
WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

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

Application Number: O/2004/1646

Parish: Arborfield

Location: Highfield Park, Wokingham Lane, Arborfield Cross.

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 application with O/2004/1647).

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), 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.



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

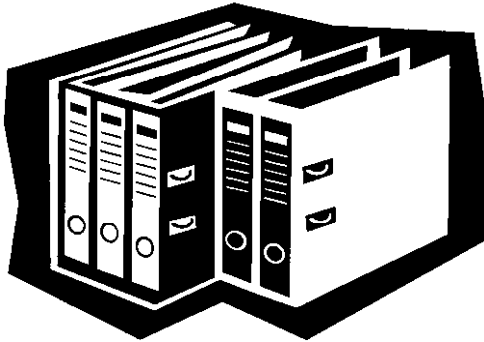
NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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.

DATE: 15 April 2004

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application Number: O/2004/1646

Applicants Name: Wharf Properties (Homes) NO 2 LTD

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

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*.

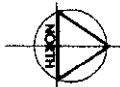
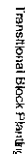
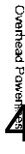
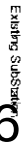
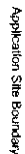
9. The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area. As such, the proposal is contrary to policy LD6 of the Berkshire Structure Plan and Policies WOS4, WIC8 & 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.

LEGEND



What Properties (Homes) No.2 Ltd

Hymettus Park, Arborfield

Landscape Concept Plan

For Illustrative Purposes

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LAND PURCHASE BY DESIGN

LOVEJOY

(Received 11 October 1999; accepted 12 July 2000)
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SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
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PLANNING SERVICES HPT	
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29th April 2004
FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: O/2004/1647 (Adjacent Parish Consultation)

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

Proposal: Outline application for the proposed demolition of existing buildings and the 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

Case Officer: Heidi Lynch

The Parish Council strongly objects to this application for the following reasons:-

1. That the site is not listed for residential development in accordance with the Wokingham District plan, and therefore this proposal fails to comply with the countryside policies.
2. That the site is unsuitable for residential development due to poor public transport links.
3. That residential development should be built in or immediately adjacent to identified settlements in order that a settlements facilities are available to the new residents.
4. That this proposal will have a detrimental visual effect from the Farley Hill Area of Special Landscape Importance.
5. That the site is unsustainable and will generate excess traffic movements.
6. That it will put additional burdens upon local medical practices and Farley Hill Primary School.

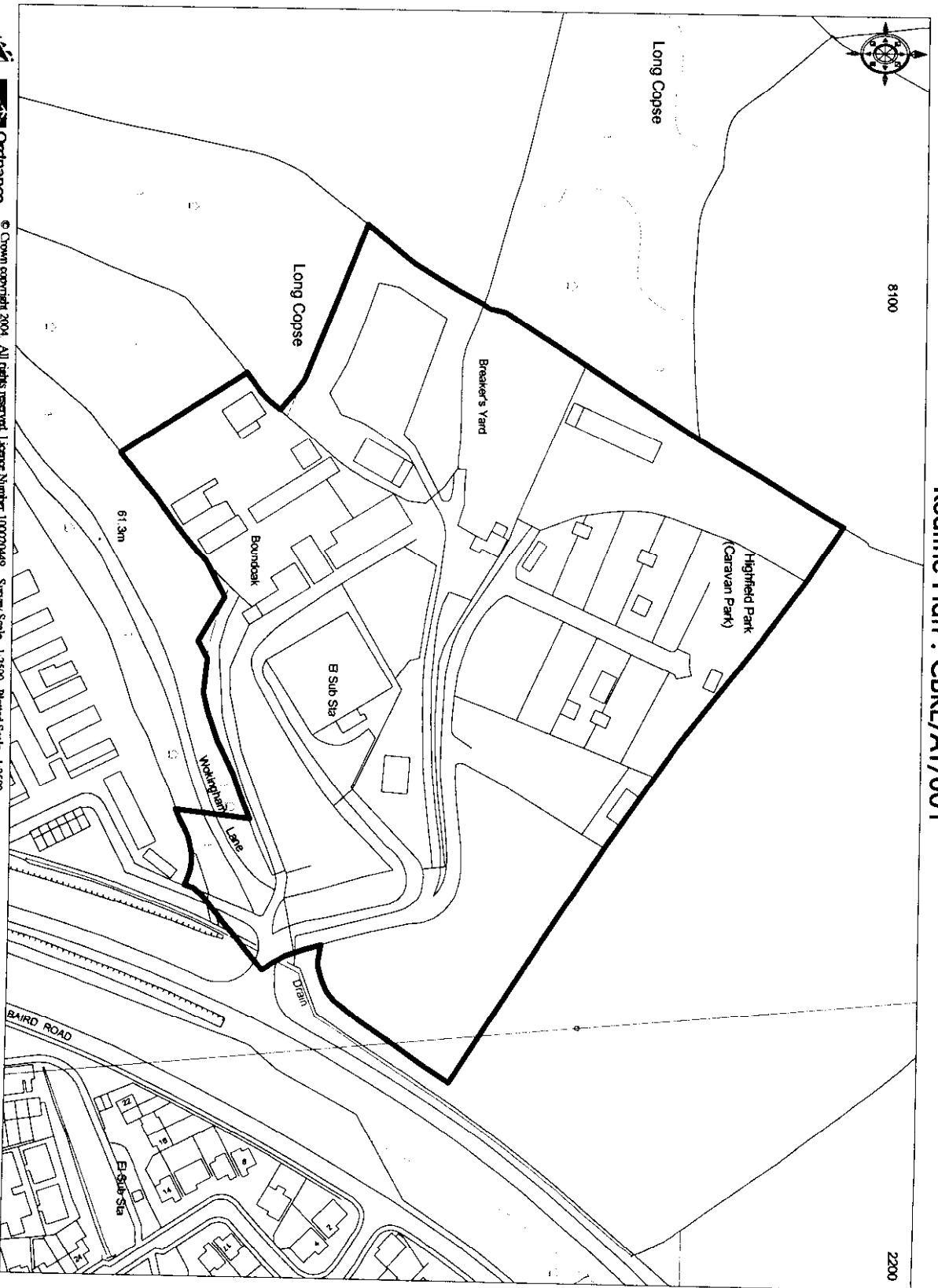
The Parish Council considers that this application should be strongly resisted as otherwise a veritable rash of applications may ensue for other brown field sites not listed for development.

Yours faithfully,



Mrs. C. Adams, Clerk

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



1646 01APPD4



Barkham Parish Council

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**Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB**

Telephone / Fax 0118 977 2857

E-mail judith@neuhofer.freemove.co.uk

Miss H. Lynch
Development Control
Wokingham Unitary

Date: 12th May 2004

Dear Miss Lynch,

**Application Number O/2004/1646
Highfield Park, Wokingham Lane, Arborfield Cross**

I am writing to you on behalf of Barkham Parish Council regarding the above numbered application.

The Council feel very strongly that a development of this size will have a huge impact on the roads and services in Barkham, for traffic travelling from Arborfield to Wokingham must pass through Barkham, already there is standing traffic at the narrow bridge along Barkham Road which will only be made worse. There are no facilities in the way of local shops, medical surgeries or provision for additional school places and therefore we feel that another development will be an unacceptable burden on the local infrastructure.

Therefore the Parish Council strongly recommend that this application is refused.

Yours sincerely,

J. P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PQ

Tel 0118 976 1489

Fax 0118 976 1427

E-mail parishclerk@arborfield.org.uk

Clerk: Mrs Karen Hanson

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12 May 2004

Please find attached Arborfield and Newland Parish Council comments on the following application.

Highfield Park, Wokingham Lane, Arborfield Cross – 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 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. **Recommend refusal**

(a) **holding objection** – With the application were 4 impact strategy reports. The Parish Council would like to hear of Wokingham District Council opinion on these reports – such as specialist advice on the contamination.

(b) **Objection on the grounds of:**

- The site is designated countryside and therefore should not have such a large development (Countryside development is considered as limited development for which a rural location is required)
- The site is not sustainable due to increased traffic movement and increased use of the car.
- There will be an unacceptable burden on the local infrastructure such as schools, shops and medical facilities.
- The loss of Bound Oak industrial units would result in a reduction of such units in the area and subsequent loss of employment.
- Sufficient housing has been identified by the local plan, which does not include this site.
- The loss of the Gypsy Site does not offer an alternative site for the present inhabitants to live.
- The application is not in compliance with many adopted local plan policies.

(c) If the development is approved, the Parish Council reserves the right to lay objections once the final plans are produced on the size and density. Similarly, we would ask for funding to improve roads, byways and local footpaths as well as support for the village amenities such as the village hall and the recreation ground and pavilion.

The Parish Council requested that Wokingham District Council be advised that this application is being taken very seriously and that these are comments made before the Parish Council has made a site visit.

Site Address: Highfield Park, Wokingham Lane, Aborfield Cross
Application No: 0/2004/1646 and 0/2004/1647, Pages 66-86.

Paragraph 8 of the officer's report refers to the Council's Draft Supplementary Planning Guidance on Housing Delivery. This policy has now been adopted by the Council.

Consultation Responses

One letter received from residents of Highfield Park stating they had been forced to leave the site because of violent clashes between different groups of travellers. Relationships are so strained they will not be able to return to the site. Any efforts to improve the site had been thwarted by vandalism. The residents are not prepared to let other groups take over the site. The money they will receive from developers will allow the residents to settle down properly within a community.

One letter of support has been received from Thames Valley Housing stating the application will bring much needed new housing including affordable housing. There is a short fall in affordable housing in the district. Financial contributions will benefit the Aborfield community.

Councillor Gary Cowen, who could not be here tonight, has also submitted a letter (see attached).

Additional Information

Since the report has been published The applicant has submitted a further two letters, dated 19 October, in support of their application.

The first addresses the reasons for refusal. In summary, the applicants believe that reasons 1, 3, 7, 8 are matters capable of being dealt with by condition and should be resolved at detailed stage or are demonstrated by illustrative material. Reasons 2, 4, 5 are considered to be outweighed by material considerations such as:

- removing undesirable uses from a residential area
- development of a brownfield site
- site detracts from rural character in its current state
- development will secure visual and landscape benefits to area
- development contributes towards meeting housing targets, on brownfield land
- affordable housing and social infrastructure are provided
- scheme contributes to improving accessibility of area through enhanced service and critical mass

Reason 6 is felt to be unjustified due to the fact that the law expects gypsies to take control and responsibility for the provision of their sites, and therefore it should be their decision to make alternative use of the land if an acceptable alternative use is available. The Council is under no obligation to provide for gypsies and there is no evidence of unmet need in the area, or policy to retain the site.

Reasons 9 and 10 are felt to be unjustified as the applicant is willing to make financial contributions and provide 26% affordable housing.

Your Officers can advise that the information received would not alter the recommendation within the agenda.

Services Amenities and Infrastructure Contributions

The total open space / playing field requirement if fully provided on site is 2.043 ha, however, as there are a number of playing fields in the area (including the Parish recreation ground) and it was agreed that only informal open space would be provided on site. This to include a kick about area.

The requirement is for 0.5 ha with a contribution of £5500 for a combined basketball / football posts installed in the grass.

The £70k for improving sports and community facilities would be earmarked for improvements to the existing playing fields (that are publicly accessible) and for example the local village hall.

The Gypsy site at Carters Hill has poor facilities that are in urgent need of improvement to keep the existing plots in use. However, a contribution would be better used to provide plots for an additional 4 units at Twyford Orchards gypsy site. The cost of work has yet to be identified.

The changes to the roundabout and extending the pedestrian / cycle routes will be carried out under a S278 agreement.

I must apologise for not being able to attend DC tonight but I have a commitment I cannot avoid. I support the Officer recommendation but would like to make the following comments.

The identification of the land as Highfield Park is incorrect as Highfield Caravan Park is the permanent gipsy site. The various remaining sites on the land have been subject to many planning applications and appeals and have always been referred to as **land north of Wokingham Lane not Highfield Park**, which is its proper designation.

It is very important to make that distinction as the land, which is all in the countryside and should be treated under Local and Berkshire Structure Plan and PPS7 policies consisting of a series of individual areas well identified in the report as;

- The Highfield Caravan Park site (Planning permission granted against policy at appeal (on human rights grounds).
- Bound Oak and Walkers via the Certificate of lawful Use route. Although permissions exist they were not obtained by what I would call the “normal” planning process
- An unauthorised car scrap-yard which has court order served on it.
- In addition and not referred to in the report but part of the planning application is a field which has no activity on it and is simply countryside (see map on agenda page 84. The area is shown below Highfield Park and adjacent to the A327)

The report mentions the wishes of the pitch owners desire to re-establish a presence on the site, which I welcome but recent correspondence from Forsters on behalf of the developer would now indicate otherwise. If this is the case and the families have left the site so as stated no local links need to be safeguarded then it becomes another matter. As the mobile homes are not permanent structures it is not an issue as the land can be allowed to revert to natural abet degraded countryside.

Impact upon the character and appearance of the surrounding area;

Paragraph 20; the existing area consists of low buildings, trees and bunds and is broadly visually unobtrusive. A development of such scale would have a significant effect when viewed from **footpath 17 (not mentioned in the report)** Farley Hill (AONB) or the A327, which is a Green Route.

The site would be clearly visible from the well-used Footpath 17, which links up with Wokingham Lane (byway 15), which is also well used by ramblers, walkers and horses.

Ecological issues;

Paragraph 25; No mention is made of the stream, which runs from the scrap yard under the A327 into the new estate at Penrose Park which has many conditions attached to it in Penrose Park.

There is also a contamination issue relating to a considerable amount of “illegal waste” coming on to the site and being burnt there. In fact all or most of the land including the stream could be contaminated and not be suited to residential and this needs to be taken into consideration.

Long Copse consists of two areas (see map on page 84). The site to the west is a wildlife heritage site and the second one known locally as “bluebell wood” is under consideration as a wildlife heritage site but no buffer protection is being afforded to that area.

Service Amenity and Infrastructure Provision;

Education provision is shown for Shinfield Infants and Junior schools yet the catchment area is Farley Hill and Arborfield. Why has provision not been made in the catchment area schools only? Should these schools be at capacity then planning permission should be refused, on sustainable grounds as extra car journeys will result in taking children to the Shinfield Schools. It should also be noted that the distance to Shinfield Schools would result in the Council having to provide school transport forever as presently there is no school bus on that route.

Leisure and Community; if one adds the provision for POS along with the buffer protecting Long Copse the developable land reduces to about 1.5 to 2.0 Ha of developable land. This would result in 45 to 60 dwellings at 30 per Ha and 60 to 80 at 40 per Ha not the 132 to 176 applied for.

This PA with Public Open Space, a watercourse not mentioned in the report and Wildlife heritage Site buffer zones is a bit more complicated than most the Committee is normally asked to consider. These could take up to 50% of the proposed site. The Committee needs to consider the net not gross density of the land as clearly to agree the outline numbers applied for would require a major reduction in the “non-developable” land area or a build rate in the region of 60 to 80 per hectare in a countryside location.

Buffer zones, full Public Open Space Provision and all other necessary protections (water course, trees etc) must be established as a conditions now as they play a role in the numbers of potential houses the site could contain.

Contributions for Library stock should be directed to the Library at Arborfield Cross or more pressingly to provide staff at the Arborfield Garrison Library which are both in the area and not Spencer’s Wood Library which is a very long way away and again would result in additional car journeys.

Reference is also made to Gipsy site provision in Carters Hill but no mention is made for what, how much and whether the site is in private or council ownership. With respect to Highways contributions I see no requirement for a proposed pedestrian crossing on Baird Road.

While recognising that the land might be considered degraded (at ground level) as currently most of the existing activities are not visible from the surrounding areas. With the removal of existing trees and bunds and building adjacent to the A327

(Green Route) this would clearly have a seriously urbanising and detrimental effect on the existing visual amenity of the countryside from all directions

The CBRE letter makes various statements, which I would like to comment on as follows.

Reason 2 actually recognises this PA is contrary to Councils adopted Policy. I must add it also is contrary to the Berkshire Structure Plan and PPS7 and would clearly set a precedent for future planning applications in the countryside.

Reason 3 recognises the land is degraded but it cannot get away from the fact that although the land is degraded it can be cleaned up and visually it is not generally noticeable from the surrounding area. A large number of houses would certainly be visible in the countryside setting. There are many appeal cases where much lower levels of visual intrusion in the countryside have been dismissed.

Reason 4. Penrose Park was granted permission at appeal but the Inspector said he did not consider that site as sustainable but the council had identified it as a reserve site so the presumption favoured development. It should also be noted that at the time of the appeal the council, was failing in meeting its housing numbers by a considerable number of houses which is not the case now.

On Penrose Parks 300 houses the Local Plan Inspector said, “ I have considerable doubts as to whether this site would have been justified under the current PPG3 (2000) advice or my recommended strategy for allocating land”. On Arborfield Garrison he said, “ I do not agree with the council that Arborfield Garrison possesses the essential qualities of an identified settlement for the reasons I have given” Arborfield garrison is not a settlement in the recently adopted Local Plan. The proposed site is located in a less sustainable but more rural countryside location.

Poperinghe Barracks got permission just before the Local Plan Inspector’s report was published and in my opinion planning permission would not have been granted had it been after the Local Plan Inspectors report. An appeal at Bramshill Close for 10 units was dismissed as it was outside the settlement and would conflict with the principles of sustainable development. Again the proposed site is located in a less sustainable but more rural countryside location.

The site is clearly in an unsustainable location in the countryside.

Reason 5 recognises the site has not been subject to the site selection process set out in WH1 or the sequential approach set out in the Local Plan, Berkshire Structure Plan and Government guidance. The Local Plan housing numbers are being met so this Planning Application conflicts with the principles of Plan, Monitor Manage and any sequential approach to housing development. It also recognises the site is in the countryside. Countryside policy WCC1 is very clear and is not designed to have 132-176 houses built in the countryside and is in conflict with points A to H of WCC1

Reason 6. Makes the point that the gipsies have written to the council confirming they do not wish to remain on the site which seems to be supported by correspondence from Forsters that the families have left the site so as stated no local

links need to be safeguarded and should not be a reason for refusal. This may be the case but if it is so then it is also not a reason to grant planning permission. The mobile homes are not permanent structures so once they are removed the land could allow that part of the site to revert to countryside.

Reason 7 can be dealt with by condition but other issues need conditions such as contamination, archaeology, trees, visual impact of footpath 17 and the watercourse.

Reason 8. Although layout is mentioned until the site can be identified in to area of developable and non-developable land (gross/net areas) accurate housing numbers cannot be applied so it will be impossible to prove/disprove whether a satisfactory site layout can be achieved.

Reason 9. Service, amenity and infrastructure needs raise many points. Provision for Junior and Infant School places appear to be outside the normal catchment area. Arborfield and Farley Hill would be normal but if they have reached capacity and children have to be sent to Shinfield it will certainly increase use of the car and as such is not sustainable and a reason for refusal.

Leisure and Community on site public open space coupled with Wildlife site buffer zone protection along with the watercourse buffer zone protection (not identified in the PA) would have a considerable impact on the amount developable land and as such is material in establishing the numbers of houses this site could take.

Reason 10. No provision is made for local need. 26% should be a condition with a local need built into that figure.

TO summarise the site called Highfield Park is not properly identified and need to be recognised as Land North of Wokingham Lane. The net amount of developable amount of land must be clearly identified and agreed by conditions to establish exactly how much development the site could take.

This net amount of land should take fully into consideration the POS, WHS and watercourse buffer zones and individual plots including their designations. The site is in the countryside in an unsustainable location and is in breach on most of the Local Plan Policies, The Berkshire Structure Plan and PPS 7. The visual impact on the countryside from Footpath 17 (not mentioned in the report), Wokingham Lane and the A327 Green Route will have a serious and detrimental effect on the countryside. It will lead to a considerable number of additional car journeys which conflicts with guidance in PPG 3 and other plans.

I would ask the members to support the Officer recommendation and refuse this planning application.

Councillor Gary Cowan.

Development Control Ref No	Received	Parish	Ward
O/2004/1646 & O/2004/1647	01/04/04	Arborfield	Arborfield

Applicant	Wharf Properties (Homes) Ltd No 2 Ltd
Location	Highfield Park, Wokingham Lane, Arborfield
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.

FOR CONSIDERATION BY	Development Control Committee on 20 October 2004
REPORT PREPARED BY	Corporate Head of Planning

SUMMARY

These are two duplicate outline applications 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 (132-176 dwellings). This would include open space, associated access, car parking, internal service roads, landscaping and retention of the electricity sub-station. The only matters to be considered at this stage are the principle of development and the means of access to the site.

The applications are before Committee as they represent major development by virtue of the site area and the likely number of dwellings proposed. The proposed development would if approved, also require a legal agreement to secure infrastructure contributions.

RECOMMENDATION

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.

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Date 11 th October 2004	

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

BACKGROUND

The site is known as Highfield Park and is located to the south of Arborfield Cross and to the west of Arborfield Garrison. The site is bound by Wokingham Lane and beyond that, by the former Barracks site that is currently being developed. To the west of the site is a substantial area of woodland (Long Copse), a designated Wildlife Heritage Site, and to the north of the site is open countryside. Further to the east of the site on the opposite side of the A327 is Arborfield Garrison as well as Penrose Park, a recent housing development.

The site is predominantly a brownfield site within the countryside. It contains two areas authorised for industrial use (Bound Oak and Walkers Yard), an unauthorised scrap yard, a residential bungalow, an electricity substation and a Gypsy site (Highfield Park) with 12 pitches. Bound Oak has permission for light industrial, general industrial and storage use, as well as a haulage and goods vehicle operating centre and for the storage of scaffolding. This has resulted in a number of small industrial units being provided on the site. Walkers Yard contains one building which was given planning permission for four light industrial (B1c) use units. This building is currently vacant. An appeal decision also allowed the erection of a replacement building and its use for parking and maintenance of transport/haulage contractors vehicles. The car breakers yard on the site is currently unauthorised and enforcement action is underway.

Highfield Park Gypsy site has presented management problems both for the Council and the police in the past. It has at times been over-occupied and has been the scene of both anti-social behaviour and criminal activity. Some of the current pitch owners have experienced a substantial amount of conflict with other travelling communities. This has led to the site being under-occupied since 2002. The Council understands that the pitch owners would like to re-establish a presence on the site.

The proposed development will result in the demolition of the existing buildings on the site and redevelopment at a proposed ratio of 30-40 dwellings per hectare including open space and associated access, car parking, internal service roads, landscaping and the retention of the electricity sub-station. The main point of access into the development will be gained from the roundabout, which has recently been constructed as part of the redevelopment of Poperinghe Barracks. An illustrative 'Landscape Concept Plan' has been submitted and this shows pockets of residential development within the site separated by areas of landscaping. It also shows landscape buffer planting around the site to help screen and integrate the development into the countryside. The 4.4ha proposed developable area would include housing, roads as well as public open space. The electrical sub-station and strategic landscaping (including buffer zones) would not be included within this developable area.

CONSULTATION

Property: No comments as this site is not Council owned land

Gypsy Liaison Officer: Objects as will involve the loss of a traveller site

Thames Water: No objections subject to conditions

British Horse Society: Has concerns over the retention of By-way 15

Forestry Commission: Wish to ensure the retention of the ancient woodland adjacent to the site

Southern Electricity: No objections provided an agreement is made with the developer to ensure access to the substation (*The applicant has confirmed that Southern Electricity can continue to access/operate the facility*).

English Nature: No comments.

Environment Agency: No objections subject to conditions

Environmental Health: No objections relating to noise issues

Access & Movement: Recommend refusal

Fire & Rescue Service: An additional hydrant provision will be required for the development (*the applicant has confirmed they are willing to provide for an additional hydrant and are willing to accept a condition with respect to this*).

Archaeological Consultants: No objections subject to conditions

Drainage Officer: Recommends conditions

Joint Strategic Planning Unit: Comment on policies to be taken into consideration

Policy: Object to proposed development

Local Member: No comments received at time of report

Swallowfield Parish Council: Objects to development (see comments attached)

Barkham Parish Council: Object to development (see comments attached)

Arborfield & Newland Parish Council: Object to development (see comments attached)

Local Residents: Nine letters have been received with regards to the proposed applications. The issues raised in objection are as follows:

- Insufficient school facilities and parking in the area
- Sets a precedent for further development
- Arborfield will lose its village character and turn into a town
- Inadequate public amenities i.e, shops, community facilities
- Dependency of future occupants on cars
- Impact on local wildlife
- Adequate housing in the area
- Higher crime rates due to increase in people

The issues raised in support of the application (4), are as follows:

- The development will rehabilitate land that has been grossly polluted and is an eyesore
- Additional contributions will benefit the community
- Houses have to be built

APPRAISAL

Principle of Development

1. The application relates to residential development of a predominantly brownfield site within the countryside.

2. Policy WOS1 of the Local Plan indicates that the Council will ensure development is sustainable through maximising the use of land and buildings and exploiting the potential of previously developed land within settlements before the countryside is built upon. Paragraph 5.22 of the Wokingham District Local Plan indicates that previously developed land outside settlements tends to be in unsustainable locations and therefore is unsuitable for housing. This reflects criterion (c) of policy WOS1 regarding the need to minimise the requirement for travel by private car. With regard to the application site, it is noted the future occupants of the properties would be reliant on the private car to reach a sufficient range of facilities and services (education, health, community, employment, shopping, and leisure). This is because these facilities are not within a short walking distance (up to 800m) of the site. Consequently, the development of this site would be contrary to Policy WOS1. Furthermore, since the need to minimise the requirement to travel by the car is also included in Policy WOS3, the development of this site would also conflict with this policy.

3. Whilst it is noted that the application site adjoins a residential development of 300 dwellings (currently being developed by, Bryants and David Wilson), this does not affect these policy observations. Members attention is drawn to the history of policy development for the area. With regard to the adjacent residential development, the Part 2 Local Plan Inspector commented (paragraph 5.910) that "I have considerable doubts as to whether this site could have been justified under the current PPG3 (2000) advice or my recommended strategy for allocating housing land". Furthermore, in the Deposit Local Plan, Arborfield Garrison (including the 300 dwelling development by Bryants and David Wilson at Penrose Park) was designated as a quasi-settlement under Policy WBE21. On this Policy, the Part 2 Inspector commented (paragraph 4.92) that "I do not agree with the Council that Arborfield Garrison possesses the essential qualities of an identified settlement for the reasons I have given". He therefore recommended (paragraph 4.94) "that Policy WBE21 is deleted and that the designation is removed from the Proposals Map". The Council accepted this recommendation on 4th December 2002 and the Proposed Modifications M/4/48, M/4/49, M/2/MAP/27 and M/4/MAP/2 implemented these changes. No objections were submitted to these Proposed Modifications and therefore the area of Arborfield Garrison is now included in the countryside in the Adopted Plan.

4. There have been a number of appeals concerning residential development around Arborfield Garrison that may be relevant to this application. The appeals at the Whitehall Brick & Tile Works (8/1/98) and the 300 dwelling scheme at Arborfield Garrison (2/9/99) both predate the publication of PPG3 on 7 March 2000. Consequently, it is not considered that the assessment of site suitability having regard to these decisions reflects current Government policy. Therefore, they are not material to this decision.

5. Whilst the Poperinghe Barracks appeal decision (to the south of the application site) was issued after the publication of PPG3 (9/3/01), it is noted that the views of this Inspector conflict with those of the more recent Part 2 Local Plan Inspector (October 2001). Since the Part 2 Inspector considered the implications of PPG3 for the whole plan strategy rather than an individual site, it is considered that the Local Plan

Inspector's views are more relevant than those of the Poperinghe Barracks Inspector. Furthermore, since the Local Plan was modified to reflect the recommendations of the Local Plan Inspector, it is considered that the adopted plan is fully in accordance with current Government Policy, including PPG3, whereas the Poperinghe Barracks decision is not.

6. The Council on 20 July 2004 received an appeal decision that is also pertinent to this application. This appeal (ref APP/X0360/A/03/1127067 and APP/X0360/A/04/1138833) related to a site at 25 & 26 Bramshill Close, Arborfield that lay within the settlement boundary for Arborfield Garrison as defined by Policy WBE21 of the Deposit Draft Wokingham District Local Plan. As mentioned above, this designation was removed on the Local Plan Inspector's recommendation and the application was refused on the principle of unacceptable development outside of a settlement. The Appeal Inspector considered the issue of sustainability of the location in paragraphs 7-23. The Inspector concluded in paragraph 23 that the proposed residential development at the appeal site would conflict with the principles of sustainable development. It is noted that such a view supports the position of the Part 2 Local Plan Inspector.

7. Policy WOS2 applies the sequential approach in PPG3 to the selection of housing sites. With regard to the approach in Policy WOS2, it is noted that the application site does not fall within any of the categories within which residential development is acceptable. There is therefore an over-riding policy objection with regard to non-compliance with Policy WOS2.

8. In addition, it is noted that the Council's Draft Supplementary Planning Guidance on 'Housing Land Delivery' (April 2004) and Appendix 3 of the Local Plan indicate that sufficient housing will be delivered to ensure achievement of the housing requirements in the Berkshire Structure Plan (Policy H2) covering the period 1991-2006. This involves the development of housing on more sustainable sites within settlements than the application site. The draft SPG on Housing Land Delivery at 2004 (consultation period expired on 20 August 2004), indicates that the Council anticipates achieving the housing land requirements of the current Berkshire Structure Plan covering the period 1991-2006 (policy H2). The approach taken to calculating housing land supply was initially proposed by the Local Plan Inspector and subsequently endorsed by the Council through modifications to the Local Plan. It is further noted that this approach (based on the information at April 2003) was endorsed by the Secretary of State in his decision on an appeal for residential development at Grazeley Road, Three Mile Cross and by the Inspector at Bramshill Close. The Council's draft Housing Land Delivery SPG indicates sufficient housing is anticipated across the district to meet the Structure Plan housing requirements. The dwellings proposed by this development are therefore not required. As there is a surplus of houses indicated in the Housing Land Delivery SPG, it is therefore considered that the allocated sites should be developed prior to the application site. Consequently, it is considered that the development of a less sustainable brown field site (when more sustainable locations are available) is contrary to the advice in PPG3 (particularly paragraph 31). In addition, the sufficiency and deliverability of the housing land supply detailed in these documents have been endorsed by the Secretary of State (see paragraph 12 of his decision letter 16th July 2003 in the appeal by Bewley Homes PLC at land north of Grazeley Road, Three Mile Cross – application O/2002/7137).

9. Policy WOS5 states that opportunities should be sought to secure environmental improvements, both on and off-site when considering proposals for development.

Although this proposal involves the removal of industrial and plant hire uses, they are not currently of a type or scale to cause nuisance to the current residents of Highfield Park and there is not scope for them to expand further under current policies. There may be a benefit in the upgrading of the land used as an unauthorised scrap yard and the unkempt land between Highfield Park and Eversley Road. However this could be done in any event and would not require the development of houses for it to be undertaken. Dwellings and their associated activities would impinge as much if not more upon views into the site. The proposal would therefore not comply with criteria (a) and (d) of Policy WOS5.

10. Policy WCC1 of the Wokingham District Local Plan states that development outside of defined settlement boundaries will be strictly controlled, and that such development will only be acceptable in principle if it falls within specific categories outlined in the policy. The proposed development does not comply with any of the categories regarding appropriate forms of development listed in WCC1. Consequently the proposal is contrary to the general Plan policies of restraint within the countryside. It is therefore necessary for the applicant to provide demonstrable and justifiable circumstances for departing from the Local Plan Policy. It is considered that notwithstanding the applicant's supporting statement, such evidence has not been submitted. The strict control of development in the countryside also reflects Government advice in PPS7 *Sustainable Development in Rural Areas*, published on 03/08/04.

11. Policy WRE3 pertains to development on existing employment generating sites outside of settlements. This policy allows for some flexibility to the general presumption against development in the Countryside contained within policy WCC1. It allows development at employment sites in the countryside where this is limited to minor extension of buildings and limited infilling between buildings, assisting the rural economy (the underlying assumption being that the employment use would continue), and the proposal not causing greater visual impact than that which currently exists on the site, or cause increases in traffic. This policy would apply to the following parts of the site – Boundoak and Walkers Yard. However, the current proposal does not involve an employment re-use of the site and does not comply with the criteria for development within the countryside at employment sites. There is therefore a policy objection in principle under policy WRE3 to the proposed development in these areas of the site.

12. Policy WH17 concerns Gypsy sites (permanent and transit). It indicates that Gypsy sites will be permitted in the countryside provided a need is demonstrated. Where such a need is demonstrated, the proposal should comply with a range of criteria. Highfield Park Gypsy site was allowed on appeal as an exception to the general presumption against development in the countryside in 1999 (97/66796/F), because a need had been demonstrated in this area for accommodation for Gypsy families with local links. The Inspector was of the view that *"...I have come to the conclusion that there is a significant level of unmet need for gypsy accommodation in the area and that the prospects for meeting that need through private provision, at least in the medium term, are very remote. In such circumstances the ability of the appeal site to satisfy some of the otherwise unmet need, over and above current accommodation supply levels, is significant and telling."* Since that time no new sites of similar size have been permitted in the District for local or transitory gypsies to use. The Council needs to continue to provide facilities for travellers and whilst Highfield Park is privately owned, it does provide a facility which would otherwise be lost. The Highfield Park site therefore needs to be safeguarded to meet an existing need for travellers with local links. Should Highfield Park close, the Council may be unable to refuse further planning applications

for traveller facilities on more unsuitable sites made by the travelling community itself. This has happened in other parts of the country resulting in conflict between the travelling community and local residents. As noted above, Highfield Park is currently under-occupied due to what is understood to be a conflict between some pitch owners and a rival travelling community in 2002. It is understood that the pitch owners would like to re-establish a presence on site and it would be difficult for the Council to identify and make available an alternative permanent site for the current pitch owners. This places the Council at risk of not meeting its responsibilities towards the travelling community. The site therefore provides an important housing resource for those who by nature of their culture, do not wish to be housed in permanent residential dwellings.

13. Policy WEM14 pertains to alternative uses for land with an existing B1-B8 use. The proposal site does not fall within the categories of the policy that are specifically safeguarded from changes of use away from B Class uses. However, this does not mean that all sites outside these categories should automatically be deemed appropriate for an alternative use. Each must be treated on its own merits to see if it beneficially achieves other planning objectives. In this case there would be some environmental benefits from the removal of prominent buildings but that is not what is proposed. Buildings would be replaced with houses and their associated development including parking. One of the employment sites with permission (Boundoak), is in active use and is well screened from view. Furthermore, the Council has identified sufficient housing sites through the Wokingham District Local Plan (Policies WH3, WH4 & WH5). The construction of additional housing would not be seen as a benefit.

14. Therefore for all the reasons set out above, residential development on this previously developed site within the countryside is not acceptable in principle.

Housing Density and Mix

15. The proposal entails the development of 30-40 dwellings per hectare on 4.4ha of a 5.6ha site (this equates to between 132 and 176 dwellings). At the proposed density of 30-40 dwellings per hectare the development would meet the density requirements of Policy WH7. Policy WH7 also refers to the sustainability credentials of a site. With regard to this, it is noted that the site is poorly located for local facilities, consequently the density proposed is inappropriate for this location.

16. Policy WH10 relates to variety of housing in new developments. It indicates that the emphasis in any residential scheme should be on the provision of smaller (one or two bedroom) properties, for the mix of dwellings to be in line with the suggested mix in the Local Plan, the following number of dwellings would need to be provided on the site:

1-2 bed units – 62 to 83 dwellings

3-bed units – 28 to 37 dwellings

4-bed units – 42 to 56 dwellings.

No information has been provided with regard to the proposed mix of dwellings, however this could be ensured by way of condition, should the development be considered as acceptable.

Impact upon the residential amenity of the neighbouring dwellings.

17. The closest existing residential properties would be those on the opposite side of the A327. These are at least 60m away from the site boundary. Any proposed dwellings would therefore have negligible impact with respect to overlooking, loss of daylight and overbearing issues.

18. There is also a new residential development that has been granted planning approval to the south of the site (Poperinghe Barracks). The two sites will be separated by Wokingham Lane (a public by-way) as well as a Wildlife Heritage Site. It is therefore considered that any proposed dwellings on the application site would have little impact on the residential development at Poperinghe Barracks with respect to overlooking, loss of daylight and overbearing issues.

19. Highfield Park Gypsy site contains 12 pitches (11 of which were granted on appeal in 1999) (refer to paragraph 12). There are two Council owned authorised sites within the district (Billingbear at Carters Hill in Hurst and Twyford Orchards at Ruscombe). These sites have 15 plots each and there is currently only one vacant plot. However it is important to recognise that these authorised sites are some distance from the application site. The Council needs to ensure it retains appropriate provision for the Gypsy community as there is still a need for such facilities. Redevelopment of this site will result in a loss of this provision and will therefore put pressure on other land to accommodate such a use. No new sites of similar size have been permitted in the District for local or transitory Gypsies to use since Highfield Park was allowed. The need to retain this site for Gypsy plots is therefore important and the proposed application will result in the loss of this facility.

Impact upon the character and appearance of the surrounding area.

20. As described in the background section of this report, the application site contains a mix of uses. To the east of the site is the A327 and beyond that Arborfield Garrison and the residential development named Penrose Park. To the north of the site are open fields and immediately to the west of the site is Long Copse, a wooded area. Long Copse extends to the south of the site and connects to the wooded area in Farley Hill. Immediately to the south of the site is Wokingham Lane, a public right of way, and beyond this is Poperinghe Barracks, currently being developed for residential use. The site is therefore open along the northern and eastern site boundaries and is mostly screened by existing woodland along the western and southern boundaries. The general character of the area has become increasingly built-up as a consequence of new residential development (Poperinghe Barracks and Penrose Park), though the majority of this is confined to the area east of the A327. It is therefore important to retain the character of the countryside and contain the development edge as much as possible. The application site is severely degraded, the current activities being harmful to the character and appearance of the adjacent residential areas and surrounding countryside. However this is not a reason in itself to allow redevelopment of the site.

