSTRUCTION COMPANY LIMITED** of Whitfields Farm House Hungerford Lane Shurlock Row Twyford Berkshire RG10 0NY (Company Registration Number 98118) ("the Developer") to **WOKINGHAM DISTRICT COUNCIL** of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS:-

1. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated.
2. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.
3. The Developer is the freehold owner of the Application Site land comprised in Titles Numbered BK277646 and BK354501
4. On the 20th December 2001 the Developer applied for detailed/outline planning permission reference F2001/5440 to develop the Application Site ("the Planning Application")
5. By a Notice of Refusal dated 13th March 2002 the Council refused planning permission in respect of the Planning Application for the reasons set out therein
6. The Developer submitted an appeal against the refusal of the Planning Application to the Secretary of State ("the Appeal"" and the Appeal is to be dealt with in accordance with the written procedure
7. This Undertaking is conditional upon the Secretary of State or his Inspector deciding to allow the Appeal

NOW THIS DEED WITNESSES as follows:-

1. Definitions and Interpretation

In this Agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

- The "Act" means the Town and Country Planning Act 1990
- The "Application Site" means all that land known as land at Pursers Farm Basingstoke Road Spencers Wood Reading shown for identification purposes only edged red on the Plan
- "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56 (4) of the Act save that for

the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as ground surveys fencing archaeological investigations the erection of temporary fencing and hoarding or such similar preparatory works including demolition works and "commence" and "commencement" shall be construed accordingly

- "Dwelling" means any dwellinghouse erected pursuant to the Planning Permission including garden garage driveway and/or parking spaces
- The "Highway Contribution" shall mean the sum of £4000 index-linked
- The "Education Contribution" shall mean the sum of £4502 index-linked
- The "Off-site Leisure Contribution" shall mean the sum of £3500 index-linked
- The "Planning Application" means the planning application dated 10th December 2002 and numbered F/2001/5440
- The "Plan" means the plan annexed to this Deed
- "Planning Permission" means planning permission for the Planning Application granted by the Secretary of State and it includes in addition (where appropriate) any approval of reserved matters or any consent agreement or approval of the Council required by a condition imposed in the said Planning Permission
- references in this agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained
- the references to the parties named in this undertaking include their successors in title and assigns and in the case of the Council and the Secretary of State shall include any successor in function

2. ***Statutory Provisions***

2.1 This undertaking is made under Section 106 of the Act and is given by the Developer subject to the provisions hereinafter contained

2.2 In this Undertaking the covenants by the Developer as the freehold owner of the Application Site constitute planning obligations for the purposes of Section 106 of the Act shall be

enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Developer and any person deriving title from the Developer

2.3 The provisions of this Undertaking shall not take effect unless and until the Planning Permission shall have been granted and upon Commencement of Development

2.4 The obligations on the part of the Owner shall bind the Application Site and every part thereof provided that it is hereby agreed that no such person shall be bound hereunder insofar as his interest is solely in a Dwelling

2.5 No party shall be liable for breach of covenant or obligation contained in this Agreement after the party has parted with all the party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.6 No person who is not a party to this deed ("third party") has or shall have any rights under the *Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no* consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.7 In the event that

2.7.1 the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or

2.7.2 the planning obligations referred to in this Agreement are satisfied

this Agreement shall be deemed to be discharged and have no further effect

2.8 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

3. The Highway Contribution

3.1 The Owner and the Company covenants with the Council that on or before Commencement of Development to pay to the Council the Highway Contribution

3.2 The Council shall apply the Highway Contribution towards work for local sustainable transport initiatives

4. The Education Contribution

The Owner and the Company covenants with the Council that on or before Commencement of Development to pay to the Council the Education Contribution

5. The Off-Site Leisure Contribution

5.1 The Owner and the Company covenants with the Council that on or before Commencement of Development to pay to the Council the Off-Site Leisure Contribution

5.2 The Council shall apply the Off-Site Leisure Contribution to improvements to community facilities within the local area

SEALED AS A DEED (AND DELIVERED))
by)
in the presence of:-)

Director

Secretary

SEALED AS A DEED (AND DELIVERED))
by)
in the presence of:-)

Director

Secretary

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440

Our Ref: APP/X0360/A/02/1092890

Date: 2 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mrs M Pocock

217L(BPR)

60538

PLANNING SERVICES	HPT
POL	TLS
DC	
APP DG	
CS	
03 SEP 2002	
COPIES TO	

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmc/c/2254
Your Ref:APP/X0360/A/02/1092890

13th August 2002

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Mrs Mr Pocock

Dear Mrs Pocock

APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD.

I am in receipt of the Local Authority's statement and would make the following comments.

3.02/3.03

The scheme reflects the layout of the existing development at Pursers Farm. It is noted that the Local Authority has no objection to the proposed density, although it would appear that reliance is being placed on the fact that the density would be increased to support the argument that the development would appear cramped. Other than commenting that the proposed houses would be 'close' to the flats, nothing else is provided to support the 'cramped' argument.

3.04

For the reasons set out above, no case has been proved to demonstrate why the proposal is contrary to the Structure Plan and Local Plan polices referred to.

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

3.05

The proposed relationship with adjoining properties is not unusual and meets normally adopted rule of thumb standards.

3.07

The relationship of the car park with the existing houses is acceptable, as set out in my statement. If development is to be prevented for reasons such as this, then the aims of PPG3 to utilise previously developed land and to secure higher densities will not be fulfilled.

4.05

A unilateral undertaking is being prepared, in consultation with the Local Authority. This will be sent to The Planning Inspectorate in due course.

My comments on the document titled **'Residents Response To The Appeal by Lacken Construction Ltd'** are as follows:-

3.1/4.5-Flooding

The Environment Agency has no objection to the proposal, subject to conditions.

4.2

The proposal reflects the form of development which the Government is encouraging, in order to make better use of previously developed land, and reduce the need to build on greenfield land.

4.4

There are no highway objections to the proposal.

5.1

Comments made by the Parish Council are not 'planning policy' matters.

5.1.2

For the record, Government planning policy requires, on average, 1.5 car parking spaces per dwelling as a maximum.

6.1

Garden land is defined as 'previously developed land' in PPG3.

6.2

I am not aware of any objections raised by the Local Authority's Chief Environmental Health Inspector, the body responsible for considering the issue of noise from proposed development.

Other issues raised are covered in my statement. For the same reason, and in order to avoid repetition, I do not comment upon other letters of objection.

I would be grateful if the Inspector could be provided with a copy of this letter.

Yours sincerely

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. Lacken Construction Ltd.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440
Our Ref: APP/X0360/A/02/1092890
Date: 15 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

G. Nall

pp Mrs Margaret Pocock

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date: November 6, 2002
My ref: F/2001/5440 & F/2002/6301
Your ref: APP/X0360/A/02/1092890
& 1093734

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEALS BY: Lacken Construction Co Ltd & Mr & Mrs Spink
SITES: Pursers Farm, Basingstoke Rd, Spencers Wood & 178 Loddon Bridge Rd, Woodley

With reference to these appeals, I enclose copies of all the appeal documents to replace those which are missing.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8775

PLA DG
CS
14 OCT 2002
COPIES TO ACK
CHE

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440

Our Ref: APP/X0360/A/02/1092890

Date: 10 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr David Richards BSocSci DipTP MRTPI

The Inspector will visit the appeal site at 14:00 on 4 November 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Miss Kate Hallett

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

File on 5440 - appeal.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 2.8.02

TO: Your ref: I/PS

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 01628 762763

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Pursars Farm Appeal.

NOTES:
re: your letter of 31 July. I have passed it and the unilateral agreement to Colin Lawley, Principal Solicitor

Tel. (0118) 974 6448 (Direct Line)
Date: July 30, 2002
My ref: F/2001/5440
Your ref: APP/X0360/A/02/1092890

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Lacken Construction Company Ltd
SITE: Land at Pursers Farm, Basingstoke Rd, Spencers Wood

With reference to this appeal, I enclose 2 copies of the Authority's statement of case..

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: July 8, 2002
My ref: F/2001/5440
Your ref: APP/X0360/A/02/1092890

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Lacken Construction Ltd
SITE: Pursers Farm Basingstoke Rd Spencers Wood

With reference to this appeal, I enclose a copy of Policy WBE1 as requested. I apologise for the omission.

I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 8, 2002
My ref: F/2001/5440
Your ref: C/2254

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Chancellors
45 High St
Odiham
Hook
RG29 1LF

Dear Sirs

APPEAL BY: **Lacken Construction Ltd**
SITE: **Pursers Farm Basingstoke Rd Spencers Wood**

With reference to this appeal, I enclose a copy of Policy WBE1 of the Wokingham District Local Plan Deposit Draft. I understand this was missing from the documents sent with the questionnaire.

Please accept my apologies for the omission.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 8, 2002
My ref: F/2001/5440
Your ref: C/2254

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Chancellors
45 High St
Odiham
Hook
RG29 1LF

Dear Sirs

APPEAL BY: **Lacken Construction Ltd**
SITE: **Pursers Farm Basingstoke Rd Spencers Wood**

With reference to this appeal, I enclose a copy of Policy WBE1 of the Wokingham District Local Plan Deposit Draft. I understand this was missing from the documents sent with the questionnaire.

Please accept my apologies for the omission.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 28, 2002
My ref: F/2001/5440
Your ref: APP/X0360/A/02/1092890

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: Lacken Construction Co, Ltd
SITE: Pursers Farm, Basingstoke Rd, Spencers Wood

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. June 28, 2002
My ref: F/2001/5440
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Chancellors
45 High St
Odiham
Hants
RG29 1ILF

Dear Sirs

APPEAL BY: **Lacken Construction Co Ltd**
SITE: **Pursers Farm, Basingstoke Rd, Spencers Wood**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

57818

PLANNING SERVICES
PO | TLS
DC | ENF
CS
24 JUN 2002
COPIES TO | ACK:

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

AO (H)

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2001/5440

Our Ref: APP/X0360/A/02/1092890

Date: 21 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY LACKEN CONSTRUCTION CO LTD
SITE AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You ***must keep to the timetable*** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs Margaret Pocock
102(BPR)

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: LACKEN CONSTRUCTION CO LTD

Address: WHITEFIELDS FARM HOUSE
HUNGERFORD LANE, SHURLOCK ROW, BERKSHIRE

Postcode: RG10 ONY

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS FOR THE APPEAL (if any)

Name: CHANCELLORS, CHARTERED TOWN PLANNING CONSULTANTS

Address: 45 HIGH STREET, ODIHAM
HOOK, HAMPSHIRE

Postcode: RG29 1LF

Your reference: C/2254

Daytime phone no: 01256 703090

Fax no: 01256 703142

E-mail address: chancellors.planning@dial.pipex.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM DISTRICT COUNCIL

Date of the planning application: 22/11/01

LPA's application reference no: F/2001/5440

Date of LPA's decision notice (if issued): 13/03/02

D. APPEAL SITE ADDRESS

Address PURSERS FARM

BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD, READING, BERKSHIRE

Postcode

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

PROPOSED ERECTION OF THREE DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW

Size of the whole appeal site (in hectares)

0.235

Area of floor space of proposed development (in square metres)

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑

2. ~~Grant planning permission for the development subject to conditions to which you object.~~ ☐

3. ~~Refuse approval of details required by a previous outline planning permission.~~ ☐

4. ~~Grant approval of details required by a previous outline planning permission subject to conditions to which you object.~~ ☐

5. ~~Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).~~ ☐

or

6. ~~The failure of the LPA to give notice of its decision within the appropriate period (usually 8~~ weeks) ~~of an application for permission or approval.~~ ☐

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

Please turn over

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

PLEASE REFER TO ATTACHED STATEMENT

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☐

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
MR & MRS ROWELL	HIGH VIEW	10TH JUNE 2002
	BASINGSTOKE ROAD	
	SPENCERS WOOD	
	SHINFIELD, READING, BERKS	

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. A list and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. A list and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission. ☐
10. If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
11. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
12. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

_____

_____

_____

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature Chancellors (on behalf of) LACKEN CONSTRUCTION CO LTD

Name (in capitals) CHANCELLORS Date 5th JUNE 2002

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Unit
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by the Planning Inspectorate April 2002

Printed in the UK April 2002 on paper comprising 25% post consumer waste and 100% ECF recycled paper.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY

LACKEN CONSTRUCTION CO LTD

AGAINST THE DECISION OF

WOKINGHAM DISTRICT COUNCIL

TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF THREE DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO THE REAR OF HIGH VIEW

LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

DOCUMENTS REFERRED TO IN STATEMENT

PREPARED BY

MURRAY CHRYSTAL
Dip.TP MRTPI

LA REF: F.2001/5440
CHANCELLORS REF: C/2254/02

MAY 2002

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

DOCUMENTS

1. PLANNING APPEAL DECISION RELATING TO PLANNING APPLICATION 35879.

2. DEVELOPMENT CONTROL COMMITTEE REPORT ON APPEAL APPLICATION.

3. BERKSHIRE STRUCTURE PLAN 1991-2006 POLICIES.

4. BERKSHIRE STRUCTURE PLAN 2001-2016 POLICIES.

5. LODDON AREA LOCAL PLAN POLICIES, TOGETHER WITH PROPOSALS MAP EXTRACT.

6. WOKINGHAM DISTRICT LOCAL PLAN POLICES, TOGETHER WITH PROPOSALS MAP EXTRACT AND RELEVANT PARTS OF THE LOCAL PLAN INSPECTOR'S REPORT.

1

A4 INDEXES 1-6
REPERTOIRE
NUMERIQUE 1-6
A4 ORDNERREGISTER 1-6

PRODUCT CODE
CODE PRODUIT
PRODUKT-CODE 423636

5 018206 092786

A/586X/AP/P

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

The Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berks RG3 7BW

WOKINGHAM DISTRICT COUNCIL
RECEIVED
-4SEP1991
RN

Your reference

Our reference T/APP/H0330/A/91/175473/P8

Date -3 SEP 91

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY ROCKHOLD PLC
APPLICATION NO: 35879

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the Wokingham District Council to refuse outline planning permission for the construction of 8 2-bedroomed flats and one 3-bedroomed house and associated parking spaces at Pursars Farm, Basingstoke Road, Spencers Wood, Reading, Berkshire. I have considered the written representations made by you and by the Council and also those made by interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 7 August 1991.

2. The land which is the subject of this appeal lies on the western edge of the built-up area of the settlement of Spencers Wood. The appeal site currently is part of a well established mobile homes park and includes a number of individual residential units each on an attractively laid out plot with well maintained mature planting. Planning permission has already been granted on land comprising the more southerly part of the mobile homes park and the site of a former agricultural storage shed for 8 flats and 3 terrace houses with associated parking and garaging together with a new access road and 2 other dwellings; this has not yet been implemented. The present proposal, which you describe as Phase II, is for similar types of development to create a broadly symmetrical layout. Both the approved scheme and the appeal scheme include the access road intended to serve both sites, though its design and alignment differ somewhat.

3. Having read the representations and visited the site I consider that this case turns on whether the proposed development would be damaging to local housing policy objectives.

4. The Council submits that there is in the locality a need for a wider variety of dwelling sizes and types and for low-cost housing, the provision of which is encouraged by the policies of the Structure

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and Local Plans covering this area. The Council sees mobile homes as one way of filling the accommodation gap for small households and retired people and also of providing a suitable alternative for people who are unable to obtain rented accommodation at the cheaper end of the market. It argues that finding new sites for mobile homes is difficult particularly because such land is often also suitable for permanent housing and therefore too expensive, and that the replacement of the mobile homes on the appeal site by permanent and more expensive dwellings would thus reduce the stock of affordable dwellings within the district and also reduce choice.

5. You maintain that the appeal site is within the settlement boundary of Spencers Wood identified in the draft local plan and that there is no objection to the principle of development on the site. You contend that the 2-bedroomed flats proposed are the type of small dwelling units which the local housing policies are aiming to encourage and that the appeal proposals would add to the range of housing densities and dwelling sizes for the area. Moreover, you argue, the proposals represent the logical extension of development already approved on adjoining land which is or was also part of the mobile homes site, and would cause no harm to any interest of acknowledged importance.

6. The housing policies of the approved Replacement Structure Plan for Berkshire and the draft Loddon Area Local Plan to which the Council refers are designed to encourage the widening of the range of housing types and sizes within the district, with specific emphasis on provision of small one and 2-bedroomed dwellings and of low-cost dwellings for both rental and owner occupation. Mobile homes can indeed satisfy both of these requirements, but although the structure plan and draft local plan acknowledge that the need and the demand for mobile homes and other low-cost housing will continue neither document contains a specific policy relating to the retention of existing provision. Furthermore no assurance has been given that if this appeal were dismissed the present use of the site would continue. Therefore, whilst I share the Council's concern about the loss of this very pleasant mobile homes site I do not consider that this constitutes a sufficient ground for resisting the proposed development. I saw when I made my inspection that notwithstanding a recent development nearby of small dwellings the majority of residential property in the vicinity of this appeal site although of varying ages and styles appeared to be predominantly of 3- and 4-bed units. The dwellings proposed in the appeal scheme are unlikely to be low-cost but 8 of the 9 are 2-bed units and, moreover, the development would not result in a net loss of residential units. Therefore in my opinion the appeal proposal would not conflict with or be harmful to the objectives of the relevant local housing policies and I cannot support the Council's decision on this application.

