

E-mail: jason.varley@wokingham.gov.uk
Date: 29 April 2025
My Ref: RFS/2025/090313
Your Ref: HQ 11 X 03285



WOKINGHAM
BOROUGH COUNCIL

Development Management &
Regulatory Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

To whom it may concern,

The Town and Country Planning Act 1990

Site: Land Adjacent to Highfield Park, Arborfield, Berkshire

Re: Claim No: HQ 11 X 03285 - Wokingham Borough Council -v- Sheridan, Docherty, Lee, Bowyers and Persons Unknown

We refer to the above and the attached Injunction Order dated 16 September 2011.

The Council's Planning Officers attended the site on the 28 April 2025 and observed that engineering operations including reprofiling the land, erection of bunds and the creation of new accesses had occurred. This is wholly unacceptable and in breach of clauses 1 (a) and (b) of the attached Injunction Order dated 16 September 2011.

Please note that there is no planning permission or permitted development for the development currently being undertaken.

You are requested to remove the accesses by closing them off and reinstating the bund and securing the site by **Friday 2 May 2025** and rectify this breach, failing which the Council will proceed with applying for committal proceedings to enforce this Injunction Order. The Council will also pursue their full costs in this matter.

It is very much in your best interests that you obtain independent Legal advice in relation to this letter, and we would urge you to seek such advice.

When instructing a solicitor, please ensure that you take these papers with you to your appointment.

Yours faithfully,

Jason Varley
Operational Manager - Development Management & Compliance

DATE: 13 October 2009

SCANNING INFORMATION SHEET

DECISION NOTICE



Application Number: F/2009/2110

Applicants Name: Mr Daniel Smith

Site Address: Land at, Eversley Road, (opposite 6 Bentley Drive), Arborfield.

WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS**Notification of Approval of Permission**

Mr Daniel Smith
45
Wellington Road
Sandhurst
Berkshire
GU47 9AW

Application Number: F/2009/2110

Parish: Arborfield

Location: Land at, Eversley Road, (opposite 6 Bentley Drive).

Proposal: Application for formation of vehicle access with entrance gate. Retrospective.

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

Conditions:

1. This permission is in respect of the 2110 reference stamped plans and photographs received by the Local Planning Authority on the 9th October 2009. The development hereby permitted shall be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

PLEASE NOTE THAT IF YOUR APPLICATION HAS BEEN SUBJECT TO REVISION DURING ITS DETERMINATION YOU NEED TO CHECK WITH BUILDING CONTROL THAT THE CHANGES ARE ACCEPTABLE. THIS NOTICE ONLY RELATES TO PLANNING CONSENT AND DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS LEGISLATION. BUILDING REGULATIONS CONTACT NUMBER 0118 974 6376.

2. The gates shall be retained in the existing location and shall not open towards the highway.

3. Within three months of the date of this consent, the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of eight (8) metres measured from the carriageway edge.

Reasons:

1. To ensure that the development is carried out in accordance with the approved details.
2. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

3. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

Informatives

This consent is in respect of the application form and the 2110 reference stamped plans and photographs received by the Local Planning Authority on the 9th October 2009.



Mark Cupit

Head of Development Management

Date: 3rd December 2009.

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Michael Lee on telephone number: 0118 974 6442 or by email at: michael.lee@wokingham.gov.uk

APPEALS – There has been change in the deadlines for appeals for householder applications. If your application was valid on submission and submitted on or after 6th April 2009 then you must lodge any appeal within 12 weeks of date of this decision. Please read the notes below for full details of these changes.

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Sophie Turrell on 0118 974 6321.

ACCESS TO PRIVATELY OWNED LAND - If this notice grants permission to proceed with the proposal the applicant is reminded that it does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

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

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

i) that there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and

ii) that the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

THIS GUIDANCE APPLIES TO VALID APPLICATIONS SUBMITTED BEFORE 6TH APRIL 2009.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

- 1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

- 2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.
- 3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.
- 4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

- 1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- 2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

- 1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

THIS GUIDANCE APPLIES TO VALID APPLICATIONS SUBMITTED ON OR AFTER 6TH APRIL 2009.

Annex C

GENERAL DEVELOPMENT PROCEDURE ORDER 1995

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions (*To be endorsed on notices of decision*)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission or grant permission subject to conditions for a **householder application** (a householder application means any application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the dwellinghouse, or an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development), if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- If this is a decision for any other type of application & you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

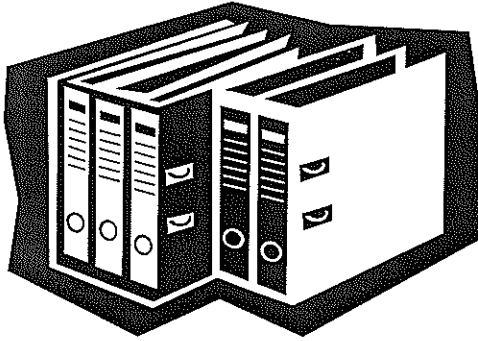
Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DATE: 13 October 2009

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application Number: F/2009/2110

Applicants Name: Mr Daniel Smith

Site Address: Land at, Eversley Road, (opposite 6 Bentley Drive), Arborfield.

OFFICER REPORT

Application Number: F/2009/2110

Site: Land at Eversley Road (Opposite 6 bentley Drive).

Expiry Date: 3rd December 2009.

Proposal: Application for formation of vehicular access with entrance gate. Retrospective.

Property Description: The application site is an entrance of the Eversley Road with white entrance gate.

Planning History: F/1995/63126 - Change Of Use Of Land To Caravan Site For 16 Units – **REFUSED** 19th February 1996.

Planning Constraints:

Countryside

Thames Basin Heaths Special Protection Area 5 – 7 km Mitigation Zone

Relevant Policies:

National Policy	PPS1	Delivering Sustainable Development
	PPS7	Sustainable Development in Rural Areas
South East Plan	C4	Landscape and Countryside management
Wokingham District Local Plan 1996 – 2006	WOS1	Sustainable Development
	WOS3	Development Principles
	WCC1	Development in the Countryside
	WT7	Highway Safety

Consultee Comments:

Parish/Town Council: The Parish Council strongly oppose the application on the grounds that the access is in a dangerous place especially when there is a purposed built round-a-bout 200 yards down the road. Secondly they state that no agricultural use at the site.

Local Members: None received

Neighbour Comments: None received

OFFICER REPORT

Highways The Highways Authority have stated that there is objection to the principle of an access, the sightlines are good and comply DMRB standards. Two conditions have been requested in order to ensure the gates are set back by 5 metres and the area is a bonded material put by the access for 8 metres from the highway.

APPRAISAL

1. Principle of Development:

The application site is within the countryside; it is therefore only acceptable subject to an assessment of the potential impact on the character of the area and on the surrounding countryside.

The Parish Council have stated that the agricultural use on the land to which this access serves is not in use. The use of the land at the end of the access track is not the subject of this application and as such these comments have no relevance to the access and gate that have been constructed.

2. Impact on the Character of the Area:

The access that has been created off the Eversley Road is demarked by a white gate which is approximately 1 metre in height and is opposite a 1990's housing estate adjacent to the Arborfield barracks.

It is considered that the modest height of the gate, approx 1 metre, mitigates the visual impact to an acceptable level. In addition the stretch of road from which the access has been taken has a number of other accesses of it, including one for a mobile phone mast. It is therefore considered that in conjunction with other accesses and other built structure that the gate, the subject of this application, has a modest visual impact although this is not significant to warren refusal.

The actual track itself is a muddy track with some hardcore that has been tipped on it. There are no built structures along it that would impact upon the character of the countryside. As such the actual track itself has a negligible impact on the character of the area and on the countryside setting.

3. Impact on Neighbours:

Loss of Light; Overlooking & Overbearing:

The gate is approximately 1 metre in height and approximately 60 metres from the nearest residential property. There are not therefore any adverse amenity issues arising from the development.

4. Highway Issues:

The Highways Authority have assessed the gate and have stated that the access is of sufficient width to allow vehicles to access and egress the site safely, the

OFFICER REPORT

visibility splays comply with the requirements of the 'Design Manual for Roads and Bridges' published by the Highways Agency. They have requested two conditions; firstly the gates be set back by at least five metres; and secondly that the surface be treated with a bonded material at least 8 metres in from the edge of the highway. The gate is however located approximately 5 metres back from the highway, accordingly this condition should be amended to ensure the gates are retained in their current location.

The Parish Council object to the access as it is dangerous. However with the access meeting the requirements required by the Highways Agency and without an objection from the Highways Authority that it is not expedient to refuse the application on highways grounds.

CONCLUSION

The access and gate are located in a sensitive countryside setting. As the development only consist of the approximate 1 metre high gate and no built structure along the track itself that there is a minimal visual impact on the area and countryside.

There is no adverse amenity impacts on neighbouring residents and there are no objections from the Highways Authority, subject to two conditions. Accordingly this retrospective application should be recommended for conditional approval.

Recommendation: APPROVAL subject to conditions.

Date: 2nd December 2009.

Case Officer: Michael Lee.

Recommendation agreed by: *Maria Head*
Position: Team Leader – Development Management
Date: 3.12.09

REMEMBER - The earliest date for a decision on this application is: 14/10/2008

(If required)

Recommendation agreed by Head of Development Management:

Date:

OFFICER REPORT – DRAFT DECISION NOTICE

Expiry Date: 03/12/2009

Application Number: F/2009/2110

Parish: Arborfield

Location: Land at, Eversley Road, (opposite 6 Bentley Drive).

Proposal: Application for formation of vehicle access with entrance gate. Retrospective.

Recommendation: APPROVAL subject to the following conditions:

Conditions:

1. This permission is in respect of the 2110 reference stamped plans and photographs received by the Local Planning Authority on the 9th October 2009. The development hereby permitted shall be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

PLEASE NOTE THAT IF YOUR APPLICATION HAS BEEN SUBJECT TO REVISION DURING ITS DETERMINATION YOU NEED TO CHECK WITH BUILDING CONTROL THAT THE CHANGES ARE ACCEPTABLE. THIS NOTICE ONLY RELATES TO PLANNING CONSENT AND DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS LEGISLATION. BUILDING REGULATIONS CONTACT NUMBER 0118 974 6376.

2. The gates shall be retained in the existing location and shall not open towards the highway.

3. Within three months of the date of this consent, the vehicular access is to be surfaced with a bonded material across the entire width of the access for a distance of eight (8) metres measured from the carriageway edge.