21. The landscape and visual impact assessment submitted with the application concludes that the site is currently a degraded brownfield site and that the redevelopment of the site will remove the visual detractors and provide for a more positive impact on the surrounding area. It is agreed that the site in its current state is visually poor, however it is considered that the construction of a significant number of dwellings within the site will change the character of the site to being more urban in character. This will extend the existing pattern of residential development even further into the protected countryside. Despite the views that this will have an environmental benefit for the area, it is considered that this is not an acceptable form of development and will be visually detrimental to the wider character of the surrounding countryside. The proposed development may also set a precedent for other housing development on brownfield sites within the countryside.

22. The proposed development relies on the existing woodland to screen the

development in long distance views from the south and west and is in part protected by a Tree Preservation Order and a designated Wildlife Heritage Site. It is therefore important that this woodland is retained and enhanced as an existing landscape feature. The landscape concept plan submitted by the applicant shows a woodland buffer strip of 5m adjacent to the existing woodland. This is an inadequate width of land for this purpose, and would need to be a transition zone between the existing woodland and the proposed development. A much larger area than currently shown on the landscape strategy plan is required for woodland/public open space and should set an informal edge along the southern and western boundaries of the site.

23. The applicant has shown on the illustrative landscape concept plan, an 8m buffer (boundary planting) to help screen the proposed development from the north. The Landscape Officer considers that a strong woodland belt cannot be achieved with only 8m of buffer planting along the north eastern boundary of the site and that it should be combined with areas of public open space so that there is scope to plant significant blocks of trees. The application is in outline form only however the applicant has failed to demonstrate the ability to incorporate adequate screening without a reduction in the area available for future housing development. It is also considered that if the development has to be fully screened to make it acceptable in its landscape context to prevent views into the site, then it is not acceptable.

24. In conclusion, the site is located in the countryside and the proposed residential development is unacceptable in principle in relation to Policy WCC1. Despite the environmental benefits of removing the visually untidy areas within the site, it is considered that the proposed development is inappropriate within the countryside location as it will have a further degrading impact on the surrounding countryside which has already been visually affected by the new residential development to the south and east of the site.

Ecological Issues

25. The site has a long history of environmental degradation and habitat loss. A substantial part of the site was once part of the remaining woodland complexes of Long Copse, Spring Copse and Wokingham Lane itself. The Biodiversity Officer considers that the Landscape Concept Plan submitted by the applicant does not represent the best option for the site ecologically. Woodland is only viable in substantial blocks and the 'fingers' proposed in the scheme would have minimal wildlife value as woodland due to the substantial edge effect. The Biodiversity Officer also states that the application presents an opportunity to restore the areas of the site that were once woodland. It is suggested that a much larger area along the north-western and southern boundaries of the site is retained for planting with a native woodland mix similar to the adjacent woods. There would also need to be a 15m buffer zone adjacent to the Wildlife Heritage Site (this cannot be included within the public open space requirements for the site). This buffer area should include substantial areas of native planting to maintain and enhance the wooded character of the area. The Biodiversity Officer's proposal for a larger area for woodland restoration and the 15m buffer zone required has the potential to reduce the developable area of the site to only 3.4ha rather than the 4.4ha proposed by the scheme.

26. Despite this, the site presently contains little vegetation. The proposed development even with just the 15m buffer zone installed, would therefore be beneficial with respect to increasing the amount of planting on the site. It is therefore not considered reasonable to request a larger area for woodland restoration. It is important to note the

Landscape Concept Plan is illustrative only and the applicants have stated that it establishes the principle that extensive woodland planting will form part of the development proposals. They have also stated that at the detailed design stage, the proposal would be brought forward in consultation with Wokingham District Council and believe there is a degree of flexibility with the location of various components such as woodland blocks, the village green and areas for residential development. It is considered that a 15m buffer zone (a total of approximately 0.75ha) could be placed along the boundaries of the Wildlife Heritage Site without any reduction in the developable area proposed.

27. The proposed development would result in the demolition of the existing buildings on the site. No bat survey has been provided of the buildings. The proposed development may therefore have an impact upon this protected species. There is also a badger sett within 55m of the northern site boundary. No badger survey has been provided with the survey, therefore the proposed development may have an impact on this protected species.

Access and Movement.

28. Access to the proposed development would be from the A327 Eversley Road, via the roundabout that has recently been constructed as part of the Poperinghe Barracks development. The layout of the proposed Highfield Park access (shown in PBA drawing no. 12855/002/004) indicates that the development would be served via the minor arm of a priority T-junction with the Poperinghe Barracks access. No details have been given of the internal site layout.

Access Issues

29. The anticipated traffic generation for the proposed development would be approximately 126 peak-hour traffic movements between the A327 roundabout and the Highfield Park access. This is a substantial increase over the existing traffic flows on that stretch of road, however this will have no significant impact on the operational capacity of the recently constructed A327 roundabout.

30. There are safety concerns about the additional traffic movements that would be slowing and stopping to turn right into the Highfield Park access at a point less than 25m away from the roundabout. It is possible that the access road layout could be redesigned to make the Highfield Park access the main access road. However the current application is not acceptable for reasons of road safety. The additional traffic movements would also create additional danger for the residents (both walking and cycling) of the Poperinghe Barracks development, who will be required to cross the access road at a point in between the roundabout and the Highfield Park access. This unprotected crossing is not particularly appropriate in any event however the increase in traffic flows at a location where traffic would be slowing, stopping and manoeuvring would further compound highway safety issues and make it unacceptable for reasons of road safety. As there are no pedestrian facilities proposed, it is considered the application would be to the detriment of road safety.

Sustainability Issues

31. The nearest bus stops are located about 650 metres from the proposed development (144 bus service). The Wokingham District Council Design Guide requires that new housing development should be located within 400 metres of a bus stop. The quality of available public transport is a key determinant in the amount of private car dependency and usage. As the proposed site is more than 400m from the

nearest bus stops, it would be regarded as being 'poorly' served by public transport and therefore, would not be sustainable in transport terms. In addition to this, there is only a public house and a convenience store / post office that are located within 800 metres of the proposed development. This is located within MOD land and is primarily for MOD staff. Other community facilities (including the nearest primary school), are located more than 1km away. The Inspector's decision regarding the nearby (and better located) proposal at Bramshill Close, make it clear that the Highfield Park proposal is not sustainably located.

32. The range of facilities within 800m of the proposed development is insufficient to support a sustainable community and there are no public transport links within 400m of the proposed development. The proposal is therefore unacceptable due to its unsustainable location (policies WOS1, WOS3, and WT1).

Walking & Cycling

33. No details of the connection between the signalised crossing recently constructed and Baird Road are provided. Access to public transport and other facilities require Baird Road to be crossed at least once and no details of how these crossings would be constructed or secured have been provided. The proposal does not encourage walking, cycling or the use of public transport. The location of the development and the severance caused by the A327 means that residents are likely to be dependent on the private car as a means of transport.

34. It is therefore considered that the location of the development and the lack of a pedestrian and cycle links to Baird Road will not encourage sustainable travel modes contrary to policies WOS3, WT3 and WT9.

Services, Amenity and Infrastructure Provision.

35. Policy WOS4 of the Wokingham District Local Plan requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in Circular 1/97 'Planning Obligations'. The contributions set out below would be secured through an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) were planning permission to be granted. All service amenity and infrastructure payments shall be made prior to the first occupation of any dwelling on the development. All payments shall be subject to adjustment for inflation between the date of the Committee's resolution to grant planning consent subject to a section 106 agreement and the date of payment. Details of contributions required are given below and will be updated in the Member's Update.

Education:

- £466,989 is required for the provision of places at local primary schools (for example Shinfield Infants and Juniors)
- £248,521 for provision of secondary school places (for example Holt/Forest Schools)
- £36,503 for provision of sixth form places (for example Holt/Forest Schools).

Leisure/Community:

- provision of an on-site open space with a kick-about area (including teenage equipment) to Council standards. Between 1.45ha and 1.93ha of open space should therefore be provided on site, which would leave between 2.95ha and 2.47ha available for housing development and roads.

- a contribution of £70k towards improving sports and community facilities in the area.
- Provision of a commuted maintenance payment for the management of the buffer zone and informal wooded public open space area of £79,620
- A contribution of £8.8k for local library facilities. As there would be approximately 500 new residents and there is currently no library provision in the area that would support this number of additional residents. The Council would therefore be wanting contributions for library stock as well a contribution to providing the next solution in relation to Government standards 1) additional mobile provision, 2) possible expansion of Spencers Wood library.
- Contribution towards Gypsy site provision at Carters Hill.

Highways:

- on-going bus subsidies for service no.144 (£75,000 per annum for 5 years = £375,000).
- The developer would also need to meet the cost of extending the existing pedestrian/cycle/equestrian route to reach Baird Road and provide pedestrian crossing facilities across Baird Road.
- The access details should also be changed so that the road priority off the roundabout is into the new larger site rather than into Poperinghe Barracks site.

The last two pieces of work mentioned above have not been costed or designed however the developer could carry out some of the works under a Section 278 agreement.

Affordable Housing:

26% of the proposed dwellings would need to be affordable housing in line with policy WH12. This states that on residential schemes of 5 or more dwellings or of 0.25 hectares or more in settlements of 3000 or fewer population, and of 15 or more dwellings or of 0.5 hectares or more elsewhere, the Council will seek up to 26% of all new dwellings granted to be affordable housing. The Inspector in the Bramshill Close appeal decision stated that although the 1991 census results for Arborfield Garrison were at 2,471, in practice the population would have significantly increased since then due to the Penrose Park development. The population is therefore likely to be over the 3000 threshold. As more than 15 dwellings are proposed in the development, 26% of the dwellings would need to be affordable housing in line policy WH12. This has not been shown on the plans submitted, however a condition on any approval given would ensure that at least 26% of units are affordable. This could also be ensured by way of a legal agreement.

36. Given that this application is unacceptable in principle the consultations in respect of service, amenity and infrastructure requirements have not been undertaken.

Flooding Issues.

37. A Flood Risk Assessment has been submitted (dated September 2004) and the Environment Agency is satisfied with the proposed approach for the control of surface water run-off from the site. They have no objections to the proposed development provided various conditions are imposed.

Concerns of Residents and Parish Councils.

38. Both the local Arborfield & Newland Parish Council and the adjoining Parish Councils (Swallowfield and Barkham) object to the applications. The issues raised have all been discussed within the report. The issues and concerns raised by the local residents have also been discussed within the report.

CONCLUSION

Although the proposed development may deliver visual improvements to the highly degraded environment, residential development in this countryside location is unacceptable in principle. Dwellings located in this area would also have a visual impact on the surrounding area. The site is within an unsustainable location with respect to local amenities and future occupants would be reliant on private vehicles. In addition the proposal will result in the loss of a gypsy site and there is a shortage of such sites within the district. The applicant has also failed to demonstrate that the proposal would not result in harm to protected species and would result in a detrimental change to the character of the area.

Site visit notes 2/6/04



of Ordnance
Survey.

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

WORK SHEET FOR : Heidi Lynch

Application Number : O/2004/1646

Applicant : Wharf Properties (Homes) NO 2 LTD C/O C B RICHARD ELLIS.

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

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 application with O/2004/1647).

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 :

Outline application - means of access to be approved only

Planning Issues :

Leantyside

*Sub station
Bowl oak
Breakers yard
Coraven park*

Application Number: O/2004/1646

Appraisal :

[illegible]

Recommendation : Approval: ☐
(tick appropriate box)

Refusal: ☐

Application Number O/2004/1646
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/2004/1646

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

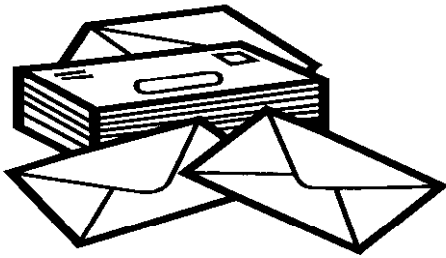
BOUNDARY TREATMENT

OTHERS

DATE: 15 April 2004

SCANNING INFORMATION SHEET

OTHER DOCUMENTS



Application Number: O/2004/1646

Applicants Name: Wharf Properties (Homes) NO 2 LTD

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

Heidi Lynch

From: Anna Cronin
Sent: 14 October 2004 14:44
To: Heidi Lynch
Cc: Trevor Watson
Subject: Re DC Committee 20th October: Letter from some residents of Highfield Park re planning application

Dear Both

I have recived a letter re the above, which I will acknowledge, and forward to Heidi for the file, via Trevor. I've alerted Paul Turrell to receipt of this, and also reminded him that he needs to look at the DC report before 20th October if he wishes to comment at all.

To save all some effort, can I suggest that the letter is summarised for the Members Update in the following words:

A letter has been received from the owners of various plots on the site. They would like the Council to know that they have been forced to leave the site because of violence, and they see no possibility of returning to the site as they would live in fear of using their own land. They have invested in buying the land but see no point in trying to improve it as any measures would be destroyed. Regarding the issue of where they would move on to, they state that they do not wish to remain local, where they anticipate similar problems, but money from the developers would enable them to buy permanent homes and settle down in the community where their children are in school.

Many thanks.

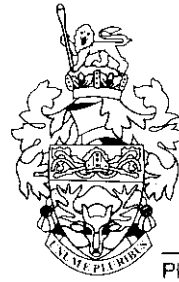
Anna Cronin
Corporate Head of Planning
Planning Services
Wokingham District Council
tel 0118 974 6425
fax 0118 974 6484
email Anna.Cronin@wokingham.gov.uk
www.wokingham.gov.uk

Date: 11 October 2004

Your Ref:

My Ref: Heidi Lynch- O/2004/1646

WharfProperties (Homes) NO 2 LTD
C/O C B 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/2004/1646

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

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 application with O/2004/1647)..

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.

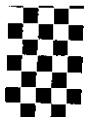
IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

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



02071822021

0027

001/007

CBRE
CB RICHARD ELLIS

F A C S I M I L E

Direct Dial 020 7182 2136
elizabeth.mason@cbre.com

19 October 2004

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

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

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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

CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
Kingsley House
Wimpole Street
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Switchboard 020 7182 2000
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Direct Dial 020 7182 2130
Email alison.tera@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

623615

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. 2

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.

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



RECEIVED 18 OCT 2004

67 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

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

Adrian Ellis

From: Trevor Watson
Sent: 19 October 2004 13:49
To: Adrian Ellis
Subject: FW: Highfield Park - Application O / 2004 / 1646 & 7

Importance: High

For Committee

Trev

-----Original Message-----

From: Tracey Godden
Sent: Tuesday, October 19, 2004 1:31 PM
To: Heidi Lynch
Cc: Reg Leach; Peter Bourne; Ian Rigby; Trevor Watson
Subject: Highfield Park - Application O / 2004 / 1646 & 7

This email is sent on behalf of Marc Sartorio

Highfield Park Application O / 2004 / 1646 & 7 **- Urgent**

"The SAI Group considered yesterday the outstanding items on above applications and responded to the points you raised as follows:-

1) Leisure / Community

The total open space / playing field requirement if fully provided on site is 2.043 ha,

However, as there are a number of playing fields in the area (including the Parish recreation ground) and it was agreed that only informal open space would be provided on site.

This to include a kick about area.

The requirement is for 0.5 ha with a contribution of £5500 for a combined basketball / football posts installed in the grass.

The £70k for improving sports and community facilities would be earmarked for improvements to the existing playing fields (that are publicly accessible) and for example the local village hall.

The Gypsy site at Carters Hill has poor facilities that are in urgent need of improvement to keep the existing plots in use. However, after a discussion with Ian Rigby (Tenants Services) we feel a contribution would be better used to provide plots for an additional 4 units at Twyford Orchards gypsy site.

The cost of work has yet to be identified but this will happen during the lead-in to any appeal, when no doubt there will be negotiations over this and other contributions with the applicant.

Highways

It is confirmed the changes to the roundabout and extending the pedestrian / cycle routes will be carried out under a S278 agreement.

I trust this helps

Marc Sartorio

SAI PANEL BRIEFING NOTE. 18 October 2004

Planning Application No: O/2004/1646 & O/2004/1647

Address: Highfield Park, Wokingham Lane, Arborfield

Proposal: Outline application for redevelopment of land to provide for residential development of 30-40 dwellings per hectare on 4.4ha. (Duplicate applications)

Planning Officer: Heidi Lynch

This application has been to SAI panel previously. Below is what will be placed in the Development Control Committee report with regard to contributions. Please could you all confirm the following contributions are required and fill in the gaps where highlighted. I need the final responses to this today as the report is going to Committee on 20th October. This is now a matter of urgency.

*confirmed is within
catchment area - ~~don~~*

Education

- £466,989 is required for the provision of places at local primary schools (e.g., Shinfield Infants and Juniors)
- £248,521 for provision of secondary school places (e.g., Holt/Forest Schools)
- £36,503 for provision of sixth form places (e.g., Holt/Forest Schools).

Leisure/Community

Jim mentioned land owned by Arborfield P.C. - if formal playing fields excluded area would be less - Reg to think during the day.

- provision of an on-site open space with a kick-about area (including teenage equipment) to Council standards (*what area of open space is required?*) *2.04 hectares total - less if informal areas*
 - a contribution of £70k towards improving sports and community facilities in the area. (*I need to have justification for this amount of money and what it would be spent on please.*) *improvements to nearby playing fields*
 - Provision of a commuted maintenance payment for the nature/wildlife area of £79,620 *village hall would be included.*
 - A contribution of £8.8k for local library facilities - as there would be approximately 500 new residents and there is currently no library provision in the area that would support this number of additional residents. The Council would therefore be wanting contributions for library stock as well a contribution to providing the next solution in relation to Government standards 1) additional mobile provision, 2) expansion of Spencers Wood library.
 - Contribution towards Gypsy site provision at Carters Hill. (*what contribution is required and can you please justify why a contribution is required for Carters Hill? I understand money would be used to upgrade existing facilities only and not for providing more pitched on the site. Therefore I am slightly concerned as to how we can ask for a contribution when it will not be directly used for helping the existing loss of gypsy plots at the Highfield Park site. We may need a legal opinion on this.*) *Capital bid for refurbish men. at Carters Hill. - is making existing pitches more usable but Colin thinks case is*
- Highways *marginal - if there is a Vaccary rate at Carters Hill this could be argued*
- *have lost appeals on basis of need at Highfield Park - need occupancy rates - Ian Rigby - is it well used currently?*
 - on-going bus subsidies for service no.144 (£75,000 per annum for 5 years = £375,000).
 - The developer would also need to meet the cost of extending the existing pedestrian/cycle/equestrian route to reach Baird Road and provide pedestrian crossing facilities across Baird Road.
 - The access details should also be changed so that the road priority off the roundabout is into the new larger site rather than into Poperinghe Barracks site. *developer could design.*

The last two pieces of work mentioned above have not been costed or designed however the developer could carry out some of the works under a Section 278 agreement.

(Have any costs been identified for the last two pieces of work or could they all be carried out under a section 278 agreement?) *both under S278. - carried out by developer.*

29th September 2004

*Keep in + negotiate
necessary
Jim directly related +*

Heidi Lynch

From: Chris Hamilton
Sent: 22 April 2004 10:47
To: Heidi Lynch
Subject: O/2004/1646 & 1647

Heidi

These applications don't provide enough information for me to gauge the probable net increase in housing or residents. At a very rough guess, it looks as though we could be looking at, say, 500 new residents. We don't currently have library provision in the area that would support this number of additional residents. We would therefore need to look not just for additional stock but a contribution towards whichever of the following would provide the best solution in relation to govt standards: (1) Additional mobile provision; (2) Expansion of Spencers Wood; (3) Establishment of a new facility.

We would need to look at the details, check the maps and discuss options before we could make a specific request.

Thanks

Chris

Chris Hamilton
Corporate Head of Cultural Services & Development
Wokingham District Council
Shute End, Wokingham, Berks RG40 1WN
Office: tel: 0118 974 6261 fax: 0118 974 6259
Mobile: tel: 07801 664382 fax: 07901 430985

Heidi Lynch

From: Chris Hamilton
Sent: 25 August 2004 15:40
To: Heidi Lynch
Subject: RE: Highfield Park

This isn't as exciting as I'd thought (or hoped).

Despite the Government's standard, Arborfield's population is still below our current SPG trigger point for a built library.

We would therefore be looking for the standard contribution which would be £6600 - £8800 depending on the actual size of the development.

Best regards

Chris

Chris Hamilton
Corporate Head of Cultural Services & Development
Wokingham District Council
Shute End, Wokingham, Berks RG40 1WN
Office: 0118 9746261
Fax: 0118 9746259
Mobile: 07801 664382

-----Original Message-----

From: Heidi Lynch
Sent: 25 August 2004 10:07
To: Chris Hamilton
Subject: RE: Highfield Park

Hi Chris,

Have you done any further work on this yet?

Cheers
Heidi

-----Original Message-----

From: Chris Hamilton
Sent: 03 August 2004 18:46
To: Heidi Lynch
Subject: RE: Highfield Park

Heidi

Many thanks. It is certainly clearer but it's not going to be simple or, I suspect, easy.

The site appears to be more than 2 miles from the nearest built library (at Spencers Wood) and is effectively served only by a Container Library stop and possibly by the Mobile Library. We haven't sought a s.106 contribution towards mobile services before, so we need to do some homework and sound out some other authorities. What's your deadline?

Chris

Chris Hamilton
Corporate Head of Cultural Services & Development
Wokingham District Council
Shute End, Wokingham, Berks RG40 1WN
Office: tel: 0118 974 6261 fax: 0118 974 6259
Mobile: tel: 07801 664382 fax: 07901 430985

-----Original Message-----

From: Heidi Lynch

Sent: 03 August 2004 16:29
To: Chris Hamilton
Subject: Highfield Park

Hi Chris,

You wanted some further clarification on this planning application a few months ago (O/2004/1646 & O/2004/1647).

Basically the proposed development would result in 132-176 dwellings on the site. If these are built to the current mix required in the local plan, the following dwelling mixs would be provided:

1-2 bed units = 62 to 82 units

3-bed units = 28 to 37 units

4+ bed units = 42 to 56 units

Does this make it any clearer to you with respect to library contributions? I will need to have full justification for the library contributions requested as the applicants are likely to go to appeal. You may therefore wish to provide information on specific costed schemes with regard to upgrading existing facilities or providing new facilities.

Thanks
Heidi Lynch

Heidi Lynch

From: Paul Turrell
Sent: 07 September 2004 10:13
To: Heidi Lynch
Subject: RE: Highfield PArk Planning application o/2004/1646 & 1647

Housing are leading on this bid but hopefully Marc or Ian Rigby can give you the actual bid value. Not sure how relevant this is however because it will not increase capacity on the site merely improve the quality of life for the current residents.

-----Original Message-----

From: Heidi Lynch
Sent: 02 September 2004 11:25
To: Marc Sartorio; Paul Turrell
Subject: Highfield PArk Planning application o/2004/1646 & 1647
Importance: High

Hello,

I note in the SAI meeting notes for the above development that there will be a possible contribution required for improving the Gypsy site at Carter Hill. I was to be provided with further details and justification for this but have not been to date. This application is going to DC Committee on 29th September so I will need to have the costs ASAP (I will need it by 20th September at the latest as this is when the final report is due). Please also be aware that the applicants will be appealing our refusal of this application and I will therefore need justified costs, not just any old amount of money.

Paul I have copied this to you as well as I know you are aware of this site.

Thanks
Heidi

Heidi Lynch

From: Dan Brockbank
Sent: 30 September 2004 09:24
To: Heidi Lynch
Subject: RE: Please see attached letter with regard to the next SAI panel in October

Heidi...

My figures are based on 40 dwellings per hectare across the whole 4.4ha, and on a standard split of numbers of bedrooms. If those assumptions are still good then my figures are unchanged.

If you can avoid naming the schools in the DC report that would give me flexibility to move the money to where it is most needed in the neighbourhood.

Regards

Dan Brockbank
School Planning & Development Officer
Education Service
Wokingham District Council
Shute End
Wokingham
RG40 1WN
Tel: 0118-974 6156
Fax: 0118 974 6259
www.wokingham.gov.uk

-----Original Message-----

From: Heidi Lynch
Sent: 29 September 2004 17:37
To: Marc Sartorio; Peter Bourne; Paul Turrell; Reg Leach; Dan Brockbank; Chris Hamilton
Subject: Please see attached letter with regard to the next SAI panel in October

Please see the attached future SAI report with regards to Highfield Park site. I am sending this to you early to make sure I can get some answers with regards to contributions. It will be going to SAI in October. If possible it would be great to have some responses before the SAI panel meeting.

Thanks
Heidi

<< File: Highfield Park.doc >>

Heidi Lynch

From: Chris Hamilton
Sent: 01 October 2004 14:43
To: Heidi Lynch
Cc: Marc Sartorio; Peter Bourne; Paul Turrell; Reg Leach; Dan Brockbank
Subject: RE: Please see attached letter with regard to the next SAI pnael in October

My bit looks ok, thanks

Chris Hamilton
Corporate Head of Cultural Services & Development
Wokingham District Council
Shute End, Wokingham, Berks RG40 1WN
Office: 0118 9746261
Fax: 0118 9746259
Mobile: 07801 664382

-----Original Message-----

From: Heidi Lynch
Sent: 29 September 2004 17:37
To: Marc Sartorio; Peter Bourne; Paul Turrell; Reg Leach; Dan Brockbank; Chris Hamilton
Subject: Please see attached letter with regard to the next SAI pnael in October

PLease see the attached future SAI report with regards to Highfield Park site. I am sending this to you early to make sure I can get some answers with regards to contributions. It will be going to SAI in October. If possible it would be great to have some responses before the SAI panel meeting.

Thanks
Heidi

<< File: Highfield Park.doc >>

Heidi Lynch

From: Peter Bourne
Sent: 25 August 2004 09:22
To: Heidi Lynch
Subject: RE: Highfield Park planning application

At last I've got some details on possible contributions should the application be approved by committee or go to appeal

On going bus subsidies for service 144 - £75,000 per annum for 5 years = £375,000. (Note- if you pro-rata the amount paid by Poperinghe Barracks it comes out at £400,000-530,000)

The developer would also need to meet the cost of extending the existing ped/cycle/equestrian route to reach Baird Rd (it currently stops part way across the green area) and provide ped crossing facilities across Baird Rd. We would also recommend that the access details be changed so that the road priority off the roundabout is into the new, larger site - rather than into the Poperinghe Barracks site. None of these works have been designed or costed, so I cannot give a figure for these works. However, the developer could carry out some of these works himself under a S278 agreement - but they would need to be secured either through a Grampian Condition or through a S106. I would recommend that it goes in the S106.

-----Original Message-----

From: Heidi Lynch
Sent: 03 August 2004 14:24
To: Peter Bourne
Subject: RE: Highfield Park planning application

Hi Peter,

I was wondering if one of you could perhaps give me a paragraph or two to place in my Committee report for Highfield Park?

Also, your first reason for refusal, I note that a pedestrian crossing has been installed across the A327 for the Poperinghe Barracks site. I note that this crossing is probably for the by-way as there is a gravelled foot path leading from it which I presume is for horses. Would this not be okay for the Highfields Park site as well?

Also, I need to look at appropriate contributions as this case is likely to go to appeal. If it was to be approved, what would Highways require?

Thanks,
Heidi

-----Original Message-----

From: Peter Bourne
Sent: 02 August 2004 15:57
To: Heidi Lynch
Subject: RE: Highfield Park planning application

The applicant has failed to demonstrate how the scheme will provide adequate pedestrian and cycle links across the 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 adopted Local Plan WT2; WT3; WT4; WT7; WT8

The developer has failed to show how travel by public transport can be secured to meet the travel needs of the occupiers especially in view of the remoteness of retail and educational facilities to the site. As such the proposals are contrary to PPG13 and the following policies of the adopted Local Plan - WT.; WT.; WT.

-----Original Message-----

From: Heidi Lynch
Sent: 02 August 2004 09:09
To: Andy Glencross; Peter Bourne; Catherine Brimble
Subject: Highfield Park planning application

Hello,

I am now starting to write this application up for Committee. It is going to be refused. I am aware that all of

you have requested additional information with regards to the application which I have requested. As the application is to be refused anyway, could you please give me possible reasons for refusal if you have any. These could be based on inadequate information. Please be aware however that the applications are outline only and not full applications.

Thanks,
Heidi

Received on 9/9/04
by email

Heidi Lynch
Wokingham District Council
Planning Services
P.O. Box 157
Council Offices
Shute End
Wokingham
08 September 2004

Direct Dial 0207 182 2144
Email alison.tero@cbre.com
Our ref PLANNING/189394/AT
Your ref

Dear Heidi

ARBOURFIELD – HIGHFIELD PARK

In response to your letter of 19 July 2004, we are now able to respond to a number of the points raised. I hope to be able to forward on the outstanding information within the next day or so.

In response to the Landscape and Ecological Officers comments, I enclose a letter from my clients Landscape Consultants, Lovejoys. This letter sets out our response to the landscape and visual impact comments.

With respect to the correspondence attached to your letter I am able to advise that my client would accept the suggested conditions as follows:

- Berkshire Sites and Monuments on archaeology;
- Royal Berkshire Fire and Rescues Service requirement for an additional hydrant;
- Thames Waters' conditions regarding on and off-site drainage, foul and surface water drainage, and water infrastructure.

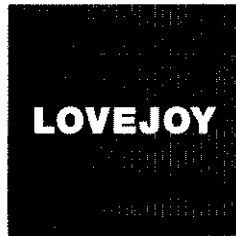
We can also confirm that S+S can continue to access/operate the existing facility.

Peter Brett Associates have responded directly to you on the access/highways issues.

I will contact you with the responses in respect of the Environmental Health Officers queries and the Environment Agency's objection as soon as possible. However should you need to discuss this further, please do not hesitate to contact me.

Yours sincerely

Alison
Associate Director
For and On behalf of CB Richard Ellis



Alison Tero
CB Richard Ellis Ltd
Kinglsey House
Wimpole Street
London
W1G 0RE

8 September 2004

3814LT06

Dear Alison

POPERINGHE II, HIGHFIELD PARK, ARBORFIELD

Please find our response to the Landscape Officers comments at Wokingham District Council with regard to the landscape and visual assessment for the proposed redevelopment of Highfield Park, Arborfield.

Comment 1/2:

At the time the Landscape and Visual Assessment was submitted the Wokingham District Landscape Character Assessment Final Report was not publicly available. In response to the LPA comments, the Final Report has subsequently been reviewed.

With reference to Highfield Park, the site falls within the same landscape character areas identified in *Wokingham District Landscape Character Assessment, Draft Report*, May 2003, J2: Arborfield Cross and Barkham Settled and Farmed Clay and L2: Farley Hill Wooded Sand and Gravel Hills. There are no significant changes between the *Wokingham District Landscape Character Assessment, Draft Report*, May 2003 and the Final Report. As identified in the LPA comments the Landscape Capacity statement in the *Wokingham District Landscape Character Assessment, Draft Report*, May 2003 has been deleted and replaced by a Landscape Strategy statement in the Final Report. The Final Strategy Statement categorises the overall/ objective strategy and identifies key characteristics to be conserved (L2) and enhanced (J2), as did the Draft Landscape Capacity and Strategy Objectives set out in *Wokingham District Landscape Character Assessment, Draft Report*, May 2003. None of the landscape strategy principles have changed for either character area.

The landscape proposals associated with the proposals for the re-development of the site will reinforce the Final Landscape Strategy. The Final Landscape Strategy identified characteristics within the character areas of L2 and J2 which are not in optimum condition. These landscape elements within the site which are degraded will be enhanced and conserved through the following initiatives, as set out in the *Highfield Park, Arborfield, Landscape and Visual Impact Assessment*, March 2004:

- Reinforcement planting along the existing woodland edge to reinforce the ancient woodland coppice.
- 8 metre wide buffer planting incorporating woodland blocks along site hedgerow boundaries which reinstate of the eroded field pattern and reconnect the site within the wider landscape.
- Better integration of the Garrison and surrounding built development into its landscape setting through creating a clear visual distinction between built-up and rural areas through robust 5-8 metre wide buffer planting in conjunction with block planting to create a defensible settlement edge within the landscape.
- Protection and enhancement of views over the site and surrounding built form through screen planting, particularly from distant elevated views along the public footpath.
- Encouragement of wildlife linkages with the surrounding countryside through the promotion of native and varied structural planting along the site boundary with woodland blocks extending into the site.
- Promote recreational linkages and quality of experience along the Wokingham Lane Byway through additional structural planting within the site boundary.

Comment 3:

The layout of the re-development proposals has responded to the landscape policy context and the existing landscape and visual context. The proposals will be sited within a strong landscape framework which reinforces the existing site features and characteristics ie. woodland setting, surrounding views and countryside transitional rural/ urban setting.

Several housing developments have been built or approved for building immediately surrounding the site. These include the site formally known as the Arborfield Garrison which has been redeveloped for housing, known as Penrose Park and the site to the south of the Wildlife Heritage Site (WHS) near the new roundabout which is currently being developed. These developments have an influence on the landscape character surrounding the site, creating a landscape context of residential development set on the edge of countryside. The proposed development would be appropriately sited within this context.

It is accepted that the landscape elements upon the site will change as a result of the proposals. However, the landscape elements on the site have been identified for reinforcement. This provides the opportunity to establish a defensible edge to development and provide a transition between the urban and countryside environs. The landscape framework establishes a layout which is considered to assimilate the proposals into the wider landscape setting.

Comment 4&5:

As identified within the Landscape and Visual Assessment there are no publicly available views of the site from distant views to the south and west, due to the screening effect of intervening off-site vegetation and topography such as Long Copse and Great Copse. Please refer to photographs 3, 4, 17, 18 and the Photographic Location Plan within the report (3814.10 – 12 & 3814.15)

The indicative layout submitted with the application indicates the proposed planting. The minimum 5 metre wide and 8 metre wide landscape buffer planting is a constant width around the entire site boundary. Substantial woodland blocks extend into the site. These blocks of planting provide areas of greater planting depth and width along much of the site boundary. These blocks also provide

3814LT06

additional screen planting, integrate the site into the landscape and provide green links across the site. Refer to drawing 3814.18 Landscape Concept Plan- Planting Widths for dimensions of woodland blocks and buffer planting.

The principle aim of the landscape design is to assimilate the site into the local landscape in a manner that is compatible with the existing landscape character and objectives of the district and countywide landscape character strategy. Opportunities to reinforce and enhance the existing and frequently degraded landscape components have been carefully considered through the landscape strategy. The landscape strategy establishes a strong landscape framework which the development will be sited. This approach is demonstrated by the extent of proposed woodland/buffer planting, internal planting and open space/village green areas illustrated on the Development Concept Plan.

With regard to the Landscape Concept Plan the layout was prepared for an outline application and is for illustrative purposes only. The Landscape Concept plan establishes the principle that extensive woodland planting will form part of the development proposals, and gives an indication of the extent and area of proposed planting. At the detail design stage, the proposal would be brought forward in consultation with WDC. There is a degree of flexibility with the location of the various proposed components, such as woodland blocks, the village green and areas for residential development. The layout could be reconfigured in consultation with WDC, for example the village green could be located adjacent to the existing woodland edge to provide a robust woodland buffer edge with varied planting from tree, shrubs to open grass. The proposed ratio of built areas to open space and planting allows for a proposal to be brought forward at the detail application stage which addresses the issues with regard to landscape and nature conservation.

Public Right of Way/ By-way 15:

Byway 15 public right of way largely runs outside the Highfield Park Site, along Wokingham Lane. Where it passes along the site boundary and briefly across the site, the outline proposals for the site illustrate proposed woodland block planting to enhance the existing vegetation lining the footpath/bridleway.

With regard to the amenity of the footpath/bridleway, proposed residential development has been located further into the site, and with a combination of intervening existing and proposed woodland block planting creating a buffer of approximately 30m between the footpath/bridleway and proposed residential development. The change in views from the footpath/bridleway would be limited (taking into account the existing substation and other buildings/structures on the site). An improved and enhanced woodland setting to the Wokingham Lane Byway is identified as a principle aim of the landscape Concept (pg 41 of Landscape and Visual assessment Report.)

As to the means of crossing the access road into the Highfield Park site, please refer to the Engineers response.

If there are any queries with regard to the above, please do not hesitate to call Celia Magennis in my absence.

Kind regards

Yours sincerely

Page 4 of 4

3814LT06

pp.

A handwritten signature in black ink, appearing to be 'Lisa Toyne', written over a horizontal line.

Lisa Toyne
Director

Tel: 0118 974 6330 (Direct Line) Fax: 0118 974 6313
Email: peter.bourne@wokingham.gov.uk
Date: 17 August 2004
My ref: PDB/DF/
Your ref: 12855/IPK/NPB/WDC
File ref: Planning – Arborfield 2004/1646 & 7

Mr I King
Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
Berkshire RG1 8DN

Environment Division
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr King

HIGHFIELD PARK: APPLICATION 0/2004/1646 & 7

Thank you for your letter dated 11th August 2004 received whilst I was on annual leave. I remain concerned about the expansion of residential development to the west of the A327 and would expand on these concerns as follows:-

1. **Conflict with pedestrians crossing to west of roundabout:** I accept that the Poperinghe Barracks development provided for pedestrians to cross the access road to the west of the roundabout. Nevertheless, the creation of a further access of this road, less than 25m from the roundabout will create further conflicts in this area. The combination of this access and the need for pedestrian and cyclists to cross here is considered unsafe. Whilst this could be considered further through a safety audit, there is no guarantee that an acceptable solution can be found. It is my view that this matter needs to be addressed before planning consent is granted.
2. **Baird Road Links:** At present there are no clear proposals as to how these links to and across Baird Road are to be provided. Whilst I accept that these could be secured through a Section 106 contribution, no scheme has yet been agreed and no cost identified.
3. **Bus facilities:** I note your comments about previous consents and contributions being secured. Despite these there remains concerns that the site does not fall in an area that can be properly considered sustainable as set out in the Local Transport Plan. It may be that further improvements to bus services could be funded, again through a Section 106 agreement, and I am seeking to identify these costs. They are unlikely to be available before 19th August. I am concerned that the level of the contributions needed may be quite substantial and may render the scheme not viable.