7. The occupiers of the mobile homes currently on the site have expressed their strong objection to your clients' scheme. Some of them have lived here for many years and obviously have invested much time, effort and money in making their plots attractive and keeping them so and I have considerable sympathy for their situation. Nevertheless these are not planning considerations and cannot affect

my decision on this appeal but are matters to be dealt with under other legislation.

8. As to the likely impact on the adjoining house and garden to the north of the appeal site, Highview, I do not agree with the occupier of that property that the proposed development would be so near to her house as to make it significantly less pleasant to live in but I do consider it desirable in order to safeguard the general amenity of her garden that in designing the details of buildings and landscaping on the appeal site care should be taken to avoid undue overlooking or overshadowing of that garden especially bearing in mind aspect and relative levels.

9. On the question of setting a precedent, I have no reason to suppose from what I saw for myself or from evidence put before me that to grant planning permission here would make it more difficult for the Council to resist elsewhere development which was otherwise unsuitable.

10. Having given careful consideration to the above and to all other matters raised in all of the representations received I have found nothing which is sufficient to outweigh the planning factors which have led me to the conclusion that the planning consent which your clients seek might be granted.

11. I note that revisions to the appeal scheme between its submission and determination have resulted in discrepancies of detail among the various application plans and I shall impose a condition to clarify these points.

12. The local highway authority has recommended several conditions; these all seem to me to be reasonable in the interests of vehicular and pedestrian safety both within the site and on the adjoining public highway. Since siting is not a reserved matter but is approved as part of this application I see no need to condition it but I agree with the Council that the retention and protection of existing trees and the provision of suitable landscaping should be required by condition in the interests of future and neighbouring residents and because of the location of the site adjacent to open countryside.

13. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant outline planning permission for the construction of 8 2-bedroomed flats and one 3-bedroomed house and associated parking spaces at Pursars Farm, Basingstoke Road, Spencers Wood, Reading, Berkshire in accordance with the terms of the application (No 35879) dated 22 May 1990 and the plans submitted therewith, subject to the following conditions:

1. a. approval of the details of the design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority;

   b. application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter;

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2. the development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later;

3. notwithstanding anything to the contrary in the plans hereby approved, the internal layout, position and aspect of habitable rooms and their windows, and the positions of planting and choice of species shall be such as to avoid any material loss of privacy to and undue overshadowing of the rear gardens to the 3 existing houses to the north of the site entrance;

4. no existing trees, shrubs or hedges within the site shall be lopped, topped or felled, pruned or sustain severance of roots without the prior express consent in writing of the local planning authority. Before the commencement of any works on site approved as part of this consent a scheme shall be submitted to and approved in writing by the local planning authority indicating those trees and other vegetation to be retained. During the period of site operations taking place all trees and other vegetation indicated for retention on the approved scheme shall be protected to standards in accordance with established horticultural and arboricultural practice by the erection and positioning of temporary fencing or other such measures as may be approved in writing by the local planning authority. Any trees and other vegetation thus protected dying, becoming seriously diseased or removed, or damaged within 5 years of the commencement of the site works shall be replaced to the satisfaction of the local planning authority during the first available planting season after the loss of the said vegetation;

5. a plan showing a comprehensive landscaping and tree planting scheme including the trees and other vegetation to be retained and the type, density, position and planting heights of new trees and shrubs together with details of the boundary treatment, all walls and fences, means of screening the bins area, and the means of surfacing of all open areas including those to be used by vehicles, shall be submitted to and approved in writing by the local planning authority concurrently with the commencement of the development hereby permitted. The scheme so approved shall thereafter be implemented during the first available planting season after the commencement of development. Any trees and/or shrubs being lost by death or other means within 5 years of planting shall be replaced during the first planting season after their loss by healthy trees and shrubs of similar size and species or as may be otherwise agreed with the local planning authority;

6. prior to any other development being commenced, the site access road junction onto the Basingstoke Road as shown on Drawing No 4729/H/2 shall be constructed to the local planning authority's specifications in consultation with the Highway Authority;

7. no dwelling shall be occupied until the road serving it has been provided in accordance with the approved drawings to the satisfaction of the local planning authority;

8. no dwelling shall be occupied until space for vehicle parking and turning has been provided within the site in accordance with the approved drawings. The space shall thereafter be kept available for parking and turning at all times;

9. the layout of areas to be used by vehicles shall be in accordance with the revised Drawing No 4522/01/Revision C;

10. no other part of the development shall be commenced until the visibility splays shown on the approved site access junction layout Drawing No 4729/H/2 have been provided. These areas shall be thereafter kept free of all obstructions to visibility over a height of 0.6 m;

11. this planning permission relates to the scheme as shown on submitted plan No 4522/03/C, stamped "revised plan" and date stamped 2 July 1990, within the site boundary marked in red on that plan. Where on any other of the approved plans the scheme shown for the area within the red line differs in any particular from that shown on Plan No 4522/03/C the latter shall take precedence;

12. for the avoidance of doubt nothing in the planning permission hereby granted shall be taken to imply that planning permission is or would necessarily be granted for any changes to the layout previously approved within the area edged blue on Plan No 4522/03/C which may be implied by anything shown on any of the plans submitted pursuant to the appeal application or which would be required as a result of the differing design and alignment of the access road shown on the appeal application plans.

14. The developer's attention is drawn to the following informative note from the local highway authority:

"Area Surveyor at Highways Depot, Whitley Wood Road, Reading RG2 8TH, telephone 0734 876233 should be contacted for the approval of the access construction details before any work is carried out within the highway".

15. The developer should note that the implementation of the development hereby approved will require an Agreement under Section 111 of the Local Government Act 1972 and other statutory powers in respect of (i) on-site surface water drainage; (ii) provision of on-site storage to regulate and minimise the rate of discharge; (iii) on-site land drainage.

16. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period. The developer's

attention is drawn to the enclosed note relating to the requirements of the Buildings (Disabled People) Regulations 1987.

I am Gentlemen
Your obedient Servant

MISS E N FARISH BA DipTP MRTPI
Inspector

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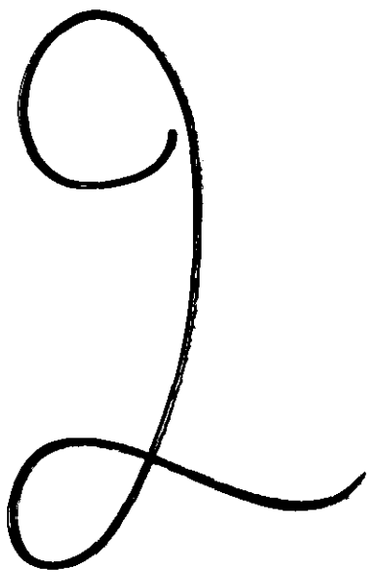


Development Control Ref No:	Received	Parish
F/2001/5440	10.12.01	Shinfield

Applicant: Lacken Construction Co. Ltd.
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal: Erection of 3 dwellings plus garages and additional parking to rear of High View.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

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

SUMMARY:

1. **Planning History** – On this site a block of 8 flats and one house are currently under construction. These dwellings were granted permission No. F/2000/1774 on 23 August 2000, and followed previous permissions for the same proposal (Application No. 35879 [with siting and access determined] granted on 3 September 1991 – subsequently Application No. 43303 granted on 7 October 1994 and Application No. 99/70464/O granted on 17 April 2000). At the Development Control Committee on 26 April 2000 a resolution to grant permission for an alternative scheme, Application No. O/2000/0560, for 8 houses on the site was agreed but the decision notice was not issued as the legal agreement (for £7,000 towards improvements to local safe routes to school) was not completed. The indicative plan for this application and the layout plan for Application F/2000/1774 are attached.

   There is a row of 3 terraced houses, Nos. 19-21 Pursers Farm, opposite the proposed houses. The Grove and The Beeches which front onto Basingstoke Road and the houses on Sevenoaks Drive are on lower ground than the application site. (The rear gardens of Nos. 11, 15 and 17 Sevenoaks Drive now adjoin the application site. This is not apparent from the Ordnance Survey map which shows this land as being rear garden land to 'Saddlers'.)

   The application is before the Committee because a section 106 agreement is proposed involving financial contributions.

2. **Proposal** – is to erect a terrace of 3 x 3 bedroom houses with an attached single garage at the east end and a detached double garage at the rear (north). Parking for the flats is now proposed to be on their north side on land which is part of the rear garden of High View. (Under Application No. F/2000/1774, the approved parking is in garages and parking spaces on the site of the currently proposed 3 houses and their gardens). Tree planting is proposed on the north and east sides of the site. Materials are to match materials on the existing adjacent dwellings at Pursers Farm.

   Revised plans show the proposed houses and adjoining garage re-sited 4 metres further northwards. Additional plans show sections through the site. Regarding the

north-south section drawing, the agent has explained that it is proposed to ramp down the car park access road in order to direct headlights downwards until the existing 1.8m. fence ensures that lights will be obscured from view. He has confirmed that the position of the flats has been re-measured and is correct, and that it is the GIS (Ordnance Survey) plan that is incorrect.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 agreement and conditions.

Background Papers

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

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

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

BACKGROUND

3. **Consultations** -
   - ***Shinfield Parish Council:*** "No comment".
   - ***8 letters of objection from 9 addresses.***
     6 of these letters from Sevenoaks Drive: Object to the proposed car parking for the flats to the rear of High View on the following grounds:
     - Noise, smell and pollution especially early in the morning and late in the evening/at night will be unacceptable. Cars manoeuvring and car headlights will shine into the bedroom windows due to Sevenoaks Drive houses being on lower ground.
     - View out of rear of Sevenoaks Drive houses will be spoilt as will see cars, people carriers, etc. from ground and first floor windows.
     - Risk of burglary, additional disturbance from car alarms and security lighting in the car park.
     - *Over-development and overcrowding. Density too high, out of character and* contrary to the Council's density policy.
     - Overlooking and overshadowing and loss of light as the development will be on higher ground.
     - The loss of any garages for the flats will leave them without storage space, including for bicycles.
     - Dangerous access of Pursers Farm onto Basingstoke Road as on inside bend. Extra traffic generated by the extra houses will add to danger.

     One joint letter from The Grove and The Beeches. Also object on the following grounds:
     - Proposed roofline will be dominant and encroach on surrounding buildings.

- Concerned about foundations and retaining wall. Want reassurance given by applicants previously to be reiterated.

Letter of objection from 19 Pursers Farm on the following grounds:

- Proposed houses will be overbearing and cause overlooking, resulting in loss of privacy and view to the north. Are already overlooked from the rear and tall trees in the grounds of Hill House cut out light.
- Insufficient parking proposed – likelihood of on road parking and congestion on already restricted road.
- Loss of value to house. When purchased the house from the applicants, were assured there would be no further development, other than the garages and parking approved under Application No. F/2000/1774.

Revised plans: 6 letters stating that the changes do not overcome already stated objections and reiterating objections. By moving the houses back they will be relatively higher in their effect on The Grove and The Beeches.

- ***Highway Officer:*** No objection subject to conditions and proposed contribution to local sustainable transport initiatives.
- ***Environmental Health Officer:*** No objection subject to conditions restricting hours of construction, and to retention of existing 1.8m. close boarded fence (along the north side of the site adjacent to the proposed car park) in order to limit any noise disturbance.
- ***Landscape Officer:*** No objection subject to conditions covering landscaping proposals.
- ***Crime Prevention Design Adviser:*** Explains that the main crime risk is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. If permission is granted, recommends close boarded fencing of at least 1.8m. with additional trellis topping and use of defensive planting to deter climbing. Advises that lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings. Also recommends that the communal space to the west of the flats be enclosed with fencing (or railings) to create privacy and some secure amenity space.
- ***Environment Agency:*** No objection subject to conditions covering surface water and soakaways.

4. **Appraisal** – Main issues are:

A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon area Local Plan Policies LH1 and LH8; Wokingham District local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WOS3, WH1, WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policies WOS3 and WBE1).

D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

E. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

F. Flooding Issues (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & 3; Wokingham District Local plan policy WIC16; PPG25).

G. Concerns of local residents.

H. Local Plan Inspector's Recommendations.

A. Principle of Residential Development

As the site is within a settlement boundary, the principle of residential development is acceptable under Policy WOS2. As the area of the whole site is o.295 ha., the density would be 40.7 dwellings per ha. This complies with PPG3 and the Council's density policy which require a density of between 30 and 50 dwellings per ha. The latter is 'subject to development at such a density not comprising the quality of the environment.' This particular point is addressed in section B below. (The density of the approved development for 9 dwellings under Application F/2000/1774 would be 34.6 dwellings per ha.)

As the proposal is for 3 x 3-bedroom houses, taken together with the existing permission for 8 x 2-bedroom flats and 1 x 4-bedroom house, the housing size mix would be as follows:

No. of Bedrooms	Proposed	Percentage	Percentage required by Policy WH6
2	8	67%	At least 45%
3	3	25%	25%
4+	1	8%	Not more than 30%
Total	12	100%	100%

The proposed dwelling sizes therefore comply with the requirements of Policy WH6.

B. Effect on the Character and Appearance of the Area

The proposed houses would be broadly similar in style to the existing houses and to the block of flats under construction. The proposed height, 8.2 metres would be slightly lower than that of the flats (8.4 metres). There would be existing/under construction dwellings on 3 sides and the rear (north) elevation would be short of the north elevation of the flats. Whilst the density would be quite high, the plot sizes would be similar to those of the existing houses in Pursers Farm. The effect on the character and appearance of the area is therefore considered acceptable.

C. Effect on Neighbouring Properties

Nos. 19-21 Pursers Farm: The revised plans show that the front elevations of the proposed houses would be moved back to be 21 metres from the front elevations of Nos. 19-21 Pursers Farm. This is the minimum distance considered acceptable.

The Grove and The Beeches: The east side elevation of the nearest proposed house would be a minimum of 16 metres from the rear of The Grove and the proposed garage would be a minimum of 13.5 metres from the rear of The Grove. Whilst the submitted section plan shows that the proposed houses would be on ground 1.2 metres higher, as the roofs on the side of the proposed garage and nearest house would slope away, there would be no daylighting infringement (see attached section plan). The Beeches would not be directly opposite the proposed houses and any overlooking would be oblique.

Sevenoaks Drive: The proposed parking spaces to the rear (north) of the flats would be a minimum 19.5 metres from the rear elevations of Nos. 15 and 17 Sevenoaks Drive. Tree planting is proposed in this strip and there is existing 1.8m. high close boarded fencing along the north boundary of the proposed car park, and the Environmental Health Officer has advised that this would limit any noise disturbance. Although the Sevenoaks Drive houses are on lower ground, the proposed ramp down the car park access road should direct headlights downwards until the existing fence ensures that headlights are obscured from view, providing the access road is ramped down as shown. The rear elevations of the proposed houses would be at least 53.5 m. from the rear of 11 Sevenoaks Drive. Conditions 3 and 4 below require submission of details of fencing and lighting, and Informative No.5 advises that these details should take into account the advice of the Crime Prevention Design Adviser.

The effect on neighbouring residential properties is therefore considered acceptable.

D. Traffic, Access and Parking

One car parking space and one garage are proposed for each of the 3 proposed houses, which complies with the District's parking standards. 16 car parking spaces are proposed for the 8 flats, which is also sufficient to comply with the District's standards. The highway officer has also raised no objection on traffic generation or access grounds.

E. Services and Infrastructure

The following contributions have been requested and agreed:

£4,502 towards education provision.
£4,000 towards local sustainable transport initiatives.
£3,500 towards community facilities, as no on-site public open space proposed.

Whilst contributions would not normally be requested for a net increase of 3 dwellings, the site is effectively an extension of the existing recently approved development for 9 dwellings, and therefore takes the total number of dwellings to 12, which is above the 10 dwelling threshold at which contributions are normally sought.

F. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flood. Recommended conditions would cover surface water and land drainage.

G. Concerns of Local Residents
These have been noted and addressed above. The proposed informative covers structural matters. Some of the existing adjacent houses have 4 bedrooms for which 3 parking spaces are required. Only 2 spaces are required for 3-bedroom houses under the Council's parking standards.

H. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WH3(a): The Inspector recommends that the Council adopts this new policy on density guidelines, which recommends densities of 30-50 dwellings per ha., or higher in particular circumstances.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3 and WBE11: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of residential development on the site is considered acceptable. The effects of the proposal on the character and appearance of the area and on neighbouring properties are also considered acceptable, and there is no objection on access and parking grounds. Satisfactory contributions to services and infrastructure have been proposed. The proposed development is therefore considered acceptable.

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

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing adjacent houses in Pursers Farm.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the

development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.

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

7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

9. The access road to the proposed car park shall be ramped down in accordance with the levels shown on additional drawing No. 01/PF/08.

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

11. Before development commences on construction of the 3 houses hereby approved, the proposed parking for the flats shall be provided in accordance with the approved plan.

12. Driveways shall be surfaced with a hard bound material for a distance of at least 7 metres.

13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

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

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In order to ensure a satisfactory form of development relative to surrounding buildings.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. In the interests of visual amenity.
14. In the interests of visual amenity.
15. To prevent the increased risk of flooding and to improve water quality.