Reasons:

1. To ensure that the development is carried out in accordance with the approved details.

2. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

3. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

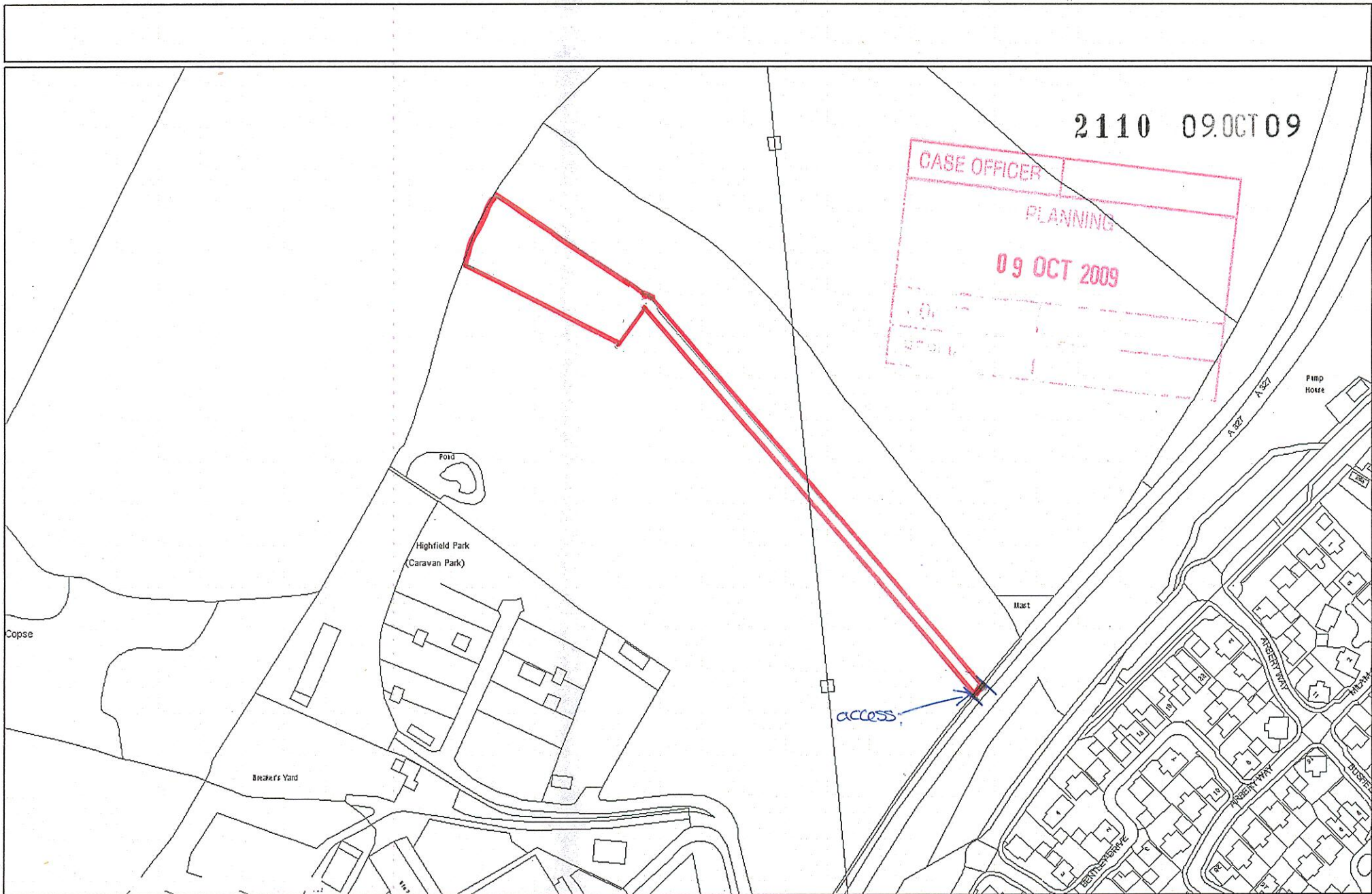
Informatives

This consent is in respect of the application form and the 2110 reference stamped plans and photographs received by the Local Planning Authority on the 9th October 2009.

Recommendation and conditions/reasons agreed: Maria Head

Date: 3-12-09

**REMEMBER - The earliest date for a decision on this application is:
06/11/2009**



WOKINGHAM
BOROUGH COUNCIL

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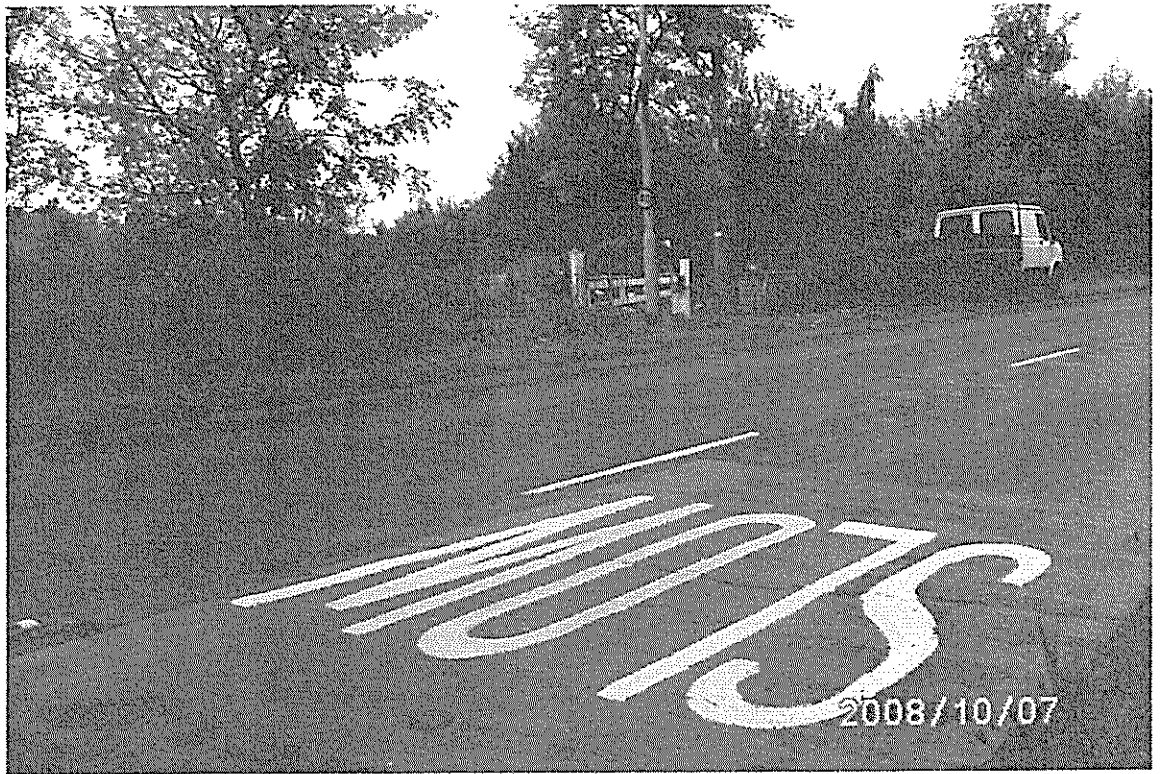
Date 7/10/2009

Scale 1/2500





2110 09.06.09



2110 09.30.09

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Wharf Properties (Homes) No 2 Ltd
C/O CB Richard Ellis
Kingsley House
1a Wimpole Street
LONDON
W1G 0RE

Application Number: O/2004/1647

Parish: Arborfield

Location: Highfield Park, Wokingham Lane, Arborfield Cross.

Proposal: Outline application for the proposed demolition of existing buildings and redevelopment to provide a residential development at a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate application with 0/2004/1646).

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

Reasons

1. The applicant has failed to demonstrate how the vehicular access can be formed to the site without compromising the safety of pedestrians and cyclists in particular in respect of the access across the residential access road immediately west of the roundabout and across Baird Road. As such the proposals are contrary to PPG13 and the following policies of the Wokingham District Local Plan: WT2; WT3; WT4; WT7 and WT8.
2. The proposed development is unacceptable in principle, as it is development within an area designated as countryside in the adopted Local Plan, and would result in further encroachment of development into the countryside. This would be of a denser form than that which currently exists on the site and would have an urbanising impact to the detriment of the rural character of the surrounding countryside. The application is therefore contrary to policies OS1, C2, C5, C9 and LD3 of the Berkshire Structure Plan, policies DP1, DP6, DP8(iv) and H3 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications) and policies WOS1(d), WOS3, WCC1, WLL4 and WH11 of the Wokingham District Local Plan, and guidance contained in PPS7 (Sustainable Development in Rural Areas).

3. The proposed development has failed to demonstrate adequate measures for the protection and enhancement of the rural landscape character of the area, especially with regard to appropriate tree planting and a landscape scheme that is consistent with the local landscape character. The application is therefore contrary to policy WLL4 of the Wokingham District Local Plan, policy C9 of the Berkshire Structure Plan and policy EN1 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications).
4. The proposed site is located outside an identified settlement and within the countryside. Having regard to the level of development proposed, it is considered to be unsustainable as the future occupants would be reliant on private cars to reach a sufficient range of facilities and services. The application is therefore considered to be contrary to policies WOS1, WOS3, WH1 and WT1 of the Wokingham District Local Plan, policies OS1, LD1, C1 and H4 of the Berkshire Structure Plan and policies DP1, DP8(iv), H3 and T1 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications).
5. The proposed redevelopment is contrary to PPG3 and Policies WH1 and WOS2 of the Wokingham District Local Plan, which states that a sequential approach is required for new housing development. Housing development in the countryside is not provided for and therefore the proposed development is contrary to policies WOS1, WOS2, WCC1 and WH1 of the Wokingham District Local Plan, policies H5 and C1 of the Berkshire Structure Plan, policies DP1 and H3 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications) and the principles set out in PPS7.
6. The proposed development would result in the loss of a permanent Gypsy site and there is a shortage of such sites within the District. This is contrary to policies WOS1a, WH17 and WCC1 of the Wokingham District Local Plan, policy H8 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications) and to the principles set out in PPG3 regarding provision for special housing needs.
7. The applicant has failed to demonstrate that the proposed development would not have an adverse impact on protected species (bats and badgers). The proposal is therefore contrary to policy EN8 of the Berkshire Structure Plan, policy EN3 of the Berkshire Structure Plan Deposit Draft (incorporating modifications) and policy WNC4 of the Wokingham District Local Plan.
8. The applicants have failed to demonstrate that residential development at a density of 30-40 dwellings per hectare, required open space areas, associated access, car parking, internal service roads, landscaping, buffer zones along the edge of the Wildlife Heritage Site and the retention of the electrical sub-station, can be accommodated on the site in a satisfactory layout. The proposal is therefore contrary to policies WOS3, WBE1 and WH11 of the Wokingham District Local Plan and Supplementary Planning Guidance Note B1 "The Design of New Residential Schemes".
9. The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area. As such, the proposal is contrary to policy LD6 of the Berkshire Structure Plan, Policies WOS4, WIC8 and WR7 of the Wokingham District Local Plan and policy DP4 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications).

10. The proposal does not make adequate provision for affordable housing in accordance with Policies WOS4 and WH12 of the Wokingham District Local Plan and policy H7 of the Berkshire Structure Plan.

Informatives

1. The submission of a satisfactory layout would overcome reason for refusal no. 8.
2. It may be possible to overcome the reasons for refusal nos. 9 and 10, by the submission of a unilateral undertaking that is acceptable to the Local Planning Authority.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/10/2004

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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

REFUSED AT DC COMMITTEE ON 20th OCTOBER 2004 (HL)

To REFUSE both planning applications (**O/2004/1646 & O/2004/1647**) for the following reasons:

1. The applicant has failed to demonstrate how the vehicular access can be formed to the site without compromising the safety of pedestrians and cyclists in particular in respect of the access across the residential access road immediately west of the roundabout and across Baird Road. As such the proposals are contrary to PPG13 and the following policies of the Wokingham District Local Plan WT2; WT3; WT4; WT7; WT8.
2. The proposed development is unacceptable in principle, as it is development within an area designated as countryside in the adopted Local Plan, and would result in further encroachment of development into the countryside. This would be of a denser form than that which currently exists on the site and would have an urbanising impact to the detriment of the rural character of the surrounding countryside. The application is therefore contrary to policies OS1, C2, C5, C9, & LD3 of the Berkshire Structure Plan, policies DP1, DP6, DP8(iv) & H3 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications) and policies WOS1(d), WOS3, WCC1, WLL4 & WH11 of the Wokingham District Local Plan, and guidance contained in PPS7 (Sustainable Development in Rural Areas).
3. The proposed development has failed to demonstrate adequate measures for the protection and enhancement of the rural landscape character of the area, especially with regard to appropriate tree planting and a landscape scheme that is consistent with the local landscape character. The application is therefore contrary to policy WLL4 of the Wokingham District Local Plan, policy C9 of the Berkshire Structure Plan and policy EN1 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications).
4. The proposed site is located outside an identified settlement and within the countryside. Having regard to the level of development proposed, it is considered to be unsustainable as the future occupants would be reliant on private cars to reach a sufficient range of facilities and services. The application is therefore considered to be contrary to policies WOS1, WOS3, WH1 & WT1 of the Wokingham District Local Plan, and policies OS1, LD1, C1 & H4 of the Berkshire Structure Plan and policies DP1, DP8(iv), H3 and T1 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications).
5. The proposed redevelopment is contrary to PPG3 and Policies WH1 & WOS2 of the Wokingham District Local Plan, which states that a sequential approach is required for new housing development. Housing development in the countryside is not provided for and therefore the proposed development is contrary to policies WOS1, WOS2, WCC1 & WH1 of the Wokingham District Local Plan, policies H5 & C1 of the Berkshire Structure Plan and policies DP1 & H3 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications) and the principles set out in PPS7.
6. The proposed development would result in the loss of a permanent Gypsy site and

there is a shortage of such sites within the District. This is contrary to policies WOS1a, WH17 & WCC1 of the Wokingham District Local Plan and policy H8 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications) and to the principles set out in PPG3 regarding provision for special housing needs.