Cont/...

4. **Distance to shops and schools:** I note you quote a figure of 1600m from the IHT “PPG13 Guide to better practice”. I have not found this figure in my copy. Can you advise of the exact reference so that I can read the full context of this quote? Certainly PPG13 and the Guide encourage LPAs to establish criteria for assessing sustainability, and this is reflected in the Local Transport Plan and Draft Design Guide. It is against these criteria that the scheme fails on sustainability grounds.

Yours sincerely

FB

Peter Bourne
Team Leader – Highways Development

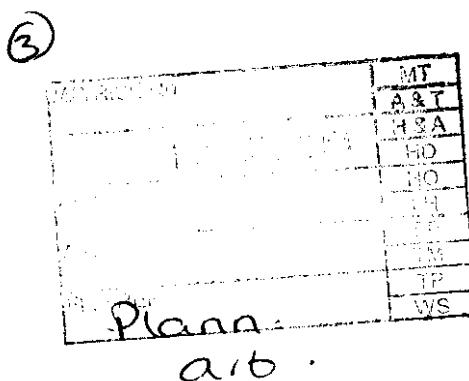
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cc: Heidi Lynch – Senior Planning Officer – Development Control



Tel: +44 (0)118 950 0761
Fax: +44 (0)118 959 7498
Website: www.pba.co.uk
E-mail: reading@pba.co.uk

Mr Peter Bourne
Highways Development
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR



11 August 2004

Dear Mr Bourne

**Proposed Development of Highfield Park, Arborfield
Application Number 0/2004/1646 & 7**

We understand that the Case Officer, Heidi Lynch, dealing with the planning application for the above proposals is presently preparing her report to committee and that the deadline for completion of the report is the 19th August.

We have been asked to prepare a response to the four points raised in your memorandum of the 5th May concerning transport issues. Our response is set against the planning background of development that has taken place or has been granted permission in the area. This includes development that has been granted planning permission on appeal and in which the issues taken into account in granting permission included the sustainability of the proposals in terms of the relationship to existing facilities and services including public transport.

1. Pedestrian/cycle access across the access road immediately west of the roundabout before the junction that access the application site.

The consultant's report that accompanied your memorandum raises concerns regarding the effects of the traffic from the application proposals on the safety of pedestrians and cyclists on the crossing of the access road for the Poperinghe development. This crossing formed part of the planning permission for the Poperinghe development and has been the subject of Stage 1 and Stage 2 safety audits of the roundabout and access road permitted under the planning permission for the Poperinghe development. The consultants report states that this will no doubt be addressed in the safety audit.

We propose that this issue be dealt with through the safety audit for the application proposals.

2. Pedestrian/cycle links across Baird Road.

Financial contributions to sustainable transport measures would be secured through a Section 106 Agreement should planning permission for the proposals be granted. These would include for the provision of pedestrian/cycle links across Baird Road.

Partners: **Francis Connolly KSG** FICE FCIWEM MIFire MCIArt FIABT FConsE **Senior Partner, Nigel Brown** DipEng BSc DIC MSc CEng MICE CMILT,
John Rushton BEng MSc CEng MICE MStructE, **Keith Mitchell** BSc MSc MIHT CMILT, **David Atherton** BSc MSc CEng CGrow FICE FIMMM FCIWEM MCIWM FGS, **Iain Gibb** BSc CEng FICE PConsE,
Stephen Capel-Davies BSc CEng FICE FCIWEM, **Malcolm Cleaver** BSc CEng MICE, **Anthony Russell** BEng MSc MRPI MIHT, **Richard Puttock** BSc MSc FGS,
Mark Anderson-Hammersley BEng MA CEng MICE MIHT MCMI, **Robert Brickwood** BEng CEng MStructE MAPS, **Benjamin Mitchell** BSc CEng MICE MCIWEM,
Richard Swinden BSc CEng MICE MIHT, **Scott Thitchalls** MSc MIHT CMILT, **Michael Parkinson** BSc CEng MICE MIHT MRIO.

UK Offices: Birmingham, Exeter, London, Mardstone, Northampton, Reading, Swansea, Taunton, Warrington
International Offices: Australia, Czech Republic, Germany, Ireland, Poland, South Africa

3. Measures to secure better bus facilities within 400m of the site with good access across the A327.

Financial contributions to improve bus facilities and services in Arborfield have been secured through Section 106 Agreements for the Poperinghe development, for Penrose Park and for other developments along the routes of bus services that serve Arborfield. In the letter of 10 November 2003 from the public transport section of WDC it is stated that there are a number of future improvements of public transport in Arborfield under consideration depending on the availability of finance, particularly public transport contributions from various developments in the Arborfield and Shinfield areas.

One of the schemes mentioned in the letter is the provision of bus gates in Baird Road to enable a continuous route through the garrison area which would bring buses closer to Penrose Park, the Poperinghe development and the application site. This is subject to final agreement with the Ministry of Defence. Access across the A327 to the public transport services would be provided by the dedicated signal-controlled crossing approved as part of the planning permission for the Poperinghe development.

The application proposals would provide contributions to public transport improvements which would assist in the realisation of the above scheme and would enhance services for both existing and future residents.

4. Measures to address the lack of retail and educational facilities within the prescribed distances.

As part of the evidence submitted for the planning appeal for the Poperinghe development, a review was undertaken of the Inspectors reports for other sites in the area that had been granted permission on appeal, and an assessment made of the distances to local facilities and services in relation to threshold distances given in PPG13 Guide to Better Practice and in the IHT Guidelines for walking distances. The sites considered were the Brick and Tile Works site and Sheerlands Road site to the south-east of Baird Road and the Penrose Park site.

The equivalent distances for the application proposals would be broadly comparable to those for the Poperinghe development. The Inspector for the Poperinghe appeal took account of this evidence concerning distances to local facilities and services in granting planning permission on appeal. The assessment showed that the Poperinghe development is between approximately 1780m and 1890m from the local schools and between approximately 870m and 1540m from the local shop within the Arborfield garrison. In the IHT guidelines the suggested preferred maximum for schools is 2km and the walking distance threshold suggested by PPG 13 Guide to Better Practice is 1600m.

With regard to travel to schools, there is a bus service for travel to the Holt, Emmbrook and Forest schools and an American-style yellow school bus for primary school children from the Garrison and other areas travelling to schools in Arborfield village.

In summary therefore, the issue of sustainability in relation to the availability of local facilities and services has been taken into account in the planning appeal process for other development in the area and has not been considered to be a reason for refusal of planning permission. The contributions to sustainable transport measures that would flow from the application proposals should permission be granted, would enhance the opportunities for Arborfield residents to use sustainable modes of travel.

We hope this is of assistance in answering the points raised in your memorandum and should be pleased to discuss our response in more detail with a view to resolving the issues raised.

Yours sincerely,

P.p. 

Ian King: Associate
For And On Behalf Of
PETER BRETT ASSOCIATES

Cc	Mike Murray	Wharf Land Investments Limited
	Alison Tero	CBRE
	Deirdre Wells	Red Kite Development Consultancy
	Mark Wyatt	Holborn Properties Limited
	Lisa Toyne/	
	Celia Magennis	DLP
	Nigel Brown	PBA
	Paul Griggs	PBA
	Heidi Lynch	

Tel: (0118) 974 6481 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: July 19, 2004
Ref: O/2004/1647 & O/2004/1646

Claire Wright/Alison Tero
CB Richard Ellis Limited
Kingsly House
Wimpole Street
London
W1G 0RE

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

Dear Claire & Alison,

RE: PROPOSED REDEVELOPMENT OF HIGHFIELD PARK, ARBORFIELD

I have received a number of responses from our consultees with regard to the proposed development at Highfield Park and have enclosed copies of these. Please could you respond to the various issues raised.

Firstly, the Environmental Health Officer has several concerns with regard to Geological and Geoenvironmental Assessment report submitted. To enable her to assess the details fully, please could the following be provided:

- *Appendix 1 (preliminary ground investigation) Figure 2 Site layout plan – whilst this is present, the seven areas marked A to G are not labelled on the plan. A labelled version will be required as the rest of the report makes frequent reference to these areas.*
- *Appendix 1 (preliminary ground investigation) Figure 18 – The site sensitivity plan is missing. Please could you provide a copy of this.*
- *Appendix 1 (preliminary ground investigation) 7.1 contamination testing - Table 1 - the results summary is missing. Please could you provide a copy of this.*
- *Appendix 1 (preliminary ground investigation) 7.1 contamination testing - Table 3 (gas monitoring results) is missing. Please could you provide this information. Also, the Scientific Officer thinks there should be a table 2. If this is correct, please could you provide it.*

The following comments were also made by the Environmental Health Officer with respect to noise:

The Acoustic Assessment Report shows the site falls into noise exposure categories A, B and C as per PPG24 assuming there is no development on the site. The report does not predict noise levels assuming residential dwellings are permitted. Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source. I would not recommend approval of this application until further information has been received and assessed.

I advise you submit further details or a statement on how you proposed to protect the future occupiers from noise should the development be permitted.

Secondly, the Landscape Officer has the following comments:

As the site is located within the countryside, the proposed development will be contrary to policy WCC1 and therefore I cannot support this application.

The landscape and visual impact assessment report is reasonably thorough however there are a number of points which I wish to make regarding the report and these are listed below:

1. The document does refer to the Wokingham District Landscape Character Assessment, however this was the Draft Document and not the Final Report as published in March 2004. The evaluation section in the Draft version contained a paragraph on ability of a landscape to accommodate change. This has now been removed from the Final Draft and replaced by a paragraph on landscape strategy for each character area. Capacity to accommodate change is discussed in the landscape and visual impact assessment as relating to the landscape character areas; this will now need to be reconsidered in conjunction with the Final Report of the Wokingham District Landscape Character Assessment (WDLCA).
2. Although the site is located within landscape character area L2 – Farley Hill Wooded Sand and Gravel Hills, it is also close to the boundary of J2 – Arborfield Cross and Barkham Settled and Farmed Clay. In reality landscape character rarely changes abruptly so the boundaries of the character areas should be seen as a transition zone from one character area to another. I believe that the site has characteristics of both landscape character areas and there is a need to consider the landscape strategy of each landscape character areas and how it relates it to the site. These are:
 - a) L2: Conserve and strengthen key characteristics that contribute to a strong rural character.
As the site is brownfield rather than agricultural there are not many landscape features to be conserved apart from the surrounding woodland, which I consider to be an important landscape feature.
 - b) J2: Enhance elements of existing character to include better integration of the garrison in its landscape setting and more general improvements to woodland, farmland and habitat management.
3. The landscape and visual impact assessment concludes that as the site is currently a degraded brownfield site and redevelopment within the site will remove these visual detractors to provide a more positive impact on the surrounding area. I don't wholly agree with this. I do agree that the site in its current condition is visually poor, however the construction of a significant number of dwellings within the site will change the character of the site to being urban in character which I consider to be visually detrimental to the wider character of the surrounding countryside.
4. The proposed development relies on the existing woodland to screen the development in long distance views from the south and west and is in part protected by a TPO and designated a WHS. It is therefore important that this woodland is retained and enhanced as an existing landscape feature (as identified in the landscape strategy associated with the WDLCA). The landscape concept plan submitted by the applicant shows a woodland buffer strip of 5m adjacent to the existing woodland which is a totally inadequate area of land to plant up for this purpose and needs to be a transition zone between the existing woodland and the proposed development. It is suggested that a much larger area than currently shown on the landscape strategy plan is identified as woodland / public open space and should form an informal edge along the southern and western boundaries of the site.
5. A strong woodland belt cannot be achieved with only 8m of buffer planting along the north eastern boundary of the site and again it should be combined with areas of public open space so that there is scope to plant significant blocks of trees. Any development will need to be integrated into the wider landscape in association with the guidance provided in the WDLCA, by a combination of site layout, building styles and structure planting and not just relying on screening by buffer planting. If the development has to be screened to prevent views into the site then it is not acceptable.

Please could you respond to these comments. You may wish to contact Catherine Brimble (Landscape Officer) directly for further advice.

The Ecological Officer (Andy Glencross) has made the following comments:

The suggested Landscape concept does not represent the best option for the site ecologically, Woodland is only really viable in substantial blocks. The 'fingers' proposed in this scheme would have minimal wildlife value as woodland, due to the substantial edge effect. In addition areas such as these within developments have a tendency to become either 'gardened' or dumped upon.

This site has a long history of environmental degradation and habitat loss. Indeed a substantial part of the site was once part of the remaining woodland complexes of Long Copse, Spring Copse and Wokingham Lane itself. This application is an opportunity to reverse the trend on this site and to restore the areas that were once woodland. I have used the 1875 OS Map to trace the old wood boundary (although the wood was even bigger at the time of the 1934 OS map). I envisage that the area on the map shaded green is planted with a native woodland mix similar to the adjacent woods (for which we have a 2002 survey). The area shaded blue is my proposed developable area.

This coupled with the required minimum 15m buffer zone to the existing WHS woodland gives a developable area of 3.4ha rather than the 4.4ha in the application. This approach will also ensure that this development does not increase the ecological fragmentation the woods in these areas have already suffered. The advantage of this scheme would be to have all the Public Open Space in one usable block which is now preferred to the scattered small grass verge approach.

I have enclosed a copy of the map he refers to.

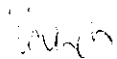
I have had several concerns raised over the 'existing public right of way' labelled on the Landscape Concept Plan. This is actually By-way 15 and has rights for ridden horses as well as pedestrians and cycles. The British Horse Society has raised a concern (see letter attached), as the By-way is an important route linking Farley Hill and Swallowfield with BR15a on the east side of the A327, to further link up with The Coombes. The British Horse Society would like to be satisfied that the A327 crossing arrangements from Byway 15 to Byway 15A for horses will be retained (as agreed in the Poperinghe Barracks planning application). They would also like to be ensured that the section of byway 15 passing through the site is recognised to be a byway to be used by horse riders. Finally, could you please let the Council know if byway 15 would remain open to vehicles during the development, if it were given approval. If it is to be closed, you will need to apply for a diversion order.

Please see the attached correspondence from: Thames Water, S+S Electricity, Fire & Rescue Service, Berkshire Sites & Monuments Record, British Horse Society and our Highway Officers. I look forward to receiving a response to these.

With respect to your letter dated 07/07/04, and our telecommunication on 16/07/04, I wish to confirm the Council's position that it would seek to retain Highfield Park as a gypsy site due to there being inadequate provision for travellers within the District.

I hope these comments have been helpful. Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely



Heidi Lynch (Senior Planning Officer)

Heidi Lynch
Wokingham District Council
Planning Services
P.O. Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

804 82

PLANNING	HL
09 JUL 2004	
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	FILE

Direct Dial 0207 182 2144
Email Claire.Wright@cbre.com
Our ref PLANNING/189394/CW

Your ref
09 JUL 2004
07 July 2004

Dear Heidi

ARBOURFIELD - HIGHFIELD PARK

On behalf of our client Wharf Properties, we submitted an outline application for the development of Highfield Park, Arbourfield for the residential redevelopment of the site in March 2004 (Reference: O/2004/1646). Further to your telephone conversation with my colleague Alison Tero on 21 June 2004, and also your recent meeting with the Council's Gypsy Officer, I write seeking confirmation of the Council's position with regard to the need to retain Highfield Park as a gypsy site.

Should you need to discuss further, please don't hesitate to contact Alison Tero or myself. I would be grateful if you could respond to this letter as soon as possible.

Yours sincerely

C Wright

Claire Wright
Planner
For and On behalf of CB Richard Ellis

CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
Kingsley House
Wimpole Street
London W1G 0RFSwitchboard 020 7182 2000
Fax 020 7182 2001Direct Dial 020 7182 2130
Email alison.tero@cbre.com
Our ref PLANNING/AT/189394
Your ref O/2004/1646 and 1647

12 May 2004

Carol Hurst
Planning Services
Wokingham District Council
PO Box No157
Council Offices
Shute End
Wokingham
RG40 1WR

HL

PLANNING SERVICES HPT	
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12 MAY 2004	
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Dear Carol

ARBORFIELD - HIGHFIELD PARK

Following our telephone conversation last week, regarding the duplicate planning application reference O/2004/1646 and 1647, for the redevelopment of the site known as Highfield Park for residential purposes, we have now enclosed a completed Certificate C.

As we discussed, the planning application was submitted on 31 March 2004 with a completed Certificate B and notices were sent out to the landowners by registered post. We have subsequently established that the Post Office were unable to deliver the notices to a number of the landowners as they were no longer resident at the addresses we had been given by my clients solicitor. We have therefore proceeded to arrange for Certificate C to be completed and a notice to be published in the Wokingham Times on Wednesday 12 May 2004. A copy of the notice is also enclosed for you information.

Should you require anything further from me at this stage please do not hesitate to contact me.

Yours sincerely

**Alison Tero**
Associate Director
For and on behalf of CB Richard Elliscc. **Mike Murray – Wharf Properties**
Paul Roberts – Forsters

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

- (b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name

Address at which notice
was 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

- 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 served	Date on which notice was served

Signed Richard Elli 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 Cawt	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

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United Kingdom

Dear *William 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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2004/1646

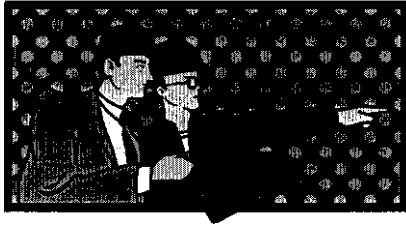
CASE OFFICER: Heidi Lynch

[illegible]

DATE: 15 April 2004

SCANNING INFORMATION SHEET

CONSULTEES



Application Number: O/2004/1646

Applicants Name: Wharf Properties (Homes) NO 2 LTD

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

Heidi Lynch

From: gary cowan [gary@cowan24.freemove.co.uk]
Sent: 19 October 2004 16:18
To: Trevor Watson
Cc: Heidi Lynch
Subject: Fw: Arborfield - Highfield Park (LPA Refs: 0/2004/1646 and 0/2004/1647)



Highfield Park II.doc

Trevor, I was copied today with an email containing 2 attachments from CBRE and Forsters. In the light of their comments and the fact that they approached all members of DC directly I felt I should respond to it. I have therefore copied the enclosed attachment to all DC Members. I do have some difficulty making DC but I am trying my best to get out of another extremely important commitment. I have also copied it to Heidi as Case Officer so it can form part of the file if that is appropriate. Sincerely Cllr Gary Cowan. Arborfield.

I must apologise for not being able to attend DC tonight but I have a commitment I cannot avoid. I support the Officer recommendation but would like to make the following comments.

The identification of the land as Highfield Park is incorrect as Highfield Caravan Park is the permanent gipsy site. The various remaining sites on the land have been subject to many planning applications and appeals and have always been referred to as **land north of Wokingham Lane not Highfield Park**, which is its proper designation.

It is very important to make that distinction as the land, which is all in the countryside and should be treated under Local and Berkshire Structure Plan and PPS7 policies consisting of a series of individual areas well identified in the report as;

- The Highfield Caravan Park site (Planning permission granted against policy at appeal (on human rights grounds).
- Bound Oak and Walkers via the Certificate of lawful Use route. Although permissions exist they were not obtained by what I would call the “normal” planning process
- An unauthorised car scrap-yard which has court order served on it.
- In addition and not referred to in the report but part of the planning application is a field which has no activity on it and is simply countryside (see map on agenda page 84. The area is shown below Highfield Park and adjacent to the A327)

The report mentions the wishes of the pitch owners desire to re-establish a presence on the site, which I welcome but recent correspondence from Forsters on behalf of the developer would now indicate otherwise. If this is the case and the families have left the site so as stated no local links need to be safeguarded then it becomes another matter. As the mobile homes are not permanent structures it is not an issue as the land can be allowed to revert to natural abet degraded countryside.

Impact upon the character and appearance of the surrounding area;

Paragraph 20; the existing area consists of low buildings, trees and bunds and is broadly visually unobtrusive. A development of such scale would have a significant effect when viewed from **footpath 17 (not mentioned in the report)** Farley Hill (AONB) or the A327, which is a Green Route.

The site would be clearly visible from the well-used Footpath 17, which links up with Wokingham Lane (byway 15), which is also well used by ramblers, walkers and horses.

Ecological issues;

Paragraph 25; No mention is made of the stream, which runs from the scrap yard under the A327 into the new estate at Penrose Park which has many conditions attached to it in Penrose Park.

There is also a contamination issue relating to a considerable amount of “illegal waste” coming on to the site and being burnt there. In fact all or most of the land including the stream could be contaminated and not be suited to residential and this needs to be taken into consideration.

Long Copse consists of two areas (see map on page 84). The site to the west is a wildlife heritage site and the second one known locally as “bluebell wood” is under consideration as a wildlife heritage site but no buffer protection is being afforded to that area.

Service Amenity and Infrastructure Provision;

Education provision is shown for Shinfield Infants and Junior schools yet the catchment area is Farley Hill and Arborfield. Why has provision not been made in the catchment area schools only? Should these schools be at capacity then planning permission should be refused, on sustainable grounds as extra car journeys will result in taking children to the Shinfield Schools. It should also be noted that the distance to Shinfield Schools would result in the Council having to provide school transport forever as presently there is no school bus on that route.

Leisure and Community; if one adds the provision for POS along with the buffer protecting Long Copse the developable land reduces to about 1.5 to 2.0 Ha of developable land. This would result in 45 to 60 dwellings at 30 per Ha and 60 to 80 at 40 per Ha not the 132 to 176 applied for.

This PA with Public Open Space, a watercourse not mentioned in the report and Wildlife heritage Site buffer zones is a bit more complicated than most the Committee is normally asked to consider. These could take up to 50% of the proposed site. The Committee needs to consider the net not gross density of the land as clearly to agree the outline numbers applied for would require a major reduction in the “non-developable” land area or a build rate in the region of 60 to 80 per hectare in a countryside location.

Buffer zones, full Public Open Space Provision and all other necessary protections (water course, trees etc) must be established as a conditions now as they play a role in the numbers of potential houses the site could contain.

Contributions for Library stock should be directed to the Library at Arborfield Cross or more pressingly to provide staff at the Arborfield Garrison Library which are both in the area and not Spencer’s Wood Library which is a very long way away and again would result in additional car journeys.

Reference is also made to Gipsy site provision in Carters Hill but no mention is made for what, how much and whether the site is in private or council ownership. With respect to Highways contributions I see no requirement for a proposed pedestrian crossing on Baird Road.

While recognising that the land might be considered degraded (at ground level) as currently most of the existing activities are not visible from the surrounding areas. With the removal of existing trees and bunds and building adjacent to the A327

(Green Route) this would clearly have a seriously urbanising and detrimental effect on the existing visual amenity of the countryside from all directions

The CBRE letter makes various statements, which I would like to comment on as follows.

Reason 2 actually recognises this PA is contrary to Councils adopted Policy. I must add it also is contrary to the Berkshire Structure Plan and PPS7 and would clearly set a precedent for future planning applications in the countryside.

Reason 3 recognises the land is degraded but it cannot get away from the fact that although the land is degraded it can be cleaned up and visually it is not generally noticeable from the surrounding area. A large number of houses would certainly be visible in the countryside setting. There are many appeal cases where much lower levels of visual intrusion in the countryside have been dismissed.

Reason 4. Penrose Park was granted permission at appeal but the Inspector said he did not consider that site as sustainable but the council had identified it as a reserve site so the presumption favoured development. It should also be noted that at the time of the appeal the council, was failing in meeting its housing numbers by a considerable number of houses which is not the case now.

On Penrose Parks 300 houses the Local Plan Inspector said, “ I have considerable doubts as to whether this site would have been justified under the current PPG3 (2000) advice or my recommended strategy for allocating land”. On Arborfield Garrison he said, “ I do not agree with the council that Arborfield Garrison possesses the essential qualities of an identified settlement for the reasons I have given” Arborfield garrison is not a settlement in the recently adopted Local Plan. The proposed site is located in a less sustainable but more rural countryside location.

Poperinghe Barracks got permission just before the Local Plan Inspector’s report was published and in my opinion planning permission would not have been granted had it been after the Local Plan Inspectors report. An appeal at Bramshill Close for 10 units was dismissed as it was outside the settlement and would conflict with the principles of sustainable development. Again the proposed site is located in a less sustainable but more rural countryside location.

The site is clearly in an unsustainable location in the countryside.

Reason 5 recognises the site has not been subject to the site selection process set out in WH1 or the sequential approach set out in the Local Plan, Berkshire Structure Plan and Government guidance. The Local Plan housing numbers are being met so this Planning Application conflicts with the principles of Plan, Monitor Manage and any sequential approach to housing development. It also recognises the site is in the countryside. Countryside policy WCC1 is very clear and is not designed to have 132-176 houses built in the countryside and is in conflict with points A to H of WCC1

Reason 6. Makes the point that the gipsies have written to the council confirming they do not wish to remain on the site which seems to be supported by correspondence from Forsters that the families have left the site so as stated no local

links need to be safeguarded and should not be a reason for refusal. This may be the case but if it is so then it is also not a reason to grant planning permission. The mobile homes are not permanent structures so once they are removed the land could allow that part of the site to revert to countryside.

Reason 7 can be dealt with by condition but other issues need conditions such as contamination, archaeology, trees, visual impact of footpath 17 and the watercourse.

Reason 8. Although layout is mentioned until the site can be identified in to area of developable and non-developable land (gross/net areas) accurate housing numbers cannot be applied so it will be impossible to prove/disprove whether a satisfactory site layout can be achieved.

Reason 9. Service, amenity and infrastructure needs raise many points. Provision for Junior and Infant School places appear to be outside the normal catchment area. Arborfield and Farley Hill would be normal but if they have reached capacity and children have to be sent to Shinfield it will certainly increase use of the car and as such is not sustainable and a reason for refusal.

Leisure and Community on site public open space coupled with Wildlife site buffer zone protection along with the watercourse buffer zone protection (not identified in the PA) would have a considerable impact on the amount developable land and as such is material in establishing the numbers of houses this site could take.

Reason 10. No provision is made for local need. 26% should be a condition with a local need built into that figure.

TO summarise the site called Highfield Park is not properly identified and need to be recognised as Land North of Wokingham Lane. The net amount of developable amount of land must be clearly identified and agreed by conditions to establish exactly how much development the site could take.

This net amount of land should take fully into consideration the POS, WHS and watercourse buffer zones and individual plots including their designations. The site is in the countryside in an unsustainable location and is in breach on most of the Local Plan Policies, The Berkshire Structure Plan and PPS 7. The visual impact on the countryside from Footpath 17 (not mentioned in the report), Wokingham Lane and the A327 Green Route will have a serious and detrimental effect on the countryside. It will lead to a considerable number of additional car journeys which conflicts with guidance in PPG 3 and other plans.

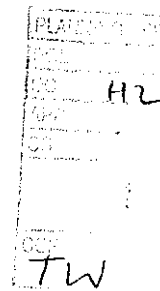
I would ask the members to support the Officer recommendation and refuse this planning application.

Councillor Gary Cowan.

To Adrian Ellis

Anna Cronin
Director of Planning
WDC
Shute End
Wokingham
Berks
RG40 1BN

4th October 04



82901

15/10/04

Dear Anna Cronin

R.E. HIGHFIELD PARK

We are aware that a planning application has been submitted for the development of Highfield Park in Arborfield and as the owners of various plots on the site we would like you to take note of our views.

We would like the council to know that we have been forced to leave the site because of violent clashes and threats between different groups of travellers and the relationship between groups are now so strained that there is no possibility of us returning to the site. Fighting between groups has been going on for a few years and the site is regularly used for fly tipping. Fires have been set, destroying our gardens, fences and property. We've been physically threatened and told that they'll be back. We don't want to live like that in fear of using our own land.

There's no point in us trying to improve the site, as we know anything we do will be torn down but we've invested a lot of money in buying the land and are not prepared to let other groups take it over.

We have been told that the council are worried about where we will move on to but we don't want to move on to somewhere else locally, where we will inevitably have the same problems, so the money that we will receive from the developers will enable us to buy a permanent home and settle down properly within the community where our children are in school.

Yours sincerely

THE RESIDENTS OF HIGHFIELD PARK

W. Chandler

John Collins

R. Bower

Katie RUSHER

R BOWER

J SKREETS

J SKREETS

W. Chandler

MS
HL
19/10

Ms Heidi Lynch
Senior Planning Officer
Wokingham District Council
Civici Offices
Shute End
Wokingham
RG40 1BN

THAMES
VALLEY
HOUSING

Thames Valley Housing
Association Ltd
Premier House
52 London Road
Twickenham TW1 3RP
Tel: 020 8607 0607
Fax: 020 8607 9923
e-mail: info@tvha.co.uk
www.tvha.co.uk

15th October 2004

Dear Ms Lynch,

Re: Planning Application No. 0/2004/1646, Highfield Park, Wokingham Lane, Arborfield Cross

As owner of the development land (ex-Poperinghe Barracks) for 18 new homes immediately to the south of the current application site, we write to express our strong support for the above-mentioned planning application.

Our grounds for supporting the application are as follows:

1. The application site is a brownfield site. As such it complies with Government criteria for residential development. This is in preference to developing greenfield site opportunities.
2. The application will bring much needed new housing, including an element of affordable housing. There is already a severe shortage of affordable housing in the District which the application will help to address. It will also contribute to the creation of a more balanced and vigorous community.
3. The continued existing use of the land would be detrimental not only to the residents who will occupy new residential development currently under construction at the former Poperinghe Barracks site but also to the wider neighbouring community of Arborfield. The removal of this existing use will bring significant environmental, visual and landscape improvements.
4. If approved, the new development would also provide financial contributions that will directly benefit the Arborfield community through improved transport links, schooling and leisure facilities.

Yours sincerely,



DEREK THURGOOD
Regional Development Manager

c.c. Cllr Angus Ross, Chairman of the Development Control Committee

Heidi Lynch

From: Andy Glencross
Sent: 01 October 2004 11:52
To: Heidi Lynch
Subject: PA O/2004/1647 Highfield Park Wokingham Lane Arborfield (with map)

Hi Heidi

Just a note to clarify all the issues.

The lack of a survey of the site for badgers (there is a known sett within 55m of the Northern boundary) and a survey of the building to be demolished should be among the reasons for refusal.

In addition the minimum width of the buffer zone between the the WHS woodland and any development should be 15m (not the 5-8m buffer zone they describe. This buffer zone cannot be included in the POS calculation and should be planted with native trees and shrubs prior to any development taking place.

POS on the site should for the most part be informal in nature, in one useable block and should include substantial areas of native planting to maintain and enhance the wooded character of the area.

I have asked for a commuted sum of £79,620 for the management of buffer zone and informal wooded POS at the 3AI group meeting on the 17.05.04, can you amke sure that it is still included.

Thanks for all your help.

Cheers

Andy

-----Original Message-----

From: Heidi Lynch
Sent: 01 October 2004 09:33
To: Andy Glencross
Subject: RE: PA O/2004/1647 Highfield Park Wokingham Lane Arborfield (with map)

Hi Andy,

Do youhave any comments with regard to protected species on the site (badgers, bats etc?)

Cheers

Heidi

-----Original Message-----

From: Andy Glencross
Sent: 05 May 2004 17:43
To: Heidi Lynch
Cc: Neil Etherington; Catherine Brimble; Reg Leach
Subject: PA O/2004/1647 Highfield Park Wokingham Lane Arborfield (with map)

<< File: Highfield Park map.doc >> Hi Heidi

The suggested Landscape concept does not represent the best option for the site ecologically, Woodland is only really viable in substantial blocks. The 'fingers' proposed in this scheme would have minimal wildlife value as woodland, due to the substantial edge effect. In addition areas such as these within developments have a tendency to become either 'gardened' or dumped upon.

This site has a long history of environmental degradation and habitat loss. Indeed a substantial part of the site was once part of the remaining woodland complexes of Long Copse, Spring Copse and Wokingham Lane itself. This application is an opportunity to reverse the trend on this site and to restore the areas that were once woodland. I have used the 1875 OS Map to trace the old wood boundary (although the wood was even bigger at the time of the 1934 OS map). I envisage that the area on the map shaded green is planted with a native woodland mix similar to the adjacent woods (for which we have a 2002 survey). The area shaded blue is my proposed developable area.

This coupled with the required minimum 15m buffer zone to the existing WHS woodland gives a developable

area of 3.4ha rather than the 4.4ha in the application. This approach will also ensure that this development does not increase the ecological fragmentation the woods in this areas have already suffered.

The new woodland area of 2ha could in part count towards informal open space figures, although I'll have to check this with Reg Leach. The advantage of this scheme would be to have all the POS in one usable block which is now preferred to the scattered small grass verge approach.

Give me a call if you want to discuss any of the above.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

Heidi Lynch

From: Andy Glencross
Sent: 05 May 2004 17:43
To: Heidi Lynch
Cc: Neil Etherington; Catherine Brimble; Reg Leach
Subject: PA O/2004/1647 Highfield Park Wokingham Lane Arborfield (with map)



Highfield Park map.doc

Hi Heidi

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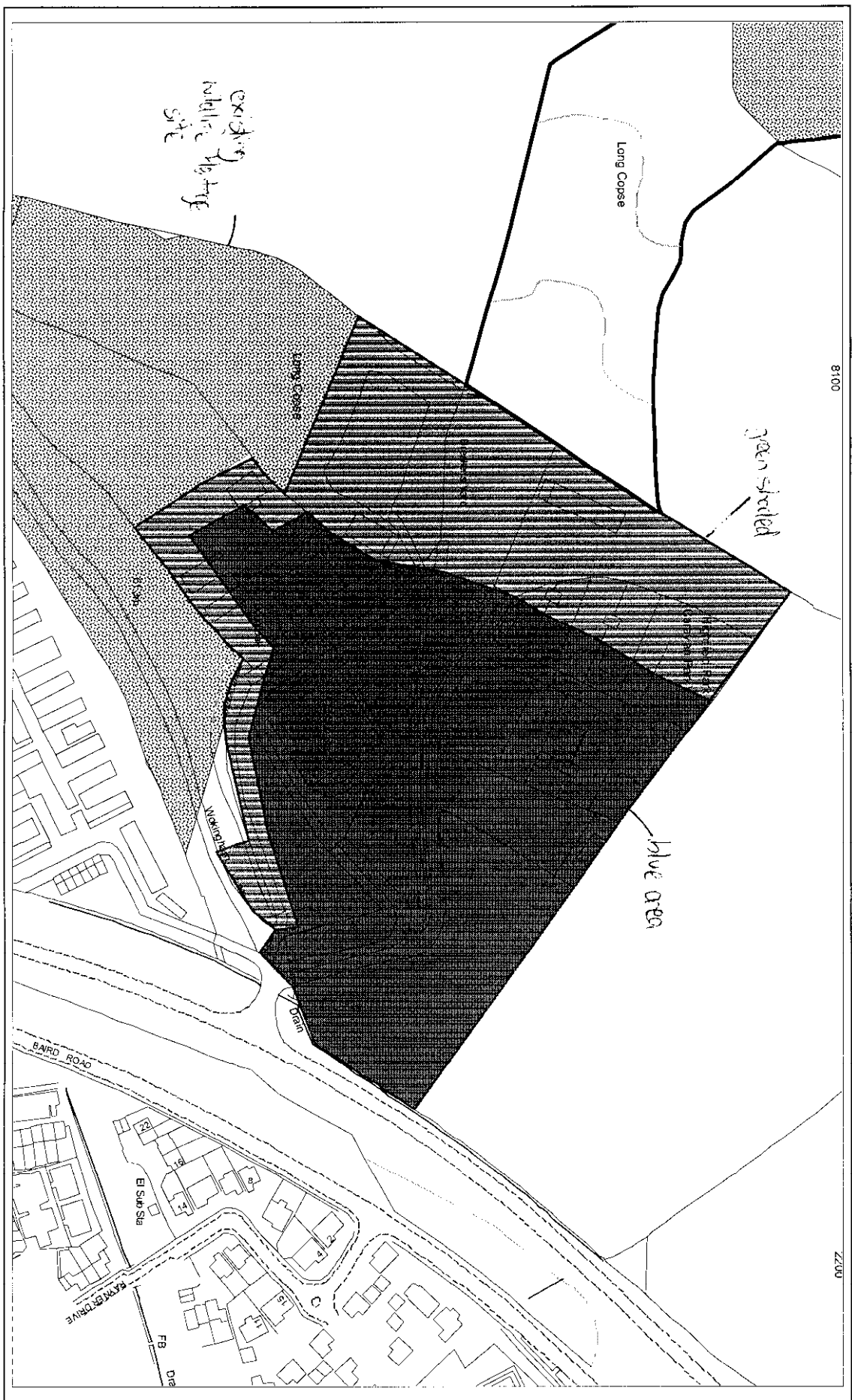
Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

15m wide buffer zone

Tel. 0118 9342016

Highfield Park, Arborfield



Heidi Lynch

From: Peter Bourne
Sent: 02 August 2004 15:57
To: Heidi Lynch
Subject: RE: Highfield Park planning application

The applicant has failed to demonstrate how the scheme will provide adequate pedestrian and cycle links across the 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 adopted Local Plan WT2; WT3; WT4; WT7; WT8

The developer has failed to show how travel by public transport can be secured to meet the travel needs of the occupiers especially in view of the remoteness of retail and educational facilities to the site. As such the proposals are contrary to PPG13 and the following policies of the adopted Local Plan - WT.; WT.; WT.