Informatives

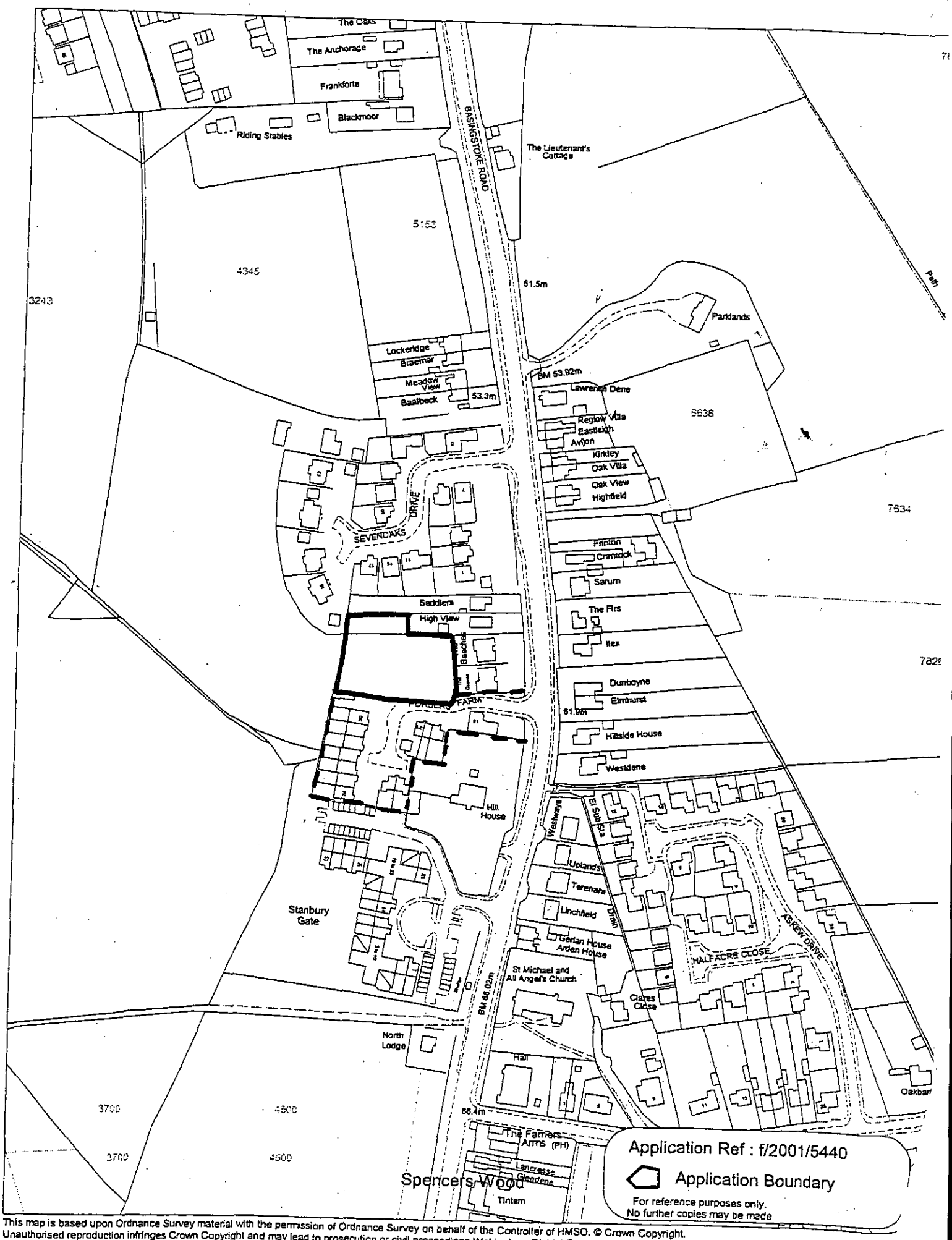
1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing number 01/PF/05B submitted to the Local Planning Authority on 10th January 2002, showing re-siting of proposed dwellings plus garage and does not approve the proposals as originally submitted.

4. The Building Control Section should be advised of the need to ensure that adjoining sites are safeguarded from the potential effects of subsidence as a result of the development.

5. Details of proposed fencing and lighting required under conditions Nos. 3 and 4 above should take into account the advice of the Crime Prevention Design Adviser.



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Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

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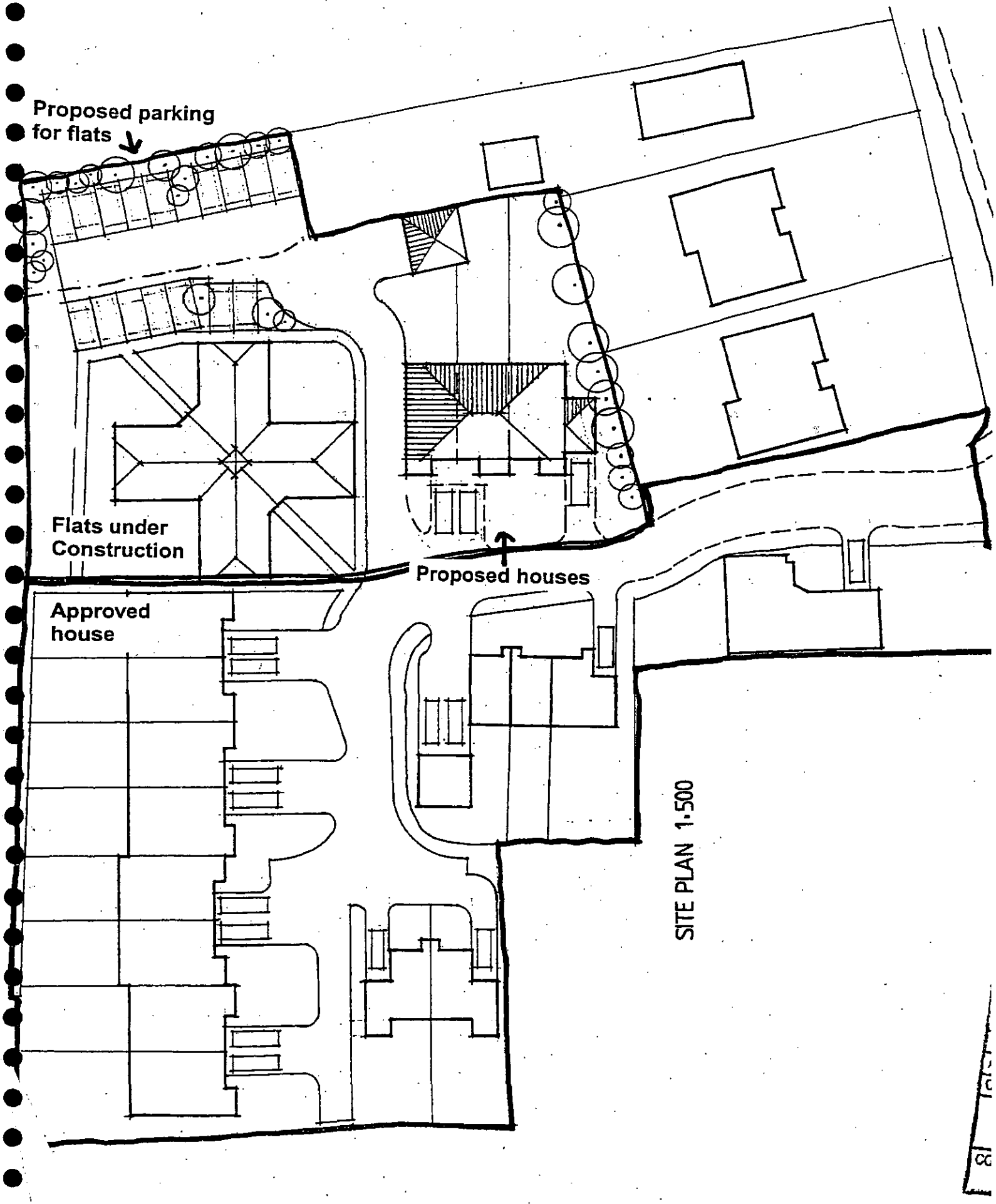
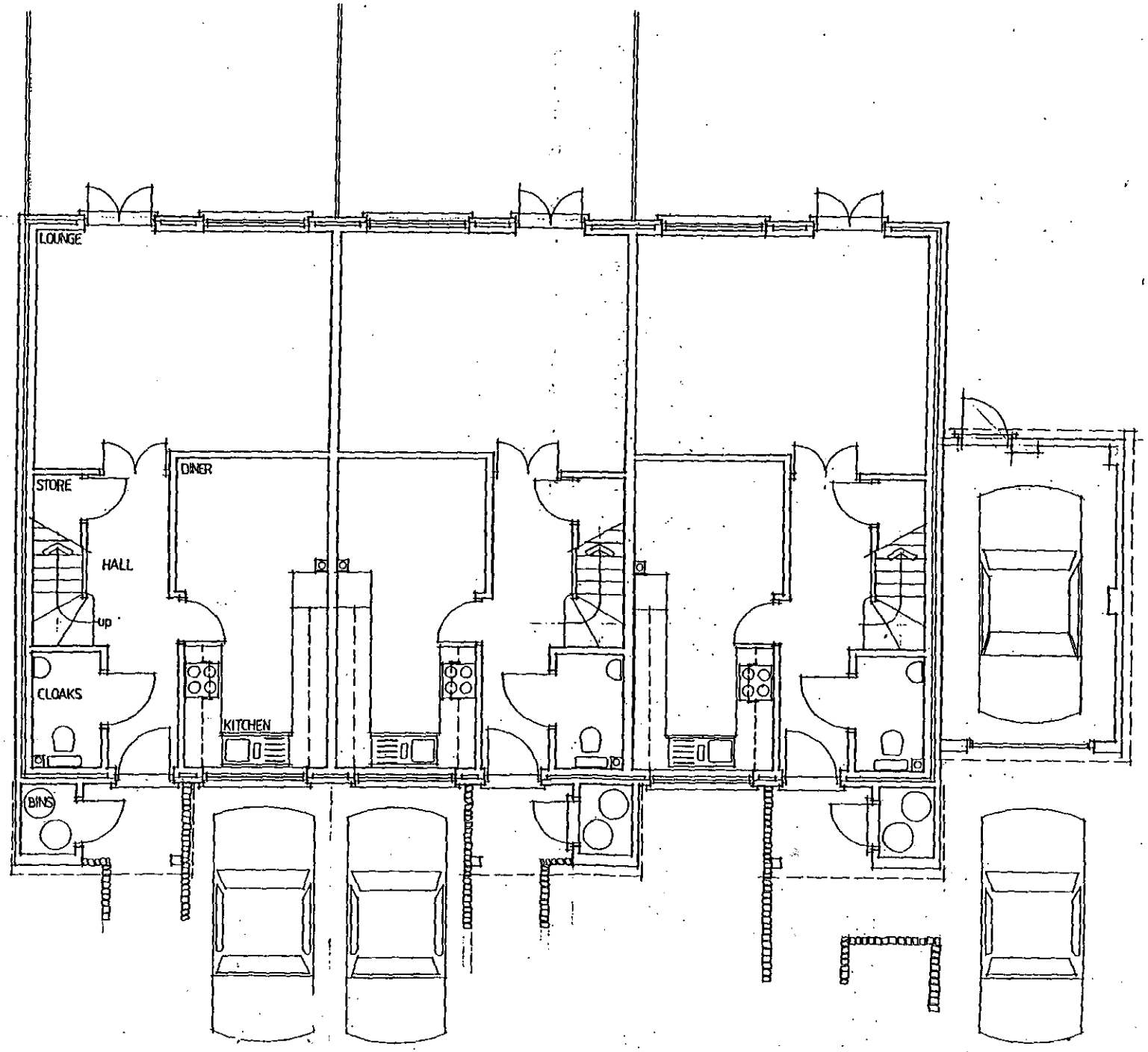

Proposed parking for flats
Flats under Construction
Proposed houses
Approved house
SITE PLAN 1·500

2.10 2411



2.11
2412

10 DEC 2001 5440

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

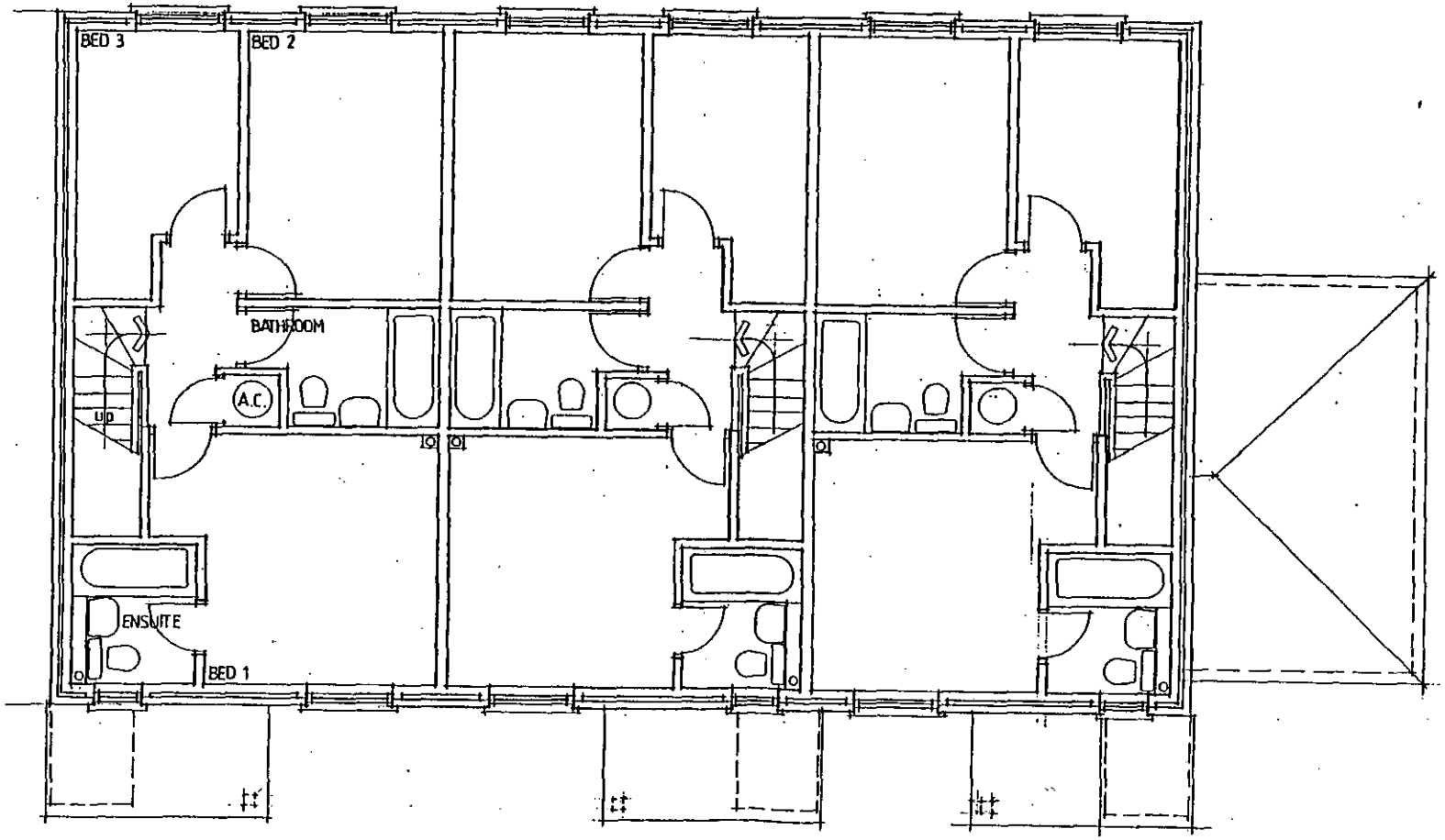
DRAWING
PHASE 3 HOUSING
GROUND FLOOR PLAN

SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/01

2.12 2413



THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
FIRST FLOOR PLAN

SCALE 1:50

DATE NOVEMBER 2001

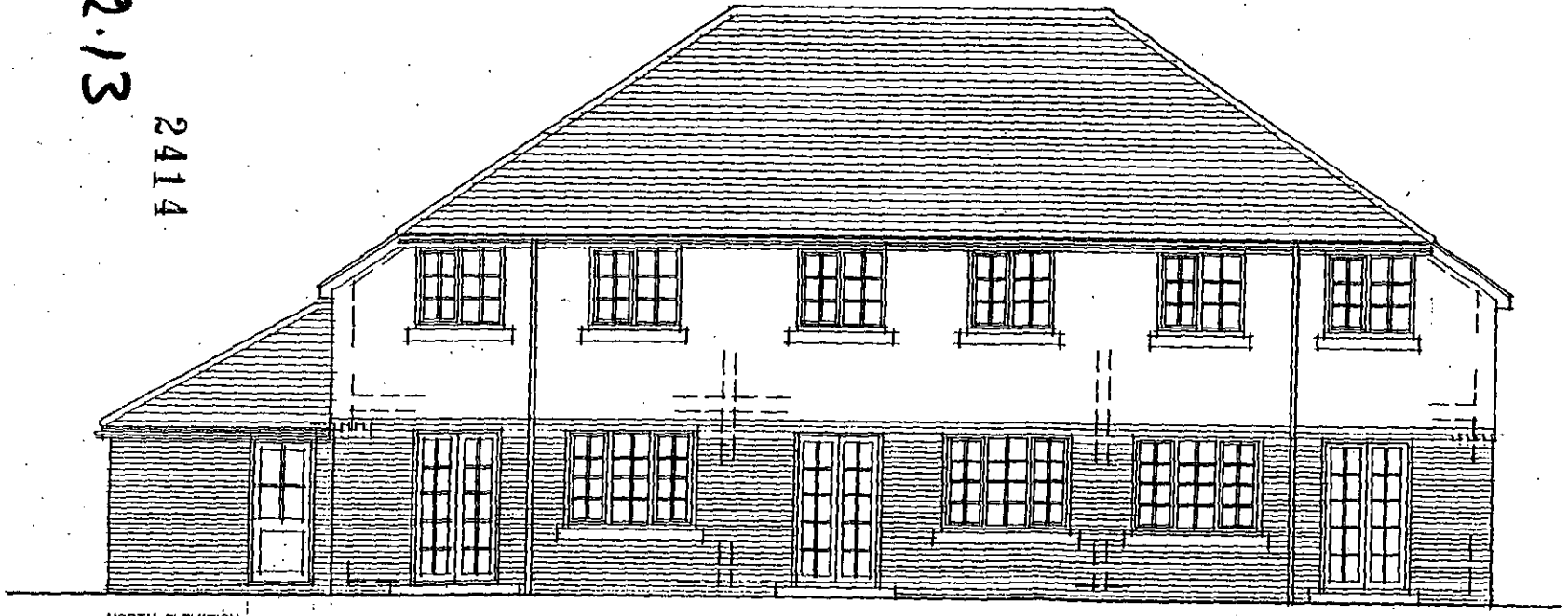
DRAWING NO. 01/PF/02



SOUTH ELEVATION

2.13

2414



NORTH ELEVATION

10.DEC.2001 5440

THE LACKEN CONSTRUCTION COMPANY

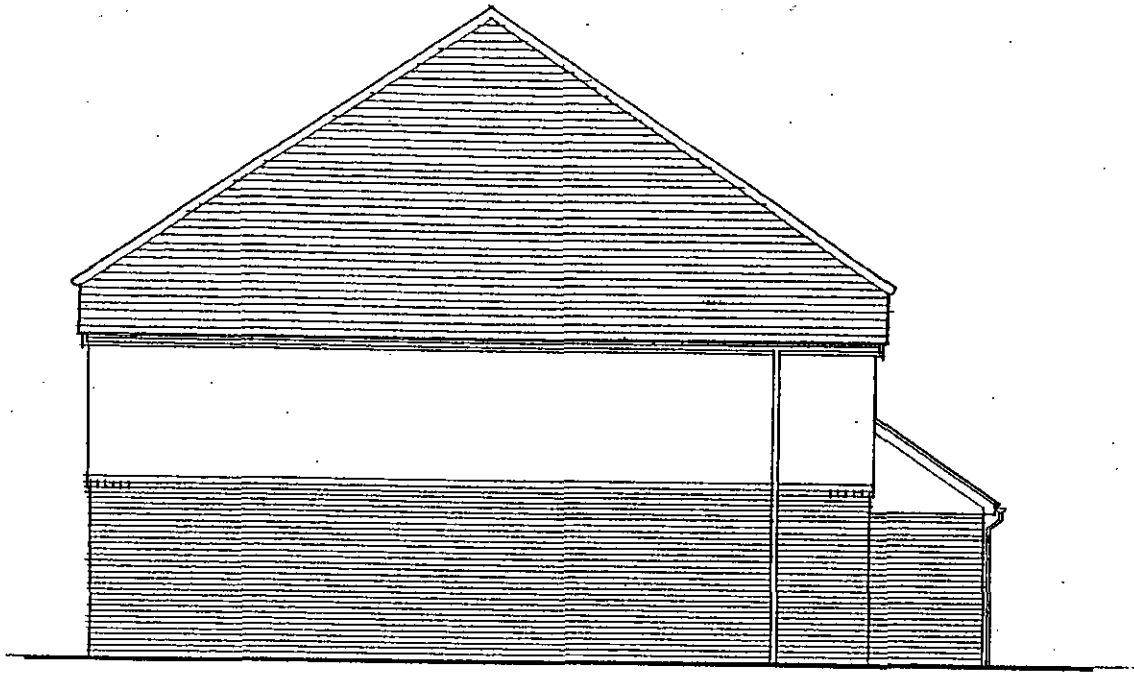
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
SOUTH AND NORTH ELEVATIONS

SCALE
1:50

DATE
NOVEMBER 2001

DRAWING NO. 01/PF/03



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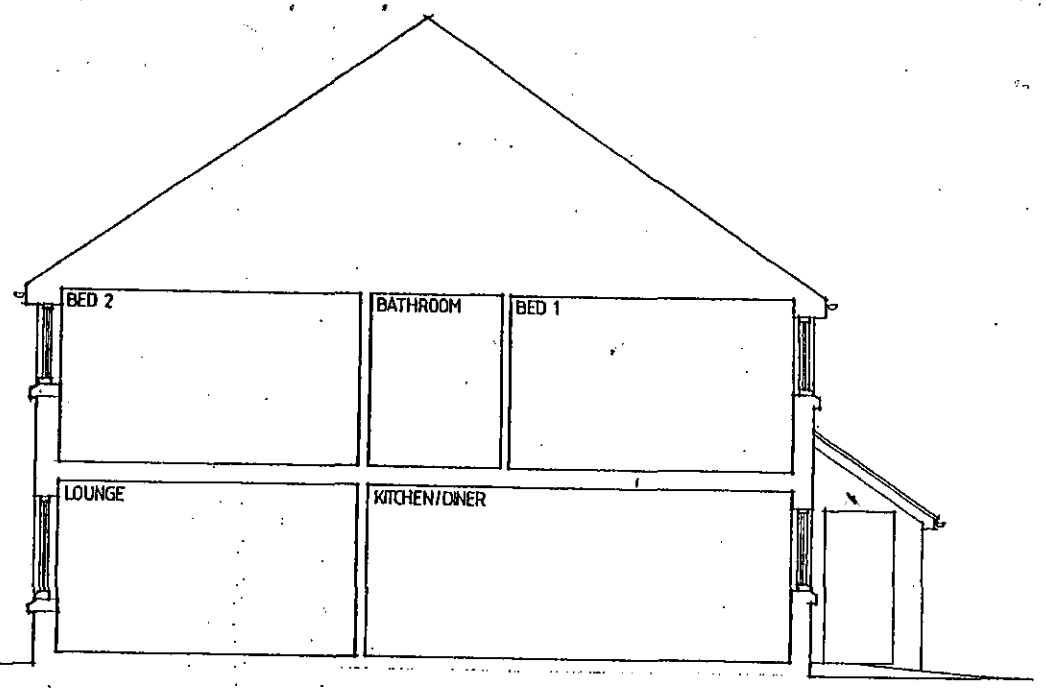

TYPICAL SECTION

2.14 2415

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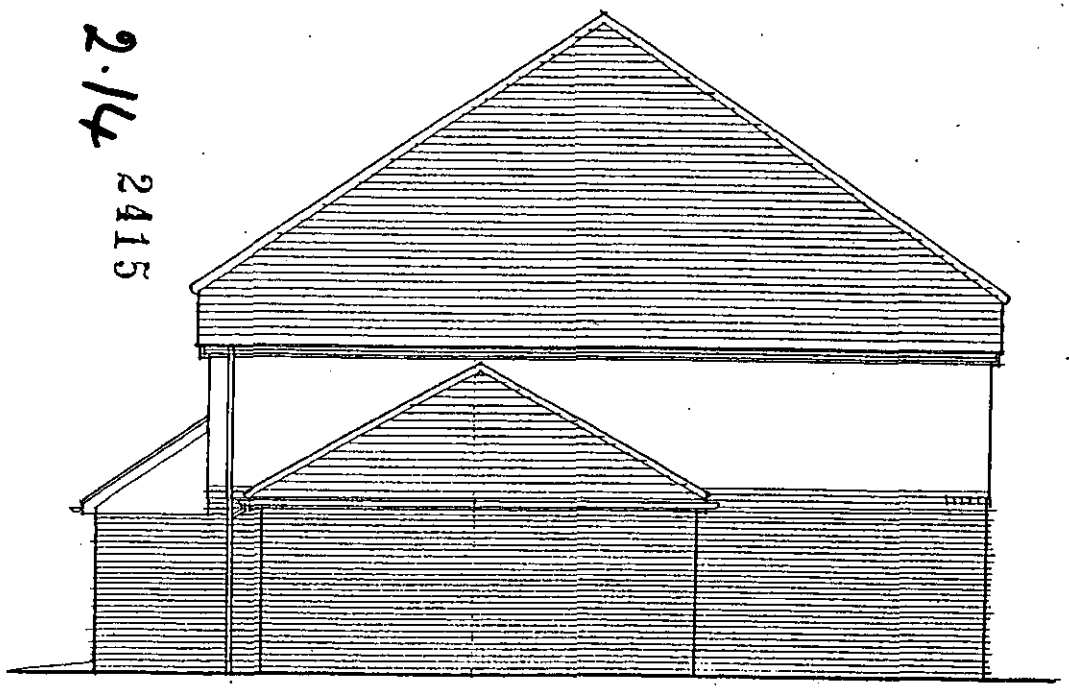


EAST ELEVATION

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
EAST AND WEST ELEVATIONS AND TYPICAL SECTION

SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/04

PROFILE OF UNITS IN APPLICATION 0/2000/0560
APPROVED AT COMMITTEE 20/4/2000
(106 AGREEMENT OUTSTANDING)

SECTION

PART SITE PLAN 1:500.

25°

2m

THE GROVE

2.15

2416

5440

07 FEB 2002

ADK
FILE

COPIES TO:

REVISED PLAN

Rev. A : Site section redrawn to larger scale to improve clarity 02.02

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

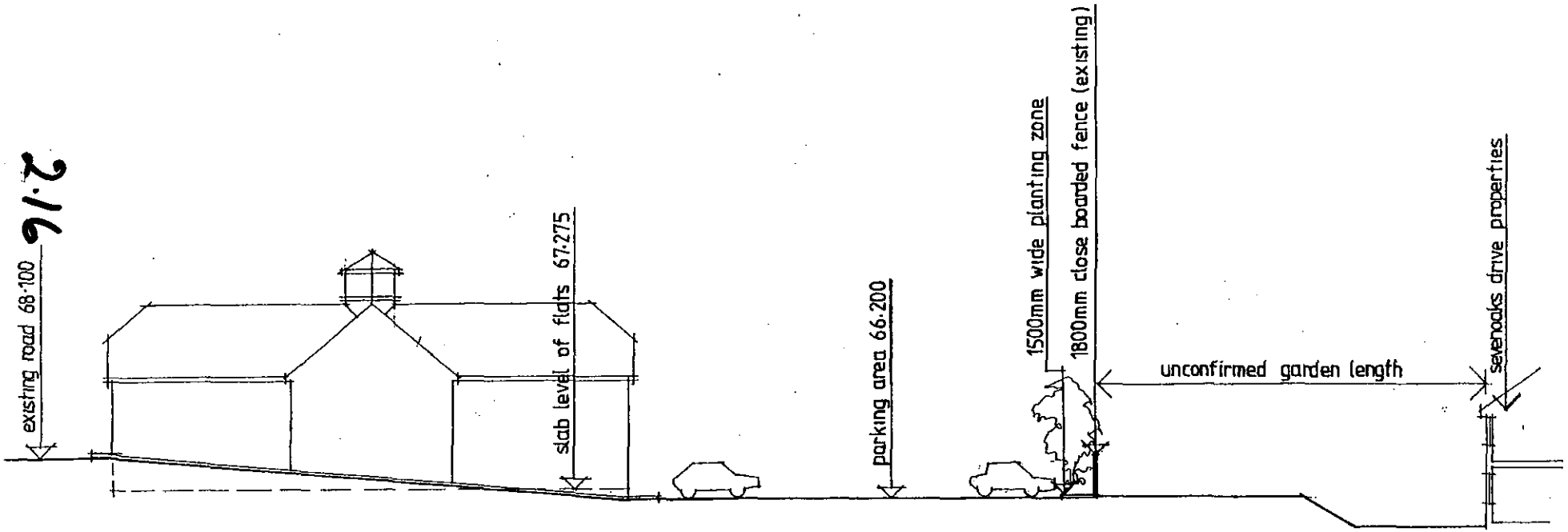
DRAWING
PHASE 3 HOUSING
PART SITE PLAN & SITE SECTION

SCALE
1: 50 1: 500

DATE
FEBRUARY 2002

DRAWING NO 04/05/02A

2.16



THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING PART NORTH-SOUTH SITE SECTION