7. The applicant has failed to demonstrate that the proposed development would not have an adverse impact on protected species (bats and badgers). The proposal is therefore contrary to policy EN8 of the Berkshire Structure Plan, policy EN3 of the Berkshire Structure Plan Deposit Draft (incorporating modifications) and policy WNC4 of the Wokingham District Local Plan.

8. The applicants have failed to demonstrate that residential development at a density of 30-40 dwellings per hectare, required open space areas, associated access, car parking, internal service roads, landscaping, buffer zones along the edge of the Wildlife Heritage Site and the retention of the electrical sub-station, can be accommodated on the site in a satisfactory layout. The proposal is therefore contrary to policies WOS3, WBE1 & WH11 of the Wokingham District Local Plan and Supplementary Planning Guidance Note B1 *The Design of New Residential Schemes*.

9. The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area. As such, the proposal is contrary to policy LD6 of the Berkshire Structure Plan and Policies WOS4, WIC8 & WR7 of the Wokingham District Local Plan and policy DP4 of the Berkshire Structure Plan (Deposit Draft incorporating Proposed Modifications).

10. The proposal does not make adequate provision for affordable housing in accordance with Policies WOS4 & WH12 of the Wokingham District Local Plan and policy H7 of the Berkshire Structure Plan.

Informatives:

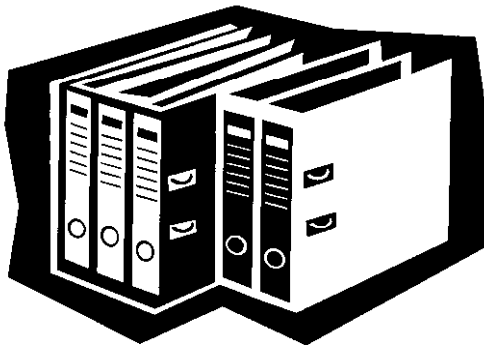
1. The submission of a satisfactory layout would overcome reason for refusal no.8.

2. It may be possible to overcome the reasons for refusal nos. 9 & 10, by the submission of a unilateral undertaking that is acceptable to the Local Planning Authority.

DATE: 14 April 2004

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application Number: O/2004/1647

Applicants Name: Wharf Properties (Homes) No2 Ltd

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross,
Reading.

Date: 11 October 2004

Your Ref:

My Ref: Heidi Lynch- **O/2004/1647**

WharfProperties (Homes) No2 Ltd
C/O CB Richard Ellis
Kingsley House
1a
Wimpole Street
London
W1G ORE



WOKINGHAM DISTRICT COUNCIL

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 Sir/Madam

Application Number: O/2004/1647

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

Proposal: Outline application for the proposed demolition of existing buildings and redevelopment to provide a residential development at a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate application with O/2004/1646)..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/10/2004 and will start at 7.00pm. The application has been recommended for REFUSAL and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6429 or (0118) 974 6433 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WORK SHEET FOR : Heidi Lynch

Application Number : O/2004/1647

Applicant : Wharf Properties (Homes) No2 Ltd C/O CB Richard Ellis.

Location : Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

Proposal : Outline application for the proposed demolition of existing buildings and redevelopment to provide a residential development at a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate application with 0/2004/1646).

Site Notice Displayed ? : YES NO DATE
☐ ☐

Date of Neighbour Notifications :

Date of Site Visit :

Date Registered : 01/04/2004

Earliest Date for Decision : 08/05/2004

Latest Consultation Date/Site Notice Expiry Date : 08/05/2004

This application will have expired on: 27/05/2004. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2004/1647

Appraisal :

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Recommendation : Approval: ☐
(tick appropriate box)

Refusal: ☐

Application Number O/2004/1647
Conditions/Reasons for Refusal

[illegible]

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
 _____ (Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Highfield Park
Wokingham Lane Arborfield Cross
Reading.
APPLICATION NUMBER: O/2004/1647

OFFICER: Heidi Lynch

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

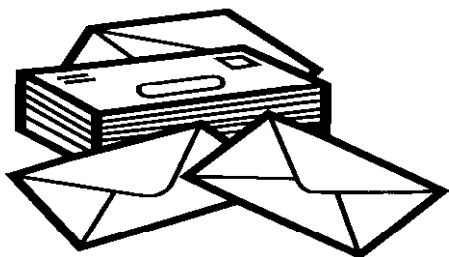
BOUNDARY TREATMENT

OTHERS

DATE: 14 April 2004

SCANNING INFORMATION SHEET

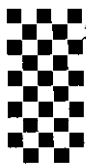
OTHER DOCUMENTS



Application Number: O/2004/1647

Applicants Name: Wharf Properties (Homes) No2 Ltd

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross,
Reading.



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CBRE
CB RICHARD ELLIS

FACSIMILE

obs

HL

To Trevor Watson
c.c. Adrian Ellis
Company Planning Department
Wokingham District Council
Fax No 0118 974 6484
From Liz Mason
Total No of Pages 7

Direct Dial 020 7182 2136
✓ 20/10/04
19 October 2004
elizabeth.mason@cbre.com

MESSAGE - URGENT

Dear Mr Watson,

Development Control Committee -- 20th October 2004

Please find attached two letters in respect of application refs: 0/2004/1646 and 0/2004/1647, which are due to be considered by Committee tomorrow evening. Hard and electronic copies of these have been sent to Members. I have also emailed these to your colleague Adrian Ellis, who I understand may be addressing Members in respect of these applications. I would therefore be grateful if this fax could be copied to him.

Should you wish to discuss the matter, then please do not hesitate to contact either Alison Tero or myself.

Yours sincerely,

Liz Mason
Planner

NOTES: The Information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any of the Information contained within this communication. If you have received this communication in error, please contact the sender by telephone on 020 7182 2000 or by fax to the fax number shown above.

This communication is from CB Richard Ellis Limited, registered in England, no. 3536032, registered office: St Martin's Court, 10 Paternoster Row, London EC4M 7HP

02071822021

CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
Kingsley House
Wimpole Street
London W1G 0RE

Switchboard 020 7182 2000
Fax 020 7182 2001

Direct Dial 020 7182 2130
Email alison.tara@cbre.com
Our ref PLANNING/189394/AT/AJL
Your ref

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR
FAO: Trevor Watson

18 October 2004

Dear Sir

ARBORFIELD - HIGHFIELD PARK

I am writing on behalf of my client Wharf Properties, in respect of the duplicate planning applications, reference 0/2004/1646 and 1647 which are due to be considered by Committee on Wednesday 20th October 2004.

We have now had an opportunity to consider the Officers Report to Committee and in particular the Reason for Refusal. My client is clearly very disappointed that Officers do not feel able to support this development proposal and wishes to re-iterate the clear benefits this proposal would deliver to the District.

Firstly, I wish to address the ten reasons for refusal. We believe that Officers have failed to consider all the information put to them on this duplicate application and have not appreciated that this is in fact an outline planning application rather than a detailed application. I will respond to each Reason for Refusal in turn:

Reason 1: The applicant has failed to demonstrate how the vehicular access can be formed to the site without compromising the safety of pedestrians and cyclists ...

It should be noted that the access road has already been constructed to the Council's specification as part of the redevelopment of Poperinghe Barracks, immediately to the south of the site. It is the view of my clients' Transportation Consultants, Peter Brett Associates, that the detailed issue of pedestrian safety, in this instance, should be dealt with at the detailed design stage. It is not possible to undertake a full safety audit until the reserved matter stage. As such, my client would be willing to accept a condition to that effect. In our view this should not constitute a reason for refusal.

Reason 2: The proposed development is unacceptable in principle, as it is development without an area designated as countryside.

Whilst the proposed development is contrary to the Council's adopted policy, we are of the view that there are significant material considerations which exist which do justify a departure from policy in this instance, and which would ensure that allowing

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this development would not constitute a precedent. I set out these material considerations later. In our view this should not constitute a reason for refusal.

Reason 3: The proposed development has failed to demonstrate adequate measure for the protection and enhancement of the rural landscape ...

This site is severely degraded and an eyesore in the local area. The Landscape Assessment which accompanied the application clearly demonstrates the material benefits this proposal would deliver, namely:

- Cleaning up a degraded developed site;
- Introducing substantial landscaping buffers;
- Incorporating significant areas of open space in this low-density development.

We would re-iterate that this application is in outline and matters of detail, such as landscaping, will be dealt with at the reserved matter stage but can be secured by the Council at this stage. In our view this should not constitute a reason for refusal.

Reason 4: The proposed site is located outside an identified settlement and within the countryside ... it is considered to be unsustainable ...

The proposed development is located adjacent to the residential area of Penrose Park and particularly, the residential development of Poperinghe Barracks, which has recently been granted permission. This development, with the infrastructure improvements proposed (see attached sheet) and those which have already been funded by previous local developments, would significantly contribute to improving the accessibility and sustainability of this location rather than undermining it. In our view this should not constitute a reason for refusal.

Reason 5: The proposed redevelopment is contrary ... a sequential approach is required and housing in the countryside is not provided for ...

As with Reason for Refusal No. 2, it is our view that there are significant material considerations which exist which do justify a departure from Policy. In terms of PPG3, this does support the redevelopment of previously developed land, such as this site, for housing. In our view this should not constitute a reason for refusal.

Reason 6: The proposed development would result in the loss of a permanent Gypsy site and there is a shortage of such sites within the District.

We would refer you to the attached letter from Forsters which sets out the correct position in relation to the need to retain this site in gypsy use. We would re-iterate, that there are no policies either in the Structure Plan or Local Plan which require the Council to resist the loss of such sites. We understand that the gypsies have written to the Council confirming that they do not wish to remain on the site. In our view this should not constitute a reason for refusal.

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Reason 7: The applicant has failed to demonstrate that the proposed development would not adversely impact on protected species.

The proposed development is not contrary to either Structure or Local Plan policies. This issue should and can be dealt with by Condition. My client would accept a Condition which requires a detailed ecological survey to be carried out at the most appropriate time of year and for all mitigation measures required to be agreed with the LPA and implemented accordingly. In our view this should not constitute a reason for refusal.

Reason 8: The applicant has failed to demonstrate that residential development etc. can be accommodated on the site in a satisfactory layout.

Again, we would stress that this is an outline proposal and matters of detailed layout should be dealt with at the reserved matter stage. In any event, the illustrative masterplan which accompanied the application clearly demonstrates how the site might be developed for residential use whilst satisfactorily dealing with:

- Substantial structural landscaping;
- Internal areas of open space for play/village green;
- Access and service roads;
- Retention of the sub-station.

Issues of car parking for example are not appropriate at this stage. In our view this should not constitute a reason for refusal.

Reason 9: The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area.

We are disappointed that officers have identified this as a reason for refusal. In our letter dated 31st March 2004 we clearly state that the applicant is willing to make financial contributions towards improving accessibility and improving social infrastructure. We have been in discussion with the Council over the last few months in respect of the level of contributions appropriate and my client is prepared to make the appropriate contributions. In our view this should not constitute a reason for refusal.

Reason 10: The proposal does not make adequate provision for affordable housing.