-----Original Message-----

From: Heidi Lynch
Sent: 02 August 2004 09:09
To: Andy Glencross; Peter Bourne; Catherine Brimble
Subject: Highfield Park planning application

Hello,

I am now starting to write this application up for Committee. It is going to be refused. I am aware that all of you have requested additional information with regards to the application which I have requested. As the application is to be refused anyway, could you please give me possible reasons for refusal if you have any. These could be based on inadequate information. Please be aware however that the applications are outline only and not full applications.

Thanks,
Heidi

Heidi Lynch

From: Roger Vaughan
Sent: 29 September 2004 16:34
To: Heidi Lynch
Subject: O/2004/1646/7 Highfield Park Arborfield

I confirm that the requirement for a noise assessment for this site at the outline planning application stage is not necessary. The effects of road noise on the development will be greatly influenced by the layout of the buildings.

Roger Vaughan
Environmental Health Officer
Wokingham District Council
Tel: 0118 9746355
Fax: 0118 9746401
roger.vaughan@wokingham.gov.uk
www.wokingham.gov.uk

File Note: Spoke to Emma Charles & gave her additional information requested with respect to the contaminated land. She said we would be objecting to the development on contaminated land issues, although her full response is not yet received.

HEIDI

8/10/04

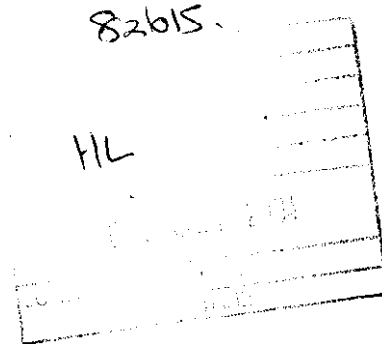
Our Ref : FM/2004/001494-2/1
Your Ref : 12855/CBH/PJG/NPB/SK

Date : 29 September 2004

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



**ENVIRONMENT
AGENCY**



Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT OF 30-40 DWELLINGS PER HECTARE ON
4.4HA HIGHFIELD PARK, WOKINGHAM LANE, ARBORFIELD CROSS
FLOOD RISK ASSESSMENT (SURFACE WATER DRAINAGE)**

The Environment Agency is in receipt of a flood risk assessment dated September 2004 from PBA Associates, in response to the Agency's objection to the above proposal (our letter dated 23 August 2004).

The Agency is satisfied with the proposed approach for the control of surface water run-off from this site, and is therefore able to remove its previous objection to this development, provided that the following conditions are imposed on any planning permission granted:

CONDITION: Prior to the approval of any reserved matters a drainage strategy shall be undertaken, and submitted to the Local Planning Authority, to include a study of the current surface water drainage system. The method and extent of this strategy shall be agreed with the Planning Authority prior to commencement of the work. The strategy shall also include measures to attenuate and dispose of surface water in a sustainable way. The surface water drainage system at the site shall then be constructed in accordance with the approved strategy.

REASON: To prevent the increased risk of flooding and to improve water quality.

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside any ditch/watercourse on the site.

REASON: To maintain the character of any ditch/watercourse and provide undisturbed refuges for wildlife using the river corridor.

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

REASON: To prevent pollution of the water environment.

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: A validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Planning Authority before any development commences.

REASON: To prevent pollution of the water environment.

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: No soakaways shall be constructed in contaminated ground.

REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Clare Williams on 01276 454343 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Barrie Howe on 01276 454447 for further details.*

ADVICE TO PLANNING AUTHORITY

Landfill

According to our records, there is a landfill site known as The Piggery located partially within the proposed development site. The Agency would therefore recommend that a landfill gas risk assessment of the site be undertaken in accordance with the above condition, and any mitigation measures implemented as necessary.

Contamination

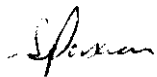
The Agency agrees with the recommendations for further work in Section 10.4 of the GeoEnvironmental Report submitted by Peter Brett Associates. Leachability tests should include parameters such as PAH. A conceptual model of the risk to groundwater and surface water features should be undertaken.

A remedial strategy should be submitted after further investigation.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully



SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323

Direct fax: 01276 454352

email: sarah.paxman@environment-agency.gov.uk

CC: Peter Brett Associates

Our Ref : FM/2004/001494-1/1
Your Ref : O/2004/1646 & O/2004/1647

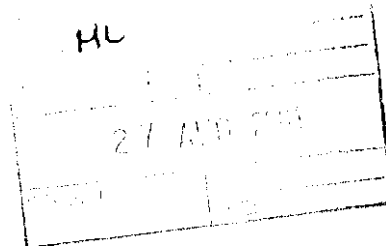


**ENVIRONMENT
AGENCY**

Date : 23 August 2004

81650

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



Dear Sir/Madam

**OUTLINE APPLICATION FOR PROPOSED DEMOLITION OF EXISTING
BUILDINGS, RESIDENTIAL REDEVELOPMENT OF 30-40 DWELLINGS PER
HECTARE ON 4.4 HA INCLUDING OPEN SPACE ETC
HIGHFIELD PARK, WOKINGHAM LANE, ARBORFIELD CROSS, READING**

Thank you for your letter dated 15 April 2004, received on 22 April 2004. I apologise for the late response. The Environment Agency has the following comments:

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

REASON: The development is likely to generate a significant volume of surface water run-off, which if not adequately dealt with, may increase flood-risk in the catchment. The developer has not provided a Flood Risk Assessment (FRA) in line with the requirements of Planning Policy Guidance 25 to address this risk.

RESOLUTION

The applicant must undertake a satisfactory FRA, focusing on the control of surface water run-off generated by the development, with particular reference to the use of sustainable drainage systems (SUDS). The applicant is advised to contact the Agency with a view to discussing the proposal and the issues that need to be addressed in the FRA. The attached document (FRA2: Development greater than 1.0 hectares in Flood Zone 1) gives initial guidance on this.

The applicant is advised that the Agency would be unlikely to accept a drainage proposal that did not meet the following criteria:

- Discharge from the proposed developed site should mimic that of the greenfield run-off as far as practicable. The discharge should be limited to that of the 1 year event, typically between 3 and 7 l/s/ha. Discharges for higher return periods can be calculated using the appropriate methods.

- Attenuation should be provided to protect from the 100 year critical storm.

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage (SUDS) approach to surface water management. This involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. These methods can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a sustainable drainage (SUDs) approach.

In order for the Agency to comment on the drainage proposals we will require the following information:

1. A design statement for the proposed drainage scheme to include:

- A descriptive summary of the overall drainage scheme
- An assessment of the effects of blockages and storms that exceed the design event.
- For infiltration devices designed for the 10 year event an assessment of effects due to an 100 year event is required.
- If the site is currently developed, then a plan showing the existing footprint can be supplied, the Agency may still require the discharge to be limited to the greenfield run-off.

2. A clearly labelled plan showing the proposed drainage works including the pipe network, invert and cover levels, the storage/infiltration details, control device and the rate of discharge.

3. Hydraulic modelling calculations should be included and show:

- The system simulated for a range of storm durations for the 100 year event, this should show the critical event for that system.
- For the critical storm, water, ground and invert levels within the whole system should be provided to include the pipe network and the storage/infiltration device.
- The maximum storage within the system and the discharge from the control.
- For attenuation gained by infiltration, soakage tests should be carried out to BRE Digest 365 and submitted to clearly show the infiltration rate.

We recommend that the applicant refer to the following documents:

CIRIA 522 (SUDS Design manual for England and Wales)
CIRIA 523 (SUDS Best practice manual)

If you require any further clarification please contact the Agency.

NOTE TO PLANNING AUTHORITY

In accordance with paragraph 65 of PPG25, if your Authority is minded to grant permission for the proposals despite the above, you must contact the Environment Agency to explain your reasons, and to give the Agency the opportunity to make further representations.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully



SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323

Direct fax: 01276 454352

email: sarah.paxman@environment-agency.gov.uk

CC: CB Richard Ellis



**ENVIRONMENT
AGENCY**

**Environment Agency Guidance Relating to Planning Policy
Guidance Note 25:
Development and Flood Risk Assessments
Development Greater than 1.0 hectares in Flood Zone1 (FRA2)**

welcome | matrix | view this document as pdf for printing

Development Greater than 1.0 hectares in Flood Zone1 (FRA 2)

Environment Agency Guidance on requirements for Undertaking a Flood Risk Assessment for Planning Applications.

The specification for all Flood Risk Assessments is set out in Appendix F of PPG 25. This guidance relates to the required emphasis for commissioning and undertaking of flood risk assessments for general development **outside** the flood plain i.e. Flood Zone 1.

Flood risk assessments may be of a relatively minor nature, evaluating a small development with minimal secondary effects, or may comprise major basin-wide studies for significant infrastructure developments. On occasions, preliminary or scoping studies may be undertaken prior to a fuller assessment. Developers should consult the Environment Agency and other relevant operating authorities to determine what information is already available on flood risk potentially affecting or affected by their site and its proposed development. They should also take full account of the local knowledge of flooding in the community.

The detail and technical complexity of a flood risk assessment will reflect the scale and potential flood risk to and from the development. In all cases the resulting report should address the following requirements:

Plans

1. A location plan at an appropriate scale that includes geographical features, street names and identifies the catchment, watercourses or other bodies of water in the vicinity.
2. A plan of the site showing:
 - existing site;
 - development proposals and
 - description of any structures which may influence local hydraulics. This will include bridges, pipes/ducts crossing the watercourse, culverts, screens, embankments, walls, outfalls and condition of channel.

Surveys

1. Levels related to Ordnance Datum/GPS, both current and following development.

Assessments

1. Surface water measures already in place, their state of maintenance and their performance.
2. An assessment of the run-off likely to be generated from the proposed development.

3. The residual risks after the construction of any necessary SuDS.
4. Estimates should also be made of climate change impacts on probabilities. The assessment should ensure that the development meets an acceptable standard of flood defence for the design life of the development.
5. The potential impact on fluvial or coastal morphology and the likely longer-term stability and sustainability of existing defences.
6. Potential sources flooding - streams, ditches, sewers, groundwater, surface flow or any combination of these.

5 copies of this information should be submitted to the local planning authority with the planning application. Failure to do so could delay the determination of the submission. It is recommended that the FRA is agreed with the Environment Agency and a "Letter of Compliance" issued prior to submission to the Planning Authority to allow a prompt determination of the application.

The Environment Agency will normally be consulted in respect of developments within the flood plain and if the proposal is within the Byelaw Distance of a Main River or flood defence structure or includes the diversion or culverting of an ordinary watercourse then formal consent for the proposal may also be required from the Agency.

For further information please contact your local Environment Agency Office

Heidi Lynch

From: Catherine Brimble
Sent: 02 August 2004 12:09
To: Heidi Lynch
Subject: RE: Highfield Park planning application

Hi Heidi

The main concern I have with the application is the fact that it is located in the Countryside and therefore unacceptable in relation to Policy WCC1. It is an inappropriate development within a countryside location that will have a further degrading impact on the surrounding countryside which has already been visually affected by the new residential development to the south and east of the site.

Catherine

-----Original Message-----

From: Heidi Lynch
Sent: 02 August 2004 09:09
To: Andy Glencross; Peter Bourne; Catherine Brimble
Subject: Highfield Park planning application

Hello,

I am now starting to write this application up for Committee. It is going to be refused. I am aware that all of you have requested additional information with regards to the application which I have requested. As the application is to be refused anyway, could you please give me possible reasons for refusal if you have any. These could be based on inadequate information. Please be aware however that the applications are outline only and not full applications.

Thanks,
Heidi

Heidi Lynch

From: Peter Bourne
Sent: 17 August 2004 12:16
To: Heidi Lynch
Subject: FW: Highfield Park 0/2004/1646 & 1647

Here is an updated response from Steve McMillan as discussed. You might find the "conclusions" section useful for your report.

Steve hasn't given any guidance on S106 contributions - so I've gone back to him for these - but they are likely to require contributions to support local bus services (quite substantial), and works to provide pedestrian links to and across Baird Road. I'll give you figures as soon as I can

As for the reasons for refusal. I've reworded the first reason given before as follows.

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 adopted Local Plan WT2; WT3; WT4; WT7; WT8

-----Original Message-----

From: Mcmillanallen@aol.com [SMTP:Mcmillanallen@aol.com]
Sent: 13 August 2004 10:59
To: peter.bourne@wokingham.gov.uk; steve.auton@wokingham.gov.uk; Adam.Coggins@wokingham.gov.uk
Subject: Highfield Park

Hi All
Highfield Park

Enclosed updated memo. Hi-tech, I've even included a photograph!

See you soon

Steve



Highfield Park - Memo -
August...

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Steve McMillan

MY REF: SMcM

YOUR REF: 2004/1646
2004/1647

TO: Peter Bourne / Steve Auton / Adam Coggins

DATE: 12/08/04

APPLICATION NUMBER - O/2004/1646 & 1647
HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD

HIGHWAYS COMMENTS (Updated from memo of 23/04/04)

INTRODUCTION

The original memo of 23/04/04 needs to be updated as a result of the recently received appeal decision with respect to 25 & 26 Bramshill Close. That decision letter (dated 20/07/04) considered an application for the erection of 12 flats on land at 25 & 26 Bramshill Close, Arborfield which the inspector dismissed on sustainability issues; quoting, in particular, policies WOS2 and WH1.

BACKGROUND

The proposal is for the demolition of existing buildings and the erection of 132 to 176 dwellings. Access would be from the A327 Eversley Road via the roundabout which has recently been constructed as part of the Poperinghe Barracks development (PBA drawing number 12855/002/004).

This roundabout was the subject of some debate at the time of the Poperinghe Barracks proposal (72 dwellings are being constructed). It was considered by the highway authority that a roundabout on the A327 would result in delay to existing road users and that a ghost-island right-turning lane would be a more appropriate design solution to serve 72 dwellings. It was also considered that a signalised crossing of the A327 was not an appropriate option for pedestrians, cyclists or equestrians when an open-plan at-grade route under the A327 would have provided a safer route and reduced the severance of the site from

Arborfield Garrison. The decision to allow both the roundabout and the signalised crossing relied heavily on advice from the police who have standard policy objections to what they see as underpasses.

Documentation supporting the application includes a Transport Assessment (dated March 2004) produced by Peter Brett Associates. The Transport Assessment is based on the construction of 180 dwellings.

This is an outline application with no details of the internal site layout given.

WDC POLICIES (Relating to Highways and Access)

WOS1 Sustainable Development

Requires that housing be located in places that minimises the need for travel by private car.

WOS2 Housing Development Principles

Outlines the settlement types in sequential approach to the housing site selection process.

WOS3 Development Control Principles

Requires that development be located in places that reduce the need to travel and which encourage walking, cycling and the use of public transport as alternatives to the private car.

WH1 Housing Development - Site Selection Process

Notes in the supporting text specify that new housing should be located within 800m (and ideally 400m) of retail, leisure, health, education, employment and good public transport services. Good public transport services are defined as being within 400m of a bus stop or station which provides at least one service in each direction every 30 minutes during the Monday to Saturday peak periods; and at least one service in each direction during the off-peak periods and Sundays.

WT1 Location of Development

Requires that residential areas should have, in reasonable proximity, shops (for convenience goods), a primary school, some employment opportunities and recreation and community facilities.

WT3 Modal Split

Requires that it is necessary for it to be demonstrated how residential development would reduce the demand for private car travel.

WT7 Road Safety

WT9 Pedestrian routes and footpaths

Gives a high priority to improving safety and reducing severance in communities.

ACCESS (TRAFFIC)

The anticipated traffic generation (for a 180 dwelling development) has been calculated based on a rate of 0.7 peak-hour movements per dwelling. The resulting 126 peak-hour traffic movements would have no significant impact on the operational capacity of the roundabout junction with the A327. Peak-hour queues of one vehicle or less are being predicted.

The layout of the proposed Highfield Park access (shown in PBA drawing number 12855/002/004) indicates that the development would be served via the minor arm of a priority T-junction with the Poperinghe Barracks access (this has been constructed to serve the existing site uses). The priority junction is very close to the roundabout (see attached photograph) which has recently been constructed. The existing minor arm flows of 47 morning peak-hour movements and 39 evening peak-hour movements would increase to about 126 movements in each of the peak-hours as a result of the Highfield Park proposal.

There are safety concerns about the additional traffic movements that would be slowing and stopping to turn right into the Highfield Park access at a point less than 25 metres away from the roundabout. This issue would no doubt be addressed in the safety audit. It is possible that the layout could be redesigned to make the Highfield Park access the main access road but, in the meantime, the current proposal is not acceptable for reasons of road safety.

The additional traffic movements would also create additional danger for the residents (both walking and cycling) of the Poperinghe Barracks development who will already be required to cross the access road at a point in between the roundabout and the Highfield Park access. This unprotected crossing was not particularly ideal in the first place but the increase in traffic flows at a location where traffic would be slowing, stopping and manoeuvring would make it unacceptable for reasons of road safety.

SUSTAINABILITY ISSUES

Bus stops for the 144 service are located about 650m away from the site of the proposed development. The WDC design guide requires that "all houses in a new residential development should be no further than 400 metres from a bus

route". The quality of the available public transport is a key determinant in the amount of private car dependency and usage. An 'average' level of public transport provision is described in the WDC Parking Strategy as "(being) within 400m of a bus corridor or railway station providing 1 or 2 services hourly during weekdays and with evening and weekend services". As the proposed site is more than 400m from the nearest bus stops it would be regarded as being 'poorly' served by public transport and, therefore in an unsustainable (in transport terms) location.

Some facilities are available within 800 metres of the site (a public house and a convenience store / post office). Community facilities are located more than 1.0km from the site. They are on MOD land and non-military personnel seem to be tolerated rather than encouraged. The nearest primary school is more than 1km from the site.

The proposed development together with the 72 dwellings being constructed on the Poperinghe Barracks site would create a substantial community which would be separated from the rest of Arborfield Garrison (and all bus stops and facilities on offer) by the A327. A signalised crossing has been constructed. It was originally proposed that the road should go over an open-plan, at-grade, walkway which would have linked the communities more safely. The construction of this at-grade connection would have improved the sustainability of the proposal but not sufficiently to overcome the sustainability and road safety objections.

The inspector's decision regarding the nearby (and better located) proposal at Bramshill Close makes it clear that that the Highfield Park proposal is not sustainably located.

WALKING and CYCLING

PBA drawing number 12855/002/004 does not show a connection between the crossing (being constructed) and Baird Road. This issue was raised with PBA at the time that the Poperinghe Barracks proposal was being considered and, as far as I am aware, has not been resolved.

All walking and off-carriageway cycling movements from Poperinghe Barracks development would have to cross the access road at an unsuitable location without any protection. This situation would be exacerbated by the additional traffic movements associated with the Highfield Park proposal. Details of the connection between the signalised crossing and Baird Road have not been supplied. Access to the community facilities, the public house and the convenience store/post office will involve crossing Baird Road. Access to the bus stops and primary school will involve crossing Baird Road twice. No details of any crossing facilities have been provided.

CONCLUSIONS

The proposal will result in about 126 traffic movements during each of the peak-hours between the A327 roundabout and the Highfield Park access. This is a substantial (nearly three times) increase over the existing traffic flows on that stretch of road. This additional traffic would have no significant impact on the operational capacity of the A327 roundabout which has recently been constructed. Pedestrians and off-carriageway cyclists from the Poperinghe Barracks development are however required to cross the access road at a point between the roundabout and the Highfield Park access. There are no pedestrian facilities proposed and this situation would be exacerbated by the additional traffic flows. The proposal would be to the detriment of road safety.

The nearest bus stops are located about 650 metres from the proposed development. The WDC Design Guide requires that new housing development should be located within 400 metres of a bus stop. The proposed development is therefore not sustainable in transport terms. In addition to this, only the public house and the convenience store / post office are located within 800 metres of the proposed development with the community facilities and primary school being more than 1km away.

No details of the connection between the signalised crossing currently being constructed and Baird Road are provided. Access to public transport and other facilities require Baird Road to be crossed at least once and no details of how these crossings would be made have been provided. The proposal does not encourage walking, cycling or the use of public transport. The location of the development and the severance caused by the A327 means that residents are likely to be dependant on the private car as a means of transport.

The Highfield Park proposal would increase the amount of traffic movements between the A327 roundabout and the proposed Highfield Park access. This traffic would be slowing, stopping and manoeuvring at a location where pedestrians and off-road cyclists from the proposed Poperinghe Barracks development would have to cross the road without facilities or protection. The slowing and stopping of Highfield Park traffic at a location close to the exit from the roundabout would result in uncertainty and a high risk of accidents. The proposal is therefore unacceptable due to reasons of road safety (policy WT7).

The range of facilities within 800m of the proposed development is insufficient to support a sustainable community and there are no public transport links within 400m of the proposed development. The proposal is therefore

unacceptable due to its unsustainable location (policies WOS1, WOS3, and WT1).

The location of the development and the lack of a pedestrian and cycle link to Baird Road do not encourage sustainable travel modes contrary to policies WOS3, WT3 and WT9.

Highfield Park Access (from the roundabout)



Steve McMillan

Policy and Plans Consultation

Date: 27th April 2004

Case Officer: Heidi Lynch

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 O/2004/1646)

Application Number: O/2004/1647

Applicant: Wharf Properties (Homes) No 2 Ltd c/o CB Richard Ellis

Relevant policies in the Wokingham District Local Plan (as Further Modified) (FMWDLP) applicable to this application:

WOS1 - Sustainable Development
WOS2 - Housing Development Principles
WOS3 – Development Control Principles
WOS4 – Service, Amenities and Infrastructure Requirements for New Development
WCC1 – Development in the Countryside
WNC5 – Protection and Management of Wildlife Heritage sites
WNC6 - Nature Conservation in the Wider Countryside
WLL4 – Landscape and New Development
WBE1 – Design and New Development
WBE3 – Accessibility
WBE4 – Landscape and Planting
WBE5 – Trees and New Development
WH7 – Housing Density Guidelines
WH10 – Variety of Housing
WH11 – Design Guidance – Residential Development
WH17 - Gypsy Sites (Permanent and Transit)
WEM14 - Alternative uses for land and premises with a commitment for , or in existing B1-B8 use
WRE3 - Development on Existing Employment Generating Sites outside settlements
WR7 – Provision of Public Open Space in New Residential Development
WT1 – Location of Development
WT2 – Access to Development
WT6 – Parking Provision and Appendix 8

It should be remembered that the development plan should be read as a whole and any proposal has to be tested against each of the relevant policies in turn, together with Government guidance and any other material considerations, to assess its acceptability.

Background

This application relates to a residential development of a predominantly brownfield site within the countryside. The application site contains two areas authorised for industrial use,(Bound Oak and Walkers Yard) an unauthorised scrap yard, a residential bungalow, an electricity substation and a gypsy site (Highfield Park) with 12 pitches. In the vicinity is:

- the A327,

- a former employment site, set down below the level of the road and now under construction for housing following an appeal (Poperinghe Barracks) and
- an area of built development (Arborfield Garrison) which although substantial in extent is not included as a settlement within the adopted Wokingham District Local Plan because it has few local services or facilities and public transport is generally poor.

The site is visible from the A327, the Category B settlement of Arborfield Cross to the north and from a ridge to the northwest of the site that runs parallel to the A327. There is a wildlife heritage site to the south west of the site between it and the housing under construction at Poperinghe Barracks.

This type of development does not comply with any of the categories regarding appropriate forms of development listed in Policy WCC1. Consequently, the proposal is contrary to the general Plan policies of restraint within the countryside. It is therefore for the applicant to demonstrate the necessary circumstances for departing from the Local Plan Policy. It is believed that notwithstanding the applicant's supporting statement such evidence has not been submitted.

Notwithstanding the inappropriateness of the proposal, other planning policy comments with regard to this scheme should be considered. These are as follows:

WOS1 – Sustainable Development

Policy WOS1 indicates that the Council will ensure development is sustainable through maximising the use of existing land and buildings and exploiting the potential of previously developed land within settlements before the countryside is built upon. Paragraph 5.22 of the Plan indicates that previously developed land outside settlements tend to be in unsustainable locations and therefore unsuitable for housing. This reflects criterion c of Policy WOS1 regarding the need to minimise the requirement for travel by private car. With regard to the application site, it is noted that future occupants of the properties would be reliant on the private car to reach a sufficient range of facilities and services (education, health, community, employment, shopping, good public transport and leisure). This is because these facilities are not within a short walking distance (up to 800 m) of the site. Consequently, the development of this site would be contrary to Policy WOS1. Furthermore, since this need to minimise the requirement to travel by the car is also included in Policy WOS3, the development of this site would also conflict with this policy.

Whilst it is noted that the application site is in the vicinity of a residential development of 300 dwellings (currently being developed by Bryants & David Wilson), this does not affect these policy observations. With regard to this residential development, the Part 2 Local Plan Inspector commented (paragraph 5.910) that "I have considerable doubts as to whether this site could have been justified under the current PPG3 [2000] advice or my recommended strategy for allocating housing land". Furthermore, in the Deposit Local Plan, Arborfield Garrison was designated as a quasi-settlement under Policy WBE21. On this Policy, the Part 2 Inspector commented (paragraph 4.92) that "I do not agree with the Council that Arborfield Garrison possess the essential qualities of an identified settlement for the reasons I have given." He therefore recommended (paragraph 4.94) "that Policy WBE21 is deleted and that the designation is removed from the Proposals Map." The Council accepted this recommendation on 4 December 2002 and Proposed Modifications M/4/48, M/4/49, M/2/MAP/27 and M/4/MAP/2 implemented these changes. No objections were submitted to these Proposed Modifications and therefore the area of Arborfield Garrison is now included in the countryside in the adopted plan.

There have been a number of appeals concerning residential development around Arborfield Garrison that may be relevant to this application. The appeals at the Whitehall Brick & Tile Works (8/1/98) and the 300 dwelling scheme at Arborfield Garrison (2/9/99) both predate the publication of PPG3 on 7 March 2000. Consequently, it is not considered that the assessment of site suitability within these decisions reflects current Government policy. Therefore, they are not material to this decision.

Whilst the Poperinghe Barracks appeal decision was issued after the publication of PPG3 (9/3/01), it is noted that the views of this Inspector conflict with those of the more recent Part 2 Local Plan Inspector (October 2001). Since the Part 2 Inspector considered the implications of PPG3 for the whole plan strategy rather than an individual site, it is considered that the Local Plan Inspector's views are more relevant than those of the Poperinghe Barracks Inspector. Furthermore, since the Local Plan was modified to reflect the recommendations of the Inspector, it is considered that the adopted plan is fully in accordance with current Government policy, including PPG3.

It is considered that the appeal decision at School Road, Hurst (app. No. F/2002/6072) fully supports the Local Plan's approach of concentrating residential development in accessible and sustainable areas. The countryside in the vicinity of Arborfield Garrison is not such a location.

WOS2 – Housing Development Principles

Policy WOS2 applies the sequential approach in PPG3 to the selection of housing sites. With regard to the approach in Policy WOS2, it is noted that the application site does not fall within any of the categories within which residential development is acceptable. There is therefore a policy objection with regard to non-compliance with Policy WOS2.

In addition, it is noted that the Council's Adopted Housing Land Delivery (April 2003) SPG and Appendix 3 of the Local Plan indicate that sufficient housing will be delivered to ensure achievement of the housing requirements in the Berkshire Structure Plan (Policy H2). This involves the development of housing on more sustainable sites within settlements than the application site. Consequently, it is considered that the development of a less sustainable green field site (when more sustainable locations are available) is contrary to the advice in PPG3 (particularly paragraph 31). In addition, the sufficiency and deliverability of the housing land supply detailed in these documents have been endorsed by the Secretary of State (see paragraph 12 of his decision letter in the appeal by Bewley Homes PLC at land north of Grazeley Road, Three Mile Cross – application O/2002/7137).

Policy WOS4 - Service, Amenities and Infrastructure requirements for new development

There are issues regarding health service provision and availability of school places to serve the Arborfield area. Consequently there is likely to be a need for new or extended provision and a legal agreement will be required to secure this at a level commensurate with what is proposed on site. You should consider whether these are capable of being provided should financial contributions be forthcoming.

WOS5 - Environmental Improvements

Although this proposal involves the removal of industrial and plant hire uses they are not currently of a type or scale to cause nuisance to the current residents of Highfield Park and there is not scope for them to expand further under current policies. There may be a benefit in the upgrading of the site used as an unauthorised scrap yard and

the unkempt open land between Highfield Park and Eversley Road. But this could be done in any event and would not require the development of houses for it to be undertaken. Dwellings and their associated activities would impinge as much if not more upon views into the site. The proposal would not comply with criteria a and d of Policy WOS5.

WCC1 – Development in the Countryside

The proposal does not reflect any of the categories for acceptable types of development within the countryside. There is therefore a policy objection to this development.

WRE3 - Development on Existing Employment Generating Sites outside settlements

This policy allows for some flexibility to the general presumption against development in the Countryside contained in Policy WCC1. It allows development at employment sites in the countryside where this is limited to minor extension of buildings and limited infilling between buildings, assists the rural economy (the underlying assumption being that employment use would continue) and the proposal does not cause greater visual impact than what currently exists on the site or cause increases in traffic. This policy would apply to the following parts of the site - Boundoak and Walkers Yard. However, the current proposal does not involve an employment re-use of the site and does not comply with the criteria for development within the countryside at employment sites. There is therefore an in principle policy objection under WRE3 to this development in these areas of the site.

WEM14 - Alternative uses for land and premises with a commitment for, or in existing B1-B8 use

The proposal site does not fall within the categories of site that are specifically safeguarded from changes of use away from B Class uses. However, this does not mean that all sites outside these categories should automatically be deemed appropriate for an alternative use. Each must be treated on its merits to see if it beneficially achieves other planning objectives. In this case there would be some environmental benefits from the removal of prominent buildings but that is not what is proposed. Buildings would be replaced with houses and their associated buildings and parking. The employment sites with permission are in active use and Broadoak is well screened from view. Furthermore, the Council has identified housing sites through the WDLP (Policy H2). SPG and Appendix 3 of the Local Plan indicate that sufficient housing will be delivered to ensure achievement of the housing requirements in the Berkshire Structure Plan. In consequence the construction of additional housing would not be seen as a benefit. The case officer should also consider any potential benefits to the community associated with improvements that may be achieved in terms of sustainability through better public transport or community facilities. They should also take into account disbenefits associated with loss of any facilities that help to make the area more sustainable such as a place for local residents to work.

WH17 - Gypsy Sites (Permanent and Transit)

This indicates that gypsy sites will be permitted in the countryside provided a need is demonstrated. Where such a need is demonstrated, the proposal should comply with a range of criteria. Highfield Park was allowed on appeal as an exception to the general presumption against development in the countryside in 1999 (97/66796/F), because a need had been demonstrated in this area for accommodation for gypsy families with local links. The Inspector was of the view that *"...I have come to the conclusion that there is a significant level of unmet need for gypsy accommodation in the area and that the prospects for meeting that need through private provision, at*

least in the medium term, are very remote. In such circumstances the ability of the appeal site to satisfy some of the otherwise unmet need, over and above current accommodation supply levels, is significant and telling." Since that time no new sites of similar size have been permitted in the District for local or transitory gypsies to use. Highfield Park therefore needs to be safeguarded to meet an existing need for travellers with local links.

WBE1 – Design and New Development

Advice from the Council's Urban Design and Conservation Officer should be obtained to establish whether the proposal accords with this Policy, particularly with regard to impact on the character of the area.

WH7 – Housing Density

The proposal entails the development of 30-40 dwellings on 4.4 ha of a 5.6ha site. At the proposed density of 30-40 dwellings per hectare it would meet the density requirements of Policy WH7, it should be noted that the policy also refers to the sustainability credentials of the site. With regard to this, it is noted that the site is poorly located for local facilities, consequently the density proposed is inappropriate for this location.

WH10 – Variety of Housing

Policy WH6 that indicates that the emphasis in any residential scheme should be on the provision of one or two bedroom properties. Detailed advice is to be found in paragraph 5.41

WH11 – Design Guidance – Residential Development

Advice from the Council's Urban Design and Conservation Officer should be obtained to establish whether the proposal accords with this Policy.

WH12 – Affordable Housing

The application lies outside a defined settlement. Therefore the advice in Circular 6/98 (paragraph 10 is relevant). This indicates that the proximity of the site to local services and facilities is relevant in assessing the need to supply affordable housing. Nevertheless, paragraph 5.51 of the Plan indicates that the Council may still seek affordable housing in areas that are remote from services. The Council will require up to 26% of the dwellings provided to be affordable. Based on the application 46 such dwellings would be required based on the higher density of 40 per hectare.

WT6 – Parking Provision

Appendix 8 of the Local Plan outlines the Council's maximum parking standards.

WR7 - Provision of Public Open Space in New Residential Development

The standard of public open space adopted by the Council is 4.3 ha per 1,000 population. Appendix 6 outlines how the public open space requirements of WR7 should be calculated. The calculation of public open space is as follows:

$$\frac{[\text{No. of dwellings} \times 2.55]}{1,000} \times 4.3 = \text{Public Open Space Requirement in hectares}$$

$$\begin{aligned} \text{Therefore the requirement for this proposal is} &= \frac{[176 \times 2.55]}{1,000} \times 4.3 \\ &= 0.0255 \times 4.3 \\ &= 1.93 \text{ ha if the higher density is} \\ &\text{proposed. (1.44ha if the scheme is at the lower density).} \end{aligned}$$

Policy WR7 requires that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines then the balance of open space requirement will be sought through financial contributions to the future provision of off-site facilities.

Transport Policies and Issues

The outline application requires means of access to be considered. Some improvements are already proposed as a result of the implementation of the Housing Site at Poperinghe Barracks, which is adjacent. Seek advice on detailed matters from the Council's Highways DC Officer.

Conclusions

There are a number of policy objections to this proposal. These are as follows:

- a) Proposal is not an acceptable type of development permitted in the countryside under Policy WCC1. Further, the scheme may not reflect the character and landscape of the area and may be more visually intrusive than what currently exists on site.
- b) Proposal promotes housing in an unsustainable location contrary to Policies WOS1 and WOS3.
- c) If health service and education shortfalls cannot be overcome by reasonably related contributions or on site provision, the application should be refused on lack of capability to provide adequate facilities to meet the needs of those living on the site contrary to the requirements of Policy WOS4.
- d) Proposal involves the development of housing on a site that does not accord with the sequential approach detailed in Policy WOS2.
- e) The proposal would lead to the loss of a gypsy site that is required to meet the need of travellers with local links.
- f) The proposed redevelopment is not for an employment use and would exceed the criteria that permit minor extension and limited infilling at employment sites in the countryside and in consequence would be contrary in principle to Policy WRE3 at Boundoak and Walkers Yard. This is not the main determining factor in its unacceptability when tested against policies that apply in the countryside. The chief objection is that it is contrary to Policy WCC1 and the purposes for having that policy, but the proposal's relationship to Policy WRE3 would have to be addressed if there was an appeal.
- g) The proposal may be harmful to wildlife (including protected species) contrary to Policies WNC3 and WNC5.

Liz Gibbons
Senior Planner (Economic Development)
27th April 2004

[Handwritten signature]

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Peter Bourne

MY REF: PDB/1646/7

TO: Heidi Lynch

DATE: 5th May 2004

PLANNING APPLICATION NO.

O/2004/1646 & 7

SITE:

**Highfield Park, Eversley Rd,
Arborfield**

PROPOSAL:

Residential development

Only means of access is being considered at this outline stage.

I attach comments from Parkman's which highlight the unfortunate history of the design of this access. Whilst I understand the concerns raised by the Police regarding subways, had the scheme been designed with the road raised above the surrounding land to fly over an open underpass, the pedestrian/ cycle/ equestrian route would have been open and attractive – and could have overcome the concerns raised,

Nevertheless, it is unlikely that any major changes can be incorporated at this late stage and it is necessary therefore to seek to overcome the problems created by this additional development. These are:-

- 1) Pedestrian/cycle access across the access road immediately west of the roundabout, before the junction that accesses this site.
- 2) Pedestrian/cycle links across Baird Road
- 3) Measures to secure better bus facilities within 400m of the site- with good access across the A327
- 4) Measures to address the lack of retail and educational facilities within the prescribed distances

It is not immediately obvious how all these issues can be addressed – but unless they are appropriately addressed our recommendation must be for refusal.

Regards,

Peter Bourne
Team Leader
(Highway Development)

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Steve McMillan

MY REF: SMcM

YOUR REF: 2004/1646
2004/1647

TO: Steve Reed / Peter Bourne / Adam Coggins

DATE: 23/04/04

APPLICATION NUMBER - O/2004/1646 & 1647
HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD

HIGHWAYS COMMENTS

BACKGROUND

The proposal is for the demolition of existing buildings and the erection of 132 to 176 dwellings. Access would be from the A327 Eversley Road via the roundabout which is currently being constructed as part of the Poperinghe Barracks development (PBA drawing number 12855/002/004).

This roundabout was the subject of some debate at the time of the Poperinghe Barracks proposal (72 dwellings are being constructed). It was considered by the highway authority that a roundabout on the A327 would result in delay to existing road users and that a ghost-island right-turning lane would be a more appropriate design solution to serve 72 dwellings. It was also considered that a signalised crossing of the A327 was not an appropriate option for pedestrians, cyclists or equestrians when an open-plan at-grade route under the A327 would have provided a safer route and reduced the severance of the site from Arborfield Garrison. The decision to allow both the roundabout and the signalised crossing relied heavily on advice from the police who have standard policy objections to what they see as underpasses.

Documentation supporting the application includes a Transport Assessment (dated March 2004) produced by Peter Brett Associates. The Transport Assessment is based on the construction of 180 dwellings.

This is an outline application with no details of the internal site layout given.

WDC POLICIES (Relating to Highways and Access)

WOS1 Sustainable Development

Requires that housing be located in places that minimises the need for travel by private car.

WOS3 Development Control Principles

Requires that development be located in places that reduce the need to travel and which encourage walking, cycling and the use of public transport as alternatives to the private car.

WT1 Location of Development

Requires that residential areas should have, in reasonable proximity, shops (for convenience goods), a primary school, some employment opportunities and recreation and community facilities.