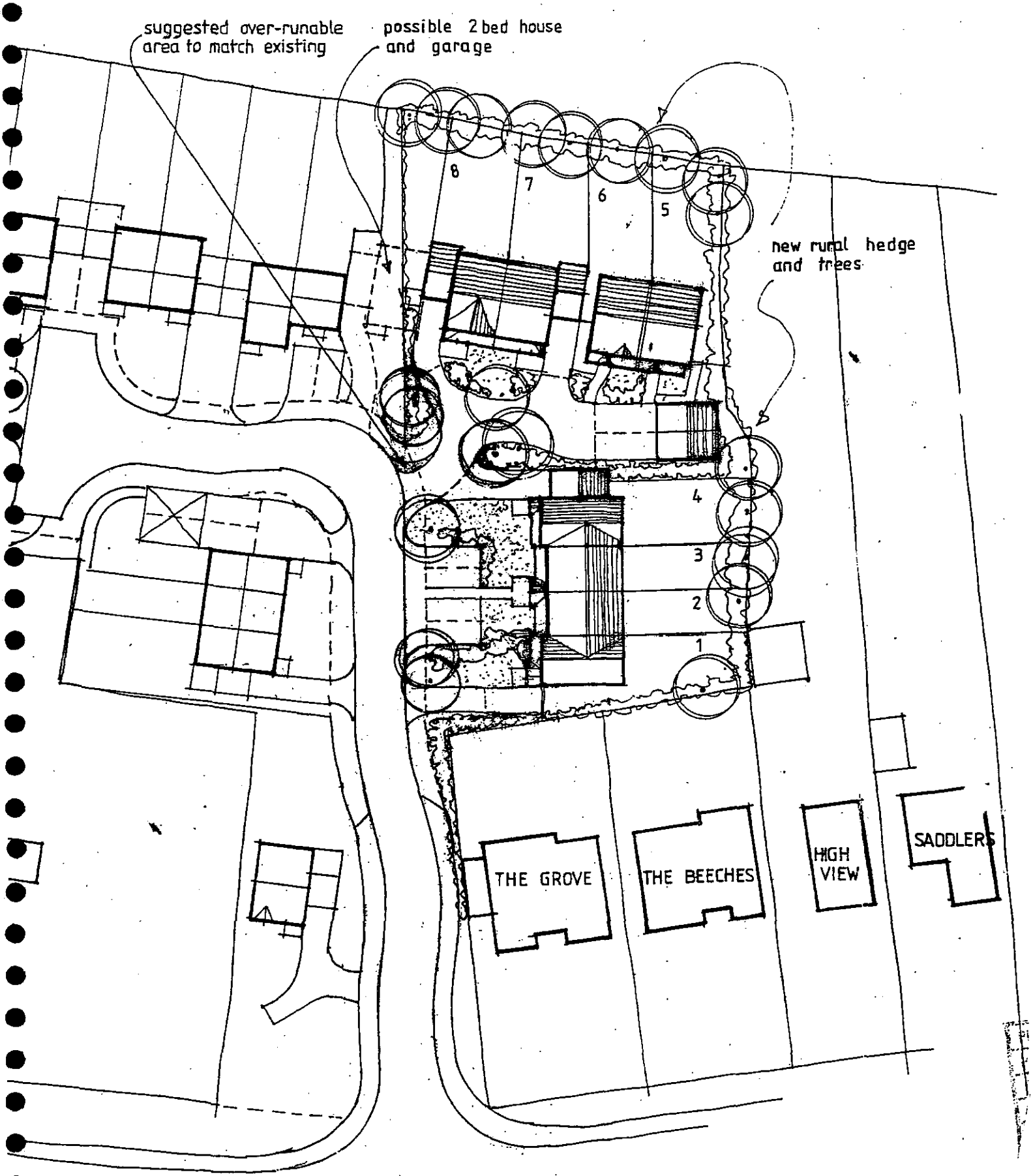
SCALE
1: 200

DATE
FEBRUARY 2002

DRAWING NO. 01/PF/08

2417

INDICATIVE LAYOUT PLAN FOR APPLICATION O/2000/0560

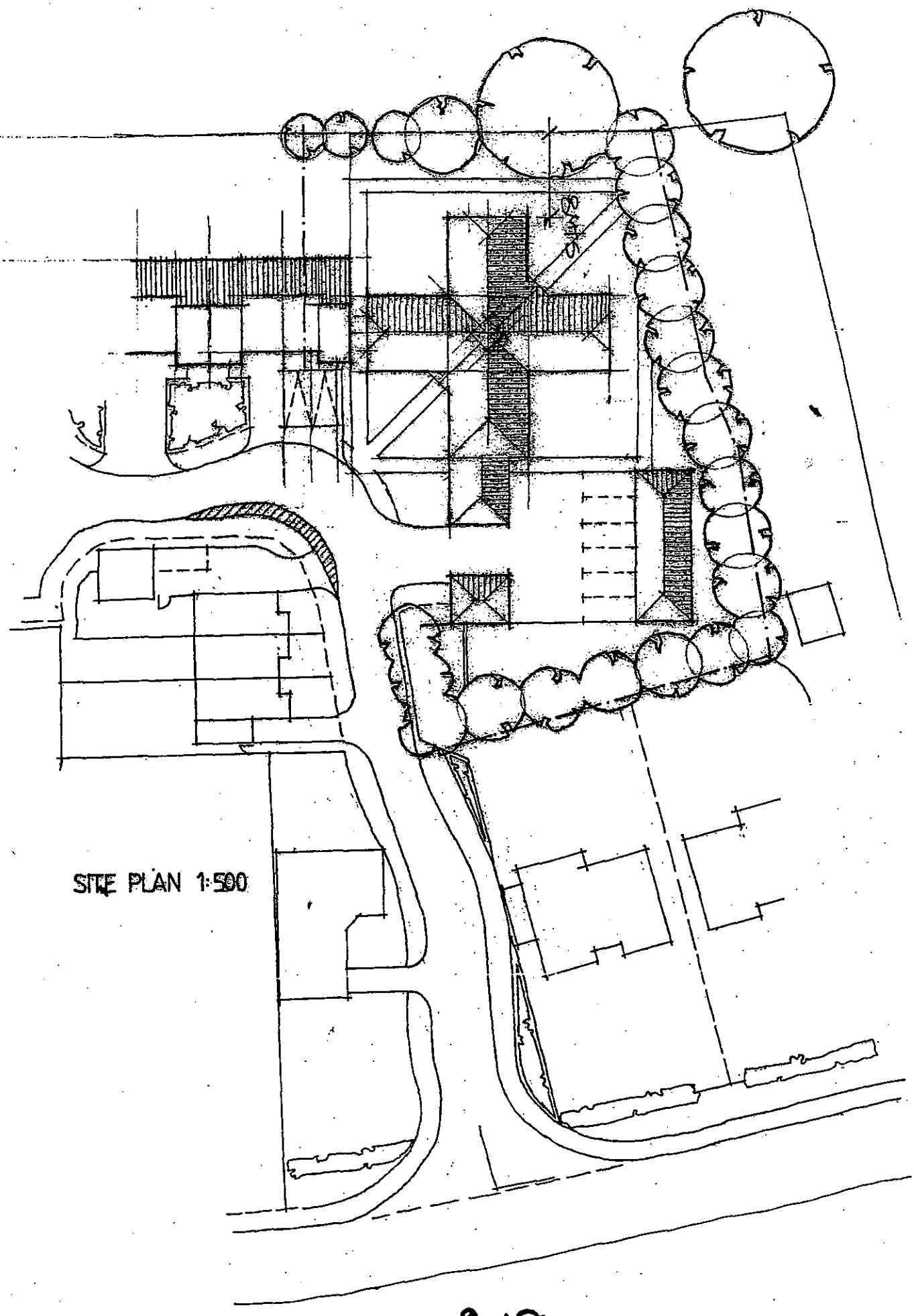


2.17

2418

Site Plan _ for illustrative purposes only

APPROVED LAYOUT PLAN FOR APPLICATION F/2001/1774



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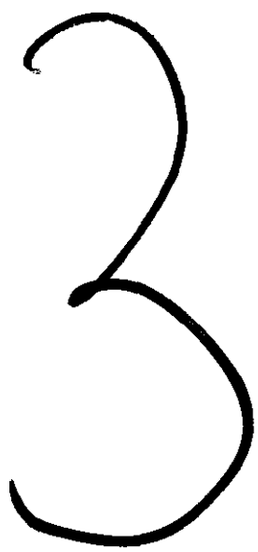


6

BERKSHIRE STRUCTURE PLAN 1991-2006

Adopted by Berkshire County Council 4 November 1995

December 1995
Price: £15.00

3.1

ISBN 1 85163 059 7

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

Limiting Impact of Development

4.12 Circular 15/88, which explains the provisions of the Town and Country Planning (Assessment of Environmental Effects) Regulations advises that environmental assessments need to be carried out for development proposals which are likely to have significant environmental impacts by virtue of their nature, size and location. To enable the local planning authorities to make such assessments, relevant proposals should be accompanied by "environmental statements" on the lines set out in Schedule 3 to the Regulations. The Circular gives a broad indication of the type and scale of project which may require an environmental assessment, although it is recognised that an assessment may also be needed for smaller development proposals where they are likely to give rise to significant environmental effects.

4.13 It will be up to the local planning authorities to determine the size, location and types of development for which an environmental assessment will normally be required. The environmental statement provided by a developer with a planning application should examine the impacts of the proposed development and make clear how measures to ameliorate these impacts have been incorporated into the design of the development, so that the local planning authorities can properly undertake an environmental assessment. Judgement as to whether on balance a particular proposal is likely to have an unacceptable impact on the environment will depend upon the size, location and type of development being considered.

4.14 Many proposals which do not necessitate a full environmental statement as specified in Schedule 3 to the Regulations may, nevertheless, have a substantial environmental impact either individually or cumulatively with other schemes. In such cases, planning applications will need to be accompanied by sufficient relevant information for their impact to be assessed by the local planning authority.

4.15 The County Council, as highway authority, will ensure that the environmental impact of new transport schemes or improvements is minimised. Improvements to the highway network will need to take account of the broader environmental implications, as well as the transport benefits of any scheme.

Environmental Impact of Transport Schemes

Policy LD4 **The County Council will seek to ensure that the environmental impact of any transport scheme is kept to the practical minimum by comprehensive planning.**

4.16 Steps to be taken in seeking to minimise the potential environmental impact of transport improvements will include careful alignment, design and use of materials, together with comprehensive landscaping and forms of lighting and signage that are as unobtrusive as possible.

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.

3.4

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.

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

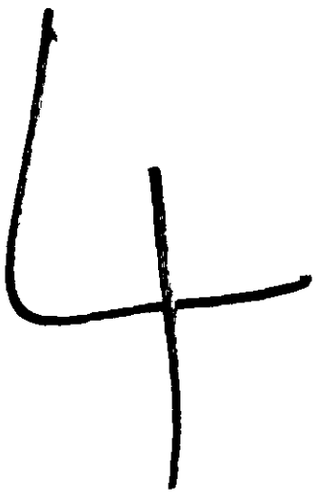
7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.



Deposit Draft March 2002

Berkshire Structure Plan

2001-2016

Prepared by the **Berkshire Unitary Authorities' Joint Strategic Planning Unit**

VISION

DEVELOPMENT

ENVIRONMENT

HOUSING

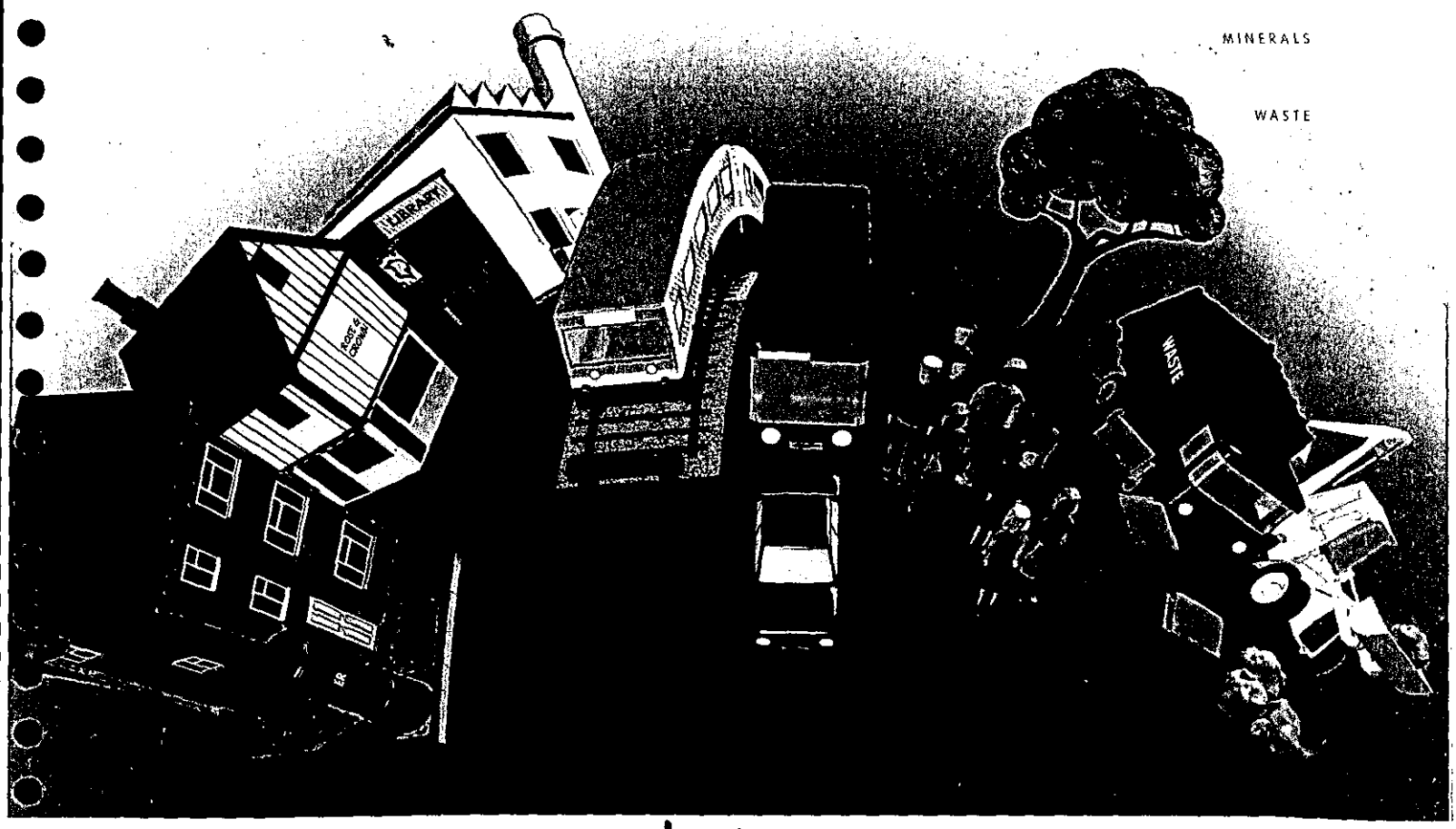
EMPLOYMENT

LEISURE

TRANSPORT

MINERALS

WASTE



- to encourage the efficient use of land by building at rather higher densities than are sometimes found in current developments; and
- to ensure that, where it is necessary to release greenfield land, the most sustainable areas are developed first.

6.09 The remainder of this chapter puts this new approach into practice.

Policy H1: Overall Housing Provision

Provision will be made for the development of about 40,740 dwellings between 1 April 2001 and 31 March 2016, subject to regular monitoring and review.

Reason for the Policy

6.10 The housing allocation at a county level is established through Regional Planning Guidance, which sets an annual average rate of building for each county area. RPG9 says its annual average level of provision (2,620 per annum for Berkshire) only covers the period 2001–2006. However, it also states that development plans extending beyond this period should continue to make provision at the same rate until such time as a review of Regional Planning Guidance has been carried out. The total provision in H1 takes account of this requirement (2,620 x 15 = 39,300). In addition to the Berkshire figure set out in RPG9, provision has been made for an anticipated shortfall of about 1,180 dwellings which is likely to be carried forward from the previous Structure Plan accounting period (1996-2001).

How it will be carried out

6.11 For the avoidance of doubt, policy H1 refers to net additional dwellings. Policy H2 allocates this overall housing requirement for Berkshire between the unitary authorities. Through their local plans, authorities will identify sites, or processes, for bringing enough land forward to meet their share of the County allocation. The numbers of houses being provided (both through planning permissions and actual construction) will be monitored on an annual basis.

6.12 In line with the principles of plan, monitor and manage, it is anticipated that a review of Regional Planning Guidance will be carried out by no later than 2006, and that the relevant parts of this Plan will be reviewed in the light of any revisions made at a regional level. This is likely to include a review and roll forward of the overall housing numbers in this Policy and their distribution in Policy H2. The aim would be to complete this process in time for local plans to bring forward any additional land required for housing before 2011, or, if necessary, to re-phase some of the provision for 2006–2011 into a later phase, depending upon the outcome of the review of Regional Guidance.



Policy H2: Housing Distribution and Phasing

The overall housing provision in policy H1 will be distributed and phased as follows:

District	2001- 2006	2006-2011	2011-2016
Bracknell Forest	1,950	2,660	2,660
Reading	2,010	2,570	2,570
Slough	2,750	1,140	1,140
Wokingham	2,950	2,580	2,580
West Berkshire	3,900	2,590	2,590
Windsor & Maidenhead	1,360	1,370	1,370
Total	**14,920**	**12,910**	**12,910**

Reason for the Policy

6.13 One of the main purposes of the Structure Plan is to show how the county-level housing distribution in RPG9 is allocated between the individual local authorities. The provision is broken down into three phases, namely 2001-2006, 2006-2011 and 2011-2016. This has been done in order to help control the overall scale of development, to prevent all the residential development occurring in the early years of the Plan and to avoid an over-commitment which could limit discretion in any subsequent reviews of the Plan. RPG9 requires 13,100 dwellings to be built during each of the phases.

2001-2006

6.14 The RPG9 requirement is 1,100 above that set out in the previous Structure Plan for the same period. Account also needs to be taken of a backlog of 1,181 dwellings, which results from the period before 2001 covered by the previous Plan. Provision for the period 2001-2006 is therefore based on an authority's allocation in the previous Structure Plan, plus any backlog, or the level of their outstanding commitments at March 2001, whichever is the greater. Provision for this development has already been largely made through the current set of local plans, which are either adopted or fairly well advanced in terms of the development plan process. Completions in this period will come from a range of sources. Whilst the aim will be to maximise the use of previously developed land within the urban areas, there will also be a need to release some greenfield sites in order to meet the provision required by 2006. This is particularly the case in Slough, where major Green Belt releases are required, as agreed through an Alteration to the previous Structure Plan. Whilst the overall total for this period slightly exceeds that required by RPG9 (due to outstanding commitments), any surplus will be carried forward into the next accounting period.



2006-2011

6.15 As indicated in paragraph 6.13, a further 13,100 dwellings are required in this period. The Berkshire authorities have decided that a number of factors should influence the distribution for this period. These include forecasts of household formation from within the existing population at a local authority level, an examination of where most employment development is likely to occur, the location of unconstrained land and the results of an urban potential study undertaken jointly by the six authorities. This study covers the period 2000-2011 and involved a detailed survey of the urban areas of Berkshire, to see how many dwellings might be provided within those areas, under a series of different assumptions.

2011-2016

6.16 The situation for the period after 2011 is particularly uncertain. The current overall provision for the period 2011-2016 is likely to be subject to one or possibly two reviews of RPG9 and of the Structure Plan by 2011. The ability of the urban areas to deliver sites will also be clearer by that stage and it is likely that the urban potential study will have been updated. It is therefore very unlikely that any allocations made now for 2011-2016 will remain unchanged. However, RPG9 requires this Plan to make provision for that period, although development plans are not required to identify specific locations at this stage (paragraph 34 of PPG3). Policy H2 therefore assumes, for present purposes, that the district level distribution for 2011-2016 will be the same as that for 2006-2011. The intention is to arrive at a more specific distribution for 2011-2016 as part of the 2006 review of the Plan, once the outcome of the Government's first review of RPG9 is known. The figures for the final phase are therefore subject to re-assessment in the light of that review.

6.17 A further explanation of the above principles is set out in the Technical Working Paper which supports this chapter.

How it will be carried out

6.18 Through the preparation, monitoring and review of local plans. Arrangements are in place for regular and detailed monitoring of development which will enable the authorities to review progress on both polices H1 and H2. This will include monitoring the location of development and the amount achieved by authorities – individually and collectively – on previously developed urban land.

Policy H3: Priority to Development of Previously Developed Urban Land

Local plans will ensure that fullest possible use is made of previously developed land in urban areas for housing development, and that the release of greenfield land does not prejudice the re-use of previously developed urban land.



Reason for the Policy

6.19 The Government wants planning authorities to maximise the use of previously developed land, empty properties and the conversion of non-residential buildings for housing, in order to prevent the unnecessary release of greenfield land for development. In many parts of the country there is concern that greenfield sites would be developed quickly, without policies to control the release of such sites. As a result, the use of previously developed urban sites might be delayed – possibly indefinitely. However, the strength of Berkshire's housing market, and the fact that greenfield sites make up a relatively modest part of the total housing provision, lead to the view that this is unlikely to be a problem which is widespread in the Berkshire area. However, circumstances may differ across Berkshire and local plans will be expected to address the question of whether, in the light of local conditions, phasing or other policies are needed to ensure that urban sites are brought into use. As referred to in paragraph 6.14, greenfield releases have already been agreed in Slough to meet its needs, the issue having been examined in the light of opportunities to achieve housing development on previously developed sites in the urban area at the time, over the period until 2006.