Again we are disappointed that officers have identified this as a reason for refusal. It is clear in our letter dated 31st March 2004 that my client will agree to the provision of affordable housing within this scheme. It has subsequently been agreed that the provision of 26% affordable housing is acceptable. In our view this should not constitute a reason for refusal.

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Material Considerations

In our view the acceptability of this development hinges upon whether the Council wishes to see this problem, degraded site, regenerated and the delivery of significant improvements to the site and the local area. As stated earlier in this letter, whilst this application is contrary to policy in terms of housing development within the countryside, there are over-riding material considerations which do justify the grant of planning permission in this case. These reasons are as follows:

- Remove undesirable uses from what is a predominantly residential area;
- This is not development on green countryside, this site is a previously developed brownfield site and its redevelopment would accord with the objectives of national planning guidance.
- The site currently detracts from the rural character of the area due to its severely degraded state and the activities currently undertaken on site.
- The proposal provides the opportunity to secure significant improvements to the character of the area through substantial new landscape buffers and delivers visual and physical improvements.
- The proposal contributes towards meeting housing targets through development on previously developed land, in accordance with national planning guidance.
- The scheme provides affordable housing in accordance with the Council's policy.
- The scheme contributes to social infrastructure.
- The scheme contributes to improving the accessibility of the area through provision of enhanced service to the site and improving accessibility through a larger critical mass.

This application provides the opportunity to deliver significant improvements to the quality of the environment in this part of the District. At the heart of the proposals for this site, is the cessation of activities that are incongruous with the surrounding environment, and the creation of a residential environment based around substantial landscape segments and buffers which fits into the surrounding landscape. This is clearly demonstrated in the Landscape and Visual Impact Assessment which includes images of the site and provides a physical structure for the future development of the site which would enhance the landscape character of the site and surrounding area.

By supporting a residential development on this site, the Council would help deliver significant improvements to this site and the surrounding area.

Yours sincerely



Alison Tero
Associate Director
For and on behalf of CB Richard Ellis

18-OCT-2004 16:25 FROM:

02071822021

TO: 02071822021



RECEIVED 18 OCT 2004

87 Grosvenor Street London W1K 3JN DX: 82988 Mayfair
Tel: 020 7863 8333 Fax: 020 7863 8444 Email: mail@forsters.co.uk

Douglas Maggs
Wharf Property Group
7 Farm Street
London W1

Your Ref:

Our Ref: MDC/CAC/23138.116

Direct Line: 020 7863 8478

Email: cacarter@forsters.co.uk

15 October 2004

Dear Douglas

Caravan Site at Highfield Park, Eversley Road, Arborfield

You have asked us to advise on the position relating to the above caravan site which was granted planning permission for permanent residential use on appeal to the Secretary State by the Inspectors decision letter dated 4 January 1999, under reference T/APP/X0360/A98/294314/P2.

It is understood that you have applied for planning permission for a site, of which the caravan site forms part, and that the planning authority has indicated that there is an objection to the proposal on grounds, inter alia, that it would involve the loss of a gypsy site which should be safeguarded to meet an existing need. The Council has indicated that this would be contrary to the policies of the Wokingham District Local Plan (policy WH17) and the Berkshire Structure Plan (policy H8).

At the time of the appeal in 1998 the site had been in temporary use as a caravan site occupied by gypsies since the late 1980s. The site was fully occupied and there was evidence that several families were relatively settled in the area. There was also evidence that public provision of gypsy sites in the area was fully occupied. The Inspector came to the conclusion, therefore, that there was a significant level of unmet need for gypsy accommodation in the area. He also took into account the fact that no more appropriate site had been identified by the Council despite a search over a long period of time. The particular needs of the families on the site, with evidence of integration into the local community and attendance of the children at local schools was also noted by the Inspector, as was the need to have regard to Article 8 of the European Convention on Human Rights given the probability of eviction should the appeal be refused.

Until 1994 Local Authorities had a statutory obligation under the Caravan Sites Act 1968 to provide accommodation for gypsies on caravan sites in their area. When this legislation was repealed "Circular 1/94: Gypsy Sites and Planning" advised that this would lead to more emphasis on the private provision of sites, with many gypsies preferring to buy and manage their own sites. The Circular makes it clear that gypsies are to be encouraged to take control and responsibility for the provision of their own sites and it was emphasised that applications should not be refused on grounds that there was no unmet need.

The circumstances relating to this site today is, we understand, quite different to that which pertained in 1998. There are no longer any families living on the site, so there are no longer any local links which need to be safeguarded. The two remaining occupants remain on the site, it appears, for security reasons to protect their interest in the land, although given the nomadic lifestyle of gypsies it may be that, if no other use were to be made of the land, some may return to

18-OCT-2004 16:25 FROM:

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TO:02071822021

Page 2

live there at some point. In the light of the advice that gypsies should take control and responsibility for the provision of their sites it should be their decision to make alternative use of the land if an otherwise acceptable alternative use is available.

Reference to the policies of the emerging Structure Plan and the Wokingham District Local Plan indicate that in fact these policies relate to the criteria which will apply when applications are received for gypsy sites. There are in fact no policies which are directed towards the desirability of retaining such sites once permission has been granted.

Accordingly in considering this application, the Council should be aware that:-

1. There is no obligation on the Council to provide accommodation for caravan sites for occupation by gypsies.
2. This site is not subject to any policies in the Wokingham Local Plan which would require or encourage the retention of the current use.
3. There is no evidence of an unmet need for accommodation for use by gypsies in the area.
4. The only evidence relating to need can be deduced from the current lack of use of the site.

The owners of this site are entitled to expect the Council to deal with any application for a change in its use in accordance with the provisions of the development plan, so far as material, and any other material considerations. In our view it is not open to the Council to take into account the need for this site to be retained as a gypsy caravan site, as a material consideration in this application. It is well founded that the preference of the local planning authority for the retention of an existing use can only be a material consideration where the reason for seeking to continuation is a proper planning one and where it can be demonstrated that the existing use is likely to be retained. (Clyde & Co v Secretary of State for the Environment [1977] 1 All ER 333) In this case the existing use has already virtually ceased, the need for gypsy caravan accommodation has not been demonstrated and there are no plan policies which require this site to be retained.

Please let us know if we can be of further assistance.

Yours sincerely

Forsters

Forsters LLP

SECTION 66 CERTIFICATE

Application No.


WOKINGHAM UNITARY
 Aiming for Excellence

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

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

OR

+ See Note (a) to Certificate A

OR

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name

Address at which notice
was servedDate on which
notice was served**CERTIFICATE C**

I certify that

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

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

Owner's(a) name

Address at which notice
was servedDate on which
notice was served

SEE ATTACHED SHEET

- (b) Insert description of steps taken.

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

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

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

(b) WE HAVE ESTABLISHED THE NAMES OF THE OTHER OWNERS

BUT THEY ARE NO LONGER RESIDENT AT THE ADDRESSES

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

on (d) 12 MAY 2004

1789/b

OR

- (b) Insert description of steps taken
- (c) Insert name of local newspaper circulating in the area where the land is situated.
- (d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that

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

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

(b)

.....

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

on (d)

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name

Address at which notice
was servedDate on which
notice was servedSigned de Caro ON BEHALF OF CB RICHARD ELLI

On behalf of WHARF PROPERTIES (HOMES) NO. 2 LIMITED

Date 12 MAY 2004

CERTIFICATE C

DETAILS OF OWNERS UPON WHOM NOTICE WAS SERVED

Owner's Name	Address at which notice was served	Date on which notice was served
Joe Skeet	Wild Ridings Blackbushes Road Fleet Hants GU13 8BQ	31 March 2004
Tony Doherty and Kathleen Mary Doherty	21 The Copse Eversley Road Arborfield Berkshire	31 March 2004
Donald Albert Goddard	3 Wellington Terrace Sandhurst Berkshire	31 March 2004
George Collins	6 Pennyhill Park Minley Road Blackwater Hampshire	31 March 2004
John Sheen	Kelstali Brookers Hill Shinfield Berkshire RG2 9BZ	31 March 2004
Leslie Tucker Dunn	The Copse Eversley Road Arborfield Berkshire RG2 9PN	31 March 2004
Kailash Estates Limited	6 th Floor Britannia House 960 High Road North Finchley London N12 9RY	31 March 2004
SSE Services plc	Westacott Way Littlewick Green Maidenhead Berkshire SL6 3QB	31 March 2004
Wokingham District Council	Highways Department Civic Offices Shute End Wokingham Berkshire RG40 1BN	31 March 2004

DETAILS OF OWNERS UPON WHOM NOTICE HAS FAILED TO BE SERVED

Owner's Name	Address at which notice was served
Lynn Suzanne Chandler	5 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP
Donald Goddard and Katie Rusher	Plot F6 Ducks Nest Farm Wokingham Lane Arborfield Wokingham RG2 9PJ
John Doran	6 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP
Jarvis Smith	Plot 5B Ducks Nest Farm Arborfield Berkshire RG2 9PJ
George Crawl	2 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP
Gary Stevens	4 Star Hill Hartley Witney Hook Hampshire RG27 8BP
Charmaine Ayres	3A Ducks Nest Farm Arborfield Berkshire RG2 9PJ
Vera Rusher	7 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP
John Michael Rooney	8 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP
Daniel Rooney	9 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP
Roy Bowers	Plots B and C Ducks Nest Farm Wokingham Lane Arborfield Wokingham Berkshire RG2 9PJ
Shaun Rusher	7 Highfield Park Eversley Road Arborfield RG2 9PP
James Cooper	Plot A Ducks Nest Farm Wokingham Lane Arborfield Wokingham Berkshire RG2 9PJ

BERKSHIRE PRESS

8 Tessa Road, Reading, Berkshire, RG1 8NS
 Direct Line (0118) 9217740 Ext: 7740 Fax 0118 958 8229
 E-mail

ADVERTISEMENT PROOFING SERVICE

CB Richard Ellis Limited
 St Martin's Court, 10 Paternoster Row
 London
 London
 EC4M 7HP
 United Kingdom

Dear Alison Taro

Please find below a low resolution proof of your advertisement for your approval. The cost will be £156.00 plus VAT. The size is 6x2 with the first insert appearing on the 12/05/04. Your reference number is 7152499. Please contact me on (0118) 9217740 Ext: 7740 if you have any amendments or I can be of any further help.

Yours sincerely,

Sally Clayton

Town & Country Planning (General Development Procedure) Order 1995

Notice under article 6 of application for planning permission (to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule).

Proposed development at (a) Highfield Park, North of Wokingham Lane, Arborfield, I give notice that (b) Wharf Properties (Homes) No 2 Ltd is applying to the (c) Wokingham District Council for planning permission to (d) Demolition of existing building and redevelopment to provide a residential development including open space and associated access, car parking, internal service roads, landscaping including a landscape buffer and retention of electricity sub-station. Members of the public may inspect copies of the application at Planning Department, Council Offices, Shute End, Wokingham during all reasonable hours until 31 May 2004. Anyone who wishes to make representations about this application should write to the Council at Planning Department, Council Offices, Shute End, Wokingham by 31 May 2004.

An advertisement similar to this could also appear in the following publications:
Reading Evening Post – Wokingham Times – Reading Central
 – *Bracknell and Wokingham Standards*

Wokingham District Council Planning Application

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

AND/OR

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

Application No: 2004/1646 & 2004/1647

Proposal:

Outline application for the proposed demolition of existing buildings and redevelopment of land to provide residential development of a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate applications).

Location:

Highfield Park, Wokingham Lane, Arborfield Cross.

This application is being advertised in the Reading Chronicle newspaper on the 06/05/2004 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT AND IS CONTRARY TO THE DEVELOPMENT PLAN

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

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday – Friday.**

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before 27/05/2004. Written comments submitted will become available for public inspection.