WT3 Modal Split

Requires that it is necessary for it to be demonstrated how residential development would reduce the demand for private car travel.

WT9 Pedestrian routes and footpaths

Gives a high priority to improving safety and reducing severance in communities.

ACCESS (TRAFFIC)

The anticipated traffic generation (for a 180 dwelling development) has been calculated based on a rate of 0.7 peak-hour movements per dwelling. The resulting 126 peak-hour traffic movements would have no significant impact on the operational capacity of the roundabout junction with the A327. Peak-hour queues of one vehicle or less being predicted.

The layout of the proposed Highfield Park access (shown in PBA drawing number 12855/002/004) indicates that the development would be served via the minor arm of a priority T-junction with the Poperinghe Barracks access (this is also being constructed to serve the existing site uses). The priority junction is about 25 metres away from the roundabout which is being constructed. The existing minor arm flows of 47 morning peak-hour movements and 39 evening peak-hour movements would increase to about 126 movements in each of the peak-hours as a result of the Highfield Park proposal.

There could be safety concerns about the additional traffic movements that will be slowing and turning right into the Highfield Park access at a point only 25 metres away from the roundabout. This issue will no doubt be addressed in the safety audit. The additional traffic movements will also create additional

danger for the residents (both walking and cycling) of the Poperinghe Barracks development who will already be required to cross the access road at a point in between the roundabout and the Highfield Park access. This unprotected crossing should not have been permitted in the first place but the increase in traffic flows makes it unacceptable.

SUSTAINABILITY ISSUES

Bus stops for the 144 service are located about 650m away from the site of the proposed development. The WDC design guide requires that "all houses in a new residential development should be no further than 400 metres from a bus route". The quality of the available public transport is a key determinant in the amount of private car dependency and usage. An 'average' level of public transport provision is described in the WDC Parking Strategy as "(being) within 400m of a bus corridor or railway station providing 1 or 2 services hourly during weekdays and with evening and weekend services". As the proposed site is more than 400m from the nearest bus stops it would be regarded as being 'poorly' served by public transport and, therefore in an unsustainable (in transport terms) location.

Some facilities are available within 800 metres of the site (a public house and a convenience store / post office). Community facilities are located more than 1.0km from the site. They are on MOD land and non-military personnel seem to be tolerated rather than encouraged. The nearest primary school is more than 1km from the site.

The proposed development together with the 72 dwellings being constructed on the Poperinghe Barracks site will create a substantial community which would be separated from the rest of Arborfield Garrison (and all bus stops and facilities on offer) by the A327. A signalised crossing is being constructed. It was originally proposed that the road should go over an open-plan, at-grade, walkway which would have linked the communities more safely. The construction of this at-grade connection should be re-examined in the light of the severance and safety issues already discussed.

WALKING and CYCLING

PBA drawing number 12855/002/004 does not show a connection between the crossing (being constructed) and Baird Road. This issue was raised with PBA at the time and, as far as I am aware, has not been resolved.

All walking and off-carriageway cycling movements from Poperinghe Barracks development will have to cross the access road at a dangerous location without any protection. This, already unacceptable, situation would be exacerbated

by the additional traffic movements associated with the Highfield Park proposal. Details of the connection between the signalised crossing and Baird Road have not been supplied. Access to the community facilities, the public house and the convenience store/post office will involve crossing Baird Road. Access to the bus stops and primary school will involve crossing Baird Road twice. No details of any crossing facilities have been provided.

CONCLUSIONS

The proposal will result in about 126 traffic movements during each of the peak-hours between the A327 roundabout and the Highfield Park access. This is a substantial (nearly three times) increase over the existing traffic flows on that stretch of road. This additional traffic would have no significant impact on the operational capacity of the A327 roundabout currently being constructed. Pedestrians and off-carriageway cyclists from the Poperinghe Barracks development are however required to cross the access road at a point between the roundabout and the Highfield Park access. There are no pedestrian facilities proposed and this already dangerous situation would be exacerbated by the additional traffic flows. The proposal would be to the detriment of road safety.

The nearest bus stops are located about 650 metres from the proposed development. The WDC Design Guide requires that new housing development should be located within 400 metres of a bus stop. The proposed development is therefore not sustainable in transport terms. In addition to this, only the public house and the convenience store / post office are located within 800 metres of the proposed development with the community facilities and primary school being more than 1km away.

No details of the connection between the signalised crossing currently being constructed and Baird Road are provided. Access to public transport and other facilities require Baird Road to be crossed at least once and no details of how these crossings would be made have been provided. The proposal does not encourage walking, cycling or the use of public transport. The location of the development and the severance caused by the A327 means that residents are likely to be dependant on the private car as a means of transport.

Steve McMillan

TO: DEVELOPMENT CONTROL
Heidi Lynch

FROM: Environmental Design

DATE: 17 May 2004

Location:	Highfield Park, Wokingham Lane, Arborfield Cross
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 application with O/2004/1647)
Application Number:	O/2004/1646

In response to your consultation dated 15 April 2004 for the above application, the landscape comments are as follows:

As the site is located within the countryside, the proposed development will be contrary to policy WCC1 and therefore I cannot support this application.

The landscape and visual impact assessment report is reasonably thorough however there are a number of points which I wish to make regarding the report and these are listed below:

1. The document does refer to the Wokingham District Landscape Character Assessment, however this was the Draft Document and not the Final Report as published in March 2004. The evaluation section in the Draft version contained a paragraph on ability of a landscape to accommodate change. This has now been removed from the Final Draft and replaced by a paragraph on landscape strategy for each character area. Capacity to accommodate change is discussed in the landscape and visual impact assessment as relating to the landscape character areas; this will now need to be reconsidered in conjunction with the Final Report of the Wokingham District Landscape Character Assessment (WDLCA).
2. Although the site is located within landscape character area L2 – Farley Hill Wooded Sand and Gravel Hills, it is also close to the boundary of J2 – Arborfield Cross and Barkham Settled and Farmed Clay. In reality landscape character rarely changes abruptly so the boundaries of the character areas should be seen as a transition zone from one character area to another. I believe that the site has characteristics of both landscape character areas and there is a need to consider the landscape strategy of each landscape character areas and how it relates it to the site. These are:

- a) L2: Conserve and strengthen key characteristics that contribute to a strong rural character.
As the site is brownfield rather than agricultural there are not many landscape features to be conserved apart from the surrounding woodland, which I consider to be an important landscape feature.
 - b) J2: Enhance elements of existing character to include better integration of the garrison in its landscape setting and more general improvements to woodland, farmland and habitat management.
- 3. The landscape and visual impact assessment concludes that as the site is currently a degraded brownfield site and redevelopment within the site will remove these visual detractors to provide a more positive impact on the surrounding area. I don't wholly agree with this. I do agree that the site in its current condition is visually poor, however the construction of a significant number of dwellings within the site will change the character of the site to being urban in character which I consider to be visually detrimental to the wider character of the surrounding countryside.
 - 4. The proposed development relies on the existing woodland to screen the development in long distance views from the south and west and is in part protected by a TPO and designated a WHS. It is therefore important that this woodland is retained and enhanced as an existing landscape feature (as identified in the landscape strategy associated with the WDLCA). The landscape concept plan submitted by the applicant shows a woodland buffer strip of 5m adjacent to the existing woodland which is a totally inadequate area of land to plant up for this purpose and needs to be a transition zone between the existing woodland and the proposed development. It is suggested that a much larger area than currently shown on the landscape strategy plan is identified as woodland / public open space and should form an informal edge along the southern and western boundaries of the site.
 - 5. A strong woodland belt cannot be achieved with only 8m of buffer planting along the north eastern boundary of the site and again it should be combined with areas of public open space so that there is scope to plant significant blocks of trees. Any development will need to be integrated into the wider landscape in association with the guidance provided in the WDLCA, by a combination of site layout, building styles and structure planting and not just relying on screening by buffer planting. If the development has to be screened to prevent views into the site then it is not acceptable.

Catherine Brimble
Landscape Architect

Heidi Lynch

From: Suzanne McLaughlin
Sent: 10 May 2004 11:40
To: Heidi Lynch
Subject: Observations re O/2004/1646 and O/2004/1647

Heidi

**WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING**

MEMORANDUM

To: Heidi Lynch Development Control	Your Ref: O/2004/1646 O/2004/1647
From: Suzanne McLaughlin Environmental Health	My Ref: 11502 11634
Date: 10th May 2004	

PROPOSED 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.

Highfield Park, Wokingham Lane, Arborfield

These proposals have been evaluated and I would like to make the following comments:

The Acoustic Assessment Report (Ref 12855 March 2004) shows that the site falls into noise exposure categories A ,B and C as per PPG24 assuming there is no development on the site. The report does not predict noise levels assuming residential dwellings are permitted.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed.

However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Standard noise condition C050 re construction noise.
3. Standard informative N020 re demolition.
4. As per my email to you of 7/5/04 regarding contaminated land no comments can be made until this further information is received.

S McLaughlin

**PRINCIPAL ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING**

Suzanne McLaughlin

Principal Environmental Health Officer (Environmental Protection and Housing)
Public Protection Service
Wokingham District Council
Tel: 0118 974 6355
Fax: 0118 974 6401
Email: suzanne.mclaughlin@wokingham.gov.uk
www.wokingham.gov.uk

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

SWALLOWFIELD PARISH COUNCIL	
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29th April 2004
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Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: O/2004/1647 (Adjacent Parish Consultation)

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

Proposal: Outline application for the proposed demolition of existing buildings and the 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

Case Officer: Heidi Lynch

The Parish Council strongly objects to this application for the following reasons:-

1. That the site is not listed for residential development in accordance with the Wokingham District plan, and therefore this proposal fails to comply with the countryside policies.
2. That the site is unsuitable for residential development due to poor public transport links.
3. That residential development should be built in or immediately adjacent to identified settlements in order that a settlements facilities are available to the new residents.
4. That this proposal will have a detrimental visual effect from the Farley Hill Area of Special Landscape Importance.
5. That the site is unsustainable and will generate excess traffic movements.
6. That it will put additional burdens upon local medical practices and Farley Hill Primary School.

The Parish Council considers that this application should be strongly resisted as otherwise a veritable rash of applications may ensue for other brown field sites not listed for development.

Yours faithfully,



Mrs. C. Adams, Clerk



Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PQ

Tel 0118 976 1489

Fax 0118 976 1427

E-mail parishclerk@arborfield.org.uk

Clerk: Mrs Karen Hanson

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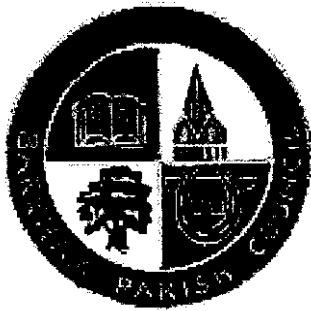
12 May 2004

Please find attached Arborfield and Newland Parish Council comments on the following application.

Highfield Park, Wokingham Lane, Arborfield Cross – 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 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. **Recommend refusal**

- (a) **holding objection** – With the application were 4 impact strategy reports. The Parish Council would like to hear of Wokingham District Council opinion on these reports – such as specialist advice on the contamination.
- (b) **Objection on the grounds of:**
- The site is designated countryside and therefore should not have such a large development (Countryside development is considered as limited development for which a rural location is required)
 - The site is not sustainable due to increased traffic movement and increased use of the car.
 - There will be an unacceptable burden on the local infrastructure such as schools, shops and medical facilities.
 - The loss of Bound Oak industrial units would result in a reduction of such units in the area and subsequent loss of employment.
 - Sufficient housing has been identified by the local plan, which does not include this site.
 - The loss of the Gypsy Site does not offer an alternative site for the present inhabitants to live.
 - The application is not in compliance with many adopted local plan policies.
- (c) If the development is approved, the Parish Council reserves the right to lay objections once the final plans are produced on the size and density. Similarly, we would ask for funding to improve roads, byways and local footpaths as well as support for the village amenities such as the village hall and the recreation ground and pavilion.

The Parish Council requested that Wokingham District Council be advised that this application is being taken very seriously and that these are comments made before the Parish Council has made a site visit.



Barkham Parish Council

79233

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*Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB*

Telephone / Fax 0118 977 2857
E-mail judith@neuhofer.freemove.co.uk

Miss H. Lynch
Development Control
Wokingham Unitary

Date: 12th May 2004

Dear Miss Lynch,

Application Number O/2004/1646
Highfield Park, Wokingham Lane, Arborfield Cross

I am writing to you on behalf of Barkham Parish Council regarding the above numbered application.

The Council feel very strongly that a development of this size will have a huge impact on the roads and services in Barkham, for traffic travelling from Arborfield to Wokingham must pass through Barkham, already there is standing traffic at the narrow bridge along Barkham Road which will only be made worse. There are no facilities in the way of local shops, medical surgeries or provision for additional school places and therefore we feel that another development will be an unacceptable burden on the local infrastructure.

Therefore the Parish Council strongly recommend that this application is refused.

Yours sincerely,

Judith Neuhofer
Clerk to Barkham Parish Council

JOINT STRATEGIC PLANNING UNIT

St. Mary's House, c/o Town Hall, St. Ives Road, Maidenhead SL6 1RF
Tel. 01628 796749 Fax. 01628 796739

Head of Strategic Planning and Transport: Stuart Hylton

Please ask for: Sue Scott
Direct Line: 01628 796521
Email: sue.scott@rbwm.gov.uk
Our Ref:
Your Ref: 04/1646

Heidi Lynch,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks.

17 May, 2004

Dear Heidi,

Redevelopment to provide residential development and retention of an electricity sub station at Highfield Park, Arborfield (Application 04/1646)

Thank you for consulting us on the above outline application with all matters except vehicular access reserved for determination at a later stage. I enclose the following officer level comments.

The proposal is considered in the context of policies in the adopted Berkshire Structure Plan 1991-2006 (BSP) and particularly those in the Deposit Draft of the Berkshire Structure Plan 2001-2016 incorporating Proposed Modifications (DDBSP(IPM)). Whilst the BSP is part of the statutory development plan, the DDBSP (IPM) is a material consideration, particularly as the Plan is now close to adoption.

The proposal involves a development of 30-40 d.p.h. on a net developable area of 4.4ha. This implies that there will be between 132 and 176 dwellings built on the site. It is noted that the Transport Assessment assumes 180 dwellings. In any event, the proposal involves 'major development' in terms of the emerging Structure Plan. Policy DP1 of the DDBSP(IPM) directs 'major development' to specified major towns, including Wokingham, and their contiguous built up areas. The policy makes it clear that local plans will define the boundaries of settlements including any extensions required to meet the provisions of the Plan. Policy H3 enlarges upon this concept and stresses the importance of sustainability. The need to seek sustainable development in terms of location and form is also focused upon in Policies OS1, LD1 and H4 of the BSP. Although this proposal involves previously developed land, the site is located outside the settlement boundaries shown on the Proposals Map of the Wokingham District Local Plan. Whilst the Category B settlement of Arborfield Cross is located to the north of application site, the area generally offers a poor range of services and facilities within walking distance. It is likely that any future occupiers will have to rely heavily on the use of the private car, particularly as public transport is poor. The proposal therefore conflicts with the above policies. Furthermore, the proposal does not conform with any of the purposes listed in Policy DP6 of the DDBSP (IPM) or Policy C2 of the BSP and will result in the further urbanisation of the countryside.

Policy H2 of the DDBSP (IPM) requires 2,950 dwellings to be built in Wokingham District between 2001 and 2006. This requirement is the same as that set out in Policy H2 of the BSP. At March 2003,

651 dwellings had been completed leaving another 2,299 dwellings yet to be built by 2006. However, your Authority has demonstrated through its analysis of outstanding hard and soft commitments and estimates of completions on small sites and through urban potential, that this figure can be met. Furthermore, if problems are encountered in delivery, there is the option of bringing forward reserve sites. Whilst the applicant promotes the site on grounds of sustainability (previously developed land, improved accessibility, environmental improvements) no comparison is carried out with other possible sites. In looking at how the Authority's housing allocation will be met beyond 2006, the Council will need to assess the potential of the urban area and then, depending on the results of that, look at the merits of other previously developed and greenfield sites outside the settlement boundaries.

Policy H5 of the DDBSP (IPM) and Policy H7 of the BSP deal with affordable housing and require that a proportion of the housing allocation in each Authority should be affordable. The supporting information sent to the Joint Unit, suggests that the principle of providing affordable housing is agreed, however, it will be up to your Authority to decide the appropriate proportion, bearing in mind the results of the latest local housing needs assessment.

Policy H6 of the DDBSP (IPM) encourages developments in excess of 30dph and a variety of dwelling sizes and types. Policy H9 of the BSP also requires a mix of size and type and range of densities. At this outline stage, there is inadequate information to enable any conclusions to be reached on type and size. However, the suggested density of the development is in line with Policy H6.

The proposal involves the loss of a gypsy site. Policy H8 of the DDBSP (IPM) and Policy H11 of the BSP primarily deal with criteria for assessing proposals for gypsy sites. However, the Explanatory Memorandum acknowledges the difficulties of finding sites. In view of this, Wokingham District Council is asked to consider this matter with care, particularly as it is noted that the site was allowed on appeal as recently as 1999 on the basis of a 'significant level of unmet need for gypsy accommodation in the area'.

The application site includes various authorised and unauthorised employment uses. Policy E4 of the DDBSP (IPM) and Policy BU3 of the BSP deal with future uses of employment land and aim to maintain a balance of uses and diversity in the economy. It will be necessary to decide whether or not the use of this land for industrial purposes in this location has a role to play in adding to the variety and type of employment uses available, in addition to improving the sustainability of the area.

The southern boundary of the site adjoins a Wildlife Heritage Site. Policy EN3 of the DDBSP (IPM) and Policy EN8 of the BSP aim to avoid and minimise disturbance to such sites. Since this proposal would result in a considerable increase in the intensification of the use of the site, your Authority should look at whether or not the biodiversity of this area of Ancient Semi Natural Woodland might be adversely affected, particularly as this area is of value to Berkshire as a whole (Wildlife Heritage Survey 2002 carried out by the Berkshire Nature Conservation Group).

As far as transport issues are concerned, some doubt has already been expressed about the sustainability of the proposal, particularly on grounds of accessibility. It is noted that a Transport Assessment has been submitted with the application and this should be assessed against the overall objectives set out in Policy T1 of the DDBSP (IPM) and Policy T1 of the BSP.

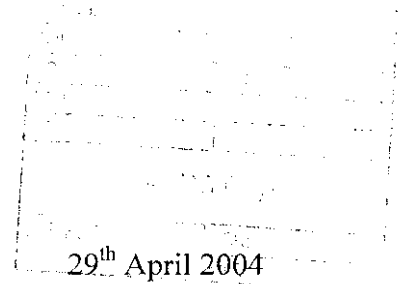
The Borough Council should be satisfied that there is sufficient spare capacity in other physical infrastructure and services such as health and education, to accommodate the development in accordance with Policy DP4 of the DDBSP (IPM) and Policy LD6 of the BSP.

Yours sincerely,

Sue Scott
(Senior Planner)

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk



Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: O/2004/1646 (Adjacent Parish Consultation)

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

Proposal: Outline application for the proposed demolition of existing buildings and the 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

Case Officer: Heidi Lynch

The Parish Council strongly objects to this application for the following reasons:-

1. That the site is not listed for residential development in accordance with the Wokingham District plan, and therefore this proposal fails to comply with the countryside policies.
2. That the site is unsuitable for residential development due to poor public transport links.
3. That residential development should be built in or immediately adjacent to identified settlements in order that a settlements facilities are available to the new residents.
4. That this proposal will have a detrimental visual effect from the Farley Hill Area of Special Landscape Importance.
5. That the site is unsustainable and will generate excess traffic movements.
6. That it will put additional burdens upon local medical practices and Farley Hill Primary School.

The Parish Council considers that this application should be strongly resisted as otherwise a veritable rash of applications may ensue for other brown field sites not listed for development.

Yours faithfully,

Mrs. C. Adams, Clerk

Please see Part I for plans.

To:

~~Drainage~~

Fao Roger Johnson

From: Heidi Lynch

Date: 15 April 2004

Application Number: O/2004/1646

16 APR 2004

16 APR 2004	
18 APR 2004	
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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 application with O/2004/1647)..

Site Address:

Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

Applicant:

Wharf Properties (Homes) NO 2 LTD C/O C B RICHARD ELLIS.

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

DRAINAGE CONDITIONS

1. Development shall not begin until surface water sewerage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.
2. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.
3. None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.
4. None of the dwellings shall be occupied until foul drainage works have been provided to serve the development hereby permitted in accordance with details to be submitted to and approved by the District Planning Authority.
5. Details of land drainage works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to the commencement of any development on the site. The work shall be constructed and implemented in accordance with those details.
6. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement on site.

530 19/4/04

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Your ref: as below
My ref:
Date: 7th May 2004

Heidi Lynch
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Heidi

APPLICATION NUMBER: O/2004/1646
HIGHFIELD PARK, WOKINGHAM LANE,
ARBORFIELD CROSS, READING

Regulation 4 Town and Country Planning (Applications) Regulations 1988

ARCHAEOLOGICAL WATCHING BRIEF

In line with the advice contained in PPG16, I would now notify you that this application requires an Archaeological Watching Brief during excavation works for the above development. I suggest that a suitable condition may be worded as follows, in accordance with PPG16, Paragraph 30.

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, submitted by the applicant and approved by the Planning Authority."

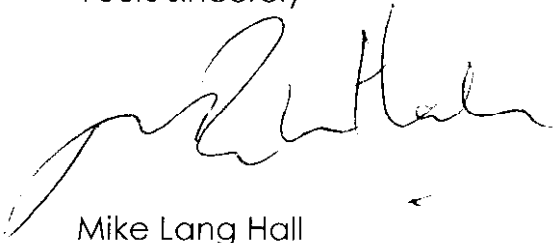
The above-named development has potential archaeological implications, as it lies adjacent to a known area of Iron Age and early medieval activity, discovered by Thames Valley Archaeological Services in Baird Road.

If required, I can supply a brief for the archaeological work, and names of contractors who are capable of undertaking this work. Alternatively, the applicant may wish to seek

independent archaeological advice, and submit a written scheme of investigation for approval.

Please contact this office if any further advice or information is required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mike Lang Hall', written in a cursive style.

Mike Lang Hall
Temporary Archaeological Officer

TO: DEVELOPMENT CONTROL
Heidi Lynch

FROM: Environmental Design

DATE: 17 May 2004

Location:	Highfield Park, Wokingham Lane, Arborfield Cross
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 application with O/2004/1647)
Application Number:	O/2004/1646

In response to your consultation dated 15 April 2004 for the above application, the landscape comments are as follows:

As the site is located within the countryside, the proposed development will be contrary to policy WCC1 and therefore I cannot support this application.

The landscape and visual impact assessment report is reasonably thorough however there are a number of points which I wish to make regarding the report and these are listed below:

1. The document does refer to the Wokingham District Landscape Character Assessment, however this was the Draft Document and not the Final Report as published in March 2004. The evaluation section in the Draft version contained a paragraph on ability of a landscape to accommodate change. This has now been removed from the Final Draft and replaced by a paragraph on landscape strategy for each character area. Capacity to accommodate change is discussed in the landscape and visual impact assessment as relating to the landscape character areas; this will now need to be reconsidered in conjunction with the Final Report of the Wokingham District Landscape Character Assessment (WDLCA).
2. Although the site is located within landscape character area L2 – Farley Hill Wooded Sand and Gravel Hills, it is also close to the boundary of J2 – Arborfield Cross and Barkham Settled and Farmed Clay. In reality landscape character rarely changes abruptly so the boundaries of the character areas should be seen as a transition zone from one character area to another. I believe that the site has characteristics of both landscape character areas and there is a need to consider the landscape strategy of each landscape character areas and how it relates it to the site. These are:

- a) L2: Conserve and strengthen key characteristics that contribute to a strong rural character.
As the site is brownfield rather than agricultural there are not many landscape features to be conserved apart from the surrounding woodland, which I consider to be an important landscape feature.
 - b) J2: Enhance elements of existing character to include better integration of the garrison in its landscape setting and more general improvements to woodland, farmland and habitat management.
3. The landscape and visual impact assessment concludes that as the site is currently a degraded brownfield site and redevelopment within the site will remove these visual detractors to provide a more positive impact on the surrounding area. I don't wholly agree with this. I do agree that the site in its current condition is visually poor, however the construction of a significant number of dwellings within the site will change the character of the site to being urban in character which I consider to be visually detrimental to the wider character of the surrounding countryside.
4. The proposed development relies on the existing woodland to screen the development in long distance views from the south and west and is in part protected by a TPO and designated a WHS. It is therefore important that this woodland is retained and enhanced as an existing landscape feature (as identified in the landscape strategy associated with the WDLCA). The landscape concept plan submitted by the applicant shows a woodland buffer strip of 5m adjacent to the existing woodland which is a totally inadequate area of land to plant up for this purpose and needs to be a transition zone between the existing woodland and the proposed development. It is suggested that a much larger area than currently shown on the landscape strategy plan is identified as woodland / public open space and should form an informal edge along the southern and western boundaries of the site.
5. A strong woodland belt cannot be achieved with only 8m of buffer planting along the north eastern boundary of the site and again it should be combined with areas of public open space so that there is scope to plant significant blocks of trees. Any development will need to be integrated into the wider landscape in association with the guidance provided in the WDLCA, by a combination of site layout, building styles and structure planting and not just relying on screening by buffer planting. If the development has to be screened to prevent views into the site then it is not acceptable.

Catherine Brimble
Landscape Architect

Heidi Lynch

From: Suzanne McLaughlin
Sent: 07 May 2004 11:45
To: Heidi Lynch
Subject: FW: Highfield Park

Heidi
re appln O/2004/1647 please see Emma comments
thanks
Suzanne

-----Original Message-----

From: Emma Choules
Sent: 06 May 2004 16:29
To: Suzanne McLaughlin
Subject: Highfield Park

Suzanne,

I've looked through the report provided, and prior to being able to review it the following is required:

Appendix 1 (preliminary ground investigation) Figure 2 Site layout plan, whilst present, the seven areas marked A to G are not labelled on the plan. A labelled version is required. (the rest of the report makes frequent reference to these areas)

Appendix 1 (preliminary ground investigation) Figure 18 - Site sensitivity plan is missing.

Appendix 1 (preliminary ground investigation) 7.1 contamination testing - Table 1 (results summary) is missing.

Appendix 1 (preliminary ground investigation) 7.1 contamination testing - Table 3 (gas monitoring results) is missing. (also should there be a table 2?)

I've yet to look at Appendix 2 (gas levels and dessication investigation) and appendix 3 (additional investigation of landfill extent) for any omissions but shall do so tomorrow.

Regards

Emma Choules
Scientific Officer
Environmental Protection and Housing
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN
direct line: 0118 974 6393
fax: 0118 974 6401
www.wokingham.gov.uk

ROYAL BERKSHIRE FIRE AUTHORITY
ROYAL BERKSHIRE
FIRE & RESCUE SERVICE



Headquarters - 103 Dee Road Tilehurst Reading Berkshire RG30 4FS
Telephone Reading (0118) 945 2888 Facsimile (0118) 232 2221

Your reference: O/2004/1646
O/2004/1647

My reference: VG/JI
(please quote on all correspondence)

When calling ask for: Mr Vic Golding
Direct Line: 0118 932 2732
E-mail: WaterOfficer@rbfrs.co.uk

Date: 24 May 2004

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79471

Dear Sir / Madam

Highfield Park, Wokingham Lane, Arborfield Cross, Reading

With reference to your letters dated 14 & 15 April 2004; I can confirm that an additional hydrant provision will be required for this development. However until more detail is provided with regard to road / building layout we are unable to comment further.

Your plans have been retained for file.

Should you have any questions regarding this matter, then please do not hesitate to contact me.

Yours faithfully


Vic Golding
Brigade Water Officer

Heidi Lynch
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Chief Fire Officer – Iain Cox MA BSc(Hons) MCIPD



Thames & Chilterns Team

Foxhold House Crookham Common Thatcham Berkshire RG40 1WR

Tel 01635 268881 Fax 01635 267027

Email thames.chilterns@english-nature.org.uk

www.english-nature.org.uk

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Your Ref: O/2004/1646

Heidi Lynch
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

5 May 2004

Dear Ms Lynch

**Outline application for proposed demolition of existing buildings and
redevelopment of land
Highfield Park Wokingham Lane Arborfield Cross Reading**

Thank you for your letter of 15 April regarding the above application.

English Nature have no comment to make.

Yours sincerely

Anna Gundrey
Assistant Conservation Officer

anna.gundrey@english-nature.org.uk



INVESTOR IN PEOPLE



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PO Box 5510
Newbury
Berkshire RG14 5YH

Ms Heidi Lynch
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Phone: 01635 572302
Fax: 01635 572351

Our reference: RB / JK4454
Your reference: O/2004/1646

23 April 2004

Dear Ms Lynch

Highfield Park, Wokingham Lane, Arborfield Cross

Thank you for advising me of the proposed development.

S+S has no objection to the proposals provided we are able to come to a satisfactory agreement with the developer regarding the continued access to our substation and any necessary alterations to our equipment which is situated within, or passes through, the development area.

Yours sincerely

R Baynham
Connections Designer

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Forestry Commission

Berks, Bucks & Oxon Area Office

South East England Conservancy
Upper Icknield Way
Aston Clinton
Aylesbury
Bucks HP22 5NF

Tel: 01296 696543

Fax: 01296 696662

Conservator
Alan Betts

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

Your ref: **Heidi Lynch - O/2004/1647**
Our ref: **Planning Response - Highfield Park**

23 April 2004

Dear Ms Lynch

Planning Application for Highfield Park, Wokingham Lane, Arborfield Cross, Reading

Because the planning application above is adjacent to an area of Ancient Woodland, we felt it may be helpful to provide you with information on the Government's Forestry Policy that may be relevant to your authority's consideration of the above application.

As a government department, our role is to provide you with factual information that will help you to consider the application. It is not our intention to express any views either in support of, or against the application.

Ancient Woodland is irreplaceable and the Government's Forestry Policies discourage development that results in its loss, unless there are overriding public benefits arising from the development. The policy context is set out in the following document extracts:

The English Forestry Strategy (1998) page 23 **"we will continue to exercise a general presumption against the conversion of woodland to other land uses unless there are overriding public benefits, for example to restore important semi-natural habitats"**.

The UK Forestry Standard page 43 states **"the area occupied by semi-natural woodland should not be reduced"**

You will note from the above that the Government's policies highlight the importance which they place on preventing the further loss of semi-natural woodland. The value of ancient woodland relates to the fact that they have never been converted to another land use and

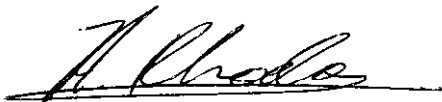


so retain some of the flora and fauna of our primordial woodland. Many ancient woodland sites have been felled in the past and replanted with native and/or non-native trees, but still retain the flora and fauna that makes them so important. Because of this I hope you will consider any negative implications the re-development may have on the condition of the Ancient Woodland neighbouring the re-development area.

Further information about the value of ancient woodlands generally may be obtained from English Nature who is the Government's statutory adviser on nature conservation.

We hope these comments are helpful in considering the application. If you have any further queries, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alec Rhodes', written over a horizontal line.

Alec Rhodes
Woodland Officer
for the Forestry Commission (South East England)

Carol Hurst

From: UKJohnWinkley@aol.com
Sent: 23 April 2004 14:37
To: Development.Control@wokingham.gov.uk
Subject: Planning Applications O/2004/1646 & 1647

78702

PO1	PO2
PO3	PO4
PO5	PO6
PO7	PO8
PO9	PO10
23 APR 2004	
COPY TO	COPY TO
COPY TO	COPY TO

For the attention of: Heidi Lynch

From: John Winkley, British Horse Society

Dear Heidi

1. The significance of the double applications, numbered 1646 and 1647, is beyond my understanding, but probably does not matter. Suffice to say that we are solely interested in the rights of way issues, namely the preservation of Arborfield & Newland Byway 15, also known as Wokingham Lane.
2. Having gone through the mammoth amount of information provided, there are clearly many errors regarding the rights of way information as presented, and this may well give an incorrect picture of the actual situation. For example, Drawing No. 3814.17 from the Landscape Concept Plan shows BW15 as "an existing public footpath" - when in fact this byway has vehicle rights for two- and four-wheeled motor vehicles, plus bicycles, ridden horses and pedestrians. Even the Planning Document itself, Part 1, item 12, page 1763b, indicates that no public rights of way cross or abut the site, when clearly BW15 is implicated. This is further borne out by the Transport Assessment Report, which states that the site is bordered by Wokingham Lane, which is Arborfield Byway 15. Figure 4 from this Report also contains many errors; Wokingham Lane is labelled "Bridleway 15", Footpath 14 is labelled "Bridleway 14 & 15" and the real FP15 is not even drawn on the map (it extends south from Footpath 14 to Langley Common Road).
3. As stated earlier, our concerns are solely confined to the issues concerning BW15. From an equestrian standpoint, this is an important route, linking Farley Hill and Swallowfield with BR15A on the east side of the A327, to further link up with The Coombes, either via BW10 from School Road or BW9 at Arborfield Cross. The Poperinge Barracks Planning Application Section 278 Agreement (with which we were actively involved) does provide satisfactory A327 crossing arrangements from BW15 to BR15A for horse riders, so provided this goes ahead, and provided the section of BW15 within the appeal site is recognised to be a byway, which will be used by horse riders, then no further issues should arise.

Yours sincerely

John Winkley

authority, in consultation with the sewerage undertaker and;

b) arrangements have been made to the satisfaction of the Planning Authority, in consultation with the sewerage undertaker for the provision of adequate foul and surface water drainage for the whole of the development. Such drainage should be secured where appropriate by means of a public sewer requisition pursuant to Sections 98 to 101 of the Water Industry Act 1991.



Foul Drainage

Increased flow from the development may lead to sewerage flooding. Impact studies of the existing infrastructure will be required in order to determine the magnitude of any new additional capacity required in the system and a suitable connection point. The developer will be required to fund this. Early contact with Thames Water is recommended.

Should the Local Planning Authority consider the above recommendations are inappropriate or are unable to be included in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department prior to the Planning Application approval.

INFORMATIVE

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, this is the major contributor to sewer flooding. Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application, where it is to the overall benefit of our customers.

Hence, in the disposal of surface water, Thames Water will recommend that the Applicant

- a) Looks to ensure that new connections to the public sewerage system do not pose an unacceptable threat of surcharge, flooding or pollution ;
- b) Check the proposals are in line with advice from the DEFRA, which encourages, wherever practicable, disposal 'on site' without recourse to the public sewerage system; for example in the form of soakaways or infiltration areas on free draining soils ;
- c) Looks to ensure the separation of foul and surface water sewerage on all new developments

Where disposal of surface water is other than to a public sewer, then the Applicant should ensure that approval for the discharge has been obtained from the appropriate authorities.

In respect with surface water, It is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving network e.g. through On/Off site storage.

WATER

Thames water has been unable to determine the capacity of the network water supply infrastructure needs for this application. Therefore in order to fully assess the implications of this development Thames Water request that the applicant provide detailed proposals, at the earliest opportunity, including anticipated flow rates.

Therefore Thames Water would recommend the following condition be imposed:



Planning Condition:

"Development should not be commenced until:

- a) details of the water infrastructure plans have been submitted to, and approved by, the local planning authority in consultation with Thames Water and that these plans, together with the anticipated flow rates necessary to support this development, have been properly scrutinised by Thames Water.
- b) arrangements have been made to the satisfaction of the Planning Authority, in consultation with Thames Water for the provision of adequate water supplies for the whole of the development. Such supply should be secured where appropriate by means of a water main requisition pursuant to Sections 41 to 44 of the Water Industry Act 1991.

Reason: To ensure that the network infrastructure has sufficient capacity to cope with the/this additional demand

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. J. ...".

Development Control Department

Please see Part I for plans

To:

Property Dept

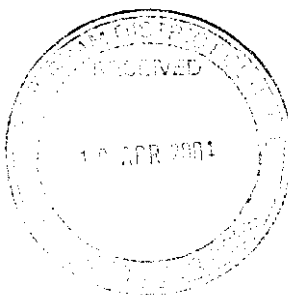
FAO: Peter Anderson

Re: Creation Of POSpace

to

From: Heidi Lynch

Date: 15 April 2004



Application Number: O/2004/1646

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 application with O/2004/1647)..

Site Address:

Highfield Park, Wokingham Lane, Arborfield Cross, Reading.

Applicant:

Wharf Properties (Homes) NO 2 LTD C/O C B RICHARD ELLIS.

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

Heidi,

Please see e-mails from Elena re this and O/2004/1647

Edw A

Heidi Lynch

From: Peter Anderson
Sent: 21 April 2004 15:26
To: Riona Reid
Cc: Heidi Lynch
Subject: Highfield Park, Wokingham Lane, Arborfield Cross

Riona,

I have received a planning consultation letter in respect of the above and I note that within the information supplied is states that one of the previous uses of the land is given as a "Travellers Caravan Park". I do not know if you see the planning lists or if you had an thoughts on this, the land is not within Council ownership so we would not usually give any comment.

Many thanks

Peter

Peter J Anderson
Technical Assistant
Estates Unit, Property Services
Wokingham District Council
Shute End
Wokingham RG40 1BN

Tel 0118 974 6720
Fax 0118 974 6724
e-mail: Peter.Anderson@wokingham.gov.uk

Heidi Lynch

From: Peter Anderson
Sent: 26 April 2004 10:06
To: Peter Haikin; Heidi Lynch
Subject: FW: Highfield Park, Wokingham Lane, Arborfield Cross

For your info

-----Original Message-----

From: Riona Reid
Sent: 26 April 2004 10:02
To: Peter Anderson
Subject: RE: Highfield Park, Wokingham Lane, Arborfield Cross

Peter

Highfield Park is a private Traveller site. There are 12 plots all individually owned but not currently lived on. It was trashed during a big fight about 18months/2 years ago There is a lot of history to this site. The Environment Agency, Planning Enforcement, Environmental Health, Councillors and Paul Turrell are all involved and that's just at the moment. I am aware that a company has put in 2 planning applications for the land. Land next to this site is being developed, although Highfield Park is NOT in development plan and we would not want to see it being developed other than the current use as a Traveller site. The Travellers won their planning application to use the site for mobile homes on appeal. I know Mark Hamlin and Peter Haikin are involved in looking into issues of Highfield Park. It might be worth speaking to Mark.
Hope this helps.