How it will be carried out

6.20 By the local planning authorities, through local plans and development control. The Berkshire authorities will work towards the Government's regional target, of at least 60% of all such development being on previously developed land by 2008, although the ability of each authority to achieve (or exceed) that target on an individual basis will vary greatly. The Councils will keep the results of the urban potential study under review and will supplement it as necessary with more detailed urban potential work within each local authority area, to inform local plans.

Policy H4: Identification of Greenfield Housing Land

1. In the event that greenfield land is required to meet the housing provision specified in policy H2, it will be achieved through the identification of:

(i) greenfield land within settlement boundaries, where it does not conflict with other structure plan and local plan policies;

(ii) greenfield land outside existing settlement boundaries, through the redefinition of settlement boundaries as part of the local plan process.

2. In the case of clause (ii) in paragraph 1 above, local authorities must ensure that unconstrained land is released before land subject to constraints. Should this principle need to be relaxed, land subject to policy constraints should normally be considered before land subject to intrinsic constraints. The following sequence should then be pursued:

6.25 Local authority boundaries within Berkshire do not always represent discrete housing markets. In particular, Reading and some of the adjoining areas of Wokingham and West Berkshire effectively function as a single housing market. The local authorities concerned will need to work together to ensure that the affordable housing needs arising from this urban area are being adequately met.

How it will be carried out

6.26 Each local authority will undertake a housing needs assessment on a regular basis. This will identify the extent and nature of affordable housing need within its area. Regional Planning Guidance requires local authorities to ensure that assessments are undertaken in a consistent manner, particularly in sub-regions where there is evidence of cross-boundary movements especially for journeys to work (RPG9 Policy H4). The DTLR has published guidance on how to do housing needs assessments which should aid consistency (Local Housing Needs: Guide to Good Practice' Guide – DTLR 2000). Local plans and supplementary planning guidance will provide a definition of 'affordable' and will set a local target for affordable housing. The Councils serving the wider urban area centred on Reading will look to joint working to see that the needs of the whole area are addressed, using the available resources of land and existing buildings. Having undertaken their assessments, it will then be for the individual local authorities concerned to consider how their respective needs can best be served, through the implementation and subsequent management of the housing developments in these locations. Where applicable, local plans will give separate consideration to the affordable housing needs of rural communities, and will decide whether special rural measures, such as exceptions policies, are appropriate. In identifying sites where affordable housing is to be provided, local plans will give particular emphasis to sites that are in locations that have good access by public transport to employment opportunities, cultural facilities and other services.

Policy H6: Residential Density and Dwelling Mix

Residential development will make efficient use of land. Generally, this will be achieved by encouraging developments in excess of 30 dwellings per hectare (net). However, in areas with good public transport accessibility, densities will be in excess of 50 dwellings per hectare (net). Densities of 115 dwellings per hectare or more will be expected on suitable sites in town centres. Schemes involving residential development will provide a variety of dwelling sizes and types.

Reason for the Policy

6.27 To minimise the amount of land needed for development and particularly the need for greenfield sites. To help secure the renaissance of the urban areas by increasing the intensity of use and number of people living in them. To comply with Government

4.6

policy, which discourages residential development which makes inefficient use of land. To help meet the needs of all sectors of the population and to encourage the establishment of balanced communities.

How it will be carried out

6.28 By the local planning authorities, through local plans and development control. Each authority will aim to ensure that residential schemes achieve densities of at least 30 dwellings per hectare (dph) (net) in less accessible areas. Generally, schemes of less than 30 dph will be avoided. Densities over 50 dph should be achieved in areas with good public transport accessibility. The town centres of Newbury, Reading, Wokingham, Bracknell, Maidenhead, Slough and Windsor are the locations within Berkshire with the best combination of public transport accessibility and range of jobs and services. They also contain existing areas of high-density residential and commercial development, although these vary substantially in size from town to town. Therefore, to a varying degree in these town centres, there are likely to be opportunities for densities of up to and exceeding 115 dph. Authorities will have regard to this Policy and to relevant guidance on good practice in drawing up more detailed local policies and proposals on the densities applicable to different parts of their areas in their local plans. Developers will need to think imaginatively about designs and layouts that should make more efficient use of land whilst responding to the character of the surroundings. More detailed guidance on the densities that might be applied in different types of locations is given in the urban potential study.

Policy H7: Loss of Housing

Proposals for redevelopment or change of use resulting in the loss of residential accommodation will not be permitted unless they replace at least the number of dwelling units lost, normally within the proposal site.

Reason for the Policy

6.29 Development proposals that would result in the loss of housing may require local planning authorities to consider releasing more housing land, possibly on greenfield sites. There should therefore be no avoidable loss of housing. The presumption is that any losses will normally be replaced as part of the development proposal, in order to minimise the take-up of land for development and maximise the amount of housing that can be accommodated within existing settlements.

How it will be carried out

6.30 By the unitary authorities, through development control.





LODDON AREA LOCAL PLAN

Adopted 5 May 1995



Published by: Wokingham District Council
Planning Department
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Wokingham
Berkshire
RG40 1WR
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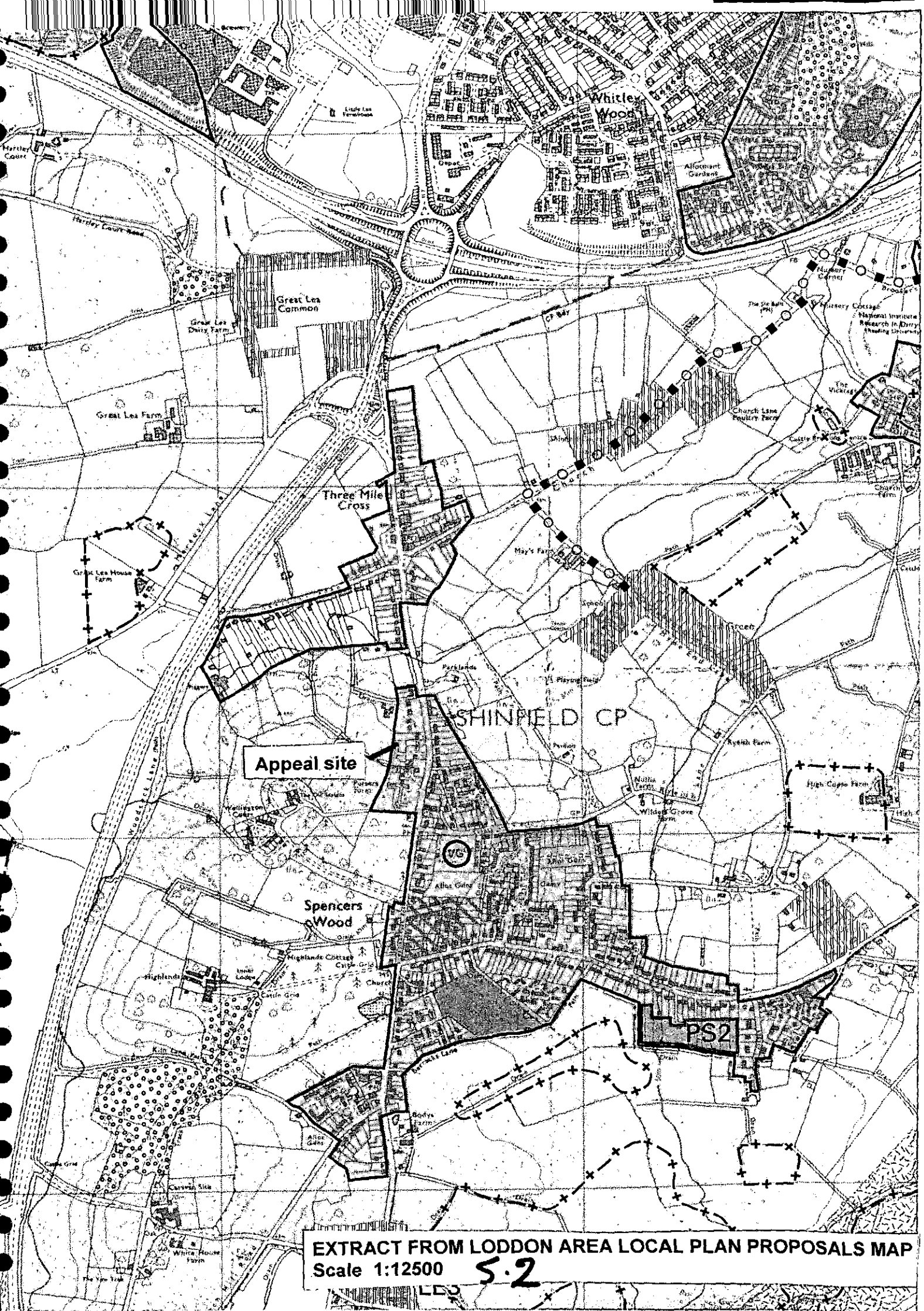
5.1



EXTRACT FROM LODDON AREA LOCAL PLAN PROPOSALS MAP
Scale 1:12500

5.2

1.1 TOWNS, VILLAGES AND RURAL AREAS



BACKGROUND

1.1.01 The area's locational advantages, together with its previous designation as a major growth area have resulted in both an intensification of development within built up areas and considerable extensions to the limits of settlements with a consequent erosion of the countryside and excessive pressures being exerted on existing services and infrastructure.

1.1.02 The District Council supports the County Council's aim of achieving a decrease in housebuilding rates to prevent progressive urbanisation and a deterioration of the environment and to enable problems with service provision and infrastructure to be dealt with. The Secretary of State's acknowledgement that the central part of Berkshire should no longer be regarded as a major growth area is particularly welcomed. Such considerations form the basis for the general policies outlined in this chapter of the plan.

THE EVOLUTION OF SETTLEMENTS

1.1.03 The plan area contains a number of settlements of varying history, ranging from Sonning which is believed to have been in existence as far back as the seventh century to Lower Earley for which outline planning permission was granted in 1977 and which is now nearing completion. The role of many of the settlements within the Loddon area has changed over time, and with it, the rate of growth; for example, Twyford remained an agriculturally based settlement until the opening of the Great Western Railway in the 1840's. The inter and post war periods have seen a marked increase in the rate of growth of many of the settlements, some of that growth occurring in the unfortunate form of ribbon development along highways. The policies contained in this plan have been formulated to prevent such environmentally damaging development occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The Loddon area is characterised by settlements of varying size and nature. Some settlements involve very few properties and/or are dominated by areas of undeveloped rural land causing them to be characterised by a loose settlement pattern. Such villages often possess a number of basic services, such as a school or church although these are rarely confined to serving the population of the village. The open nature of these villages presents many opportunities for further development in the form of filling in the gaps. However, it is considered that if such development were to occur, the existing special character of these villages would be detrimentally affected. For the purposes of this

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

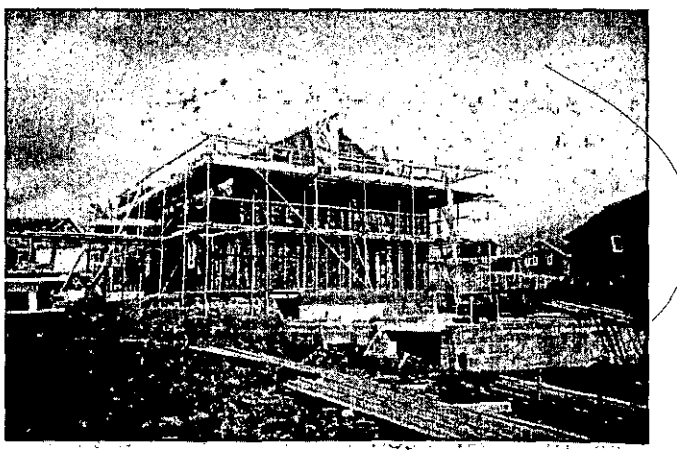
❖ *LTV1 'IDENTIFIED SETTLEMENTS'*

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ *LTV2 DEVELOPMENT IN RURAL AREAS*

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments 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 paragraph 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 THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE 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 urban 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

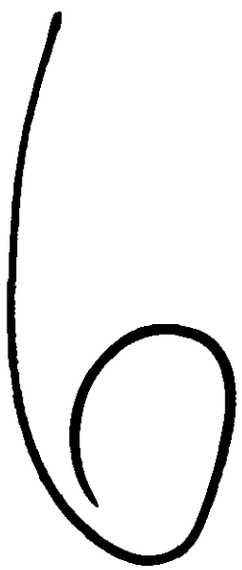
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

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



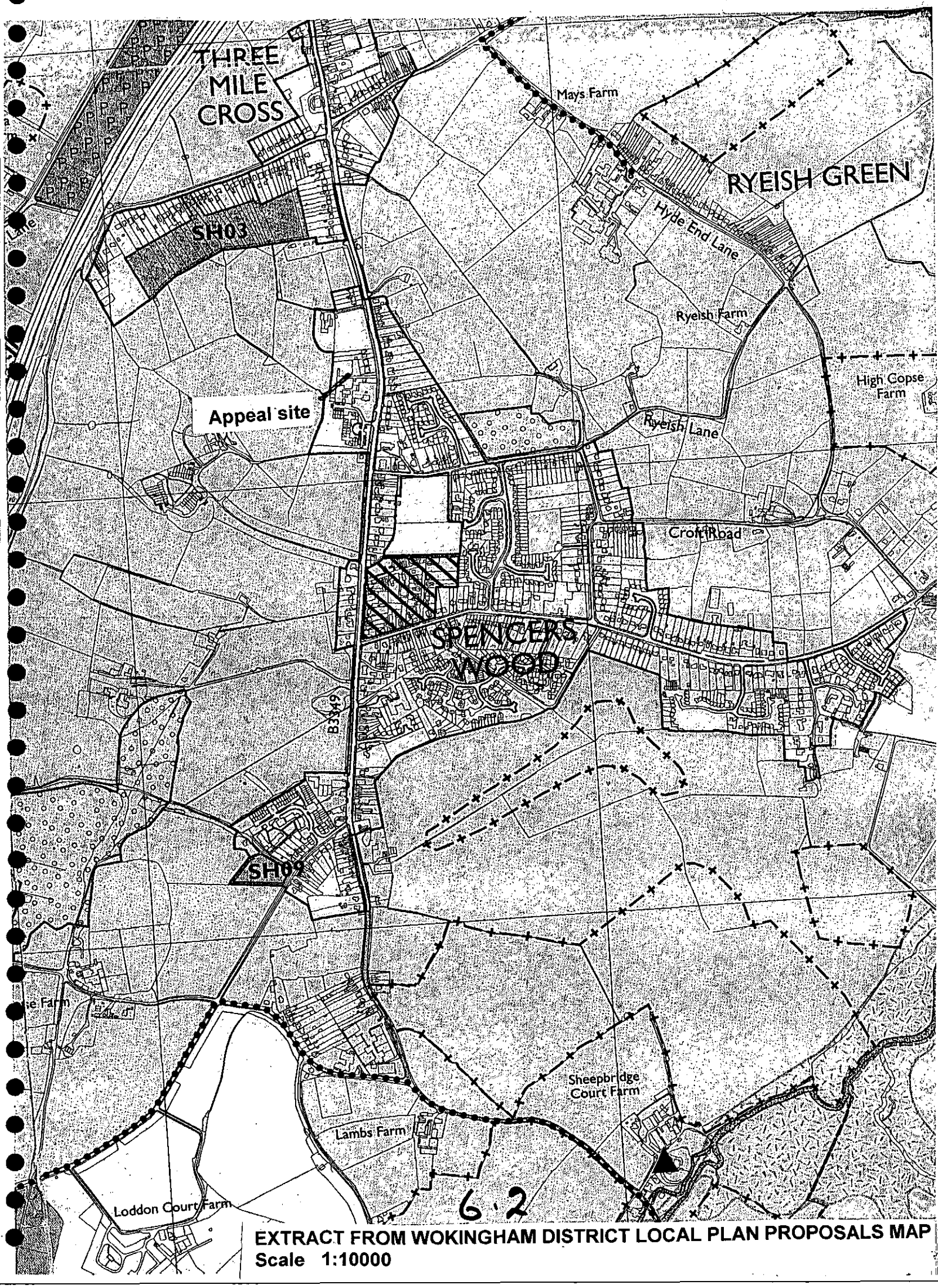
Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

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

6.1



6.2

EXTRACT FROM WOKINGHAM DISTRICT LOCAL PLAN PROPOSALS MAP
Scale 1:10000

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.

6.3

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.

6.4

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.

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.

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.

6.5

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)

6.6

CTION ISSUES

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.

CLUSIONS

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.

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.

MMENDATION

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.

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;

6.7

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: 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 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.

POLICY WBE11: 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~~ **[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.

6.8

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 these 'green' routes should be maintained and enhanced wherever possible. This is to be achieved through 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.

6.9

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."