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

Date: 06/05/2004

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2004/1647

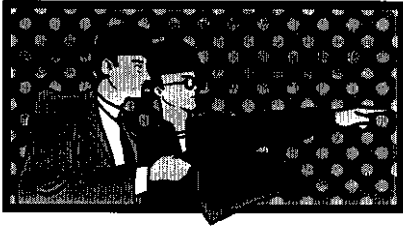
CASE OFFICER: Heidi Lynch

[illegible]

DATE: 14 April 2004

SCANNING INFORMATION SHEET

CONSULTEES



Application Number: O/2004/1647

Applicants Name: Wharf Properties (Homes) No2 Ltd

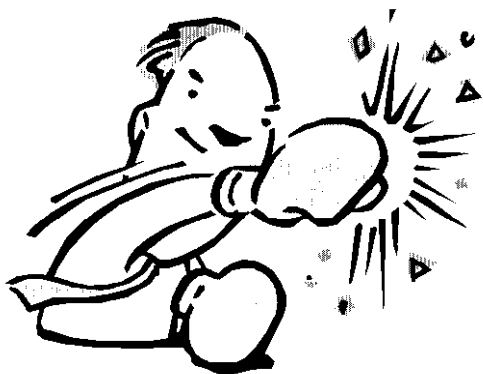
Site Address: Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

Please see consultee responses in
file n°: O/2004/1646 - all responses are in that file.

DATE: 14 April 2004

SCANNING INFORMATION SHEET

LETTERS OF COMMENT



Application Number: O/2004/1647

Applicants Name: Wharf Properties (Homes) No2 Ltd

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross,
Reading.

PLANNING APPLICATION COMMENTS SHEET

FORO/2004/1647. (Case Officer: Heidi Lynch)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**



**WOKINGHAM
DISTRICT COUNCIL**

THINGS WE CAN TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:

DESIGN, APPEARANCE AND LAYOUT.

HIGHWAY SAFETY.

RESIDENTIAL AMENITY (loss of attractive features within the locality;
e.g. parks or woodland).

LOSS OF LIGHT.

OVERSHADOWING/OVERLOOKING (loss of privacy).

NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant,
takeaway, public house or industrial unit).

THINGS WE CAN'T TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:

PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND
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NAME	
ADDRESS	
POSTCODE	
DATE	
SIGNATURE	
DATE	

7/6/04

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2004/1647

YOUR NAME: ANGELA STEPHENSON

YOUR ADDRESS: (Please check these details & amend if incorrect)

0
15 ATTWOOD DRIVE
ARBORFIELD
READING
RG2 9FE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services
Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

YOUR E-MAIL ADDRESS: angjs1@hotmail.com (this is optional but wherever possible we
will respond to you via e-mail saving on costs and reducing the use of paper)

I WISH TO (tick relevant box); **OBJECT TO THE APPLICATION** ☒

SUPPORT THE APPLICATION ☐ **COMMENT ON THE APPLICATION** ☐

Comments:

THERE ARE INSUFFICIENT SCHOOL FACILITIES
& PARKING IN THE AREA. THE BURDEN
FOR THE COOMES & ARBORFIELD JUNIORS AND
NEIGHBOURING RESIDENTS WOULD BE IMMENSE.

ADEQUATE PROVISION FOR A NEW SCHOOL
SHOULD BE MADE.

Continue over the page if more room required



Ian Jordan

From: Website Manager [joanna.pulman@wokingham.gov.uk]
Sent: 30 April 2004 16:34
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry



WOKINGHAM
DISTRICT COUNCIL

The following information was sent from the Standard Enquiry Form on
4/30/04 4:33:34 PM

What do you want to do?: Object ✓

Planning application number: 1646 and 1647 ✓

Your comments

Very Strongly Object

Sindlesham and Arborfield would look like an extension of Lower Earley.

Set president for local farmers to sell off their land as it is obviously more profitable to develop it.

Where are the walkers, horse riders and the wildlife going to roam.
e.g Our local Deer population that lives there, amongst many other species.

Existing primary schools are at bursting point.

Arborfield will look like a sprawling new town, due to the development at Penrose Park and the monstrous new roundabout.

Destroying the local countryside and views cannot go on as we will not have any left.

Keep our Berkshire villages as VILLAGES !!

Please could you let me know the next steps to be taken in order to block this hideous planned development. We can not object strongly enough !!

Name : Mr and Mrs Deacon

Address

Yew Tree Cottage
1 School Road
Arborfield Cross
Reading
Berkshire

Postcode : RG2 9NX

Telephone : 01189 760 651

Email Address : rachelraeside@hotmail.com

PLANNING SERVICES DEPT	
POL	PLS
DC	PLS
APP	PLS
CS	PLS
30 APR 2004	
COPIES TO	FILE



Carol Hurst

From: Michael Hattaway [m.hattaway@sheffield.ac.uk]
Sent: 18 April 2004 20:13
To: Development.Control@wokingham.gov.uk
Subject: Application O/2004/1647

PLANNING SERVICES	INT
POL	PLS
DC	HL
APP	
CS	
19 APR 2004	
COPIES TO	FILE
	26 04 04

Dear Heidi Lynch: thank you for your letter of 14 April. I general I support the application, if only because it will rehabilitate land that has been grossly polluted by Berkshire Car Spares operating out of Highfield Park. However, there is no mention of any amenities whatsoever. If you allow this development to go through, you will have allowed all of Penrose Park, the Poperinghe site, and Highfield to be built without any provision for a shop or a community centre. One would hope that the 'open space' would include a safe area for children to play.

With regard to the former, this compels everyone who lives or will live in this area to be totally dependent on cars. (The NAAFI shop at the Garrison will presumably close when the Garrison is withdrawn.) This seems to be a quite extraordinary omission and I look forward to hearing your response.

Yours sincerely

MH

Prof. Michael Hattaway

15 Rayner Drive

Arboretum

RG2 9FB

Home: +44 118 976 1238

Work: +44 114 222 8465

Fax: +44 114 222 8481

Dept Website: <http://www.shf.ac.uk/english/literature>

e-mail sent 20/04/04

21/04/04 No Reply

Sent via Surface mail as uni is on hol.

19/04/2004

334

Full postal address requested - No reply

1647-058

Carol Hurst

From: Steve Wright [Steve.Wright@gamagroup.com]
Sent: 18 April 2004 17:31
To: Development.Control@wokingham.gov.uk
Subject: 0/2004/1647

Reference Highfield Park Development

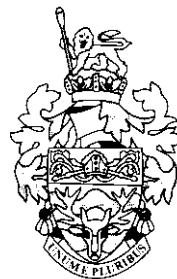
Houses have to be built.

PLANNING SERVICES/HPT	
POL	PLS
DC	HH
APP	ENF
CS	
19 APR 2004	
COPIES TO:	ACK: ✓ 20/04/04
	FILE:

Require address

e-mail sent 20/04/04
21/04/04 No reply

Tel. 0118 974 6481
Date: 15 April 2004
Your Ref:
My Ref: Heidi Lynch
O/2004/1647



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Your Ref:
My Ref: Heidi Lynch
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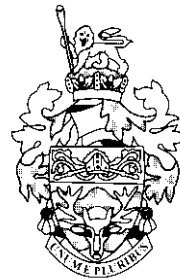
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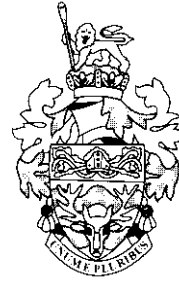
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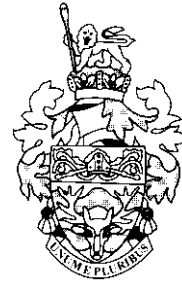
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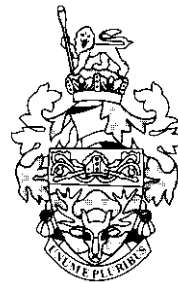
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PLANNING APPLICATION COMMENTS SHEET

FORO/2004/1647. (Case Officer: Heidi Lynch)

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WOKINGHAM DISTRICT COUNCIL

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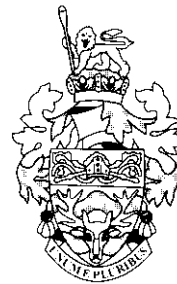
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Tel. 0118 974 6481
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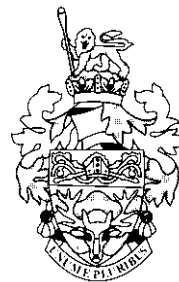
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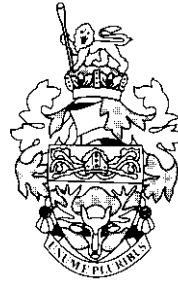
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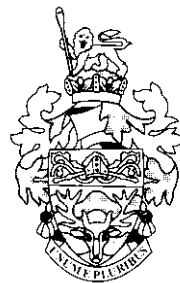
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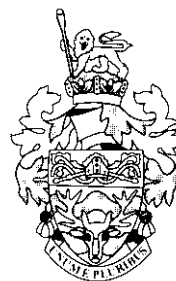
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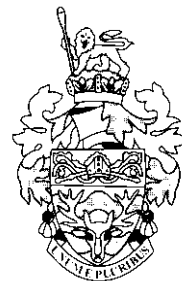
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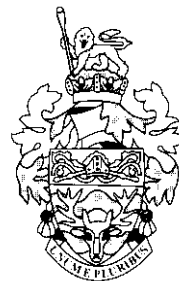
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PLANNING APPLICATION COMMENTS SHEET

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**WOKINGHAM
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7 EVERSLEY ROAD HIGHFIELD PARK

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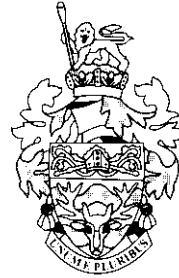
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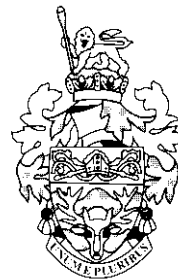
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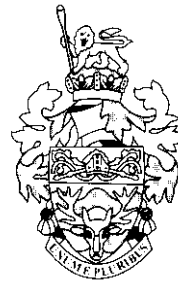
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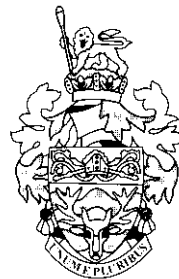
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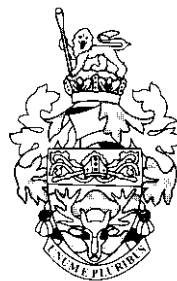
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An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line by e-mail to Development.Control@wokingham.gov.uk or by using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Heidi Lynch on 0118 974 6481.

Yours faithfully,

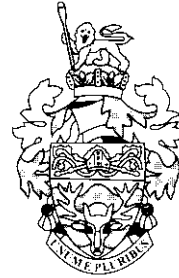
Heidi Lynch

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET

FORO/2004/1647. (Case Officer: Heidi Lynch)

PLEASE NOTE THAT ALL COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, THIS INCLUDES THE APPLICANT.



**WOKINGHAM
DISTRICT COUNCIL**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:

DESIGN, APPEARANCE AND LAYOUT.

HIGHWAY SAFETY.

RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).

LOSS OF LIGHT.

OVERSHADOWING/OVERLOOKING (loss of privacy).

NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:

PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.

LOSS OF VIEW OVER OTHER LAND.

EFFECT ON PROPERTY VALUES.

POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.

MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).

MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).

THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.

RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.

SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2004/1647

YOUR NAME: _____

YOUR ADDRESS: (Please check these details & amend if incorrect)

LAND ADJACENT TO HIGHFIELD PARK

EVERSLEY ROAD

ARBORFIELD

READING

**PLEASE RETURN YOUR
COMPLETED FORM TO:**

Environmental Services
Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

YOUR E-MAIL ADDRESS: _____ (this is optional but wherever possible we will respond to you via e-mail saving on costs and reducing the use of paper)

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐

SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Tel. 0118 974 6481
Date: 14 April 2004
Your Ref:
My Ref: Heidi Lynch
O/2004/1647



WOKINGHAM DISTRICT COUNCIL

The Owner / Occupier
3
EVERSLEY ROAD HIGHFIELD PARK
ARBORFIELD

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

Dear Sir/Madam

Application Number: O/2004/1647

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross Rd

Proposal: Outline application for the proposed demolition of existing buildings and redevelopment to provide a residential development at a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate application with O/2004/1646).

