

Tel. 0118 974 6626
Date: 12th December 2016
My Ref: Pooja Kumar - 161467



**WOKINGHAM
BOROUGH COUNCIL**

Mr D J Wood
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Development Management

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Berkshire RG40 1WR

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**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS
PLANNING PERMISSION**

Application Number: 161467

Applicant Name: Mr D J Wood, Agriquestrian Consultants

Site Address: Highfield Park, Eversley Road, Arborfield Cross, Reading, Berks,
RG2 9PP

Proposal: Conditions application for the submission of details to comply with the
following condition of planning consent F/2014/2032 (140883) dated 02/11/2015:

5. Samples of Materials.
8. Scheme of Landscaping.
9. Details of Landscaping.
10. Bin Stores.
11. Method of Disposal of foul and storm water sewage.
12. Details to direct run-off water.
14. Scheme to deal with Contamination.

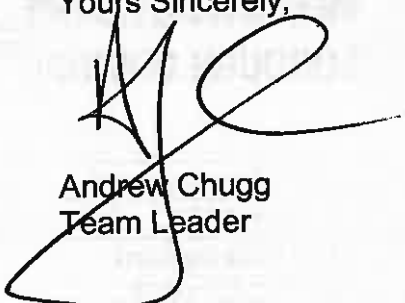
A schedule of conditions that require submission and approval of details is enclosed.
In summary:

- Acceptable details have been submitted in relation to conditions 5 (external materials), 8 (Scheme of Landscaping), 9 (Details of Landscaping), 10 (Bin Store); these conditions are hereby discharged.
- Additional or revised details are required in relation to conditions 11 (Method of Disposal of foul and storm water sewage), 12 (Details to direct run-off water) and 14 (Scheme to deal with Contamination); the conditions are not discharged.

This concludes my assessment under reference 161467. Any additional/revised information should be submitted as a new application and will attract its own fee of £97.00.

If you have any queries regarding this advice, please contact the case officer Pooja Kumar on 0118 974 6626 (Direct Line)

Yours Sincerely,



Andrew Chugg
Team Leader

Application Number: 161467
Date: 3 October 2016

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 5 (External Materials)	Brick – Forterra Ecostock Red Tile – Marley Eternit Natural Slate	12/12/2016	The submitted material samples and specifications are considered acceptable. The conditions is hereby discharged
Condition No 8 (Scheme of Landscaping) and 9 (Details of Landscaping)	2147/1C	22/08/2016	Following consultation with the Landscape & Trees officer the following comments are provided: Condition 8 & 9 Scheme and Details of Landscaping – Please ensure that in view of Mr. Woods comments regarding the tree planting in the site that the trees are protected by 1.5m square robust post and rail fencing. Fraxinus excelsior has been specified as one of the tree species, but due to the presence and impact of Chalara disease, Ashes are no longer available. Please substitute with a native tree such as Quercus robur (Oak).

Condition	Drawing Nos	Received by the LPA	Comments
			The hedge species and specification is acceptable.
Condition No 10 (Bin Store)	2147/1C and Jacksons Product Information	22/08/2016	Following consultation with the Landscape & Trees officer the following comments are provided: The bin stores proposed are acceptable.
Condition No 11 (Method of Disposal of foul and storm water sewage) and 12 (Details to direct run-off water)	2417/1C, 3965/AAF and Background and Discharge of Planning Conditions	22/08/2016	Following consultation with the Flood Risk & Drainage officer the following comments are provided: We have reviewed the following documents to inform our decision on this application: 1. Background and discharge of planning conditions documents. 2. Agriquestrian drawing number 2417/1 C dated 19/08/2016. 3. Desktop review and site inspections document 3965/AAF dated April 2016. We are not in a position to discharge conditions 11 and 12 for the following reasons: • Drawing number 2417/1 C is in black and white and has two connections from the development leading Eversley Road. We need a connection point to ensure that flooding is not increased elsewhere. • The background and discharge of planning

Condition	Drawing Nos	Received by the LPA	Comments
			conditions document mentions paragraphs 2.05 and 2.06 of a design and access statement document that we have not been provided with, which apparently approved the proposal. We would like to see this document and the approval document. • The desktop review document has some photos of trenches but it is unclear where the trenches drain to and whether it is for surface water drainage. We would need a clearly labelled drainage strategy drawing to give us a good idea of how the site drains to permit us to discharge the above conditions. We need to be convinced that the proposed development will not make the flood risk situation worse somewhere else.
Condition No 14 (Contamination)	Desktop Review and Site Inspection	2/08/2016	Following consultation with Environmental Health the following comments are provided: The following document has been submitted and reviewed in respect of potential contamination: • Desk top review and site inspection in

Condition	Drawing Nos	Received by the LPA	Comments
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respect of additional mobile pitches on land at the mobile park off Eversley Road, Arborfield Cross, Berks, RG2 9PP dated April 2016 by Noak Bridge Consultants Limited (Ref: 3965/AAF/)

The report does not constitute a full Desk Top Study as required by the National Planning Policy Framework 2012 and is therefore not accepted. The following information is missing which should be included as a minimum:

1. Appraisal of site history and previous uses of land surrounding the site
2. Identification of key potential historic contaminants both on and off site
3. Assessment of environmental setting, to include:
 - Geology, hydrology, hydrogeology (inc. culverted streams)
 - Information on quarrying activities