Regards

Riona

-----Original Message-----

From: Peter Anderson
Sent: 21 April 2004 15:26
To: Riona Reid
Cc: Heidi Lynch
Subject: Highfield Park, Wokingham Lane, Arborfield Cross

Riona,

I have received a planning consultation letter in respect of the above and I note that within the information supplied it states that one of the previous uses of the land is given as a "Travellers Caravan Park". I do not know if you see the planning lists or if you had any thoughts on this, the land is not within Council ownership so we would not usually give any comment.

Many thanks

Peter

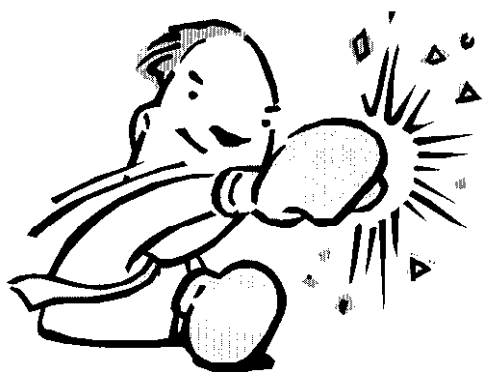
Peter J Anderson
Technical Assistant
Estates Unit, Property Services
Wokingham District Council
Shute End
Wokingham RG40 1BN

Tel 0118 974 6720
Fax 0118 974 6724
e-mail: Peter.Anderson@wokingham.gov.uk

DATE: 15 April 2004

SCANNING INFORMATION SHEET

LETTERS OF COMMENT



Application Number: O/2004/1646

Applicants Name: Wharf Properties (Homes) NO 2 LTD

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

Ian Jordan

From: Website Manager [joanna.pulman@wokingham.gov.uk]
Sent: 31 August 2004 21:36
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

The following information was sent from the Standard Enquiry Form on
31/08/2004 21:36:02

What do you want to do?: Support

Planning application number: 0/2004/1646 - Highfield Park, Wokingham
Lane, Arborfield Cross

Your comments

I am fully supportive of the above application as I think it will permanently remove an existing "eyesore" site; it will significantly improve the environment and landscape of the area and as a local resident I feel it will supply further financial contributions to the area which will directly benefit the community with improved transport links, schooling and leisure facilities.

Name : Buckland

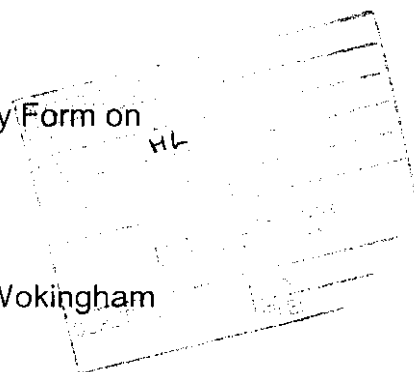
Address

Arbery Way
Arborfield
Berkshire
RG2 9FG

Postcode : RG2 9FG

Telephone : 07770 933593

Email Address : cj@thebucklands.demon.co.uk



Heidi Lynch

From: colin white [colinwhite@tiscali.co.uk]
Sent: 02 September 2004 10:17
To: gary@cowan24.freemove.co.uk; angus.ross@wokingham.gov.uk;
heidi.lynch@wokingham.gov.uk
Subject: Plng Application 0/2004/1646, Highfield Park, Arborfield X



Attn: Cllr Gary Cowan, Cllr Angus Ross, Ms Heidi Lynch

Re: Planning Application 0/2004/1646, Highfield Park, Wokingham Lane, Arborfield X

I am aware of the above application for removal of existing uses at the site to be replaced by a residential development and wish to express a view.

Having lived in the general area for more than 30 years and the local area for just under a year, I am unhappy about the current misuse of the land detailed in this application. Whereas I am not totally in favour of overdevelopment of the area, I would be happier to see the land properly managed even via a housing development than to be left to continue its current use. The current problems which need to be addressed regardless of next usage are:

- Unsightly area at the A327 entrance of the site (yellow van and pillars not in keeping with surroundings)
- During winter months, site of numerous discarded mechanical devices and fly tipping along the edge of the site parallel with the A327
- According to the environmental search reports which accompany the application, numerous environmental violations resulting in (proven) excess gas and pollutant levels at the breaker's site, contamination of the stream
- Various other sited environmental issues across the site

For the above reasons, I would support the application as a corrective means but would prefer to see the action taken against current usage in order to protect the environment. Either way, the community will benefit if the site usage is corrected.

Regards

Mr and Mrs C P White

9 Arbery Way

Arborfield

RG2 9FG

Heidi Lynch

From: Paul White [Paul.White@adic.com]
Sent: 08 September 2004 11:07
To: Gary@cowan24.freemove.co.uk; heidi.lynch@wokingham.gov.uk;
anguss.ross@wokingham.gov.uk
Subject: Re Planning Application 0/2004/1646

Dear Sir/Madame,

I am writing with regard to the above planning permission application. It is my understanding from a leaflet posted through my door that you intend to reject this application. As a local resident on the nearby Penrose Park development I would like to inform you that I would fully support this decision. The local infrastructure cannot support the current residents of Arborfield, until this is improved I see no way that further development can take place in the surrounding area.

Yours Sincerely

Paul White.

SDS

HL

9/9/04

Heidi Lynch

From: Gary Cowan [gary@cowan24.freemove.co.uk]
Sent: 07 September 2004 09:26
To: Heidi Lynch
Subject: FW: 0/2004/1646 Highfield Park

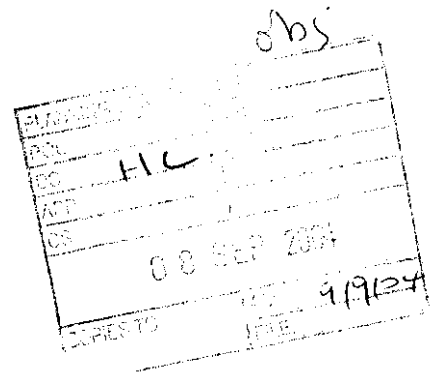
Heidi Can you fwd to proper case Officer please Cheers Gary Cowan

-----Original Message-----

From: carl.abram@tesco.net [mailto:carl.abram@tesco.net]
Sent: 06 September 2004 22:32
To: gary@cowan24.freemove.co.uk
Subject: 0/2004/1646 Highfield Park

We the residents of 45 Hill Road Arborfield wish to notify you of our strong rejection to the proposed development at Highfield Park, Wokingham Lane, Arborfield Cross (0/2004/1646). We feel that the area already provides adequate housing and any further development would drain the resources within the community. Also we purchased our property in Arborfield so that we may enjoy the green outlook and surrounding countryside.

Mr Carl Abram
Miss Sallyanne Gibson



Heidi Lynch

From: NICKY DAWSON [nickydawson26@hotmail.com]
Sent: 06 September 2004 23:11
To: gary@cowan24.freemove.co.uk
Cc: angus.ross@wokingham.gov.uk
Subject: planning application no.0/2004/1646,highfield pk,wokingham lane,arborfield cross

to whom it may concern,

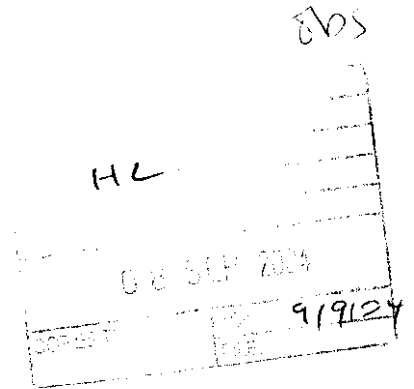
we the residents of 4 valon rd,
arborfield. strongly object to the proposed planning of the above mentioned
development site because,

1. we feel arborfield has been developed past its capacity when the
penrose pk development was built.
2. arborfield is a pleasant little village, and a village it should
stay.
3. the village's roads and amenities are stretched past full
capacity already. how much more will it be stretched with more people and
traffic in the area.
4. how will the schools cope with more pupils as there is already a
waiting list for the local schools.
5. the reason we moved to arborfield is for the rolling countryside,
not more houses and flats.
6. there is plenty of places in the nearby towns to develop not
little villages.
7. the breakers yard/haulage yard is not visible from the road so
therefore it is not an eyesore as it can't be seen.
8. my last point is an increase in population could attract a higher
crime rate to the neighbourhood, which we feel is already rising, as
arborfield is getting larger.

i hope my views are taken into consideration, i look forward to
hearing a response from you

thank you

Mr.p dawson



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<http://www.msn.co.uk/messenger>

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.

✓ 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 COOMBS & 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

PLANNING SECTION	
POL	
DC	HL
APP	
CS	
30 APR 2004	
COPIES TO:	7/5/04

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



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	18 APR 2004
DC	HL
AT	
ES	
COPIES	18 APR 2004
	18 APR 2004

Dear Heidi Lynch: thank you for your letter of 14 April. In 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

Arborfield

RG2 9FB

Home: +44 118 976 1238

Work: +44 114 222 8465

Fax: +44 114 222 8481

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

Sent via Surface mail as unis on hold.

Full postal address requested - No response

1647-068

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

PLANNING CONTROL NUMBER	
POI	1647-068
DC	HA
APP	
CS	
19 APR 2004	
COPIES TO	1/20/04/04
FILE	

Reference Highfield Park Development

Houses have to be built.

Yours faithfully,

Steve Wright

Application Number: O/2004/1646

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 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 application with O/2004/1647).

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

Parish : AB **Ward :** ARB

Applicant : Wharf Properties (Homes) NO 2 LTD C/O C B 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 Miller
Chris Hamilton
Nigel Shaw
Diane Cooper

Public Rights of Way Officer

Property Services - Peter Anderson
re creation of P.O. Sign

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

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

Dinton Pastures - Demolition
W.H. Site & Ancient Woodland
Badger

Drainage

Grounds maintenance - creation of
P.O. Sign

NEIGHBOURS

SIN + see map

incl all sites inside red line

EXTERNAL CONSULTATIONS

Adjacent DPA: _____

Adjacent Parish: Sungatefield + Baskham

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Site area > 5ha.
On land fill site
+ contaminated land
(incl copy of "Geological & Geoenvironmental Assessment")

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

CPRC

Sport England > 100 dwellings

Binfield Badger Group

Forestry Commission

English Nature

Woodland Trust

Ancient
Woodland
Cons.

Ramblers Assoc with map
is marked

Berkshire Horse Soc re Bricketts
made red line

OTHERS

Countryside

2x Pre-apps attached

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

or. see file 50/2003/9974

Tel: 0118 974 6481

Date: 15 April, 2004

Your ref:

My ref: O/2004/1646



WOKINGHAM
DISTRICT COUNCIL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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 Councillor

Application No: O/2004/1646

Applicant: Wharf Properties (Homes) NO 2 LTD C/O C B RICHARD ELLIS.

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 application with O/2004/1647)..

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

I write to you as a ward councillor to inform you that the above planning application has been received and validated.

The Case Officer is Heidi Lynch, contactable on 0118 974 6481 . Currently the determination of this application is 'delegated' to the officers – i.e. it will not come to the Development Control (DC) Committee. At this early stage, the case officer will not have come to a recommendation.

If you have concerns about the application, please contact the case officer to discuss the planning issues involved. The Case Officer may need to await some consultations and his/her site visit before giving you a full answer.

You will need to have good planning reasons if you wish to disagree with the Planning Officer's recommendation and have an application 'Listed' so that it comes to the DC Committee. Should you, after discussing with the Case Officer, decide you wish to list the application, you should ask the officer to send you a Listing Form. This must be submitted within 28 days of the date of this letter.

Once the Case Officer has formed a recommendation, you will be contacted again to find out if you wish to continue with the 'listing'. If you agree with the final recommendation, it will only delay the issuing of the decision and also take up valuable officer and member time to have the application brought to committee. In this case please agree to 'de-list' it.

Yours sincerely

Trevor Watson

Development Control Manager



Received by Wokingham District Council

Application No: O/2004/1646

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 application with O/2004/1647).

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/2004/1646 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.

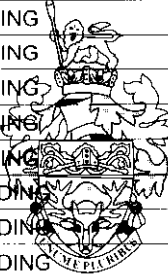
**Trevor Watson
Development Control Manager**

15 April 2004

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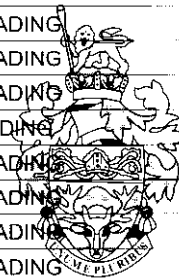
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Organisation_Name	Building_Name	address1	Postcode
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**WOKINGHAM
DISTRICT COUNCIL**



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WOKINGHAM
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Organisation_Name	Building_Name	address1	Postcode
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CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
Kingsley House
Wimpole Street
London W1G 0RESwitchboard 020 7182 2000
Fax 020 7182 2001Direct Dial 020 7182 2000
Email @cbre.com
Our ref PLANNING/189394/AT
Your ref

31 March 2004

1646 01 APR 04

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

Dear Sir

ARBORFIELD - HIGHFIELD PARK

We are appointed as planning advisors by Wharf Properties and have been instructed to submit a duplicate 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 within 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

1646 01APR04

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 Cawt	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

CB Richard Ellis

Encs.

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

ADDRESS

GYPSY SITE - 1-11 HIGHFIELD PARK
LAND ON
WOKINGHAM LANE

PARISH

ALBARKFIELD

PLOT No.

PART DUCKS NEW FARM

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39880	INVALID N/P			
43644	AYRES, CHANDLER, DOMERTY & OTHERS	USE OF LAND AS GYPSY CARAVAN SITE FOR 11 PITCHES	23.12.94	TP
44091	C. AYRES & OTHERS	TOILET BLOCKS	6.1.95	2yrs.
75/00180/2			25.5.95	31.12.96
95/63126/2	CASH/ROONEY/CONNORS	CARAVAN SITE FOR 16 UNITS	(14.2.96) 12.96	Ret
96/64702/1A	MR. G. COOKING C	CARAVAN	17.01.97	Ret
96/64798/V	AYRES & OTHERS	VAR. COND. 1 ON 43644	13.02.97	Ret
97/66796/1	APPEAL	TO CONTINUE THE USE		
APPEAL AGAINST T.P.	C Ayres & others	Change of Use of Land to Perm. Res. Occupation (Gyp. Car. Site)	2.4.98	TPA
66/796/00	C Ayres & others - Details to comply with GND regu.	17.6.99	(see App)	
MINISTRY DECISION 66796 - APPEAL ALLOWED - 4.1.99				
SPECIAL ORDERS ENR. NOTICE ISSUED - 21.3.97 STATIONING CARAVANS				
F1200319165	Mr. Calram	C. of U. of rest of total site	30.6.03	REF

① ADDRESS LAND ON

GYPSY CARAVAN SITE PART
WOKINGHAM LANE (DUCKS NEW FARM)
(Highfield Park)

PARISH

ALBARKFIELD

E

OT No.

BUILDER

ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12227	MR A BARTHOLO	15' VEHICULAR ACCESS	14.2.80	N/A CMA
~~12227~~	~~MR A BARTHOLO~~	~~15' VEHICULAR ACCESS~~	~~14.2.80~~	~~N/A CMA~~
33812	MR R. LOWERS	PERM. SITE OF GYPSY CARAVAN	28.6.88	N/A CMA
*33813	MR M. GILLES	MOBILE HOME FOR AGED WORKER	3.8.89	Ret.
33814	MR J. COOPER	DEAM SITE FOR GYPSY CARAVAN		
33815	MR DOMERTY	" " "		
*37456	L. CHANDLER	MOBILE HOME	17.11.92	Ret
*37457	MR W. GILLES	"	17.11.92	Ret
*37458	MR G. DOMSTON	"	17.11.92	Ret
*37459	MR M. GILLES	"	17.11.92	Ret
*37460	MR J. SMITH	"	17.11.92	Ret
*37464	MR L. EASWOOD	"	17.11.92	Ret
DATE OF COMPLETION 17.11.92				

MINISTRY DECISION

APPEALS AGAINST ENR. NOTICE DISMISSED RE: 33812/4/5

SPECIAL ORDERS

NOTICE VARIED FROM 6-12 MONTHS

DRAINAGE

APPEALS AGAINST ENR. NOTICES DISMISSED - RE APPLS 37456/57/58/60/64 - 6.1.93

091074 PLANNING PERMISSION REFUSED - 6.1.93

ENR NOTICE ISSUED - F5A F5B F2-F6 APPEAL AGAINST ENR

Gypsy SITE = 1-11 Highford Park

Wokingham Lane

137

PARISH

ORD. SHEET No.

[illegible]

MINISTRY DECISION:

SPECIAL ORDERS-

WOKINGHAM DISTRICT COUNCIL PLANNING APPLICATION

PART 1



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

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

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

FOR OFFICE USE ONLY

01 APR 2004

1646 01 APR 04

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.

AREA OF SITE	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

OWNERSHIP	5.6 HA		
-----------	--------	--	--
6. State the applicant's interest in the land
e.g. owner, prospective purchaser, lessee

PLANS/DRAWINGS	PROSPECTIVE PURCHASER		
----------------	-----------------------	--	--
- | | | | |
|--|-------------------|--|--|
| List all the plans and drawings submitted with the application | SEE ATTACHED LIST | | |
|--|-------------------|--|--|
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

CHANGE OF USE	REDEVELOPMENT	✓
Tick the boxes(x)	ERECTION OF NEW BUILDING	ALTERATION or EXTENSION
9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	FULL PERMISSION	APPROVAL OF DETAILS/RESERVED MATTERS
✓ See question 10		
	TEMPORARY PERMISSION	RELAXATION OF CONDITIONS
		State relevant outline permission number Also complete Question 10
		State period required
		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	

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.

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?

YES/NO

* STATE No. OF HABITABLE ROOMS

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				
B2	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

26. 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.

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

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

+ See Note (a) to Certificate A

OR

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:

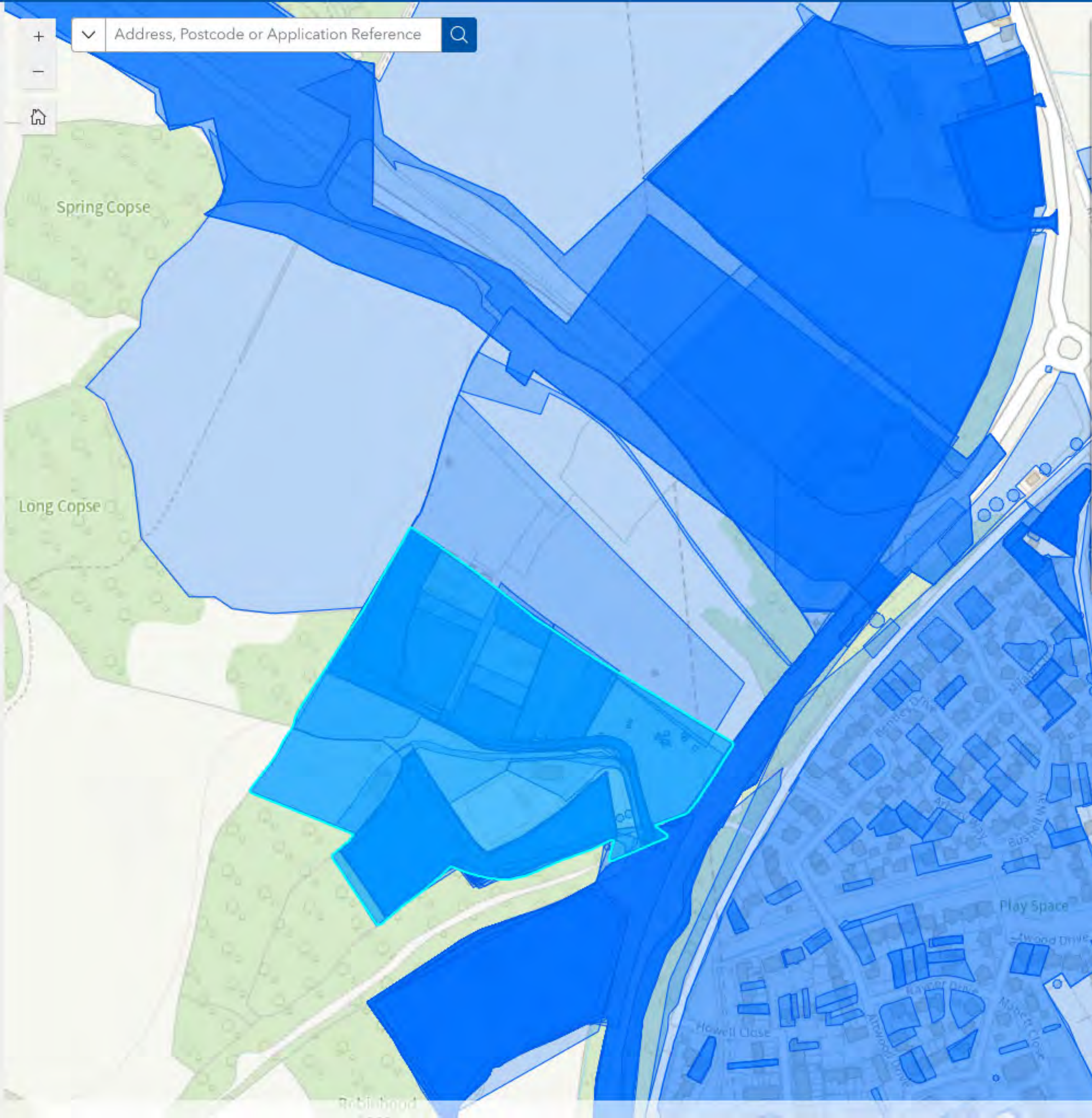
Tenant's name	Address at which notice was served	Date on which notice was served
X		

Signed Richard Ellis

On behalf of WHARF PROPERTIES (HOMES) NO 2 LTD

Date 31 MARCH 2004

- ☐ Current Planning Applications
- ☒ Post-1998 Planning Applications
- ☐ Pre-1998 Planning Applications
- ☐ Current Tree Works Applications
- ☐ Historic Tree Works Applications
- ☐ District
- ☐ Ward
- ☐ Parish



3 of 5

Post 1998 Planning Application:
Details

Zoom to

PLAN REF	O/2004/1647
Planning Application ID	040173
Type	Outline Planning Approval
Decision	Refused
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).
Area (Ha)	5.54

Tel: (0118) 974 6451 (Direct Line)
 Fax: (0118) 974 6484
 Date: 23 September, 2003
 My ref: SO/2003/9974
 Your ref:

Ms Elizabeth Rowe
 Babbie Group
 School Green
 Shinfield
 Reading
 Berkshire
 RG2 9HL

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

Dear Ms Rowe

**RE: LAND NORTH OF WOKINGHAM LANE, ARBORFIELD
 SCREENING OPINION**

I refer to your letter of the 10th of September in which you have requested further information for the above application.

I ought to point out that the application was for a Screening Opinion only, in which the applicants were enquiring whether any future application would need to be accompanied by an Environmental Statement. As such the application needed to be determined within three weeks.

It was determined that an Environmental Statement would not need to accompany a future planning application. However, we would be able to ask for the usual additional information such as an archaeological survey should it be required at that stage.

I hope that this assists you. Should you have any questions on the above please do not hesitate to contact me. In the meantime I shall file your correspondence with the Screening Opinion file, so that it may be addressed when a future application is made.

Yours sincerely,



KERRIN LITHGOW

Principal Planning Officer – Southern Parishes

Our ref Kgb02

Your ref As below

10th September 2003

Kerrin Lithgow
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

72764

KL

Babbie Group
technical and
management
consultants

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babbie.com



Dear Kerrin,

APPLICATION SO/2003/9974
Land North of Wokingham Lane, Arborfield

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological Desk Based Assessment. This desk based assessment should be undertaken and reported on by a competent IFA registered archaeological contractor, before determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Archaeological remains and consequently requires an archaeological desk based assessment to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for archaeological desk based assessment is enclosed, which should be forwarded to the applicant.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Rowe".

Elizabeth Rowe
Archaeologist

Group Offices:

Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Cumbria
Derby
Edinburgh
Exeter
Glasgow
Inverness
Isleworth
London
Manchester
Maidstone
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Walsley

Ammanabad
Dubai
Hong Kong
Hyderabad
Kuala Lumpur
Prague
Singapore

Babbie Group Ltd
Registered Office:
95 Bethwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Land North Of Wokingham Lane, Arborfield

Brief For Archaeological Desk Based Assessment

1 Summary

This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council following advice from Babbie Group (the Council's archaeological advisors). The brief is valid for six months only, after which time Babbie should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 Site Location and Description

- 2.1 The site is located at Land north of Wokingham Lane, Arborfield, at grid reference SU 7542 6578.

3 Planning Background

- 3.1 Planning application SO/2003/9974, submitted to Wokingham District Council, proposes an application for Screening Option for residential re-development of land with associated open space and access.

4 Archaeological Background

Within 500 metres of the proposed development an archaeological excavation (1998) has shown Late Iron Age/early Roman activity consisting of a farmstead type settlement and iron working.

5 Requirement for Work

- 5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological work, the first stage of which will be a desk-based assessment.
- 5.2 The results of the assessment will provide the basis for the formulation of one or more of the following:
- a strategy for preservation or management of the remains.
 - a mitigation strategy where proposals will adversely affect the remains.
 - the foundation of a proposal or project design for further archaeological investigation.

6 Aims and Objectives

6.1 The aims and objectives of the desk-based assessment should be as follows:

- (i) To determine or confirm the general nature of known remains within the site and up to 500m beyond its boundary.
- (ii) To determine or confirm the date or date range of the remains known within the site and up to 500m beyond its boundary.
- (iii) To determine past and present land-uses that may have affected the detection and survival of remains within the site.
- (iv) To determine the archaeological potential of the site.

7 Stages of Work and Techniques

7.1 The project specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements are as follows:

- (i) All existing archaeological information relating to an area up to 500m beyond the site boundary will be reviewed.
- (ii) The sources consulted in the literature survey shall be listed in the project specification. Relevant sources should be selected against the requirements of the specification. The main sources of information consulted should be:
 - Wokingham Sites and Monuments Record
 - Listed Buildings
 - Cartographic Sources
 - Documentary Sources
 - Aerial Photographic Sources
 - Local Information
- (iii) The literature survey shall be in line with the Standard and Guidance for Desk-Based Assessment issued by the IFA.

7.3 The site archive shall contain all the data collected during the assessment including sources consulted, walk-over records and photographs. It shall be ordered, indexed and internally consistent.

7.4 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

7.5 The integrity of the primary records shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

8 Reporting Requirements

- 8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.
- 8.2 The report will address the aims and objectives of the project.
- 8.3 An estimate of time and staff resources required for report production should be provided.
- 8.4 Details of style and format to be determined by the archaeological contractor. In any event it should include:-
 - (a) plans at appropriate scales showing the survey area, and features located;
 - (b) a summary table and descriptive text;
 - (c) an evaluation of the quality and reliability of the available evidence;
 - (d) any recommendations for any need or potential for the evidence to be supplemented by a field evaluation to provide the necessary information for planning purposes.
 - (e) a consideration of evidence within the wider setting;

9 Standards

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice.

The project will aim to achieve the IFA Standard for Desk-Based Assessment. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 Archive Deposition

- 10.1 Provision should be made for the deposition of the archive in an appropriate local authority museum. The museum should be advised of the proposed investigation before excavation starts. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 Publication and Dissemination

- 11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).
- 11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

- 11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.
- 11.4 Details of style and format to be determined by the archaeological contractor, using a minimum font size of 10 points. However, the report *must* have a front sheet providing the following information:
- Site Name
 - Grid reference
 - Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
 - Date & duration of project
 - Site code
 - Area of site
 - Summary of results
 - Monuments identified (this *must* be referenced to the RCHME Thesaurus of Monument Types)
 - Location and reference of archive
- 11.5 The report should include:-
- (i) a summary of the project's background;
 - (ii) the site location;
 - (iii) a methodology;
 - (iv) a description of the project's results;
 - (v) an interpretation of the results in the appropriate context;
 - (vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - (vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
 - (viii) plans of each trench or area;
 - (ix) trench sections and feature sections;
 - (x) site matrices where appropriate;
 - (xi) a consideration of evidence within the wider setting.

12 Oasis Project Reporting

The Wokingham SMR is taking part in the pilot study for the *Online Access to Index of Archaeological Investigations* (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. **The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>.** If the archaeological contractor does not have internet access a paper copy of the form can be obtained from the Wokingham SMR, Babbie Group, School Green, Shinfield, Reading RG2 9HL. Contractors are advised to contact the Wokingham SMR prior to completing the form. Once a report has become a public document by forming part of a planning application, Wokingham District Council will place the information on a website. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the Principal Archaeologist.

13 Other Factors

- 13.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babbie Group, in response to significant discoveries during the evaluation process.
- 13.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

13 Other Factors

- 13.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babbie Group, in response to significant discoveries during the evaluation process.
- 13.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

IFA REGISTERED ARCHAEOLOGICAL ORGANISATIONS

Albion Archaeology	St Mary's Church, St Mary's Street, Bedford MK42 0AS	01234 294 001-06 office@albion-arch.com
AMS Ltd T/A Foundations Archaeology	109 Albion Street, Swindon SN1 5LP	01793 525993 admin@foundations.co.uk
AOC Archaeology Group	Unit 7, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY	0131 440 3593 lyndas@aocsot.co.uk
Archaeological Project Services	The Old School, Cameron Street, Heckington, Sleaford, NG34 9RW	01529 461 618 infor@apsarchaeology.co.uk
Archaeological Services & Consultancy Ltd	Letchworth House, Chesney Wold, Bleak Hall, Milton Keynes MK6 1NE	01908 608989 office@archaeological-services.co.uk
Archaeology South-East	1 West Street, Ditchling, Hassocks, Sussex BN6 8TS	01273 845497 fau@ucl.ac.uk
Atkins Heritage	Woodcote Grove, Ashley Road, Epsom, Surrey KT18 5BW	01372 726 140 janet.miller@atkinsglobal.com
Bath Archaeological Trust	13 Brassmill Enterprise Centre, Brassmill Lane, Bath BA1 3JN	01225 329659/471771 peter.davenport@batharchaeology.org.uk
Archaeology and Heritage Management Division BUFAU & Ironbridge Institute	The Institute of Archaeology and Antiquity, University of Birmingham, Edgbaston, Birmingham B15 2TT	0121 414 5513 arch-ant@bham.ac.uk
Cambria Archaeology (Dyfed Archaeological Trust)	The Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AF	01558 823 121 cambria@acadat.com
Cambridgeshire County Council Archaeological Field Unit	Archaeology Field Office, Fulborn Community Centre, Haggis Gap, Fulborn, Cambridge CB1 5HD	01223 576 201/881 614 Arch.Field.Unit@libraries.camcnty.gov.uk
CgMs Consulting	Newspaper House, 7 th Floor, 8-16 Great New Street, London EC4A 3BN	020 7583 6767 paul.chadwick@cgms.co.uk
CKC Archaeology	71 Upper Barn Copse, Fair Oak, Eastleigh, Hampshire SO50 8DB	023 8069 6232 ccurrie260@aol.com
Clywd-Powys Archaeological Trust	7a Church Street, Welshpool, Powys, SY21 7DL	01938 553670 trust@cpat.org.uk
Colchester Archaeological Trust Ltd	12 Lexden Road, Colchester, Essex CO3 3NF	01206 541 051 colchester-arch-trust.co.uk

IFA REGISTERED ARCHAEOLOGICAL ORGANISATIONS

Cotswold Archaeology	HQ Building, Unit 9, Kemble Business Park, Cirencester GL7 6BQ	01285 771 022 info@cotswoldarch.org.uk
Ed Dennison Archaeological Services Ltd	18 Springdale Way, Beverley, East Yorkshire HU17 8NU	01482 870 723 EDArchServ@aol.com
Field Archaeology Unit Essex County Council	Fairfield Court, Fairfield Road, Braintree, Essex CM7 3YQ	01376 331 431 mark.atkinson@essexcc.gov.uk
Gifford and Partners Ltd	Carlton House, Ringwood Road, Woodlands, Southampton SO40 7HT	023 8081 7500 archaeology.soton@gifford-consulting.co.uk
Gill Andrews Archaeological Consultant	4 Beechworth Road, Havant, Hampshire PO9 1AX	023 9245 3589 gill.andrews@virgin.net
Glamorgan-Gwent Archaeological Trust Ltd	Heathfield House, Heathfield, Swansea SA1 6EL	01792 655 208
Archaeology Service Gloucestershire County Council	Environment Department Shire Hall, Gloucester GL1 2TH	01452 425683 Jwills@gioscc.gov.uk
Gwynedd Archaeological Trust Ltd	Craig Bueno, Garth Road, Bangor, Gwynedd LL57 2RT	01248 352 535 gat@heneb.co.uk
Hawkshead Archaeology & Conservation	Hawkshead Home Farm, Highfield Lane, Bolton-le-Sands, Carnforth, Lancs LA5 8AE	01524 733 492 gillchitty@hawksheadac.fsnet.co.uk
Headland Archaeology Ltd	13 Jane Street, Edinburgh EH6 5HE	0131 467 7705 stephen@headlandarchaeology.com
The Heritage Network	12 Royston Road, Baldock, Hertfordshire SG7 6NT	01462 893 288 enquiries@heritagenetwork.co.uk
Hertfordshire Archaeological Trust	The Seed Warehouse, Maidenhead Yard, The Wash, Hertford SG14 1PX	01992 558 170 herts.archtrust@virgin.net
Historic Environment Conservation	Suttons, 2-3 Oldway, Bletsoe, Bedford MK44 1QG	01234 781 179 dbb@suttons.org.uk
John Moore Heritage Services	Long White Cloud, Waterperry Road, Holton, Oxfordshire OX33 1PW	01865 876 637 Jmhs99@hotmail.com
John Samuels Archaeological Consultants	The Manor, South Street, Normanton-on-Trent, Newark NG23 6RQ	01636 821 727 jsac@btconnect.com
University of Leicester Archaeological Services	University of Leicester, University Road, Leicester LE1 7RH	0116 252 2848 pnc3@le.ac.uk/rjb16@le.ac.uk

IFA REGISTERED ARCHAEOLOGICAL ORGANISATIONS

MillsWhipp Projects Ltd	The Finsbury Business Centre, 40 Bowling Green Lane, London EC1R 0NE	020 7415 7044 mills.whipp@which.net
Museum of London Archaeological Service	Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED	020 7410 2200 molas@molas.org.uk
Network Archaeology Ltd	28 West Parade, Lincoln LN1 1JT	01522 532 621 admin@netarch.co.uk
Northamptonshire Archaeology	2 Bolton House, Wootton Hall Park, Northampton NN4 8BE	01604 700 493/4 sparry@northamptonshire.gov.uk
Oxford Archaeology	Janus House, Osney Mead, Oxford OX2 0ES	01865 263 800 mail@oxfordarch.co.uk
Phoenix Consulting Archaeology Ltd	Victoria House, 10 Windsor Street, Wolverton, Milton Keynes, MK12 5AU	01908 225 898 office@phoenix-ar.demon.co.uk
Pre-Construct Archaeology Ltd	Unit 54, Brockley Cross Business Centre, Endwell Road, London SE4 2PD	020 7639 9091/0439 info@pre-construct.com
Stratascan Ltd	Geophysical & Specialist Survey Services, Vineyard House, Upper Hook Road, Upton Upon Severn, Worcs WR8 0SA	01684 592 266 ppb@stratascan.co.uk
Sussex Archaeological Society	Bull House, 92 High Street, Lewes, East Sussex BN7 1XH	01273 486 260 ceo@sussexpast.co.uk
Warwickshire Museum Field Services (Archaeology)	The Butts, Warwick CV34 4SS	01926 412 276 fieldarchaeology@warwickshire.gov.uk
Wessex Archaeology	Portway House, Old Sarum Park, Salisbury SP4 6EB	01722 326 867 info@wessexarch.co.uk
Worcestershire Archaeological Service	Worcestershire County Council, Woodbury Hall, University College Worcester, Henwick Grove, Worcester WR2 6AJ	01905 855 455 mbogaard@worcestershire.gov.uk
York Archaeological Trust	Cromwell House, 13 Ogleforth, York YO1 7FG	01904 663000 enquiries@yorkarchaeology.co.uk

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 3 September, 2003
My ref: SO/2003/9974
Your ref: PLANNING/189394/AT/120803

Alison Tero
CB Richard Ellis
Kingsley House
Wimpole Street
London
W1G 0RE

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

Dear Ms Tero

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999.**

**PROPOSED REDEVELOPMENT OF LAND TO THE NORTH OF WOKINGHAM LANE,
ARBORFIELD.**

I refer to your letter of the 12th of August 2003 requesting a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Your request relates to proposed residential development with open space and a petrol filling station on land to the north of Wokingham Lane, Arborfield.

I confirm that the proposed scheme will not require an EIA under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

I can also confirm that in light of the likely contamination from previous uses an indepth and comprehensive contaminated land assessment will be required for any application. As you correctly set out in your letter this should be accompanied by a Transport Assessment, Noise Assessment and Landscape and Visual Assessment.

The advice contained within this letter represents an officers opinion only and is made without prejudice to any future planning application. It is not considered that residential re-development of this site is acceptable in principle.

Please also note that this letter represents a re-issue of the letter of 14th of February 2003, in which Wokingham District Council advised that an Environmental Impact Assessment was not required. This screening opinion was not formally registered whereas this new opinion has been formally registered as an application and relevant details placed on the planning Register.