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Friday, or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number O/2004/1647 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing or by e-mail within 21 days from the date of this letter quoting Application Number **O/2004/1647**. Only remarks about planning matters can affect the Council's decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

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Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Heidi Lynch on 0118 974 6481.

Yours faithfully,

Heidi Lynch

Development Control Officer



PLANNING APPLICATION COMMENTS SHEET

FORO/2004/1647. (Case Officer: Heidi Lynch)

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**WOKINGHAM
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(Please remember to include your postal address in any comments made by E-mail)**

COMMENTS ON APPLICATION: O/2004/1647

YOUR NAME: _____

YOUR ADDRESS: (Please check these details & amend if incorrect)

3 EVERSLEY ROAD HIGHFIELD PARK
ARBORFIELD

YOUR E-MAIL ADDRESS: _____ (this is optional but where we will respond to you via e-mail saving on costs and reducing the use of paper)

I WISH TO (tick relevant box); **OBJECT TO THE APPLICATION** ☐

SUPPORT THE APPLICATION ☐ **COMMENT ON THE APPLICATION** ☐

Comments:

**PLEASE RETURN YOUR
COMPLETED FORM TO:**

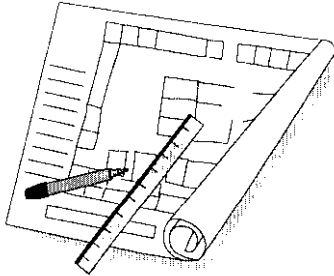
Environmental Services
Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Continue over the page if more room required

DATE: 14 April 2004

SCANNING INFORMATION SHEET

PLANS



Application Number: O/2004/1647

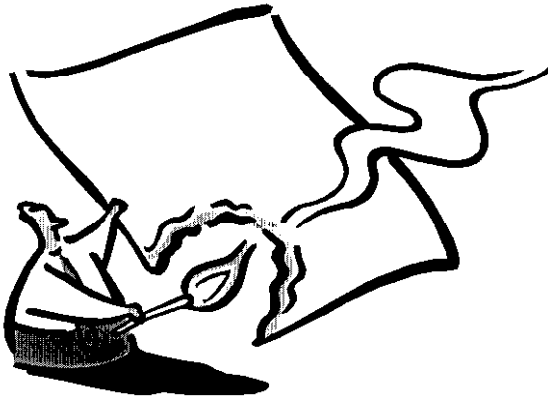
Applicants Name: Wharf Properties (Homes) No2 Ltd

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

DATE: 14 April 2004

SCANNING INFORMATION SHEET

APPLICATION FORMS



Application Number: O/2004/1647

Applicants Name: Wharf Properties (Homes) No2 Ltd

Site Address: Highfield Park, Wokingham Lane, Arborfield Cross,
Reading.

1647 01 APR 04

Application Number: O/2004/1647**Case Officer:** HL**Valid Date :**1/4/04**Level :** Committee Item - No Date Set**Map No :****Site Area :** 5.53**Received Date:** 01/04/2004**Subject to SAI:** ☒ Yes ☐ No

Description : Outline application for the proposed demolition of existing buildings and redevelopment to provide a residential development at a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate application with 0/2004/1646).

Location : Highfield Park, Wokingham Lane, Arborfield Cross, Reading.**Parish :** AB **Ward :** ARB**Applicant :** Wharf Properties (Homes) No2 Ltd C/O CB Richard Ellis.**Application Cat:** 1**Fee Required:** £5,500.00**Fee Received:** £5,500.00

(12)

Additional: **or Refund:****Enforcement Section to be notified** ☐ (tick if required)**Additional information required for validation;**

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☒ Yes ☐ No - Major Development
- Departure from Local Plan

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape (incl landscape Assessment + drawing 3814.17)

Trees

Environmental Health (incl Noise Assessment + Geological Assessment)

Housing

Leisure & Cultural Services Tracy Mills
Chris Hamilton
Nigel Shaw
Paul Hooper

Public Rights of Way Officer

Property Services Peter Anderson
re: creation of P.O. Space

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways (incl Transport Assessment + drawing 12855/002/004)

Dinton Pastures Denelition
- W.H. Site = Ancient Woodland
Badgers.

Drainage

Grounds maintenance - creation of P.O.S.

NEIGHBOURS

SIN + see map

incl all sites inside red line

+ Mrs Syms, 5 Stillwell Chase
Gatley, Lamberton - 6.4.46 - 6.4.46

EXTERNAL CONSULTATIONS

Adjacent DPA:

Adjacent Parish: Swallowfield + Barkham

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water

Royal Berkshire Fire + Rescue

HERITAGE BODIES

Victorian Society

The Georgian Group

Ancient Monuments Society

Council for British Arch

RCHME

NRPB (Telecommunications)

Sport England

Society for Proct' of Ancient Bldgs

English Heritage

OTHERS

OPRE

Sport England >100 dwellings

Binfield Badger Group

Forestry Commission

English Nature

Woodland Trust

Ramblers Assoc with map as marker

British Horse Soc re Bridleway inside red line

Countryside

2x Pre-apps attached - see 0/2004/1646

(pre-app 3060, regarding requirement for EIA, is missing from system.)

OK - see file 50/2003/9974

Received by Wokingham District Council

Application No: O/2004/1647

Proposal:

Outline application for the proposed demolition of existing buildings and redevelopment to provide a residential development at a density of 30 - 40 dwellings per hectare on an area of 4.4 hectares to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station. (Duplicate application with O/2004/1646).

Location:

Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2004/1647 to enable the library staff to locate the correct information.

Comments should be sent in writing **QUOTING THE APPLICATION NUMBER** to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/05/2004. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

14 April 2004

Organisation_Name	Building_Name	address1	Postcode
		1KELVIN CLOSEREADING	RG2 9NT
		11KELVIN CLOSEREADING	RG2 9NT
		13KELVIN CLOSEREADING	RG2 9NT
		15KELVIN CLOSEREADING	RG2 9NT
		17KELVIN CLOSEREADING	RG2 9NT
		19KELVIN CLOSEREADING	RG2 9NT
		21KELVIN CLOSEREADING	RG2 9NT
		23KELVIN CLOSEREADING	RG2 9NT
		3KELVIN CLOSEREADING	RG2 9NT
		5KELVIN CLOSEREADING	RG2 9NT
		7KELVIN CLOSEREADING	RG2 9NT
		9KELVIN CLOSEREADING	RG2 9NT
LAND ADJACENT TO HIGHFIELD PARK			
LAND AT			
			RG2 9PU
NOT BUILT			
LAND WEST OF EVERSLEY ROAD			
		2HOWELL CLOSEREADING	
		4HOWELL CLOSEREADING	
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Organisation_Name	Building_Name	address1	Postcode
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		7HOWELL CLOSEREADING	
		9HOWELL CLOSEREADING	
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		109HOWELL CLOSEREADING	
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		103HOWELL CLOSEREADING	
		101HOWELL CLOSEREADING	
		99HOWELL CLOSEREADING	

Organisation_Name	Building_Name	address1	Postcode
		97HOWELL CLOSEREADING	
		95HOWELL CLOSEREADING	
		93HOWELL CLOSEREADING	
		24RAYNER DRIVEREADING	RG2 9FB
		34HOWELL CLOSEREADING	RG2 9QN
		15HOWELL CLOSEREADING	RG2 9GN
		17HOWELL CLOSEREADING	RG2 9GN
		19HOWELL CLOSEREADING	RG2 9GN
		21HOWELL CLOSEREADING	RG2 9GN
		23HOWELL CLOSEREADING	RG2 9GN
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		43HOWELL CLOSEREADING	RG2 9GN
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		49HOWELL CLOSEREADING	RG2 9GN
		51HOWELL CLOSEREADING	RG2 9GN
		53HOWELL CLOSEREADING	RG2 9GN
		40HOWELL CLOSEREADING	RG2 9QN
		36HOWELL CLOSEREADING	RG2 9QN
		38HOWELL CLOSEREADING	RG2 9QN
		111HOWELL CLOSEREADING	RG2 9GN
		26RAYNER DRIVEREADING	RG2 9FB
		27RAYNER DRIVEREADING	RG2 9FB
		28RAYNER DRIVEREADING	RG2 9FB
		29RAYNER DRIVEREADING	RG2 9FB
		30RAYNER DRIVEREADING	RG2 9FB
		31RAYNER DRIVEREADING	RG2 9FB
		32RAYNER DRIVEREADING	RG2 9FB
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		51RAYNER DRIVEREADING	RG2 9FB
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		53RAYNER DRIVEREADING	RG2 9FB
		54RAYNER DRIVEREADING	RG2 9FB
		55RAYNER DRIVEREADING	RG2 9FB
		56RAYNER DRIVEREADING	RG2 9FB
		57RAYNER DRIVEREADING	RG2 9FB

Organisation_Name	Building_Name	address1	Postcode
		36ATTWOOD DRIVEREADING	RG2 9FE
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		44ATTWOOD DRIVEREADING	RG2 9FE
		46ATTWOOD DRIVEREADING	RG2 9FE
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		105HOWELL CLOSEREADING	RG2 9GN
		109HOWELL CLOSEREADING	RG2 9GN
		26HOWELL CLOSEREADING	RG2 9QN
		28HOWELL CLOSEREADING	RG2 9QN
		30HOWELL CLOSEREADING	RG2 9QN
		32HOWELL CLOSEREADING	RG2 9QN
		42HOWELL CLOSEREADING	RG2 9QN
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		18BENTLEY DRIVEREADING	RG2 9FH
		20BENTLEY DRIVEREADING	RG2 9FH
		22BENTLEY DRIVEREADING	RG2 9FH
		24BENTLEY DRIVEREADING	RG2 9FH
		26BENTLEY DRIVEREADING	RG2 9FH
		24RAYNER DRIVEREADING	RG2 9FB
		34HOWELL CLOSEREADING	RG2 9QN
		15HOWELL CLOSEREADING	RG2 9GN
		17HOWELL CLOSEREADING	RG2 9GN

Organisation_Name	Building_Name	address1	Postcode
		19HOWELL CLOSEREADING	RG2 9GN
		21HOWELL CLOSEREADING	RG2 9GN
		23HOWELL CLOSEREADING	RG2 9GN
		25HOWELL CLOSEREADING	RG2 9GN
		27HOWELL CLOSEREADING	RG2 9GN
		29HOWELL CLOSEREADING	RG2 9GN
		31HOWELL CLOSEREADING	RG2 9GN
		33HOWELL CLOSEREADING	RG2 9GN
		35HOWELL CLOSEREADING	RG2 9GN
		37HOWELL CLOSEREADING	RG2 9GN
		39HOWELL CLOSEREADING	RG2 9GN
		41HOWELL CLOSEREADING	RG2 9GN
		43HOWELL CLOSEREADING	RG2 9GN
		45HOWELL CLOSEREADING	RG2 9GN
		47HOWELL CLOSEREADING	RG2 9GN
		49HOWELL CLOSEREADING	RG2 9GN
		51HOWELL CLOSEREADING	RG2 9GN
		53HOWELL CLOSEREADING	RG2 9GN
		39ATTWOOD DRIVEREADING	RG2 9FE
		40HOWELL CLOSEREADING	RG2 9QN
		36HOWELL CLOSEREADING	RG2 9QN
		38HOWELL CLOSEREADING	RG2 9QN
		111HOWELL CLOSEREADING	RG2 9GN
		26RAYNER DRIVEREADING	RG2 9FB
		27RAYNER DRIVEREADING	RG2 9FB
		28RAYNER DRIVEREADING	RG2 9FB
		29RAYNER DRIVEREADING	RG2 9FB
		30RAYNER DRIVEREADING	RG2 9FB
		31RAYNER DRIVEREADING	RG2 9FB
		32RAYNER DRIVEREADING	RG2 9FB
		33RAYNER DRIVEREADING	RG2 9FB
		34RAYNER DRIVEREADING	RG2 9FB
		36RAYNER DRIVEREADING	RG2 9FB
		38RAYNER DRIVEREADING	RG2 9FB
		40RAYNER DRIVEREADING	RG2 9FB
		42RAYNER DRIVEREADING	RG2 9FB
		44RAYNER DRIVEREADING	RG2 9FB
		46RAYNER DRIVEREADING	RG2 9FB
		77HOWELL CLOSEREADING	RG2 9GN
		87HOWELL CLOSEREADING	RG2 9GN
		107HOWELL CLOSEREADING	RG2 9GN
		67HOWELL CLOSEREADING	RG2 9GN
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		71HOWELL CLOSEREADING	RG2 9GN
		73HOWELL CLOSEREADING	RG2 9GN
		75HOWELL CLOSEREADING	RG2 9GN
		79HOWELL CLOSEREADING	RG2 9GN
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		83HOWELL CLOSEREADING	RG2 9GN
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		89HOWELL CLOSEREADING	RG2 9GN
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		95HOWELL CLOSEREADING	RG2 9GN
		97HOWELL CLOSEREADING	RG2 9GN
		99HOWELL CLOSEREADING	RG2 9GN
		101HOWELL CLOSEREADING	RG2 9GN
		103HOWELL CLOSEREADING	RG2 9GN
		105HOWELL CLOSEREADING	RG2 9GN
		109HOWELL CLOSEREADING	RG2 9GN
		26HOWELL CLOSEREADING	RG2 9QN