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM *INAPPROPRIATE* **(PA 5/3)** DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

6.11

h) ~~AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN SCHEMES OF 25 OR MORE DWELLINGS IN SETTLEMENTS OF UNDER 3,000, AND IN SCHEMES OF 40 OR MORE DWELLINGS ELSEWHERE. FOR THE AVOIDANCE OF DOUBT, THE SETTLEMENTS WHERE THE 40 DWELLINGS REQUIREMENT APPLIES COMPRISE EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM, CROWTHORNE (PINEWOOD) AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).~~

h) *AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).*

(PA 5/4)

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

~~***POLICY WH1A: HOUSING DEVELOPMENT - INFILLING GAPS WITHIN GROUPS AND MINOR EXTENSIONS TO GROUPS OUTSIDE SETTLEMENTS***~~

~~*SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.*~~

~~*IN PARTICULAR, THE COUNCIL WILL REQUIRE COMPLIANCE WITH THE FOLLOWING CRITERIA:*~~

~~a) *OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE AREA, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT*~~

~~b) *THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA OR AREA OF SPECIAL CHARACTER*~~

~~c) *THERE IS NO ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING*~~

~~d) *THERE IS NO ADVERSE EFFECT ON THE ADJOINING COUNTRYSIDE*~~

~~e) *THERE IS NO ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE*~~

~~f) *THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE*~~

6.12

RECOMMENDATION

5.154 That no amendment is made to the Plan as a result of this objection.

POLICY WH1 (AND POLICY WH1(A))

(Proposed Amendments 5/3, 5/4)

NOTE PA 5/5 re Policy WH1A inserted March 99 deleted September 99.

REPRESENTATIONS

1560	Mr C Bradish (O)	2650	Miss D Lewis (O)
1865	Westbury Homes (Holdings) Ltd (O)	6036	Sport England (South Region) (O)
1910	British Telecommunications plc (O)	6051	Robin Bradbeer Ltd (O)
2096	University of Reading (O)	6068	Earley Town Council (O)
2123	Trustees of Mrs Hutchinson Dcd (O)	6069	Earley Town Council (O)
2155	Beazer Strategic Land (O)	6094	Arborfield & Newland Par Council (O)
2156	Beazer Strategic Land (O)	6098	Thames Water Property (O)
2157	Beazer Strategic Land (O)	6107	Miss D Lewis (O)
2229	Mr & Mrs A Gosden (O)	6108	Miss D Lewis (O)
2230	Mr & Mrs A Gosden (O)	6120	Martin & Pole, Nicholas (O)
2238	Trustees of R H R Palmer Dcd (O)	6121	Martin & Pole, Nicholas (O)
2239	Trustees of R H R Palmer Dcd (O)	6153	Shinfield Parish Council (O)
2240	Trustees of R H R Palmer Dcd (O)	6154	Shinfield Parish Council (O)
2316	McCarthy & Stone (Dvpts) Ltd (O)	6203	Mr G Cowan (O)
2489	George Wimpey Plc (O)	6289	Mr J Heggadon (O)
2500	Scottish Metropolitan Property Plc (O)	2637	English Nature (S)
2505	Joint Strategic Planning Unit (W)	2654	Great Langborough Res Assen (S)
2649	Miss D Lewis (O)	6253	University of Reading (S)

OBJECTION ISSUES

5.155 Infill with single storey buildings could be between existing housing and in long rear gardens thereby preventing overlooking and preserving the frontage appearance. The Council has identified insufficient land, over-estimated the supply of small sites and there should be a discount to compensate. When seeking affordable housing matters such as the economics of that provision and site suitability should be considered; criterion h) should be amended. Criterion a) is inflexible as there is a need to provide sustainable development and improve the character of settlements. Criterion g) should recognise the potential for improvements to the highway system and alternative modes of transport.

5.156 Criterion h) makes no reference to the assessment of local needs. It elevates the status of Supplementary Planning Guidance, which should not form part of the Plan. The reference to parking criteria is not based on sustainable principles. The last sentence of criterion g) should be deleted and the words "insofar as those requirements directly relate to the proposed development" added to the last sentence of h). The criterion of the policy is too restrictive in respect of garden areas, allows no opportunity for planning gain or surplus land and does not reflect

need or Government advice. Criterion a) and reference to Conservation Areas in b) should be deleted.

5.157 The policy should state the number of affordable homes that will be provided in the Plan period and that a financial contribution may be preferable; the policy should be amended to refer to both rented and dwellings for sale. The policy should make the distinction between new development in settlements and redevelopment and changes of use within and outside such boundaries. The word "inappropriate" should be deleted from criterion a); another objector asked for the insertion of that word. Under objections 6253/2096 it was suggested that criterion g) be re-worded to include the test of "no adverse impact" upon highways and infrastructure from both committed and proposed developments; also to determine what additional provision would be necessary to accommodate the new scheme. Objection 2316 is dealt with in association with objection 2317 under Policy WH7.

5.158 The word "public" should be deleted from criterion f) of Policy WH1(a). The criteria are too broad and open to a wide degree of subjective assessment; all criteria should be deleted. Many new development schemes could be built under Policy WH1(a); affordable housing could not be included as there is little public transport available. Wording should be more specific and reference to Circular 1/97 should be included. This policy would permit or risk sporadic development. Objection was raised to green gaps and wedges being excluded from Policy WH1(a)

5.159 The tightly constrained settlement boundaries have led to a shortfall in the contribution from small unidentified sites during the last Local Plan period. A review of all settlement boundaries is needed in order to provide greater flexibility and they should be more loosely drawn to include areas of undeveloped land that were not specifically identified under Policy WH2. Another objector considered the policy would lead to developers overdeveloping rural areas; the former policies should be retained. Criterion h) makes no reference to minimum numbers of affordable houses or to a variety of sizes and mixes; this would not be a good policy. No provision for local community needs. Social housing creates greater demand on local services. For example, each household would generate more children than allowed for in normal circumstances. It would also be unacceptable to have high concentrations of social housing as that would not allow for a balanced community. Affordable housing would be better in urban areas with proper public transport and sustainable environment. The intent of Policy WH9 should be incorporated into WH1(h).

5.160 Criterion g) is misleading as it implies a proposed development should rectify existing deficiencies, whereas it was sufficient to ensure that it did not make matters worse. Rewording is suggested to cover this point. Criterion h) should make it clear that service, amenity and infrastructure requirements should be in accordance with Circular 1/97 and relate directly to the proposed development. This has been accepted in relation to Policy WOS4. Objection 6253 sought the re-

instatement of PA 5/5 because it was intended to bring the Plan into line with PPG7.

CONCLUSIONS

5.161 As far as the suggestions made under objections 6253/2096 are concerned, I acknowledge the concerns of the objectors but it is necessary for a Planning Authority to ensure there is adequate highway and other infrastructures directly associated with any new development. Furthermore, in assessing such schemes, it is sensible to look at the cumulative effects of development. I do not consider the objectors wording would improve the situation. In respect of objection 2316, I have given a full response to the matter under Policy WH7. Suffice to say that I disagree with the suggestions raised. Because of the level of demand found in the District for affordable housing, the loss at Grazeley which was the largest concentration of that type of development and the likely low number of large development sites, I have concluded the threshold levels should be lower than suggested by the Council.

5.162 Most of the objections to this policy have been overtaken by the publication of PPG3 and I have dealt with that position in earlier parts of this Chapter. I also deal with the question of infilling within groups of dwellings in Chapter 2 under Policy WCC1. Under Policy WCC1 I have commented that it is important to ensure that the interface between the built up area and the countryside is correctly drawn. I have recommended changes in response to site specific objections. However, in order not to unduly delay the adoption of this Local Plan I have concluded under Policy WOS2 that an overall review of settlement boundaries should be carried out before the next review of the Plan.

5.163 But perhaps more importantly, since the publication of PPG3, it will be necessary for the Council to completely revise the wording and approach to new housing development schemes under this policy. It is most important that the Council ensure as high a level of density as possible commensurate with good layout and design. It is only in this way that it will avoid the need to expand further into the countryside with greenfield site developments. As Government advice makes clear, the Council should refuse poor designs and insist that developers produce high standards of design to minimise any perceived detriment to the character or appearance of a locality from high-density schemes. Because of the high level of demand for affordable housing in the District, the Council should also provide for adequate levels of this type of accommodation. I do not accept that it is impossible to design both high-density development and affordable housing schemes within some of the lower density areas of the District and still avoid detriment to the character of those localities.

5.164 There is also a need to consider the impact on the social and physical infrastructure of an area from the cumulative effects of several development schemes in one locality. The Council is quite able to monitor such effects and if necessary provide a balanced approach at the next Review. I have recommended that Policy WOS4

OBJECTION ISSUES

10.46 Pedestrianisation should not result in increased traffic in Rose Street. The proposals for Wokingham town centre should take into account the potential diversion of traffic on to other routes The discrepancy between Policies WT5 and WT6 should be removed.

CONCLUSIONS

10.47 It would appear that Policy WT5 advances a series of laudable objectives, but they have little relevance in terms of determining new development schemes or the use of land. The Local Centres Accessibility Study is reviewing existing accessibility and successive proposals for improvement in Wokingham town centre and other local centres. Measures will be implemented through the Local Transport Plan. In these circumstances, I suggest the provisions of this policy are put in the supporting text and Policy WT5 deleted.

RECOMMENDATION

10.48 That Policy WT5 is deleted and the objectives put into the supporting text.

POLICY WT6

(Proposed Amendment 10/4)

REPRESENTATIONS

74	Rose Street Residents Society (O)	1151	British Telecommunications plc (O)
96	Mrs P Bray (O)	1443	Barkham Parish Council (O)
97	Mrs P Bray (O)	2319	McCarthy & Stone (Dvpts) Ltd (O)
117	Earley Town Council (O)	2418	Wokingham Friends of the Earth (O)
139	Reading Buses (O)	6019	Mr F Webster (O)
142	Ms M Parker (O)	108	Mr F Webster (S)
341	D & S Nurseries Garden Centre (O)	2707	Mr F Webster (S)

OBJECTION ISSUES

10.49 Local residents should be consulted in any discussions on residential parking in Rose Street. The Policy should have the same parking standard for all parts of the District, ie. only allow parking for operational needs. Another objector suggested the Council should give a firm commitment to reduce parking requirements and encourage less reliance on the private car in accordance with the advice in PPG6 and 13. When applying the standards, account should be taken of the availability of public transport, the nature of the use and potential for shared parking spaces. It was said there should be a separate Policy for cycle parking. Before any proposals for new development at the University of Reading's Whiteknights campus is considered the Council must increase its minimum parking standards as they are currently inadequate.

10.50 There should be some regional guidance on parking standards. Multiple car ownership should be discouraged by banning the erection of double garages. The Policy should have regard to existing parking provision and relate only to increases above existing levels. The Policy should be deleted or modified to state a long-term aim that will not be met until public transport has been improved.

10.51 The requirement for cycle parking should not be applied to special needs housing, including sheltered housing for the elderly. The vitality of Wokingham town centre should not be jeopardised by restrictions on short-term parking.

CONCLUSIONS

10.52 In relation to the first issue, the Council has confirmed its willingness to consult with local residents on the details of any scheme for Wokingham town centre.

10.53 With regard to parking standards, I do not consider it would be reasonable or consistent with Government guidance to apply the same standard throughout the District. Neither would the suggestion to ban the erection of double garages be acceptable in our free society; such a ban may well encourage on-street parking. Government policy is intended to apply stricter controls to parking standards in town centres to encourage more sustainable transport modes for people wanting to go there. There is no evidence to persuade me that restricting access by private cars to town centres would adversely affect vitality and viability. Indeed, in my general experience, improvement in environmental conditions in centres usually increases trade.

10.54 I accept that restrictions on car use have to go hand in hand with improvements in public transport, but the Council is right to take the lead with such restrictions. Improvements in public transport will come with increased patronage that will arise when people realise that it is not sustainable to drive anywhere at any time. Similarly, significant attractors of traffic, like the University of Reading campus at Whiteknights, should have green transport plans and not be using further valuable open land for surface car parking. I note that the Council is awaiting further Government and regional guidance before it reviews its parking standards and I have commented on this in Appendix 7. I am satisfied that the Council appreciates the urgency of this task. I therefore do not consider that the Plan should be modified to meet the objections concerned with this issue.

10.55 With regard to cycle parking, PA 10/4 makes such provision within the Policy. On the issue of the application of cycle parking standards, I concur with the Council that those standards should properly apply to employees working in special needs and sheltered housing. As far as PA T/11 is concerned, as with other policies, the implementation and monitoring measures should be in the supporting text.

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."

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TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY

LACKEN CONSTRUCTION CO LTD

AGAINST THE DECISION OF

WOKINGHAM DISTRICT COUNCIL

TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF THREE DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO THE REAR OF HIGH VIEW

LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

WRITTEN REPRESENTATIONS
STATEMENT

PREPARED BY

MURRAY CHRYSTAL
Dip.TP MRTPI

LA REF: F.2001/5440
CHANCELLORS REF: C/2254/02

MAY 2002

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

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1. INTRODUCTION

1.1 This appeal is against the decision of Wokingham District Council, dated 13th March 2002, to refuse planning permission for the erection of three dwellings plus garages and additional parking to the rear of High View.

1.2 The statement is arranged as follows:-

i) Planning history
ii) Description of the site and surroundings.
iii) Details of the proposal and refusal
iv) Planning policy
v) Analysis of the main issues
vi) Conclusions

1.3 Documents referred to in the statement are bound separately.

2. PLANNING HISTORY

2.1 The site is part of a residential development currently under construction. The scheme comprises 8 flats and 1 house and was granted planning permission in August 2000, under reference F.2001/1774.

2.2 In September 1991, outline planning permission was first granted (8 x two bedroom flats and 1 x three bedroom house and associated parking), on appeal, for development of the site as a whole (reference 35879). Document 1 is the decision letter. At paragraph 2 it is explained that the site is currently part of a mobile homes park. The Inspector concluded that the scheme would not conflict with relevant housing policies, be harmful to residential amenities, or set an undesirable precedent.

2.3 Further permissions were granted in October 1994, (43303) and April 2000 (99/70464). In April 2000, the Council also resolved to grant permission for 8 houses on the site (0/2000/0560), subject to a legal agreement (financial contributions towards improvements to school routes). A terrace of 4 dwellings was proposed in more or less the same position as the terrace of 3 proposed in the appeal scheme.

2.4 Attached to the Committee Report on the appeal application (Document 2) are copies of the layouts approved under reference 0/2000/0560 and 0/2001/1774.

3. DESCRIPTION OF THE SITE AND SURROUNDINGS

3.1 The settlement of Spencers Wood lies about 3 miles to the south of Reading. It is a relatively large settlement containing a range of services and facilities, as well as good access to public transport. Immediately to the north lies the smaller village of Three Mile Cross, with the two settlements separated by a gap of about 100m.

3.2 The appeal site lies on the western side of Basingstoke Road, which runs north to south through the village. The site is part of a residential development lying just to the north west of the main built up part of the village, which straddles the B3349.

3.3 As noted above, planning permission has been granted to develop the wider area, of which this site is a part, for 8 flats and 1 house. This in turn continues the existing Pursers Farm development, to the south, comprising terraced and semi-detached dwellings.

3.4 Immediately to the south of the site, on the other side of Pursers Farm, there is a row of terraced houses, Nos. 19-21, which is part of the earlier development. To the east the site backs on to two detached dwellings fronting Basingstoke Road, The Grove and The Beeches. Beyond this there are two further detached dwellings, High View and Saddlers. The site backs on to part of the garden of High View.

3.5 To the north of Saddlers there is Sevenoaks Drive, a small estate development of 18 dwellings extending west from Basingstoke Road. The appeal site backs on to the rear gardens of two of these properties.

3.6 The northern and western boundaries of the site are defined by 2m high fencing, interspersed with hedging and trees, both within the site and on

adjoining land. Land in the immediate vicinity, as well as the appeal site itself, slopes down from south to north.

4. DETAILS OF THE PROPOSAL AND REFUSAL

4.1 The application proposes the erection of a terrace of 3 x three bedroom houses with an attached single garage at the eastern end, and a detached double garage at the rear. It was originally lodged on 22nd November, and as can seen from the bundle of correspondence, various amendments and additional information was submitted by Derek Dawkins Associates, the architect. This was primarily prompted by the planning officer.

4.2 The plans eventually refused by the Local Authority are as follows:-

01/PF/01	Ground Floor Plan
01/PF/02	First Floor Plan
01/PF/03	South and North Elevations
01/PF/04	East and West Elevations and Typical Section
01/PF/05c	Site and Location Plans
01/PF/06	Plans and Elevations of Separate Garage Block
01/PF/07	Site Section
01/PF/08	Proposed Ramping Car Park
01/PF/09	Proposed Car Parking Section

4.3 As can be seen from Drawing No.01/PF/05c, the proposal is to build a terrace of 3 dwellings along the Pursers Farm road frontage, more or less opposite the existing terrace (Nos. 19-21). To the west of the terrace, the access road would continue north to serve the new proposed parking area (16 spaces) for the block of flats, located to the north of the building.