Should you have any further questions on the above please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kerrin Lithgow', written in a cursive style.

KERRIN LITHGOW

Principal Planning Officer – Southern Parishes

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 14 February 2003
My ref: TD/eia screen/ Arborfield

Ms A Tero
Associate Director
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London
W1K 3JT

Environmental Services Department
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Ms Tero

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

Proposed Redevelopment Of Land To The North Of Wokingham Lane, Arborfield.

I refer to your letter dated 23 January 2003 requesting a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Your request relates to proposed residential development with open space and a petrol filling station on land to the north of Wokingham Lane, Arborfield.

I confirm that the proposed scheme will not require an EIA under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

I can also confirm that in light of the likely contamination from previous uses an indepth and comprehensive contaminated land assessment will be required. As you correctly set out in your letter this should be accompanied by a Transport Assessment, Noise Assessment and Landscape and Visual Assessment.

The advice contained within this letter represents an officers opinion only and is made without prejudice to any future planning application. However, this letter does represent a formal screening opinion.

Please contact Tanya Davies if you have any queries.

Yours faithfully



A Cronin
Head of Planning and Transportation

CB Hillier Parker Limited
77 Grosvenor Street
London W1K 3JT

District Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

TD *EIA Screening*

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	Direct Line 020 7882 8151
	Fax 020 7882 8755
	atero@cbhillierparker.com
	Our ref PPG/AT/AJH
24 JAN 2003	Your ref
DATE TO	23 January 2003

Dear Sir

ARBORFIELD – LAND TO THE NORTH OF WOKINGHAM LANE

We are instructed by Harbour Properties (Homes) Ltd as planning consultants in relation to the proposed redevelopment of the land to the north of Wokingham Lane, Arborfield.

As we discussed at a meeting with Kerrin Lithgow, Planning Officer, it is proposed that the redevelopment of the area will comprise a residential development with associated open space and access arrangements.

Request for a Screening Opinion

It is our client's intention to submit an outline planning application for redevelopment within the near future. Therefore our purpose in writing to you is to request a screening opinion from you as to whether you will require a full Environmental Impact Statement. In our opinion, a full Environmental Impact Statement is unlikely to be necessary, for the reasons given below.

This application for a screening opinion is made pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999 and we shall be grateful to have the Council's opinion within the three weeks period specified in Regulation 5(4). The Regulations state that Environmental Impact Assessments are required for Schedule 2 projects when there are likely to be significant effects on the environment. Clearly the intention of the Regulations is to avoid the need for an Environmental Impact Assessment on the majority of development projects, all of which will inevitably have some effect on the environment. When assessing whether an environmental assessment is required for a Schedule 2 project, the guidance suggests that the three main criteria are:

- i) Major developments which are of more than local importance;
- ii) Developments which are proposed for particularly environmentally sensitive or vulnerable locations;
- iii) Developments with unusually complex and potentially hazardous environmental effects.

Site and Surroundings

The site is located to the west of the A327 and to the north of Wokingham Lane, in Arborfield. Wokingham Lane runs parallel to the south eastern boundary of the site and it is a public right of way known as Bridleway 15. The north western and north eastern boundaries of the site lie adjacent to open countryside, and the eastern boundary of the site is formed by the A327. To the east of the A327 is located the former MoD Garrison which is now in the process of partial redevelopment for residential use.

To the south of Wokingham Lane is located part of the former MoD Barracks which has secured outline planning permission for residential development.

According to the Environment Agency indicative floodplain map, the site is located some distance away from the floodplain.

The overall subject site contains a variety of uses including residential caravans, scrap metal and industrial and open space. These are outlined below.

Site 1 – Highfield Park

The site is known as Highfield Park and has been used as a gypsy caravan park for some years under a temporary planning permission. We understand that planning permission was granted on a permanent basis in 1999.

Site 2 – LT Dunn’s Land

This land has been used as a vehicle breaker’s scrap yard, although it does not have planning permission for such use. We understand that the local planning authority has commenced enforcement proceedings on several occasions.

Site 3 – Boundoak

Boundoak comprises the western part of the site. In November 1995 this land obtained a Certificate of Lawful Use for “the use as storage, collection, transportation and return of scaffold plant” on the basis of over 10 years continuous use. Planning permission was granted in March 1996 for “use of agricultural buildings for B1(c) light industrial use) B2 (general industrial use) and use for vintage vehicle restoration”

Site 4 – DR Walkers Land

Planning permission was granted at appeal in August 1999 for “the proposed demolition of an existing building, erection of a replacement building and its use for parking and maintenance of transport/haulage contractors vehicles with vehicle manoeuvring and staff parking on associated land”

Description of Proposed Development

The proposed development will involve the removal of the existing vehicle breakers scrap metal yard, the outdoor storage and transport/haulage uses and the gypsy caravan park and the redevelopment of the site for residential purposes. The development will incorporate amenity open space. The development will incorporate a mixture of dwelling types and a proportion of affordable housing. In addition, the proposal includes the provision of a Petrol Filling Station, to be located adjacent to the A327.

Part of the proposed development site is identified in the emerging Local Plan as a Wildlife Heritage Site. We understand that the Local Planning Authority have recently undertaken a survey of the areas to the west of the A327 to assess whether they are worthy of designation. We understand that the survey has identified that the land which lies within the proposed development boundary is not worthy of protection and the Local Planning Authority are proposing to remove the designation. The proposed development will not infringe onto any areas of existing woodland.

With regard to the three major criteria in the Regulations, in our opinion:

- i) The proposed development will not be a major development of more than local importance. On the contrary, it will only be of local importance.
- ii) The location is not a particularly environmentally sensitive or vulnerable location. Indeed much of the site is a previously developed site.
- iii) The proposed development will not be unusually complex and neither will it generate potentially hazardous environmental effects. On the contrary, there is likely to be a beneficial effect on the local environment when compared to the existing use of the site.

In any event, when the outline planning application is submitted, it will be accompanied by supporting documentation as required by the Planning Officer handling the case. At this stage we anticipate that the following will be required.

- Transportation Assessment
- Noise Assessment
- Contaminated Land Assessment
- Landscape and Visual Impact Assessment

Conclusion

For the reasons set out above, in our opinion the proposed development should not require a full Environmental Impact Assessment because the proposed development would not have a significant environmental impact. We would welcome the Council's formal screening opinion as soon as possible so that the outline application can be finalised and submitted.

If you need any further information or assistance to enable the Council to determine this application within the three week period specified in Regulation 5(4) please contact Alison Tero at this office as soon as possible.

Yours sincerely

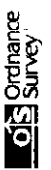
A handwritten signature in black ink, appearing to read 'Alison Tero', with a stylized, cursive script.

ALISON TERO
Associate Director

Arborfield - Phase II



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Principal Development Control Officer
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KL	Fax	020 7882 8755
AP	atero@cbhillierparker.com	
CS	Our ref	PPG/189394/AT/290103
	Your ref	ARBORFIELD PreApps/Tanya Davis
		30 JAN 2003
CUMESTO		29 January 2003

Dear Sir

ARBORFIELD - LAND TO THE NORTH OF WOKINGHAM LANE

I am writing in response to your letter dated 27 January 2003 in respect of our letter dated 23 January in which we requested a formal screening opinion as to whether an Environmental Assessment is required for the redevelopment of the site to the north of Wokingham Lane as identified on the site plan.

In your letter you state that an '*informal officer opinion*' is sought. This is absolutely not the case. As clearly outlined in our letter of the 23 January 2003, that we have applied to you, on behalf of our client, for a formal screening opinion. This application is made pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999.

As we further note in our letter, we wish to have the Council's opinion to be issued within three weeks, as specified in Regulation 5(4) of those Regulations.

I would clarify that in our letter of 23 January 2003, we are not seeking pre-application advice on the acceptability of the scheme. This is a formal screening opinion request.

I look forward to receiving your confirmation that you will be issuing your Screening Opinion within the statutory time period. I would also be grateful if you could ensure that all correspondence is made for my attention.

Yours sincerely



Alison Tero
Associate Director
For and on behalf of CB Hillier Parker

CC. Douglas Maggs – Harbour Properties (Homes) Ltd
Mark Wyatt – Holborn Properties

Memo

*To: Suzanne McLaughlin Public Protection
Andy Glencross Dinton Pastures
Roger Johnston Drainage
Graham Ritchie Planning Policy
Neil Etherington Landscape*

*From: Tanya Davies
Senior Planning Officer
Development Control
X 6229*

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

EIA Screening Opinion

Land to the North of Wokingham Lane, Aborfield.

Please find a letter attached from Hillier Parker outlining their intention to develop the above site for housing and a petrol station. I have been asked to provide an EIA screening opinion and any comments would be appreciated.

If you need any extra information about the EIA process the ODPM website is very useful, the address is <http://www.planning.odpm.gov.uk/eia/guide/>

I need any comments by 11 February 2003, sorry for the limited amount of time, but we have to respond within 21 days.

Please contact me with any queries.



Tanya Davies

From: John Mullaney
Sent: 04 February 2003 17:32
To: Tanya Davies
Cc: Suzanne McLaughlin
Subject: EIZ Screening Opinion-Land to the North of Wokingham Lane

I have considered the proposal and conclude that from an environmental health perspective a full Environmental Impact Assessment is not required. The applicant is aware of the possibility that much of the site is contaminated from current and previous use and an indepth and comprehensive contaminated land assessment will be required. The applicant has also anticipated that a noise assessment will be required.

If you require any further information please contact me.

John Mullaney
Acting Principal Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Memo

Luz L.

To: Suzanne McLaughlin Public Protection
Andy Glencross Dinton Pastures
Roger Johnston Drainage
Graham Ritchie Planning Policy
Neil Etherington Landscape

From: Tanya Davies
Senior Planning Officer
Development Control
X 6229

**Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999.**

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Please contact me with any queries.

Tanya

We would not normally require applicants to provide an Environmental Impact Assessment for a scheme of this size and although the site is adjacent to a wild life landscape site ~~this~~ issues in relation to this can be addressed through negotiation as regards layout.

My reference regarding negotiations does not imply that this proposal would be considered acceptable in principle.

E. G. C. 11/2/03

(Suzanne)

...

Memo

To: Suzanne McLaughlin
Andy Glencross
Roger Johnston
Graham Ritchie
Neil Etherington

Public Protection
Dinton Pastures
Drainage
Planning Policy
Landscape

From: Tanya Davies
Senior Planning Officer
Development Control
X 6229

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

EIA Screening Opinion

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I need any comments by 11 February 2003, sorry for the limited amount of time, but we have to respond within 21 days.

Please contact me with any queries.

Tanya

Providing that the outline application contains sufficient information for us to be able to assess the impact on trees, landscape, & nature conservation (wildlife Heritage site) and Visual Impact Assessment I do not require a full Environmental Impact Assessment.

Neil Etherington

13/2/03

CB Hillier Parker Limited
77 Grosvenor Street
London W1K 3JT

District Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

TD *EIA Screening*

PLANNING DECISION	
PO: <i>653 Y</i>	Telephone 020 7629 7666
DC	Direct Line 020 7882 8151
APP	Fax 020 7882 8755
CS	atero@cbhillierparker.com
Our ref PPG/AT/AJH	
24 JAN 2003	
COPIES TO	ACM: 23 January 2003
FILE:	

Dear Sir

ARBORFIELD – LAND TO THE NORTH OF WOKINGHAM LANE

We are instructed by Harbour Properties (Homes) Ltd as planning consultants in relation to the proposed redevelopment of the land to the north of Wokingham Lane, Arborfield.

As we discussed at a meeting with Kerrin Lithgow, Planning Officer, it is proposed that the redevelopment of the area will comprise a residential development with associated open space and access arrangements.

Request for a Screening Opinion

It is our client's intention to submit an outline planning application for redevelopment within the near future. Therefore our purpose in writing to you is to request a screening opinion from you as to whether you will require a full Environmental Impact Statement. In our opinion, a full Environmental Impact Statement is unlikely to be necessary, for the reasons given below.

This application for a screening opinion is made pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 1999 and we shall be grateful to have the Council's opinion within the three weeks period specified in Regulation 5(4). The Regulations state that Environmental Impact Assessments are required for Schedule 2 projects when there are likely to be significant effects on the environment. Clearly the intention of the Regulations is to avoid the need for an Environmental Impact Assessment on the majority of development projects, all of which will inevitably have some effect on the environment. When assessing whether an environmental assessment is required for a Schedule 2 project, the guidance suggests that the three main criteria are:

- i) Major developments which are of more than local importance;
- ii) Developments which are proposed for particularly environmentally sensitive or vulnerable locations;
- iii) Developments with unusually complex and potentially hazardous environmental effects.

Site and Surroundings

The site is located to the west of the A327 and to the north of Wokingham Lane, in Arborfield. Wokingham Lane runs parallel to the south eastern boundary of the site and it is a public right of way known as Bridleway 15. The north western and north eastern boundaries of the site lie adjacent to open countryside, and the eastern boundary of the site is formed by the A327. To the east of the A327 is located the former MoD Garrison which is now in the process of partial redevelopment for residential use.

To the south of Wokingham Lane is located part of the former MoD Barracks which has secured outline planning permission for residential development.

According to the Environment Agency indicative floodplain map, the site is located some distance away from the floodplain.

The overall subject site contains a variety of uses including residential caravans, scrap metal and industrial and open space. These are outlined below.

Site 1 – Highfield Park

The site is known as Highfield Park and has been used as a gypsy caravan park for some years under a temporary planning permission. We understand that planning permission was granted on a permanent basis in 1999.

Site 2 – LT Dunn's Land

This land has been used as a vehicle breaker's scrap yard, although it does not have planning permission for such use. We understand that the local planning authority has commenced enforcement proceedings on several occasions.

Site 3 – Boundoak

Boundoak comprises the western part of the site. In November 1995 this land obtained a Certificate of Lawful Use for "the use as storage, collection, transportation and return of scaffold plant" on the basis of over 10 years continuous use. Planning permission was granted in March 1996 for "use of agricultural buildings for B1(c) light industrial use) B2 (general industrial use) and use for vintage vehicle restoration"

Site 4 – DR Walkers Land

Planning permission was granted at appeal in August 1999 for "the proposed demolition of an existing building, erection of a replacement building and its use for parking and maintenance of transport/haulage contractors vehicles with vehicle manoeuvring and staff parking on associated land"

Description of Proposed Development

The proposed development will involve the removal of the existing vehicle breakers scrap metal yard, the outdoor storage and transport/haulage uses and the gypsy caravan park and the redevelopment of the site for residential purposes. The development will incorporate amenity open space. The development will incorporate a mixture of dwelling types and a proportion of affordable housing. In addition, the proposal includes the provision of a Petrol Filling Station, to be located adjacent to the A327.

Part of the proposed development site is identified in the emerging Local Plan as a Wildlife Heritage Site. We understand that the Local Planning Authority have recently undertaken a survey of the areas to the west of the A327 to assess whether they are worthy of designation. We understand that the survey has identified that the land which lies within the proposed development boundary is not worthy of protection and the Local Planning Authority are proposing to remove the designation. The proposed development will not infringe onto any areas of existing woodland.

With regard to the three major criteria in the Regulations, in our opinion:

- i) The proposed development will not be a major development of more than local importance. On the contrary, it will only be of local importance.
- ii) The location is not a particularly environmentally sensitive or vulnerable location. Indeed much of the site is a previously developed site.
- iii) The proposed development will not be unusually complex and neither will it generate potentially hazardous environmental effects. On the contrary, there is likely to be a beneficial effect on the local environment when compared to the existing use of the site.

In any event, when the outline planning application is submitted, it will be accompanied by supporting documentation as required by the Planning Officer handling the case. At this stage we anticipate that the following will be required.

- Transportation Assessment
- Noise Assessment
- Contaminated Land Assessment
- Landscape and Visual Impact Assessment

Conclusion

For the reasons set out above, in our opinion the proposed development should not require a full Environmental Impact Assessment because the proposed development would not have a significant environmental impact. We would welcome the Council's formal screening opinion as soon as possible so that the outline application can be finalised and submitted.

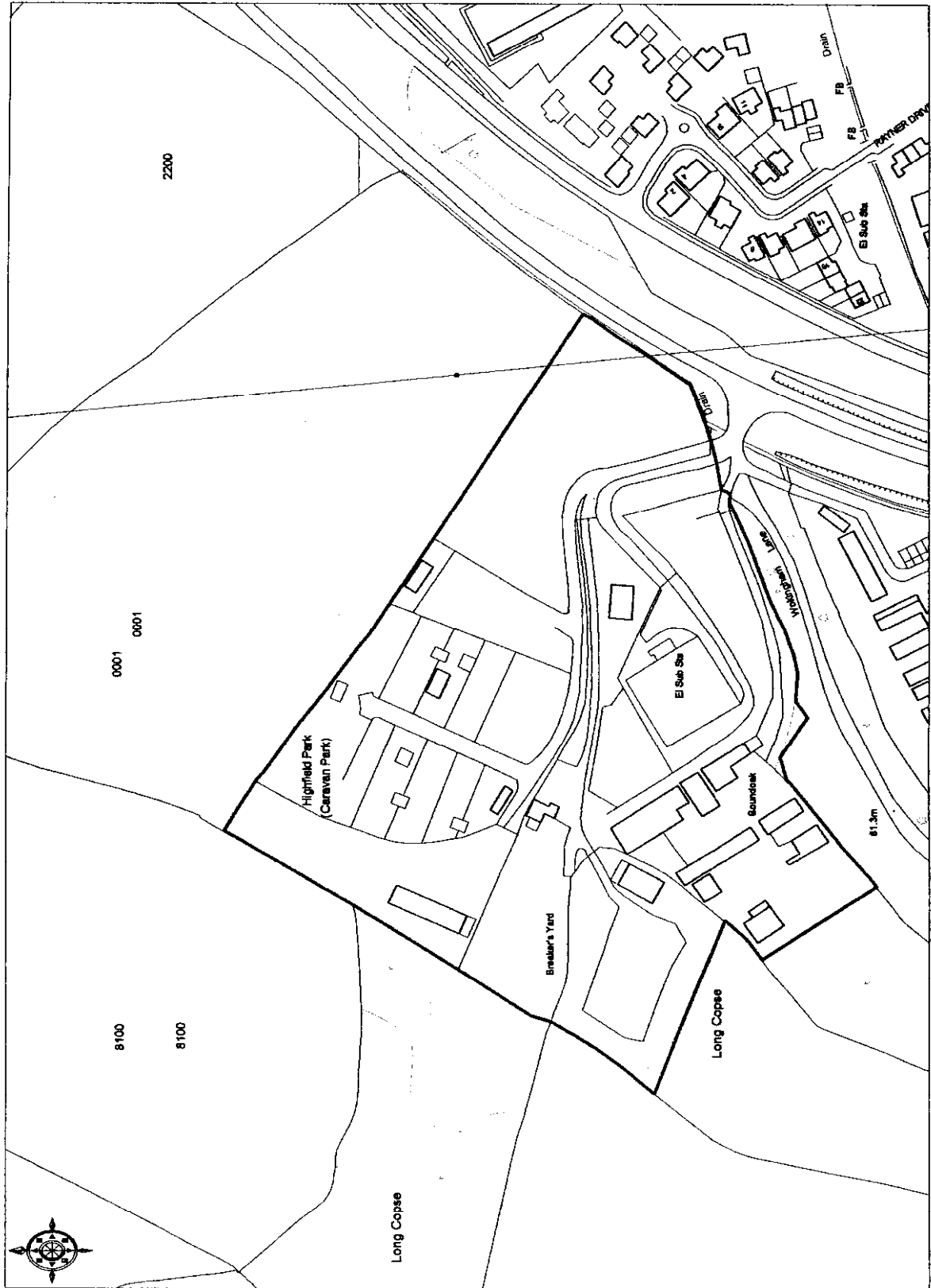
If you need any further information or assistance to enable the Council to determine this application within the three week period specified in Regulation 5(4) please contact Alison Tero at this office as soon as possible.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alison Tero', with a stylized flourish at the end.

ALISON TERO
Associate Director

Arborfield - Phase II



© Crown copyright 2003. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500. Plotted Scale - 1:2000.



Application Number: SO/2003/9974

Case Officer : KL

Valid Date : 13/08/03

Level : Delegated Application

Description : Application for Screening Opinion for residential re-development of land with associated open space and access.

Location : Land North Of, Wokingham Lane, Arborfield, .

Parish : AB **Ward :** ABR

Applicant : C B Richard Ellis .

9974 13 AUG 03

Application Cat: 0

Fee Required: £0.00 **Fee Received:** £0.00

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

INTERNAL CONSULTATIONS

- Building Control
- Heritage (Harold Sanders)
- Landscape
- Trees
- Environmental Health
- Housing
- Leisure & Cultural Services
- Public Rights of Way Officer
- Property
- Policy & Plans
- Joint Strategic Planning Unit
- Archaeological Officer (BAPTIE)
- Education
- Social Services
- Highways

EXTERNAL CONSULTATIONS

- Adjacent DPA : _____
- Adjacent Parish : _____
- SEB
- British Gas
- Oil pipeline
- Transco
- Environment Agency
- Railtrack
- Police Arch Officer

9974 13 AUG 03

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

.....

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NEIGHBOURS

.....

.....

.....

LAND OF ADDRESS **WOKINGHAM LANE (Highfield Park)** PART **QUICKS NEW FARM** PARISH **ARROCKFORD** **E**

PLOT No. _____ ORD. SHEET No. _____

BUILDER _____

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12227	MR. A. BARKFOOT	15' VEHICULAR ACCESS	14.2.80	N/A C/A
~~12227~~	~~MR. BARKFOOT~~	~~15' VEHICULAR ACCESS~~	~~14.2.80~~	~~N/A C/A~~
33812	MR. R. BOWERS	b/c PLANN. SITE OF GYPSY CARAVAN	3.8.89	Ref.
33813	MR. M. GILLIS	MOBILE HOME FOR AGING WORKERS		
33814	MR. J. COOPER	PLANN. SITE FOR GYPSY CARAVAN		
33815	MR. ADHEARY	" " "		
37456	L. CHANDLER	MOBILE HOME	17.11.92	Ref.
37457	MR. W. GILES	"	17.11.92	Ref.
37458	MR. G. ORMOND	"	17.11.92	Ref.
37459	MR. M. GILES	"	17.11.92	Ref.
37460	MR. J. SMITH	"	17.11.92	Ref.
37464	MR. H. EASMOOD	"	17.11.92	Ref.

C E OF COMPLETION

MINISTRY DECISION **APPEALS AGAINST ENL. NOTICE ADMITTED RE: 33812/4/5**

SPECIAL ORDERS **NOTICE VARIED FROM 6-12 MONTHS**

DRAINAGE **APPEALS AGAINST ENL. NOTICES ADMITTED - RE APPLS. 37456/7/8/9/60/64**

091074 PLANNING PERMISSION **REFUSED - 6.1.93**

ENL. NOTICE ISSUED - F5A F5B F2 & F6 **APPEALS AGAINST ENL. NOTICE**

933

LAND OF ADDRESS **WOKINGHAM LANE** PARISH **ARROCKFORD**

PLOT No. **PART QUICKS NEW FARM** ORD. SHEET No. _____

BUILDER _____

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31880	INVALID N/A			
43644	AYRES, CHANDLER, DOMERTY & OTHERS	USE OF LAND AS GYPSY CARAVAN SITE FOR 11 PITCHES	23.12.94	TP
			6.1.95	Bye.
446091	C. AYRES & OTHERS	TOILET BLOCKS	25.5.95	C/A
95/00180/1				
95/63126/1	CASH / DOONAN / DOONAN	CARAVAN SITE FOR 16 UNITS	(14.2.96) 19.2.96	Ref.
96/64702/1	MR. G. COOKING	CARAVAN	17.01.97	Ref.
96/64798/1	AYRES & OTHERS	VAR. COND. 1 ON 43644	13.02.97	Ref.
	APPEAL	TO CONTINUE THE USE		
97/66796/1	C. Ayres & others	Change of Use of Land to Perm. Res. Occupation (Gyp. Car. Site)	2.4.98	TPA.
	APPEAL AGAINST T.P.			
97/66796/00	C. Ayres & others	Details to comply with GWD regulation 17.6.99	17.6.99	(see App)

MINISTRY DECISION **66796 - APPEAL ALLOWED - 4.1.99**

SPECIAL ORDERS **ENL. NOTICE ISSUED - 21.3.97 STATIONING CARAVANS**

100319165 Mr. Caltram C. of U. 1 part of road side 30.6.03 REF

ADDRESS

PARISH

ORD.SHEET No.

MINISTRY DECISION:**SPECIAL ORDERS:**

620

CBRE

CB RICHARD ELLIS

CB Richard Ellis Limited
77 Grosvenor Street
London W1K 3JTSwitchboard 020 7182 2000
Fax 020 7182 2001
Direct Dial 020 7182 2130
Email alison.tero@cbre.com
Our ref PLANNING/189394/AT/120803
Your ref JJ/2003.62

12 August 2003

9774

Jenifer Jackson
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Jenifer

ARBORFIELD - LAND TO THE NORTH OF WOKINGHAM LANE

Thank you for your letter dated 6 August 2003 regarding the Screening Opinion issued by your Authority on 14 February 2003. I am grateful for your assistance in ensuring this Environmental Assessment Screening Opinion is correctly registered.

As requested I have enclosed a copy of the original letter and plan submitted to your Authority seeking a formal screening opinion.

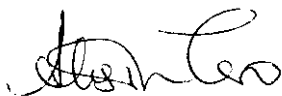
Please note that our company has recently changed name and is now called CB Richard Ellis. As of Monday the 18th August our contact details will be as follows.

Alison Tero
CB Richard Ellis
Kingsley House
Wimpole Street
London W1G 0RE

I look forward to hearing from you shortly.

9974 13 AUG 03

Yours sincerely

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

CB Hillier Parker Limited
77 Grosvenor Street
London W1K 3JT

District Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

Telephone 020 7629 7666
Direct Line 020 7882 8151
Fax 020 7882 8755
atero@cbhillierparker.com
Our ref PPG/AT/AJH
Your ref

23 January 2003

Dear Sir

ARBORFIELD – LAND TO THE NORTH OF WOKINGHAM LANE

We are instructed by Harbour Properties (Homes) Ltd as planning consultants in relation to the proposed redevelopment of the land to the north of Wokingham Lane, Arborfield.

As we discussed at a meeting with Kerrin Lithgow, Planning Officer, it is proposed that the redevelopment of the area will comprise a residential development with associated open space and access arrangements.

Request for a Screening Opinion

9974 13 AUG 03

It is our client's intention to submit an outline planning application for redevelopment within the near future. Therefore our purpose in writing to you is to request a screening opinion from you as to whether you will require a full Environmental Impact Statement. In our opinion, a full Environmental Impact Statement is unlikely to be necessary, for the reasons given below.

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The site is located to the west of the A327 and to the north of Wokingham Lane, in Arborfield. Wokingham Lane runs parallel to the south eastern boundary of the site and it is a public right of way known as Bridleway 15. The north western and north eastern boundaries of the site lie adjacent to open countryside, and the eastern boundary of the site is formed by the A327. To the east of the A327 is located the former MoD Garrison which is now in the process of partial redevelopment for residential use.

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Site 1 – Highfield Park

0974 13 AUG 03

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- ii) The location is not a particularly environmentally sensitive or vulnerable location. Indeed much of the site is a previously developed site.
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In any event, when the outline planning application is submitted, it will be accompanied by supporting documentation as required by the Planning Officer handling the case. At this stage we anticipate that the following will be required.

- Transportation Assessment
- Noise Assessment
- Contaminated Land Assessment
- Landscape and Visual Impact Assessment

9974 13.05.05

Conclusion

For the reasons set out above, in our opinion the proposed development should not require a full Environmental Impact Assessment because the proposed development would not have a significant environmental impact. We would welcome the Council's formal screening opinion as soon as possible so that the outline application can be finalised and submitted.

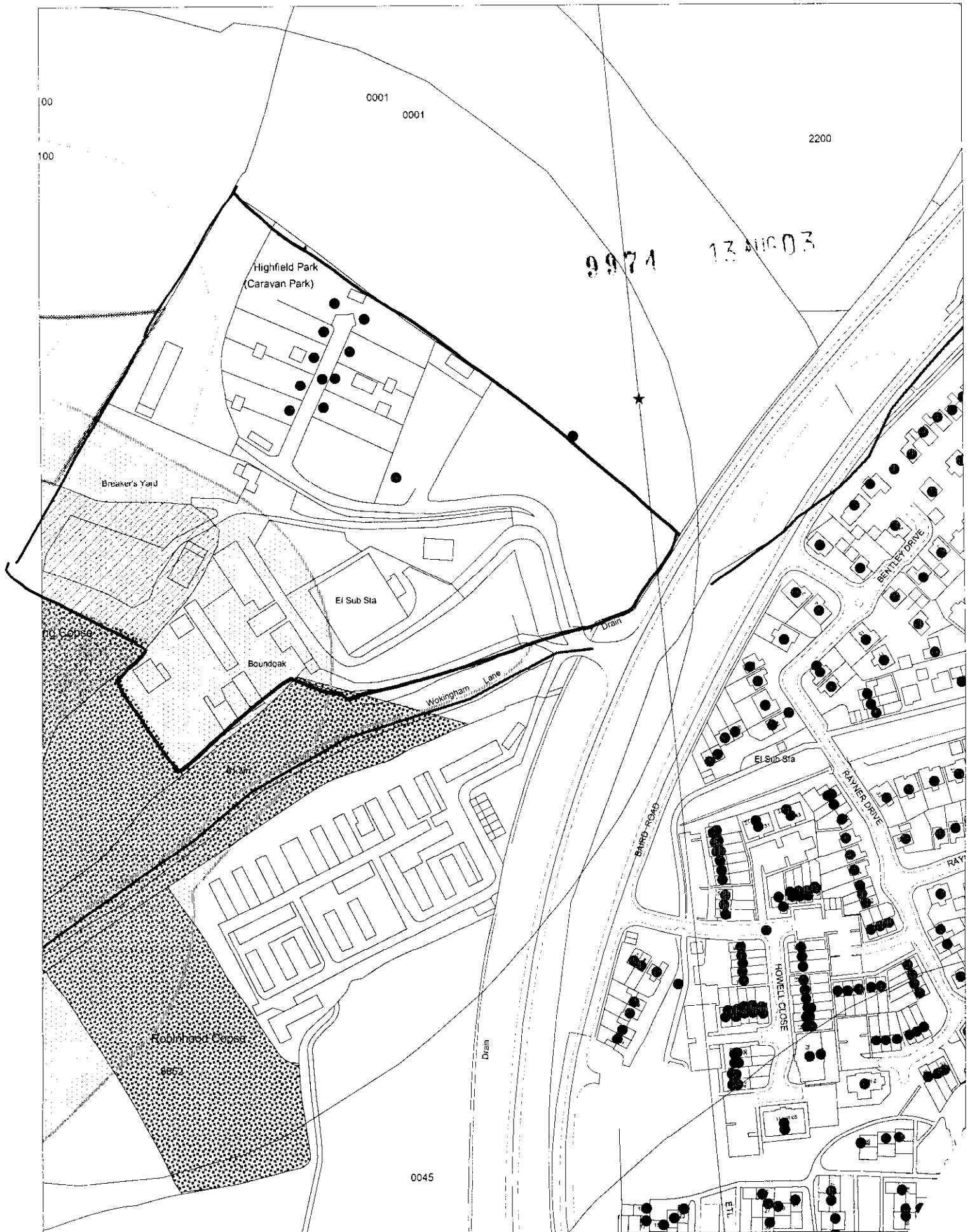
If you need any further information or assistance to enable the Council to determine this application within the three week period specified in Regulation 5(4) please contact Alison Tero at this office as soon as possible.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alison Tero'.

ALISON TERO
Associate Director

9974 134-05



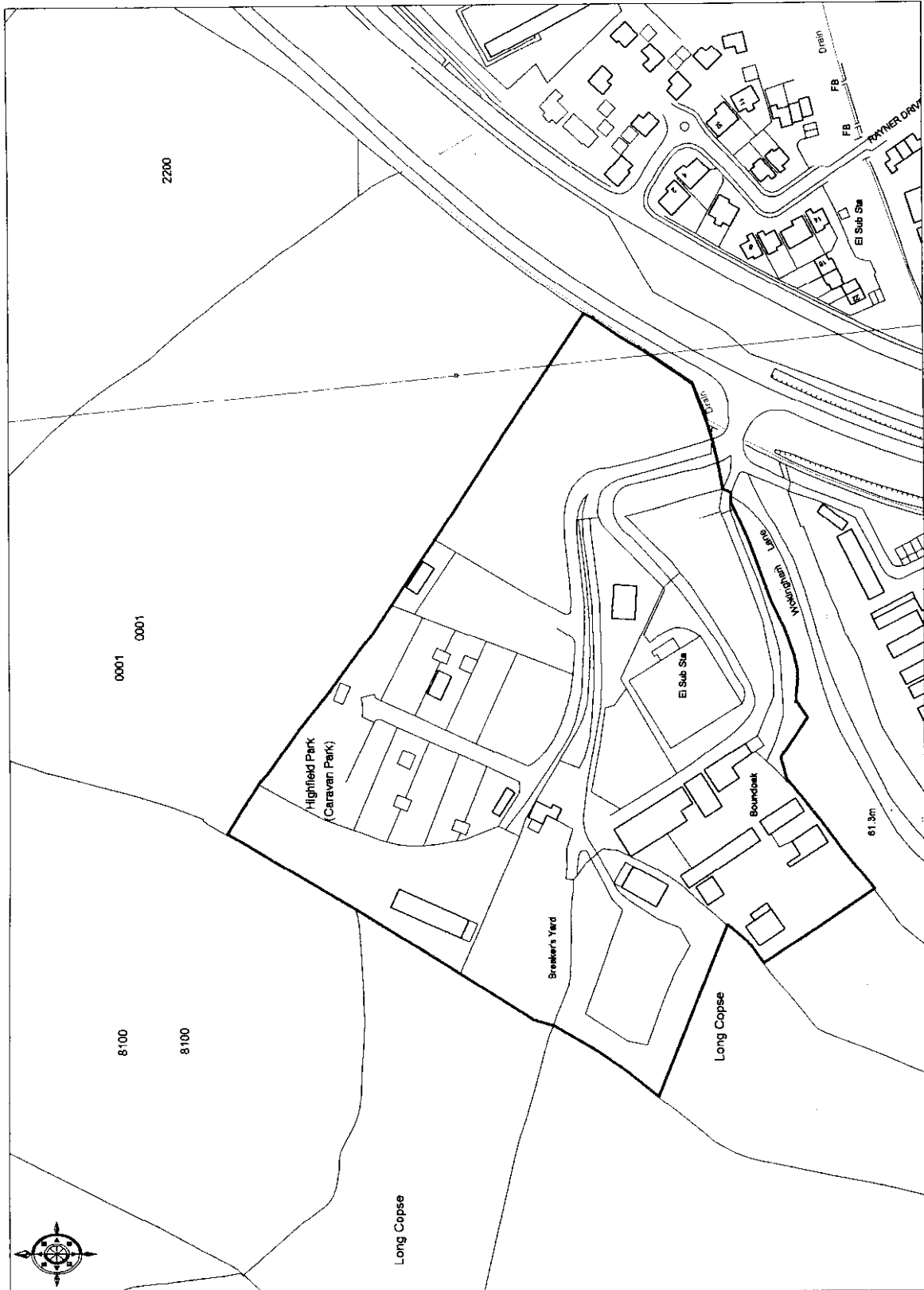
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Development Control Section, Environmental Services, Wokingham District Council.

26 August 2003

Scale: 1 : 2500

Arborfield - Phase II



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9874 123 00

SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD



APPLICATION NO:

F/1999/0128

LOCATION:

**Land Adjacent To Highfield Park Eversley
Road Reading.**

APPLICANT:

**Messrs Bowyers, Bowyers Cooper & Collins
C/O Michael Cox Associates**

PROPOSAL:

**Proposed change of use of land to gipsy
caravan site.**

EARLIEST DATE FOR DECISION: **06/01/2000**

APPLICATION EXPIRY DATE: **18/01/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Messrs Bowyers, Bowyers Cooper & Collins
C/O Michael Cox Associates
17 Cuckfield Road
HURSTPIERPOINT
West Sussex
BN6 9RT

Application Number: F/1999/0128

Parish: ARBORFIELD

Location: Land Adjacent To Highfield Park , Eversley Road,
Arborfield Cross, Reading

Proposal: Proposed change of use of land to gypsy caravan site

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

Reason

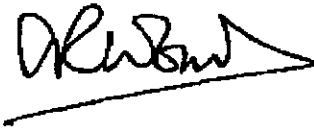
1. The proposed development would consolidate existing sporadic development and have a detrimental effect on the character and appearance of this predominantly rural area in a gap between settlements. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies LTV2 and LC1 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2. The Local Planning Authority does not consider that the gypsy status of the applicants nor their personal circumstances outweigh these objections.

Informative

The applicants are advised that if the proposal had been considered acceptable in principle the following would have been required:

- 1) A noise survey to assess the impact of noise on residents of the proposed site. Should the impact of noise be significant then proposals to mitigate the impact of noise would also have been required prior to the granting of planning permission.

- 2) The implementation of an archaeological watching brief in accordance with a written scheme of investigation submitted by the applicant and approved by Wokingham District Council.



Head of Planning and Transportation
Date: 08 March 2000



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.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: P1[F/1999/0128]

To: Angela Odell, Planning

Your Ref: F/1999/0128]

Date: 7th March 2000

PLANNING APPLICATION F/1999/0128

**PROPOSED CHANGE OF USE OF LAND TO GYPSY CARAVAN SITE – LAND ADJACENT TO
HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD.**

I can confirm that provided the number of pitches is limited to a maximum of 4, the Highway Authority raises no objection to the proposed development.

Tom Callaghan.