Organisation_Name	Building_Name	address1	Postcode
		28HOWELL CLOSEREADING	RG2 9QN
		30HOWELL CLOSEREADING	RG2 9QN
		32HOWELL CLOSEREADING	RG2 9QN
		42HOWELL CLOSEREADING	RG2 9QN
		2ARBERY WAYREADING	RG2 9FG
		4ARBERY WAYREADING	RG2 9FG
		6ARBERY WAYREADING	RG2 9FG
		8ARBERY WAYREADING	RG2 9FG
		10ARBERY WAYREADING	RG2 9FG
		12ARBERY WAYREADING	RG2 9FG
		14ARBERY WAYREADING	RG2 9FG
		16ARBERY WAYREADING	RG2 9FG
		18ARBERY WAYREADING	RG2 9FG
		20ARBERY WAYREADING	RG2 9FG
		22ARBERY WAYREADING	RG2 9FG
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		26ARBERY WAYREADING	RG2 9FG
		28ARBERY WAYREADING	RG2 9FG
		30ARBERY WAYREADING	RG2 9FG

1647

01 APR 2004

CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
Kingsley House
Wimpole Street
London W1G 0RE

Switchboard 020 7182 2000
Fax 020 7182 2001

Direct Dial 020 7182 2000
Email @cbre.com
Our ref PLANNING/189394/AT
Your ref

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

1647 01 APR 04 84 March 2004

Dear Sir

ARBORFIELD - HIGHFIELD PARK

We are appointed as planning advisors by Wharf Properties and have been instructed to submit an outline planning application for the redevelopment of the Highfield Park site on Wokingham Lane, Arborfield, for the demolition of existing buildings and redevelopment to provide a residential development (on a developable area of 4.4 hectares at a density of 30-40 dwellings per hectare), including open space and associated access, car parking, internal service roads, landscaping including a landscape buffer, and retention of the of the electricity sub-station.

On behalf of our client we enclose an outline planning application for the redevelopment of the site for a residential development with all matters reserved apart from access. The main point of access into the development will be gained from the roundabout which is currently being constructed as part of the redevelopment of Poperinghe Barracks to the south of Wokingham Lane.

The Application

Please find enclosed the following:

- Six copies of the completed application form;
- Six copies of the red line application site plan (Drawing No. CBRE/AT/001);
- Six copies of the plan identifying the access into the site (Drawing No. PBA 12855/002/004);
- A copy of the completed Certificate B;
- Planning Application fee of £5,500.

This application is also accompanied by six copies of the following:

- Illustrative masterplan;
- Landscape and Visual Impact Assessment;
- Transport Assessment;
- Noise Assessment;
- Geological and Geoenvironmental Assessment.

Site and Surroundings

The site is known as Highfield Park and is located to the south of Arborfield Cross. The site is approximately 5.6 hectares in size. The site is bounded to the south by Wokingham Lane and beyond the former Barracks site which is currently being developed for residential purposes. To the west of the site is a substantial area of woodland, Long Copse and to the east is the A327. To the north of the site is open countryside.

Further to the east of the site is the former Arborfield Garrison site which has now been developed for housing and is now known as Penrose Park.

The site has been occupied by a variety of users for many years. The site comprises four distinct uses:

- BCS car breakers yard;
- A Transport haulage yard and commercial vehicle repair and maintenance with associated buildings;
- Travellers caravan park;
- Electricity sub-station.

The site is a previously developed brown field site, which has been intensively used by a variety of occupiers over recent years. Adjacent sites have recently been granted permission for residential development; the site to the east of the A327 having been substantially completed; and the site to the west of the A327 being currently under construction. The general character of the area has increasingly become urbanised as a consequence of these developments.

The application site is severely degraded; the current activities being harmful to the character and appearance of the adjacent residential areas and the surrounding countryside.

Planning Policy

The statutory development plan is the Wokingham District Local Plan adopted March 2004. The adopted Local Plan designates the site as part of the wider countryside designation, whilst the adjacent woodland is designated as Wildlife Heritage Sites. The site is not located with a Green Wedge or Gap, nor is it identified as an Area of Special Landscape Character.

The policies within the adopted Local Plan seek to protect the countryside from inappropriate development in order to protect the landscape, wildlife and historic features. This approach is set out in Policy WCC1. In terms of housing development, Policy WH1A addresses the bringing forward of unidentified sites for housing development. It identifies that for sites within settlements, it will be necessary to demonstrate that: the development proposals make the most efficient use of the land and buildings; have access to public transport; can successfully minimise impact upon the landscape; and make more efficient use of social and physical infrastructure.

Whilst the proposed development does not accord with Policy WCC1, we consider that there are other material considerations which exist which clearly justify a departure from the Local Plan policy in this instance.

Material Considerations

It is considered that material considerations exist which would justify granting planning permission for a residential development on this site. These material considerations are as follows:

- Provide housing on a previously developed brownfield site;
- Contribute towards meeting the housing target within the District through the development of a previously developed site;
- Provide affordable housing in accordance with the Council's policy requirements;
- Deliver significant visual and landscape improvements to a highly degraded environment;
- Contribute to improving the accessibility of the area through the provision of enhanced services to the site and improving accessibility through a larger critical mass.
- Provision of financial contributions through a legal agreement towards social infrastructure.

Screening Opinion

We wrote to Wokingham District Council on 23 January 2003 requesting a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999, for the redevelopment of the site. Wokingham District Council confirmed in writing on 14 February 2003 that the development proposal would not be subject to an Environmental Impact Assessment. Following our letter of 12 August 2003 we received confirmation from the Authority on 3 September 2003 that the Screening Opinion had been entered onto the planning register. The Council's letter identified that whilst an Environmental Assessment was not required, the Council would require an outline planning application to be accompanied by a Transport Assessment, Noise Assessment, Landscape and Visual Impact Assessment and a Contaminate Land Assessment.

Additional Information

As requested by the Council, this planning application is accompanied by technical assessments.

Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment has been undertaken by landscape architects, Lovejoy. The findings of this assessment have informed the form of this proposal and sets out a robust structure for the development of the site.

The Assessment reviewed the existing site context, topography and vegetation to determine the visual context and to identify the potential landscape and visual impacts of the development proposals. It has demonstrated how the proposals can be appropriately assimilated into the surrounding environment without detrimental impacts on the local landscape or visual resources.

The Assessment concludes that the existing landscape character and visual appearance of the site is poor quality and that there are numerous physical detractors on the site. It identifies that the existing degraded nature of the site is visible from the surrounding landscape and the site characteristics contrast starkly against the surrounding woodland setting. The site is identified as edge of urban/countryside.

It identifies that this is a previously developed site, characterised by a weak boundary between the countryside and edge of development. The development proposals provide the opportunity to create a robust and defensible boundary to the settlement edge, with a strong woodland belt containing and screening the proposed development and providing a suitable transition between the more open countryside and built development.

The development proposals seek to strengthen and enhance the landscape characteristics and the visual context within and surrounding the site, providing positive improvements on a local and district scale.

Transport Assessment

A full Transport Assessment has been carried out by Peter Brett Associates. The transport impact for the site has been assessed in accordance with the relevant planning policies and policy guidance at national, regional and local level. The Transport Assessment identifies that the application site is located within an area of residential development and is served by the local services in Arborfield Cross and the local shop within the adjacent housing development. The proposed development will link up with the comprehensive network of footpaths which has been implemented as part of the Penrose Park development, through the new pedestrian crossing being implemented as part of the Poperinghe Barracks development to the south of Wokingham Lane.

The application site is located adjacent to existing and recently permitted residential development. The site is therefore accessible by a number of public transport routes. In particular, the Assessment identifies that the Highfield Park development would provide a contribution towards the improvement of the public transport services serving Arborfield, bolstering the funding already provided by recent developments, therefore increasing the viability of these public transport services operating.

The Assessment concludes that the application site will be served by public transport and provided with pedestrian and cycleway links to local facilities.

Noise Assessment

A full Noise Assessment has been carried out by Peter Brett Associates, to assess the impact of noise on the development. The assessment demonstrates that the noise levels likely to be experienced at the proposed residential dwellings and within the amenity/community areas would be within Category A and B set out in PPG24 : Noise (September 1994) which is acceptable for residential development.

Geological and Geoenvironmental Assessment

A Geological and Geoenvironmental Assessment has been prepared by Peter Brett Associates. The report gives the findings and recommendations resulting from investigations carried out. These investigations were undertaken in order to identify the risk of potential sources of contamination on

the site or in the surrounding area, that may have an impact upon the proposed development of the site for housing. The report also indicates the type of remediation work which would be required as part of this development.

Conclusion

This proposal provides the opportunity to deliver significant improvements to the quality of the environment in this part of the District. At the heart of the proposals for this site, is the cessation of activities that are incongruous with the surrounding environment, and the creation of a residential environment based around substantial landscape segments and buffers which fits into the surrounding landscape. This is clearly demonstrated in the Landscape and Visual Impact Assessment which includes images of the site and provides a physical structure for the future development of the site which would enhance the landscape character of the site and surrounding area.

By supporting a residential development on this site, the Council would help deliver improvements to this site and the surrounding area.

We will be in discussion with you regarding this application in the next few days. We would be grateful if you would advise us as soon as the application has been registered.