4.4 Drawing No. 01/PF/03 shows that to some extent, the design would recreate the appearance of a large detached single dwelling. The building would have a pitched roof, with attached to the east elevation, a small leant to 'extension' with matching roof, providing a garage for the end

dwelling. Each dwelling would have a porch feature on the front elevation. The drawings show that there would be variety in both the materials, including facing brickwork and rendering, and fenestration.

4.5 The application was presented to the Development Control Committee on 20th February 2002. A copy of the report is attached as Document 2. At the end of the Report, copies of the application plans are attached (some of which are reduction), together with the layouts approved under references 0/2000/0560 and F/2001/1774.

4.6 Section 4 of the report is the officer's appraisal of the proposal with respect to several issues and relevant planning policies. As far a 'Principle of Residential Development' is concerned, the report notes that site lies within a settlement boundary and that the overall mix of development is appropriate, meaning that the proposal complies with policies WOS2 and WH6 of the District Local Plan. Reference is also made to the fact that the proposed density, at 40.7 dph complies with both the Council's density policy and PPG3.

4.7 In relation to 'Effect on the Character and Appearance of the Area', the report notes that the proposed houses and plot sizes would be similar to those in the surrounding area. Given this, the report concludes that the effect on the character and appearance of the area would be acceptable.

4.8 As far as 'Effect on Neighbouring Properties' is concerned, the report notes that this would be acceptable, given distances from adjoining properties, oblique angled views, design elements, fencing and landscaping.

4.9 On 'Traffic, Access and Parking', the report notes that the Highways Officer has no objections to the proposal and that car parking provision satisfies adopted standards.

4.10 The report notes that the applicant has agreed to make financial contributions, given that the scheme is part of an overall development of 12 dwellings. It is noted that the proposal raises no concerns with respect to flooding and that the concerns of residents have been noted.

4.11 Finally the report considers the proposal in relation to the Inspector's Report on the Wokingham District Local Plan, noting how the proposal complies with his recommended changes to policies.

4.12 The report concludes that:-

> **" The principle of residential development on the site is considered acceptable. The effects of the proposal on the character and appearance of the area and on neighbouring properties are also considered acceptable, and there is no objection on access and parking grounds. Satisfactory contributions to services and infrastructure have been proposed. The proposed development is therefore considered acceptable."**

4.13 At section 6 of the report, the recommendation is to grant planning permission, subject to completion of a Section 106 Agreement to secure provisions and financial contributions. Notwithstanding the recommendation, the Committee refused the application for the following reason:-

> **1. The proposal would be overdevelopment of the site resulting in a cramped appearance that would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan**

Policies LD3 and EN1, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

2. Due to its siting and design the proposed terrace of dwellings and garage would have an unacceptably overbearing effect on existing adjacent residential property, resulting in an unacceptable loss of amenity. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

3. Due to its proximity to their rear gardens, the proposed car park would cause unacceptable disturbance and risk of crime to existing residential properties, thereby resulting in unacceptable loss of amenity and security. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

5. PLANNING POLICY

Preamble

5.1 The Wokingham District Local Plan was placed on Deposit in 1997, with the Inspector's Report into objections being published in October 2001. Modifications are likely to be published in Autumn 2002, with a view to adoption during 2004. Together with the Inspector's Report, the Plan merits considerable weight.

5.2 The Loddon Area Local Plan was adopted in May 1995, and although it has an end date of 1996, the Council's Planning and Transportation Committee has resolved that it should continue to carry weight, except in relation to housing provision.

5.3 At strategic level, relevant policies are contained in the Berkshire Structure Plan 1991-2006 (1995), Incorporating Alterations adopted in August 1997 (relating to Slough). The Berkshire Structure Plan 2001-2016 was placed on deposit in March 2002.

Berkshire Structure Plan 1991-2006

5.4 The Local Authority refer to policies LD3 and EN1, which are concerned, respectively, with the environmental impact of development and the protection and enhancement of the environment of built up areas. In essence, both policies are concerned with the layout of development and the impact on character and the amenities of neighbouring land uses.

5.5 Policy H5 of the Structure Plan is relevant, in that it acknowledges that part of the new housing development required will be achieved by, inter ailia, building on suitable undeveloped land within built-up areas and settlement boundaries.

5.6 It should be noted that the adopted Berkshire Structure Plan pre-dates PPG3. Copies of the policies referred to are attached as Document 3.

Berkshire Structure Plan 2001-2016

5.7 Whilst it is acknowledged that the weight to be attached to this is limited, it nevertheless represents the County's current philosophy towards development. Policy H3, requires that priority be given to using previously developed urban land, noting that Berkshire authorities will work towards the 60% target set by the Government (in PPG3). Under the provisions of Policy H6, densities in excess of 30 dph, as also required by PPG3, will be encouraged. Copies of the policies are attached as Document 4.

Loddon Area Local Plan

5.8 The site lies within the settlement of Spencers Wood, as identified on the Proposals Map. This means, therefore, that development is acceptable, in principle, by virtue of Policy LTV1 (Document 5)

5.9 The Local Authority cite Policy LBE2 (Document 5) in the reasons for refusal. This is concerned with the appropriateness of design in terms of the relationship with adjoining buildings. The policy reads as follows:-

> **"Proposals for development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would adversely affect the character of an area, by virtue of its siting, scale, form, massing, materials, colour or texture will not normally be permitted."**

Wokingham District Local Plan

5.10 The District Wide Local Plan covers the period up to 2006 and it seeks to implement the strategic policies and allocations of the Berkshire Structure Plan.

5.11 A two part Local Plan Inquiry was held during 2000. Part 1 of the Inspector's Report concerned proposals for a new settlement south of Reading. The Inspector recommended that the proposal be deleted, which the Local Authority has subsequently accepted.

5.12 In Part 2 of the Inspector's Report, a housing strategy of dispersal of sites across the district was recommended, to meet the housing requirements of the Structure Plan. Currently the Local Authority is working on an Urban Capacity Study, as required by PPG3 and prompted by the Inspector's housing strategy recommendation.

5.13 The Local Plan Inspector recommended, as part of the overall strategy for development, that settlements be classified as either A or B, depending on the range of services, facilities and public transport. Spencers Wood is included in the Category A list.

5.14 On the Proposals Map, the appeal site lies within the identified settlement of Spencers Wood. The Local Authority cite three policies in the reasons for refusal, WOS3, WH1 and WBE1. Other policies, WH3(a), WBE11 and WT6, which are referred to in the Committee Report, also have some relevance. Attached as Document 6 are the most up to date versions of these policies (amendments were made following deposit and the Local Plan Inquiry), together with relevant extracts from the Inspector's Report, and an extract from the Proposals Map.

5.15 Policy WOS3 is concerned with development control principles, requiring proposals, inter alia, to be appropriate to the area, have no impact on features, cause no harm to highway safety and be located so as to reduce the need to travel.

5.16 Housing development on unidentified sites is addressed under Policy WH1 of the Local Plan. This states that development in the form of infilling and redevelopment will be considered favourably, subject to other policies and local environmental factors, in order to make the best use of land within urban areas. Various environmental and other issues are listed in the policy.

5.17 In his report, the Inspector, at paragraph 5-34, concluded with respect to this policy as follows:

> **"But perhaps more importantly, since the publication of PPG3, it will be necessary for the Council to completely revise the wording and approach to new housing development schemes under this policy. It is most important that the Council ensure as high a level of density as possible commensurate with good layout and design."**

5.18 The Inspector recommends a new policy (to be renumbered WH1A), to read as follows:-

> **"Within Identified Settlements proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:**
>
> **1) Development proposals will make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;**

2) **The extent that future residents would be car dependent of have good access to alternative means of transport;**

3) **How successful the design and layout of the proposals would be in minimising any adverse impact on the character of adjoining buildings and/or the landscape and ecology of open areas;**

4) **The extent to which the proposals would make more efficient us of existing social and physical infrastructure, having regard to the cumulative impact of development.**

5.19 Policy WH3(a) is a specific policy advocated by the Inspector on density, requiring that that the Council refuse proposals that make inefficient use of land. The recommended policy goes on to note that schemes will be expected to achieve between 30 and 50 dph, in line with the Council's sustainability objectives.

5.20 Policy WBE1 is concerned with development in its local context. It states that the Council will require good contemporary design, respecting its local context. Reference is made to the issues to be taken into account, including environmental impact, visual impact, townscape, layout and form, and residential amenities.

5.21 The Local Plan Inspector has recommended that the policy be replaced with a new Policy WBE1, concerned with 'Design and new development', reading as follows:-

"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;

5.22 Policy WBE11 is concerned with the protection of trees and woodland. There is no suggestion with these proposals that the scheme would result in the loss of any trees.

5.23 Policy WT6 is concerned with parking provision.

PPG3

5.24 Government policy on the philosophy to accommodating new housing development, as set out in PPG3 is clear. Better use is to be made of previously developed land in settlements, particularly in sustainable locations. The appeal site is previously developed land lying in a settlement regarded by the Local Plan Inspector as Category A in terms of sustainability.

5.25 PPG3 also requires that new housing development be built at densities of at least 30 dph to 50 dph. The proposal clearly also complies with this element of Government policy.

5.26 The issues raised by these policies are further considered in the next section of the statement.

6. ANALYSIS OF THE MAIN ISSUES

6.1 The site is previously developed land lying within an identified settlement. There is no dispute over these facts, meaning that the principle of residential development is acceptable.

6.2 It is clear from the Local Plan Inspector's Report that Spencers Wood is a sustainable location, given its classification, in these terms, as a Category A settlement.

6.3 Given both the above points, residential development which makes the most efficient use of land, in excess of 30 dph, is consistent with PPG3, Policy W1A of the Wokingham District Local Plan (as recommended by the Inspector) and Policies H3 and H6 of the Berkshire Structure Plan 2001-2016. The density of the appeal proposal is 40.7 dph (based on the area of the whole site, 0.295 ha) which is entirely appropriate against this policy background.

6.4 As noted earlier, it is clear from the Development Control Committee Report that planning officers consider the proposal to be acceptable with respect to both the principle of development (including the mix of development) and various development control issues. Moreover, the Local Authority, in resolving to approve planning application O/2000/0560, has condoned development that is very similar in form and layout to the appeal proposal.

6.5 Against this background, the issues raised by the reasons for refusal are as follows:-

1. Whether the proposal is overdevelopment, would appear cramped and therefore have a detrimental effect on the character of the area.

2. **Whether the siting and design of the dwellings would have an overbearing effect on neighbouring properties, resulting in loss of amenity.**

3. **Whether the proposed car park would cause unacceptable disturbance, and risk of crime to existing properties.**

1. **Whether the proposal is overdevelopment, would appear cramped and therefore have a detrimental effect on the character of the area.**

6.6 As has been established above, the overall density complies with both PPG3 and the Local Plan Inspector's recommended Policy WH3(a). Therefore, purely in numerical terms, the proposal cannot be regarded as an overdevelopment.

6.7 The character of the wider area is mixed residential, incorporating detached, semi-detached and terraced dwellings. However, the immediate character of Pursers Farm is clearly one of a relatively high density development comprising small dwellings. Opposite the appeal site there is a terrace of 3 dwellings, with a further terrace 8 lying to the south west. To the west of the appeal site there is a block of flats under construction.

6.8 One of the features of this character is that buildings tend to dominate, rather than space. There is little space at the ends of the terrace of 8 dwellings, and this is also the case with the pair of semi-detached properties at the end of Pursers Farm. Setting back the double garage at the terrace opposite the appeal site means that there is slightly more space created at the side.

6.9 The appeal proposal is to accommodate a terrace of 3 dwellings across a site that is more or less the same width as the land accommodated by the terrace opposite (25m). The earlier 'approval', reference 0/2000/0560 was for a terrace of 4 dwellings occupying the same amount of space.

6.10 Given these points, no case can be made to the effect that the proposal would appear cramped or have a detrimental effect on the area.

2. Whether the siting and design of the dwellings would have an overbearing effect on neighbouring properties, resulting in loss of amenity.

6.11 Clearly this objection cannot apply to the terrace of dwellings opposite the site (Nos. 19-21 Pursers Farm), given that the scheme would result in a standard front to front relationship across the road. As noted in the Committee Report, on page 2406, the dwellings would be separated by the required 21 metres.

6.12 As far as the properties to the east are concerned, the main part of the building would be a minimum of 16 metres from The Grove. This is slightly better than the relationship which would result, if the scheme for the terrace of 4 dwellings was implemented. Moreover, the present appeal proposes that the appeal building would be located at more of an angle from The Grove, which is also beneficial in terms of amenity.

6.13 The physical separation distance between the main part of the appeal building would better the distance which exists between Nos. 19-21 Pursers Farm and No. 16, to the east.

6.14 It is acknowledged that the appeal site is on land at a higher level than The Grove. The difference is about 1.2m, as demonstrated on Drawing

01/PF/07A (Section) submitted under cover of the Architect's letter of 4th February 2001. This plan also shows the outline of the terrace of 4 dwellings approved under 0/2000/0560 and demonstrates, in particular, that the impact of the present proposal would be less, given the design of the roof. Although the garage would bring the building slightly closer to The Grove, it is evident from the section that the design of this single storey element would have little if any impact on residential amenity.

6.15 Care has been taken to ensure that there would be no windows on the end elevation facing The Grove.

6.16 As far as The Beeches is concerned, the physical separation distance would be a minimum of 16 metres, extending to 21 metres. The key point, however, is that the houses would not be directly opposite one another, thereby avoiding any overlooking, or detriment to amenity. The proposed terrace would be located further from The Beeches than the terrace of 4 dwellings approved by the Local Authority.

6.17 Overall, it is clear that the proposal would not have an overbearing effect on neighbouring properties, when the characteristics of the site and design, and normally adopted standards concerning residential amenity, are taken into account. Moreover, the retention and improvement of existing boundary landscaping would further ensure that acceptable levels of residential amenity would be maintained.

6.18 It is also clear that, in many respects, the scheme improves upon the previous approval for a terrace of 4 dwellings on this part of the site, with respect to residential amenity. The planning officer is also satisfied with the proposal in terms of this issue, as witnessed by the Committee Report.

6.19 PPG3 requires higher densities and in some cases this might mean that levels of residential amenity will need to be reduced, albeit that acceptable relationships between residential properties will be required. The scheme achieves a density which is midway between the minimum of 30 dph required, and 50 dph which local authorities should try to achieve. In general terms this suggests that the scheme will be acceptable in amenity terms, whilst it has been demonstrated above that the characteristics of the layout reflect the character of the remainder of the Pursers Farm development.

3. Whether the proposed car park would cause unacceptable disturbance, and risk of crime to existing properties.

6.20 The first point to note in relation to the disturbance objection is that the Local Authority's Chief Environmental Health Officer (page 2404 of Committee Report) has raised no objections to the proposal, subject, in relation to this issue, to retention of the 1.8m fence along the northern boundary, to limit any noise disturbance.

6.21 As also noted in the Committee Report, the parking spaces would be located a minimum of 19.5 metres from the rear elevations of Nos. 15 and 17 Sevenoaks Drive.

6.22 It is also necessary to consider that there would be 8 flats, which means a maximum of 16 vehicles leaving and returning to the car park, at peak times.

6.23 Additional planting is proposed along the northern boundary of the site which would further reduce any noise impact.

6.24 As regards the issue of the risk of crime, it is assumed that this relates to properties in Sevenoaks Drive and High View. The Crime Prevention Design Adviser sets out requirements in the Committee Report (2404), and these are matters which could be addressed by condition.

6.25 For all the reasons set out above, the proposal complies with planning policies at Government, Strategic and Local levels.

7. SUMMARY AND CONCLUSIONS

7.1 The statement can be summarised as follows:-

1. The site lies within a settlement and is part of an area of evolving relatively high density development.

2. Various amendments and additional information was submitted by the architect at the request of the planning officer.

3. The design of the building contains variety and also responds to the issue of residential amenity.

4. The application was recommended for approval by the planning officer, who concluded that the scheme was acceptable in relation to principle, impact on character, and impact on residential amenity. The report highlighted previous approvals, including one for a terrace of 4 dwellings on the same site.

5. The proposal complies with Policy H5 of the approved Berkshire Structure Plan in that housing development would be built within a settlement.

6. The proposal complies with the philosophy towards housing provision set out in the emerging Structure Plan, in terms of the location and density of development.

7. The proposal complies with Policy LTV1 of the Loddon Area Local Plan, in that Spencers Wood is an identified settlement.

8. The Local Plan Inspector classified Spencers Wood as a Category A settlement, in terms of sustainability.

9. The proposal complies with the Housing policies of the soon to be adopted Wokingham District Local Plan, in terms of location and density.

10. The proposal complies with PPG3 policy in terms of the location and density of development.

11. The proposal reflects the character of the existing Pursers Farm development.

12. The scheme would result in a similar relationship with adjoining development as the approved terrace of 4 dwellings development. In some respects the appeal scheme improves on the earlier approval.

13. The relationships with adjoining development reflect existing development and meet normally adopted 'standards'.

14. No objections have been raised by the Chief Environmental Health Officer on noise and disturbance.

15. Conditions could be imposed to address crime prevention issues, as set out in the Committee Report.

For all the reasons set out above, the Inspector is requested to allow the appeal and grant planning permission for a development which would make effective use of previously developed land for housing, without causing any environmental harm.

The appellant reserves the right to comment on the Local Authority's statement.

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