Application Number : F/1999/0128
Conditions/Reasons for Refusal

[illegible]

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To
Highfield Park Eversley Road Reading.

APPLICATION NUMBER: F/1999/0128

OFFICER: Angela Odell

DATE OF SITE VISIT: 23.12.99

1 SITE/STATUTORY NOTICE DISPLAYED ? No. but re-notified

2. DESCRIPTION OF SURROUNDINGS Predominantly rural area.

3. DESCRIPTION OF SITE/BUILDING ~~The~~ Vacant site. has some rubbish & a timber shack on it & some mounds of earth.

4. RELATIONSHIP TO ADJOINING PROPERTIES Open to field to N.
to rear is empty gypsy site.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Overgrown hedge to road, overgrown hedge

OTHERS to south. Bund to rear & bank on S-side.

WORK SHEET FOR : Angela Odell

Application Number : F/1999/0128

Applicant : Messrs Bowyers, Bowyers Cooper & Collins C/O Michael Cox Associates.

Location : Land Adjacent To Highfield Park Eversley Road Arborfield Cross.

Proposal : Proposed change of use of land to gipsy caravan site.

Site Notice Displayed ? : YES NO DATE
☐ ☒

Date of Neighbour Notifications : but adjacent Highfield Park res. notified

Date of Site Visit : 23.12.99

Date Registered : 23/11/1999

Earliest Date for Decision : 06/01/2000

Latest Consultation Date/Site Notice Expiry Date : 06/01/2000

Application Expiry Date: 18/01/2000

Consultation Responses : landscape officer: No objection subject to suitable landscaping scheme -

Env. Health officer: Recr. noise survey. If impact of noise significant then proposals to mitigate should be submitted before p.p. granted.

P.C.: Gives information that considers no evidence applicants are in need of permanent dwelling. Object: - ~~encroachment~~ further encroachment into open countryside & impact on character & appearance. Amount would only emphasise unsuitable landscape. Proposal not submit to WDLPPD. Concentration of gypsy sites at Arborfield

Archaeologist: Requires condition.

Highways officer: No objections
Planning Issues :

Application Number: F/1999/0128

Appraisal :

Planning History

App. Nos. 33812-5 Refused 12.09.89. Appeal dismissed but allowed to stay for 12 months. (Messrs Bowers, Giles, Cooper & Debenham) (Organic enforcement notices). Inspector (Wesley 18) considered that the site was in a 'sensitive and fragile gap between settlement areas'. The consensus readily visible from adjoining roads, particularly from Greenley Rd. & footpath to M1. Not permitted planting could sufficiently mitigate & in danger would not prevent risk to sporadic downy mildew. Considered enforcement notice by further 6 months to enable to find alternative site. Then some of these families moved to adjacent land (Highfield Park) which eventually got permanent p.p. for 11 plots in January 1999.

Appraisal: Effect on character & appearance of the countryside

The site is in the countryside (outside a settlement boundary) and in the gap between the settlements of Arberfield Green and Arberfield Garrison in the LARP & WOLP (SD). Proposed contrary to BPP Policies C2 & C6, LARP Policies LTV2 & LCI of WOLP (SD). The site is clearly visible from Greenley Road through the surrounding hedge and is part of the open land to the north. Notwithstanding the permanent gypsy site to the rear, which is contained by bunds, consider proposal would have an unacceptable effect on the character and appearance of the countryside, contrary to the above policies. Although gates & gates could be contained by bunding (on N side as est to Highfield Park bound), that and hedging, do not consider that this makes the proposal acceptable. In any event, it is not just a question of what can be seen.

Effect on neighbours Only neighbours are of Highfield Park Gypsy site to rear and as bund between site & plot 11, consider effect acceptable.

P.T.O.

Recommendation : Approval: ☐

Refusal: ☒

(tick appropriate box)

Other Material Considerations

Agent states the applicants are gypsies under Section 16 of the 1968 Act and there is no evidence to dispute this. Special consideration is given to gypsy proposals - Circular 1/94 and policies in plans: Berkshire Structure Plan: H11 (but this only refers to gypsy transit sites) and would not directly apply to a permanent site which the applicants and owners have brought and intend to occupy themselves. There is no policy specifically referring to gypsies in Loddon Area Local Plan but LH6 (residential caravan and mobile home sites) states that such proposals will normally be subject to the same considerations and policies as dwellings. Wokingham District Local Plan (Deposit Draft) Policy Wh12 covers permanent gypsy caravan sites. This normally considered favourable such proposals if : outside the Green Belt (the site is) and (a) no adverse impact on the appearance of open character of the countryside – there could be – see Section 1 above. (b) site is not visually well contained and, although it could be made so to a limited extent through bunding and landscaping, would still see the mobile homes through the hedge from Everseley Road.

Circular 1/94 requires local authorities make provision for gypsies. But paragraph 14 (last paragraph) states that whilst many sites may be found in rural or semi-rural settings, care needs to be taken to ensure consistency with countryside policies – this assessed above. The personal circumstances of the applicants, including health problems noted. However, do not consider that these circumstances and the gypsy status of the application outweigh the harm to the character and appearance of the countryside identified above. (Also *Arbfield P.C. question need*).

Do not consider that the Highfield Park approval sets a precedent for allowing the current applications, because the inspector made it clear that one of his main reasons for allowing the appeal was that the families had been on the site (or adjacent) for several years and had settled in the area, with children at local schools etc., whereas current applicants have not been settled on the site for some years. Also Highfield Park further away from Everseley Road and less visually intrusive.

In addition, whilst each proposal must be considered on its own merits, allowing the application could encourage further applications (inc. retrospective one) for gypsy caravan sites in the countryside, with cumulative harm to the character and appearance.

Tel: (0118) 974 6445

Date: 8. 2. 00

My ref: F/1999/0128



CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: F/1999/0128

Land Adjacent To Highfield Park Eversley Road Arborfield Cross.

Proposed change of use of land to gipsy caravan site.

I write to let you know that the above mentioned application has been recommended for

~~APPROVAL~~: ☐ REFUSAL: ☒ under delegated powers.

If you have any questions please do not hesitate to contact Angela Odell on (0118) 974 6445. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.

This form must be received no later than 18. 2. 00

Yours faithfully


Head of Planning and Transportation

LISTING FORM

Case officer: Angela Odell Application Number: F/1999/0128

Land Adjacent To Highfield Park Eversley Road Reading. *Arborfield*

Proposed change of use of land to gipsy caravan site.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____

Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: P1[F/1999/0128]

To: Angela Odell, Planning

Your Ref: F/1999/0128]

Date: 7th March 2000

PLANNING APPLICATION F/1999/0128

**PROPOSED CHANGE OF USE OF LAND TO GYPSY CARAVAN SITE – LAND ADJACENT TO
HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD.**

I can confirm that provided the number of pitches is limited to a maximum of 4, the Highway Authority raises no objection to the proposed development.

Tom Callaghan.

Our ref BPW014601/1999/0128/RB

4 January 2000

Angela Odell
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Your ref

PLANNING SERVICES		HPT 24452
POL		5
DC		
APP	AO	
CS		
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		FILE:

**Babtie
Environmental**

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

 **Babtie**

A member of Babtie Group

Dear Angela,

**APPLICATION NO. F/1999/0128
LAND ADJACENT HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS**

Having considered your consultation regarding the above application, I can confirm that the development proposals have potential archaeological implications. The site is immediately adjacent to the cropmark of a semi-circular enclosure of possible prehistoric date. It is possible that any service trenches or topsoil stripping undertaken in connection with development may disturb archaeological remains associated with the cropmark.

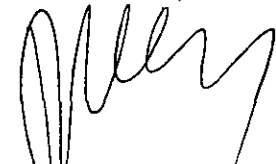
In line with guidance in PPG16, Berkshire Structure Plan Policy EN6, Loddon Area Local Plan Policy LBE22 and Wokingham District Local Plan Deposit Draft Policy WHE17, I would recommend that the applicant be required to make provision for the recording of any archaeological remains encountered. This should be by means of a watching brief undertaken by a competent archaeological contractor.

This requirement should be secured using the following condition:

No development shall take place within the application site until the applicant has secured the implementation of an archaeological watching brief in accordance with a written scheme of investigation submitted by the applicant and approved by Wokingham District Council.

Should the application be refused permission, these archaeological requirements should be taken into account when hearing a subsequent appeal.

Yours sincerely,



Rob Bourn
Senior Archaeologist

Group Offices:

Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
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Newcastle upon Tyne
Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

ABORFIELD & NEWLAND PARISH COUNCIL

Temporary address:

Birch House
Eversley Road
Arborfield Cross
Reading Berks
RG2 9PG
Tel: 0118 9760281
Fax: 0118 9760934

Attn Angela Odell
Senior Planning Officer
Wokingham District Council
P.O.Box 157 Council Offices
Shute End
Wokingham Berkshire
RG40 1WR

DC	
APP	
CS	
COPIES TO:	
ACK:	
FILE:	

2498

2nd January 2000

P.A F/1999/0128 Change of use to gipsy caravan site
East of Highfield Park, Eversley Road, Arborfield Cross

There appears to be insufficient details on the above P.A. to fully consider the proposed change of use.

The Parish Council has assumed that M Cox Associates has submitted the planning application for four plots to be used as permanent residential gipsy caravan sites by Cooper, Bowers, Bowers and Collins. There is no supporting evidence to show that the applicants are in need of permanent dwellings, as the evidence produced for the appeal P.A. 97/66796/T gave Collins permanent permission to stay on Highfield Park, Cooper already had an address as per the petition and A. Cooper and M Cooper were granted permission at appeal P.A. 30309 in Riseley and Bower have not been resident on the site for many years.

The Applicants have all been refused planning permission on the area of land now referred to as A, B, B1 and C.

1. The Parish Council strongly opposes any further encroachment into the open countryside and any development that impacts on the character and appearance of the surrounding rural landscape.
2. The site cannot be concealed from the A327 and a bund would only emphasise an unnatural landscape adjacent to the Eversley Road.
3. The site has not been submitted as an omitted gipsy caravan site in the Local Deposit Draft Plan.
4. Arborfield has already had part of its Green Gap eroded by commercial users and a permanent Caravan Park, therefore concentrating another 2 acres to another gipsy site is unreasonable in a small village such as Arborfield. If there were a shortage of gipsy sites in the Wokingham District dispersal across Wokingham would be a fairer solution to all parishes.

The Parish Council reiterates its objection to any redevelopment of the site as a commercial enterprise or permanent/transit gipsy caravan site, or any re-alignment of our Green Gap's southern boundary.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Katie Cowan', with a long horizontal flourish extending to the right.

Mrs Katie Cowan
On behalf of Arborfield & Newland Parish Council

Received by Wokingham District Council

Application No: F/1999/0128

Proposal:

Proposed change of use of land to gipsy caravan site.

Location:

Land Adjacent To Highfield Park Eversley Road Arborfield Cross.

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

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

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

Comments should be sent in writing **QUOTING THE APPLICATION NUMBER** to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2000. Written comments submitted will become available for public inspection.

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

Development Control Manager

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 24556
POL	TLS
DC ✓ A0	ENF
APL	
CS	
07 JAN 2000	
COPIES TO:	ACK:
	FILE:

From: John Mullaney

My Ref: JRM

To: Angela Odell
Planning Dept.

Your Ref: f/1999/0128

Date: 6/1/2000

LAND ADJACENT TO HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD.

Having considered the environmental health implications of the above application I have no objections in principle, however, due to the close proximity of the A327, I would recommend that a noise survey be carried out to assess the impact of noise on residents of the proposed site prior to the granting of planning permission. Should the impact of noise be significant then proposals to mitigate the impact of noise should also be submitted prior to the granting of planning permission.



John Mullaney
Environmental Health Officer

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 4 January 2000

Location: Land Adjacent to Highfield Park, Eversley Road, Arborfield Cross

Proposal: **PROPOSED CHANGE OF USE OF LAND TO GYPSY
CARAVAN SITE**

Application Number: F/1999/0128

In response to your consultation dated 13 December 1999 for the above application, the landscape comments are as follows:

Although the site is located within a Green Gap designation, there are views to the existing gypsy site and breakers yard within the adjacent countryside, which has been degraded by these uses. The proposals are in keeping with the existing uses adjoining the site and therefore would not be out of character in this area provided that a suitable landscape scheme is submitted to separate, both physically and visually, this land use with the agricultural land to the north.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 NOV 1999

Officer: AO Application No. 99/1088/F

Map No. 96/9 Site 1:40

Easting: 76000 Flood Pln X

Northings: 65900 Mineral X

Level: ☐ Sub Committee ☒ Delegated ☐ Sec. State

☐ Incorrect Fee ☒ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE OF LAND ~~FROM~~
TO GIPSY CARAVAN SITE

Location: LAND ~~SE~~ ^{adj to} HIGHTFIELD PARK EVERSLEY ROAD

Parish: ARBORFIELD Ward: Arborfield
13.12.99

Applicant: MESSRS BOWYERS BOWYERS COOPER & COLLINS

Fee Received 10-00 Required Additional Refund

Enforcement Section to be notified ☒ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Need to know no of plots and layout - need this to judge visual effect etc	See letter 7/12/99 CH	
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

ACTION REQUIRED BY DEVELOPMENT CONTROL 23.NOV.1999* 0128

Conservation Area

Listed Building 1 2 2*

Advertisement Required

Date Site Notice Sent : 13.12.99

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control NF:

Landscape NK: ✓

Trees NK:

Conservation Officer NK:

Environmental Health NA: ✓

Housing NA:

Leisure & Cultural services PA:

Public Rights of Way PA:

Property NG:

District Secretary (only if called in by SOS) MA:

Policy & Plans QA:

Strategic Planning (JSPU) HA:

Minerals (BABTIE) GA:

Archaeological Site (BABTIE) ✓

Education AP:

Social Services BT:

Highways XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A

Adjacent Parish

Southern Electricity Board BN: ✓

British Gas BM:

PSA Oil Pipeline BD:

Transco

Environment Agency BP:

Rail Track BI:

Police Arch. Liaison Officer PC:

HERITAGE BODIES

The Georgian Group KC:

Ancient Monuments Society KA:

Council for British Arch. KB:

RCHME KF:

Telecommunications (NRPB)

Sport England

OTHERS:

MoD - Arb. Garrison ✓

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NEIGHBOURS:

Nos 1-12 Highfield Park ✓

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SUPPORTING STATEMENT

23 NOV 1999* 70387 23 NOV 1999*

0128

The application is for the change of use of an area of unused and derelict land extending to some 0.72 hectares to the south-east of Highfield Park for the stationing of gypsy caravans for permanent residential occupation. The land is to be subdivided into four plots A, B, B1 and C and is to be occupied by the applicant families Collins, Cooper and Bowers who are gypsies within the meaning of the Caravan Sites and Control of Development Act, 1960 (as amended) and within the criteria set down in the House of Lords' judgement in the case of Greenwich -v- Powell.

The families have owned the land since 1989 and applied for planning permission for development similar to the current application in 1989 but permission was refused and subsequent Section 78 and 174 appeals dismissed on 3rd June 1991. The Inspector's decision letter at paragraph 14 refers to the appellants as being gypsies within the meaning of (then) Section 6 of the Caravan Sites Act 1968. Included with the above named families was also a Mr. Doherty occupying Plot D. The Inspector commented as follows:

"The Cooper, Rusher and Bower families are related and together with the Collins and Goddard families were said to be local gypsies who had lived in and around the Reading/Basingstoke/Camberley area for most of their lives. Mr. Doherty, although born in England was said to be of Irish extraction and to have spent much of his life travelling in Surrey and southwest Berkshire. All were said to have lived on the roadside or on waste ground before they had come to the appeal site."

At paragraph 21 the Inspector further found that:

".... on the figures available to me, I find that within the district there remains an unmet demand for accommodation for gypsies."

The figures referred to by the Inspector were the 1988-1990 bi-annual count of gypsy caravans which indicated that there were between 30 and 43 caravans on unauthorised sites in Wokingham.

Following the dismissal of their appeals the Collins, Goddard, Cooper and Bowers families resumed their nomadic lifestyle having first cleared their land of the hardstandings, walls and toilet blocks they had erected thereon. Mr. Doherty remained on his Plot D whilst the Rusher family, who had occupied part of Plot A moved on to one of the 6 plots that had been laid out to the north-west of Plot D.

Section 78 and 174 appeals were determined in respect of these 6 plots on 6th January 1993. The appeals were dismissed but the Inspector again found that between January 1991 and January 1992 there were still between 21 and 23 caravans on unauthorised sites in Wokingham. In paragraph 17 he stated:

"I agree with you that private provision to meet this shortfall should be encouraged and I also recognise that the site at Duck's Nest Farm meets many of the agreed criteria for identifying suitable sites and that Circular advice is that sites are unlikely to be free from objection."

Nevertheless he went on to dismiss the appeal on local gap and countryside policy grounds but commented in paragraph 19 as follows:

"For the same reason I do not consider that it would be appropriate to extend the period for compliance beyond twelve months. However, in deciding these appeals I have taken account of the Council's letter of the 23rd September 1992 indicating that it would help identify a suitable alternative site and that it would exercise its discretion to extend the period of compliance if a satisfactory alternative site has not been found within twelve months. You pointed out that the Council did not exercise such discretion in the case of the adjoining land but I am satisfied that every effort will be made in this case to find an alternative solution."

The Council's letter of 23rd September 1992 is attached for ease of reference. The significance of this letter is that it identifies a number of gypsy families whom the Council recognised were in need of permanent accommodation. It will be noted that the Bowers and Cooper families are included on the list. The Collins and Goddard families were not included but the attached letter from John Sankey, the Council's Principal Legal Officer at the time (now retired) and the author of the letter of 23rd September 1992, confirms that the family of George Collins would have been considered for a plot had the Council been able to identify an alternative site for the gypsy families to develop for their permanent occupation. Mr. Collins himself sought to secure a permission for his plot (C) in 1996 but his application was refused on 17th January 1997. A copy of Mr. Collins' letter which accompanied his application is attached.

Following the dismissal of the appeals in 1993 an exhaustive search was made for an alternative site by both the gypsies and by the Council but proved abortive and in 1994 two year temporary planning permission was granted for 11 pitches on the 1993 appeal site with the addition of Plot D from the previous appeals. The applicants were the families listed by the Council in 1992 with the exception of the Bowers, Cooper and Collins families who were left without an authorised pitch but for whom provision still needed to be made. These latter families anticipated being accommodated on the proposed local authority site at Grazeley but this was subsequently abandoned in favour of developing housing at Grazeley to meet the Council's Local Plan commitment.

In January 1999 the land to the north-west of Plots A-C, known as Highfield Park, was granted consent on appeal for use as a permanent residential caravan site for gypsy families, but restricted to 11 pitches. The Inspector found that the need for permanent accommodation for gypsies in the district outweighed the gap and countryside policies in this instance. In allowing the appeal the Inspector effectively re-defined the boundary of the gap between existing development at The Copse and Arborfield Cross and this situation was reinforced in the appeal decision dated 2nd August 1999 allowing the use of land to the northwest of Highfield Park as a transport/haulage depot for Mr. D. Walker.

The situation in the district is that from July 1997 to January 1999 there were still between 12 and 22 caravans in unauthorised sites (no return was made for July 1999). These figures indicate that despite the 11 pitches approved at Highfield Park there remains an unmet need for additional pitches in the district. The attached application will meet the identified need for pitches for the Bowers, Cooper and Collins families.

The Bowers family comprises Mr. and Mrs. Bowers senior who for some years have been unable to travel because of serious health problems and Mr. Roy Bowers, his wife and four children (ages 9,7,5 and under 1 year). A letter relating to Mr. and Mrs. Bowers' health is enclosed herewith. As the letter indicates, their state of health is such that they increasingly need family support and it is for this reason that their son, Mr. Roy Bowers, is seeking permission to provide a pitch for his parents as well as for his own family so that he can care for them in their declining years. Additionally his children are of an age when their education has become a priority and the combined effect is that Roy Bowers now needs permanent accommodation in the locality. The Bowers family will occupy adjoining plots. John Cooper, his wife and six children (ages ranging from 11 years to 2 years) will occupy one plot whilst George Collins will occupy the remaining plot.

The advantage of the application site is that all the criteria for the location of gypsy caravan sites are met. The site adjoins the Highfield Park permanent gypsy caravan site; it is for families closely related to the occupants of Highfield Park; there is adequate access to the existing private roadway and a safe and convenient access to the A327; the plots are already serviced; the site is reasonably located for schools, shops and health facilities; the site can be readily contained and screened by hedging and, perhaps most importantly, it will not intrude into the surrounding countryside or into the gap between Arborfield Cross and Arborfield Garrison to any greater degree than Highfield Park and the haulage/transport depot. Furthermore the extension of the established landscaped earth bund which defines

the edge of the above developments south-eastwards to the A327 would effectively contain and screen the site from public viewpoints; would prevent any possible further encroachment towards Arborfield Cross and would create a new definitive hedge line feature in the landscape.

CONCLUSION

The application is made by gypsy families for whom the Council has previously acknowledged there to be a need for permanent residential accommodation. The site satisfies national and local criteria for the location of gypsy caravan sites. The application site is a 'brownfield' site with good access to the local highway network. It is on the edge of an existing settlement; is reasonably close to schools, shops and medical facilities and is compatible with and would cause no nuisance or disturbance to surrounding land uses. The site is not isolated but adjoins an existing gypsy caravan site and a straightforward south-eastwards extension of the earth bund and landscaping which encloses that site would adequately screen the application site from the A327 and other public viewpoints.

Michael Cox Associates
November 1999

0734 778624 (Direct Line)

23rd September 1992

ref.

el. JCRS/BE

Mrs. Collins,
c/o Mr. J. Smith,
Land formerly part of
Ducks Nest Farm,
North of Wokingham Lane,
off Eversley Road,
Arborfield



District Secretary's Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG11 1WH
Tel: (0734) 786833
Fax: (0734) 789078

Dear Mrs. Collins,

LAND FORMERLY PART OF DUCKS NEST FARM, OFF WOKINGHAM LANE, EVERSLEY ROAD, ARBORFIELD

I refer to our meeting at 10.00 a.m. on Tuesday 22nd September, 1992, at these Council offices with gypsy families having plots at Eversley Road, Arborfield.

I confirm the following:

- (a) The District Council does not have in its ownership any land available which would be suitable for a gypsy site.
- (b) As the Government has suspended the availability of grants for Local Authorities to provide gypsy sites, it is highly unlikely that any assistance can be obtained from Berkshire County Council.
- (c) The District Council is aware of the need to find alternative land suitable to accommodate the present occupants of the sites under appeal.
- (d) It was agreed that to meet these needs, a plot of land of about 2 acres in size would be about right, and that this would be suitable to take up to 9/ plots.
- (e) That the District Council will help to identify a suitable alternative site which will obtain planning permission.
- (f) That the purchase of the land and its development would have to come from the gypsies.
- (g) Set out below are those who are to be included in the negotiations and purchase of an alternate site:

Chandler, Giles, Smith, Eastwood, Rusher, Stevens, Todd, Bowers and Cooper.

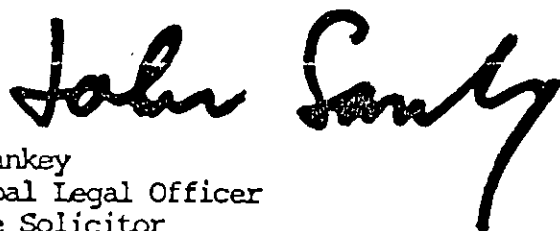
Continued.....

10

(h) The District Council will exercise its discretion to extend the period of compliance with the Enforcement Notices if a satisfactory alternative site has not been found within the next twelve months.

I enclose nine copies of this letter and should be pleased if you would pass a copy to each gypsy family concerned and explain to them the contents.

Yours sincerely,

A handwritten signature in dark ink, reading "John Sankey". The signature is written in a cursive style with a large, sweeping "J" and a long, trailing "y".

John Sankey
Principal Legal Officer
for The Solicitor

Encs.

HOME FARM, 8, WESTFIELD
ROAD, WINNERSH, WOKINGHAM, BERKSHIRE. RG41 5ER 01189 790540
RG41 5ER

JOHN

J.C.R. SANKEY

6th November 1988

To Michael Cox Associates

Dear Mr Cox,

Thank you for your letter regarding a planning application to be made on behalf of Mr George Collins on his land at Arborfield.

During my time as an officer at WDC part of my duties was to deal with planning matters and also the question of the identification of gypsy sites and their operation.

As I recall part of the land belonging to Ducks Nest Farm was sold by auction and, after purchase, was sold in plots to a number of gypsies.

One of the plots was purchased by Mr Collins.

Following action under the Planning Acts the use of the land was deemed unauthorised although it was acknowledged, on behalf of the WDC, that efforts to find alternative accommodation would be made.

Despite intensive efforts to locate land for a permanent site it was concluded that none was available.

In the event part of the land at Ducks Nest Farm did receive permission but this did not include Mr Collins plot.

I write to confirm that had a site been available to provide a permanent residential site for Mr Collins and his family then they would have been, in my opinion, allocated a plot to enable them to settle down.

KIND REGARDS

John Sankey

The Planning Officer
Wokingham District Council
Shute End,
Wokingham,
Berks. RG11 1BN

18th NOV. 1996

Mr. J. Collins
c/o 81 College Road,
College Town,
Sandhurst,
Berks..
GU47 0RH

Dear Sirs
I refer to the enclosed planning application.

I would like to point out some matters that I think are relevant.

Some years ago I was part of a similar planning application which was refused. part of the grounds for refusal were that the council were intending to place the applicants on a site at "Grangeley", this did not happen.

Since that time some of the applicants have been granted permission.

If my application is successful I would be pleased to abide by all the conditions which apply to the nearby plots.

My circumstances are the same as every other occupier of the site, and I have live in this area all of my life.

I would be most grateful if the council could look favourably on my application until accommodation is found that suits my life style.

Yours faithfully
J. J. Collins



Swallowfield Medical Practice
Swallowfield
Berkshire
RG7 1QY

Telephone Reading (0118) 988 3134
Fax Reading (0118) 988 5759

11th November 1999

Our ref: GDB/JPS/

Housing Department
Wokingham District Council
Shute End
Wokingham
BERKS RG11 1WH.

Dear Sirs

Re: James BOWERS: B.25.02.39.
Sheila BOWERS: B.25.02.41.
12 New Acres, Finchampstead, Wokingham, Berks RG40 3LZ.

I was the family Practitioner for this couple from 1988 to 1992 and have kept in touch since.

Mr Bowers suffered a brain injury in 1988 which resulted in a blood clot on the brain and some permanent damage. He was in a coma and had a tracheostomy at Frenchay Hospital and has been left with a speech defect. His speech is sometimes difficult to understand, which he finds very frustrating. He may also have some difficulty at times in understanding speech and this may result in rushed, unclear and hesitant, speech with some distress. His literacy is extremely poor.

Mrs Bowers has suffered a psychotic illness intermittently approximately since the age of 30, and almost continuously for the past 10 years. The Community Psychiatric Nursing Service have been regularly in contact with her since 1993 and she requires moderately high doses of medication to control her symptoms and those of epilepsy.

I wish to support their application to be allowed a licence to occupy their pitch at North Copse/Highfield Park, Eversley Road, Arborfield, where I believe they will have more security and support from family and neighbours than at their present address.

Yours faithfully

Dr G.D. Busfield

Dr M D Smith

Dr G D Busfield • Dr N J Riddell • Dr H M Hegarty • Dr D R Thomas • Dr Meg Thomas

MICHAEL COX ASSOCIATES

Chartered Town Planners and
Development Consultants

23. NOV. 1999 09 DEC 1999 8

177 CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521
Fax: 01273 831055

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

For the attention of Mrs. C. Hurst

7th December, 1999

Dear Sir,

Re: Land at Eversley Road, Arborfield

I refer to the application for planning permission I submitted in respect of the above on the 22nd November, and to your covering letter dated 3rd December returning the application to me which I received today, 7th December.

I discussed same with Mrs. Hurst on the telephone this morning, particularly the items requested under points 5 and 8 of your letter. As you will be aware, the application is for the change of use of the land from waste land to land for use as a private Gypsy caravan site and for this purpose a block plan showing the position of each caravan is not necessary. Indeed, the positioning of the caravans will not be determined until details of the layout of the site are submitted including the position of hardstandings and toilet/shower blocks both of which will be conditioned as details to be submitted pursuant to the grant of any planning permission.

Similarly, your request to know exactly how many caravans will be located on the site is not information necessary to determine this application since any consent your Council might grant would be conditional and would be likely to restrict the number of caravans per pitch to the same number as those allowed on appeal on the adjoining Highfield Park Gypsy caravan site.

The application forms, plans and supporting statement are returned herewith and, as agreed with Mrs. Hurst, the date for the application will run from the date you originally received it and not from the date you receive the returned documents.

Yours faithfully,



MICHAEL COX

SECTION 66 CERTIFICATE



Application No.

23.NOV.1999* 70687

23.NOV.1999*

0128

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

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 Note (a) to Certificate A

OR

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)

CERTIFICATE D

I certify that

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).

● 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 served	Date on which notice was served

Signed Michael Cox On behalf of MEARS, BOWERS, BOWERS, COOPER & COLLINSDate 22.11.77

②

LAND OFF

EVERSLY ROAD

ADDRESS

WOKINGHAM LANE

PARISH

Александр

PLOT No.

PANT DUCKS Nest Land

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39880	INVALID N/P			
43644	AYRES, CHANDLER, DOMERTY & OTHERS	USE OF LAND AS EQUESTRIAN SITE FOR 11 PITCHES	23.12.94 6.1.95	T1 2y12 31.12..
446091	C. AYRES & OTHERS	TOILET BLOCKS "	25.5.95	C4
95/00180/A				
95/63126	CASH/ROONEY/CONNORS	CARAVAN SITE FOR 16 UNITS	(14.2.96) 19.2.96	RE.
96/64702/TM	M.R.G. COLLINS & C	CARAVAN	17.01.97	RE.
96/64798/V	AYRES & OTHERS	VAR. COND. 1 ON 43644	13.02.97	RE.
	APPEAL	TO CONTINUE THE USE		
97/66796/F	C Ayres & others	Change of Use of Land to Perm. Res. Occupation (Equestrian Site)	2.4.98	T1 C4
	APPEAL AGAINST T.P.			
C/66796/00	C Ayres & others - Details to comply with COND resulting after Dec 97/66796 for appl of landscaping & Bunding		17.6.99	(see appeal
MINISTRY DECISION 66796 - APPEAL ALLOWED - 4.1.99				
SPECIAL ORDERS ENR. NOTICE ISSUED - 21.3.97 REASONING CARAVANS				

1933

③

Land off Wokingham Lane,
Gypsy Site

23.NOV.1999* 70687

ADDRESS

1-11 Highfield Park, Eversley Road

PARISH

Arborefield

PLOT No.

ORD. SHEET No.

BUILDER

[illegible]

MINISTRY DECISION

SPECIAL ORDERS

WOKINGHAM DISTRICT COUNCIL PLANNING APPLICATION

PART 1



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

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

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

FOR OFFICE USE ONLY

23.NOV.1999* 0128
23.NOV.1999* 70387

1.	APPLICANT'S NAME	MESSRS. BOWERS, BOWERS, COOPER & COLLINS	
	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	MICHAEL COX ASSOCIATES	
	ADDRESS	177 CUCKFIELD ROAD	
		HURSTPIERPOINT, W. SUSSEX	
	POST CODE	BN6 9RT	PHONE 01273 834521
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	LAND AT EVERLEY ROAD,	
		ARBORFIELD	
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.		PRIVATE GYPSY CARAVAN SITE	
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.72 ha.	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS	
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOCATION PLAN 1:2500	

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

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.

VACANT

1769b

UNAUTHORISED GYPSY CARAVAN SITE

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.

N/A

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.

LANDSCAPED EARTH BOUND

PLOTS SUB-DIVIDED BY WALLS

WALLS TO PRIVATE ROAD FRONTAGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

YES/NO

SEPTIC TANKS

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?

AS EXISTING

AS PROPOSED

Give details of pedestrian and vehicular access

INDIVIDUAL ACCESSSES TO PRIVATE
ROAD

19. HAS PROVISION BEEN MADE FOR THE DISABLED?

See notes for applicants

NO

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

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

HOUSE
BUNGALOW
FLAT/MAISONETTE
OTHER

/	*	/	*	/	*
/	N/A	/	*	/	*
/	*	/	*	/	*
/	*	/	*	/	*

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

YES/NO

* STATE No. OF HABITABLE ROOMS

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.

£190

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 Michael Cox

ON BEHALF OF

MESSRS BOWERS,
BOWERS, COOPER &
COLLINS

DATE

22. 11. '99

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				
B2	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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

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.

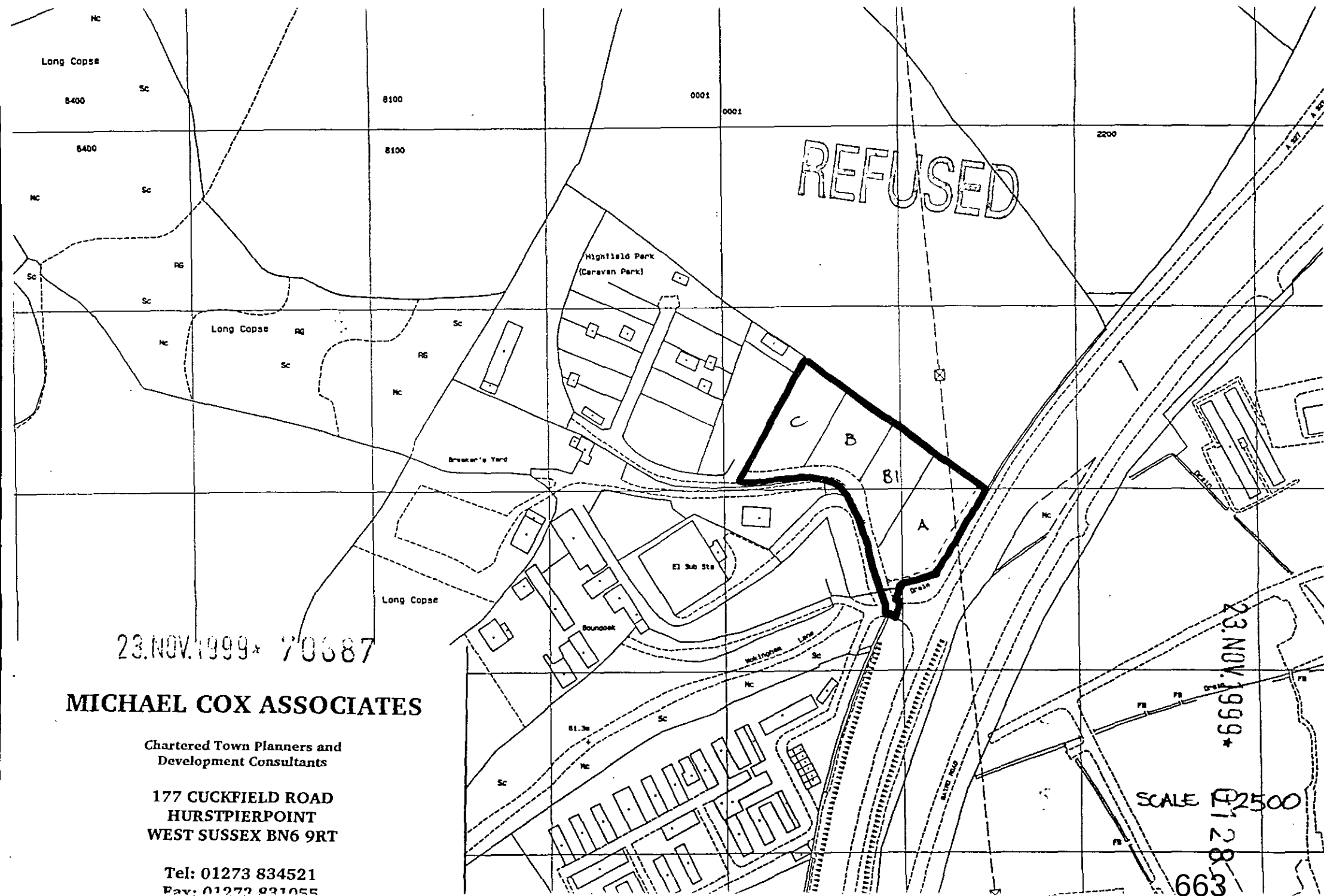
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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.'



23.NOV.1999* 70687

MICHAEL COX ASSOCIATES

Chartered Town Planners and
Development Consultants

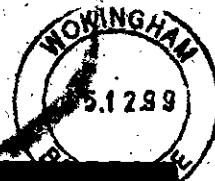
177 CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521
Fax: 01273 831055

SCALE 1:2500

663

P.O. Box 151
Shute End
Wokingham
Berkshire
RG40 1WH



GREAT BRITAIN
POSTAGE PAID
019
PBP02718

Royal Mail

We were unable to deliver this item because

- | | |
|--|--|
| ☐ addressee has gone away | ☐ addressee unknown |
| ☐ no answer | ☐ refused |
| ☐ address incomplete | ☐ not called for |
| ☐ address inaccessible | |

no such address in ☒

date 17-12 initials X

badge number

P3960/97/302543

Tel. (0118) 974 6445

Date: 13 December 1999

Your Ref:

My Ref: Angela Odell / F/1999/0128



The Owner/Occupier
10
Highfield Park Eversley Road
Arborfield
Berkshire

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

Dear Sir/Madam

Application Number: F/1999/0128

Site Address: Land Adjacent To Highfield Park Eversley Road Arborfield Cross.

Proposal: Proposed change of use of land to gipsy caravan site..

I have received an application to carry out the above development. If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/1999/0128**. You will be notified of the decision if you submit comments.

Please note that all comments made will be open to public inspection.

The application can be viewed at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00pm Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays.

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Carol Humphrey'.

Carol Humphrey
Development Control Manager