Yours sincerely



CB Richard Ellis

Enc

CERTIFICATE B

DETAILS OF OWNERS UPON WHOM NOTICE WAS SERVED

Owner's Name	Address at which notice was served	Date on which notice was served
Lynn Suzanne Chandler	5 Highfield Park Eversley Road Arborfield Berkshire	31 March 2004
Donald Goddard and Katie Rusher	Plot F6 Ducks Nest Farm Wokingham Lane Arborfield Wokingham	31 March 2004
John Doran	6 Highfield Park Eversley Road Arborfield Berkshire	31 March 2004
Joe Skeet	Wild Ridings Blackbushes Road Fleet Hants GU13 8BQ	31 March 2004
Jarvis Smith	Plot 5B Ducks Nest Farm Arborfield Berkshire	31 March 2004
George Crawl	2 Highfield Park Eversley Road Arborfield Berkshire	31 March 2004
Gary Stevens	4 Star Hill Hartley Witney Hook Hampshire RG27 8BP	31 March 2004
Charmaine Ayres	3A Ducks Nest Farm Arborfield Berkshire	31 March 2004
Vera Rusher	7 Highfield Park Eversley Road Arborfield Berkshire	31 March 2004
John Michael Rooney	8 Highfield Park Eversley Road Arborfield Berkshire	31 March 2004
Daniel Rooney	9 Highfield Park Eversley Road Arborfield Berkshire RG2 9PP	31 March 2004
Tony Doherty and Kathleen Mary Doherty	21 The Copse Eversley Road Arborfield Berkshire	31 March 2004
Donald Albert Goddard	3 Wellington Terrace Sandhurst Berkshire	31 March 2004

Owner's Name	Address at which notice was served	Date on which notice was served
George Collins	6 Pennyhill Park Minley Road Blackwater Hampshire	31 March 2004
Roy Bowers	Plots B and C Ducks Nest Farm Wokingham Lane Arborfield Wokingham Berkshire	31 March 2004
Shaun Rusher	7 Highfield Park Eversley Road Arborfield RG2 9PP	31 March 2004
James Cooper	Plot A Ducks Nest Farm Wokingham Lane Arborfield Wokingham Berkshire	31 March 2004
John Sheen	Kelstali Brookers Hill Shinfield Berkshire RG2 9BZ	31 March 2004
Leslie Tucker Dunn	The Copse Eversley Road Arborfield Berkshire RG2 9PN	31 March 2004
Kailash Estates Limited	6 th Floor Britannia House 960 High Road North Finchley London N12 9RY	31 March 2004
SSE Services plc	Westacott Way Littlewick Green Maidenhead Berkshire SL6 3QB	31 March 2004
Wokingham District Council	Highways Department Civic Offices Shute End Wokingham Berkshire RG40 1BN	31 March 2004

Lynn Suzanne Chandler
5 Highfield Park
Eversley Road
Arborfield
Berkshire

Direct Dial 020 7182 2000
Our ref PLANNING/189394
Your ref

31 March 2004

Dear Sir/Madam

ARBORFIELD – HIGHFIELD PARK, LAND TO THE NORTH OF WOKINGHAM LANE

On behalf of Wharf Properties (Homes) No2 Ltd, we enclose a notice under Article 6 of the Town & Country Planning (General Development Procedure) Order 1995. We are notifying you that an outline planning application has been submitted to Wokingham District Council by Wharf Properties (Homes) No2 Ltd for housing development at the above site.

Please note that this notice is being served upon you, as we understand that you have an interest in this site.

Yours faithfully

3 Richard Ellis

SCHEDULE 2**PART 1****Town & Country Planning (General Development Procedure) Order 1995****NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION**

(to be published in a newspaper or to be served on an owner* or a tenant**)

Proposed development at (a) ARBORFIELD – HIGHFIELD PARK, NORTH OF WOKINGHAM LANEI give notice that (b) WHARF PROPERTIES (HOMES) NO2 LTDis applying to the (c) WOKINGHAM DISTRICT COUNCILfor planning permission to (d) DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT TO PROVIDE A RESIDENTIAL DEVELOPMENT (ON A DEVELOPABLE AREA OF 4.4 HECTARES AT A DENSITY OF 30-40 DWELLINGS PER HECTARE), INCLUDING OPEN SPACE AND ASSOCIATED ACCESS, CAR PARKING, INTERNAL SERVICE ROADS, LANDSCAPING INCLUDING A LANDSCAPE BUFFER, AND RETENTION OF THE ELECTRICITY SUB-STATION.Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at (e) PLANNING DEPARTMENT, PO BOX NUMBER 157,COUNCIL OFFICES, SHUTE END, WOKINGHAM, BERKSHIRE, RG40 1WRby (f) 21 APRIL 2004

* “owner” means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** “tenant” means a tenant of an agricultural holding any part of which is comprised in the land.

Signed

On behalf of WHARF PROPERTIES (HOMES) NO2 LTDDate 31 MARCH 2004*Statement of owners' rights*

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

= Delete where appropriate

Insert:

- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of Council
- (d) description of the proposed development
- (e) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1933

②

GYPSY SITE = 1-11 HIGHFIELD PARK
LAND ON EVERSLAY ROAD

ADDRESS

WOKINGHAM LANE

PARISH

ARROTHFIELD

PLOT No.

PART QUICK NEW LANE

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39880	INVALID N/P			
43644	AYRES, CHANDLER, DOHERTY & OTHERS	USE OF LAND AS GYPSY CARAVAN SITE FOR 11 PITCHES	23.12.94	TP
44091	C. AYRES & OTHERS	TOILET BLOCKS	6.1.95	2/19
95/00180/A			25.5.95	31.12.9
95/63126	CASH/ROONEY/CONNORS	CARAVAN SITE FOR 16 UNITS	(14.2.96) 12.96	REF
96/64702/TM	H.R.G. COLLINGS C	CARAVAN	17.01.97	REF
96/64798/V	AYRES & OTHERS	VAR. COND. 1 ON 43644	13.02.97	REF
97/66796/F	C Ayres & others	TO CONTINUE THE USE Change of Use of Land to Perm. Res. Occupation (Gypsy Car. Site)	2.4.98	TP
97/66796/00	C Ayres & others	Details to comply with cond. requiring 17.6.99		see AP
MINISTRY DECISION 66796 - APPEAL ALLOWED - 4.1.99				
SPECIAL ORDERS ENK. NOTICE ISSUED - 21.3.97 STATIONING CARAVANS				
F1200319165	Mr. Caltram	C. of U. of part of road side	30.6.03	REF

① ADDRESS

LAND ON

GYPSY CARAVAN SITE PART
WOKINGHAM LANE (QUICK NEW LANE)
(Highfield Park)

PARISH

ARROTHFIELD

E

PLOT No.

BUILDER

ORD. SHEET No.

n No.	Applicant	Description of Development	Date of Decision	Decision
12227	MR. A. BAREFOOT	15' VEHICULAR ACCESS	14.2.80	N/A CMA
33812	MR. R. DOWERS	PERM. SITE OF GYPSY CARAVAN	25.6.88	N/A CMA
33813	MR. M. GILLIS	MOBILE HOME FOR AGED WORKER	3.8.89	Ref.
33814	MR. J. COOPER	PERM. SITE FOR GYPSY CARAVAN		
33815	MR. DOHERTY	" " "		
37456	L. CHANDLER	MOBILE HOME	17.11.92	Ref
37457	MR. W. GIBBS	"	17.11.92	Ref
37458	MR. G. DUNSTON	"	17.11.92	Ref
37459	MR. M. GIBBS	"	17.11.92	Ref
37460	MR. J. SMITH	"	17.11.92	Ref
37464	MR. A. EASTWOOD	"	17.11.92	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

APPEALS AGAINST ENK. NOTICE DISMISSED RE: 33812/4/5
 NOTICE VARIED FROM 6-12 MONTHS.
 APPEALS AGAINST ENK. NOTICES DISMISSED - RE APPLS. 37456/37457/37458/37459/37460/37464
 ENK. NOTICE ISSUED - F5A F5B 12.1.93

WOKINGHAM DISTRICT COUNCIL PLANNING APPLICATION

PART 1


WOKINGHAM UNITARY
 Aiming for Excellence

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

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

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

FOR OFFICE USE ONLY

01 APR 2004

 1647 01 APR 04
 1647

1. **APPLICANT'S NAME** WHARF PROPERTIES (HOMES) NO2 LTD
ADDRESS C/O AGENT
POST CODE
PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME CB RICHARD ELLIS
ADDRESS KINGSLEY HOUSE, 1A WIMPOLE STREET, LONDON
POST CODE WIG ORE **PHONE** 020 7182 2000
3. On the plans show the **SITE** outlined in RED. Show also **OTHER** land in the applicant's ownership or control in BLUE.
SITE LOCATION HIGHFIELD PARK, WOKINGHAM LAND, ARBORFIELD
4. **WHAT IS THE APPLICATION FOR ?**
 Give brief details and state for what purpose this site and any buildings will be used.
 DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT TO PROVIDE A RESIDENTIAL DEVELOPMENT (ON A DEVELOPABLE AREA OF 4.4 HECTARES AT A DENSITY OF 30-40 DWELLINGS PER HECTARE), INCLUDING OPEN SPACE AND ASSOCIATED ACCESS, CAR PARKING, INTERNAL SERVICE ROADS, LANDSCAPING INCLUDING A LANDSCAPE BUFFER, AND RETENTION OF THE ELECTRICITY SUB-STATION
5. Give the area in hectares or part of a hectare
AREA OF SITE 5.6 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS SEE ATTACHED LIST
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
 Tick the boxes(x)

CHANGE OF USE	REDEVELOPMENT ✓
ERECTION OF NEW BUILDING	ALTERATION or EXTENSION
9. **WHAT TYPE OF APPLICATION IS THIS ?**
 Tick one box only

OUTLINE PERMISSION ✓	See question 10
FULL PERMISSION	
APPROVAL OF DETAILS/RESERVED MATTERS	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	State period required
RELAXATION OF CONDITIONS	State relevant application number Conditions to be relaxed
10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	SITING
MEANS OF ACCESS ✓	DESIGN
	LANDSCAPING

392

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

1769b

CAR BREAKERS YARD, HAULAGE YARD, GYPSY CARAVAN PARK
AND ASSOCIATED BUILDINGS

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

YES/NO

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

13. ARE THERE ANY TREES ON THE SITE?
IF YES, ARE ANY TO BE FELLED?

YES/NO

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

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE DEALT WITH BY RESERVED MATTERS

15. HOW WILL THE SITE BE ENCLOSED?

Say whether walls, fences or hedges, and give height, colour and
materials. If the site is divided into plots, say how each is to be
enclosed.

TO BE DEALT WITH BY RESERVED MATTERS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?

AS EXISTING

AS PROPOSED

Give details of pedestrian and vehicular access

ACCESS VIA NEW ROUNDABOUT CURRENTLY BEING IMPLEMENTED

19. HAS PROVISION BEEN MADE FOR THE DISABLED?

See notes for applicants

TO BE DEALT WITH BY RESERVED MATTERS

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

No. OF DWELLINGS/HABITABLE ROOMS
PROPOSED TO BE RETAINED TO BE LOST

TO BE DEALT WITH BY RESERVED MATTERS

HOUSE

/ * / * / *

BUNGALOW

/ * / * / *

FLAT/MAISONETTE

/ * / * / *

OTHER

/ * / * / *

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

* STATE No. OF HABITABLE ROOMS

YES/NO

If YES, complete Part 2 of the form

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

YES/NO

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION

The current scale of fees is enclosed. If you believe a reduced
fee or no fee is payable, say why.

£5,500

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

SIGNED

CB Richard Ellis
CB RICHARD ELLIS

ON BEHALF OF

WHARF PROPERTIES (HOMES)
NO2 LIMITED

DATE

31 MARCH 2004

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

PLANNING APPLICATION

PART 2

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

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

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

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

WHAT PROVISION IS BEING MADE FOR PARKING?

Existing
Proposed

Cars

Lorries

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON

Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?

- a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

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

Existing Staff Transferred Staff New Staff Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?

If so, state this material, the quantity and method of storage.

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

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.

The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.

The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer. You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restrictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).

You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.

You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

SECTION 66 CERTIFICATE



Application No.

1647 01 APR 04

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

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

OR

+ See Note (a) to Certificate A

OR

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name

Address at which notice was served

Date on which notice was served

SEE ATTACHED SCHEDULE

CERTIFICATE C

I certify that

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

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

Owner's(a) name

Address at which notice was served

Date on which notice was served

- (b) Insert description of steps taken.

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

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

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

(b)

.....

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

the (c)

on (d)

OR

- (b) Insert description of steps taken
- (c) Insert name of local newspaper circulating in the area where the land is situated.
- (d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that

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

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

(b)

.....

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

on (d)

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name

Address at which notice
was servedDate on which
notice was servedSigned . . . *Ch. Richard Ellis*

On behalf of . . . WHARF PROPERTIES (HOMES) NO 2 LTD

Date . 31 MARCH 2004

Arborfield - Highfield Park Redline Plan : CBRE/AT/001

1647 01 APR 04



OS Ordnance Survey

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