Condition	Drawing Nos	Received by the LPA	Comments
			• Information from the Environment Agency on abstractions, pollution incidents, water quality classifications, current landfill sites, etc. • Information from the Local Authority on prescribed processes, historic landfill sites, private water supplies, contaminated land, etc.
			4. Assessment of surrounding land uses
			5. Preliminary (qualitative) assessment of risks based on proposed site use, to include: • Appraisal of actual or potential contaminant sources, pathways and receptors. • Conceptual Site Model

Condition	Drawing Nos	Received by the LPA	Comments
			(visual or written)
			6. Recommendations for intrusive contamination investigation, if necessary.
			The report does identify that potentially hazardous ground gases could pose a risk to the proposed end users indoors in the caravans and various measures are proposed which are likely to mitigate this risk. However, these proposals cannot be fully evaluated until a Conceptual Site Model has been produced. Risks to the underlying aquifer from surface run-off are also suggested and measures are proposed to mitigate this. Again these proposals cannot be fully evaluated in the absence of an appraisal of the site geology, hydrology and hydrogeology and a Conceptual Site Model. If these confirm that a risk to groundwater does exist the Environment Agency should be consulted. A better understanding of the proposed site

Condition	Drawing Nos	Received by the LPA	Comments
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layout is also required. It is not stated if any of the pitches will include any soft landscaping for garden areas and I cannot discover if they are from plans submitted with the application. If soft landscaping is proposed potential pollutant linkages will exist on site and intrusive investigation will be required to confirm the presence or absence of this. If contamination is found to be present in these areas remediation may be required to make the site suitable for the proposed use.

I am not recommending discharge of Condition 14 as further information is required. This is outlined above and the assessment must be undertaken by a suitably qualified and competent contamination land specialist.

Condition No

BACKGROUND & DISCHARGE OF PLANNING CONDITIONS SUBMISSIONS PROPOSALS FOR HIGHFIELD MOBILE HOME PARK, EVERSLEY ROAD, ARBORFIELD CROSS, READING, BERKS. RG2 9PP.

Planning consent No: 140883. (F/2014/2032) dated 2.11.2015.

Background.

Planning permission was granted on 2.11.2015 for the material change of use at the above site by the grant of an increase from six to thirteen GRT pitches bringing the total number of pitches to seventeen.

The proposals are based around the existing centrally located access road and included for the complete re-arrangement of the site layout and for the inclusion of a day/wash room for each pitch.

It must be emphasised that the Applicant does not own or control all of the sites/pitches at this location and the proposals are contained within the three distinct areas.....

1. Enclosed within the area bounded by A – B – E – F.
2. Enclosed within the area bounded by J – K – L – M.
3. Enclosed within the area bounded by G – H – N- O.

The areas B – C – D – E and H – J – M – N are not part of this approved proposal.

The site is bounded to the North by the adjacent Walkers Yard Mobile Home Park the boundary with which is delineated by an existing 2.000m galvanised steel palisade fence. (Points A – B – C.)

The West side of the site to the North of is bounded by the existing steel palisade fencing on the access route to Walkers Yard, (Points A – F) and the access road to Walkers Yard. The remainder of this boundary, (Points G – O.), is bounded partly by walls and 1.800m high timber panel fencing.

The Western side of the common access road to both caravan parks has large mature trees and dense hedgerows of deciduous and evergreen trees. These lie outside of the ownership of the applicant.

The South side of the site is bounded by a brick/block wall of varying heights which, I am advised, belongs to and is controlled by the owners of the separate site located to the South. (Points O – L.)

The Eastern boundary, (Points C – D and K – L.), is currently delineated by an earth bund of varying heights up to 2.000m. Again only part of this boundary is in the ownership and control of the Applicant. (Points K – L.)

The proposed layout of the site, (See the approved Drg. No. 2417/1B), will involve the re-positioning of many of the current pitches which will require the removal of the current concrete mobile home bases, the laying of new bases, the laying/installing of electrical and water connections and the re-laying of both foul and storm water services and the construction of the Day/Washrooms.

As stated at Para. 2.05 of the Planning Appraisal, Design & Access Statement which accompanied the original planning application, both a new foul and storm water drainage scheme to service both Walkers Yard and the Applicant's plots on Highfield Park., has been implemented and which has received the approval of both Thames Water and the Wokingham Borough Council's Building Control Officers.

It should be noted that the other sites located on Highfield Park do not benefit from connections to the new foul and storm water services which are owned and controlled by the Applicant.

In addition to the existing perimeter boundary fencing, noted above, each pitch will be separated from adjacent plots, but not entirely enclosed, using 1.800m high concrete posts and timber fencing panels,

ii.

which demarcate the pitch areas, generally as detailed on the Drg. No. 2417/1C.

The discharge of planning conditions.

Condition 5.

Samples of the bricks and tiles to be used for the construction of the Day/Washrooms will be deposited, under separate cover at the Council's Offices, pending the allocation of a new application number which will be attached to the samples to avoid any confusion.

Condition 8 & 9.

A planting schedule of proposed hedgerows is included on the revised Drg. No: 2417/1C. These plantings are to be located to the outside/South East of the proposed boundary fencing.

In this way the planting will be protected from the residents of the adjacent mobile homes and, hopefully, will survive in a safer environment.

Similarly a planting schedule is included for the random placing of trees within the Mobile Home Park.

In proposing a soft landscaping scheme for the site it must be appreciated that this is a Travellers site with families coming and going at all times. Based upon my experience in dealing with such sites over the last thirty five years it is clear to me that the establishment of both trees and hedgerows in such situations is virtually impossible unless the site were, what I would call, a family site rather than a tenanted site such as this.

Planting & Maintenance schedule for soft landscaping proposals.

Hedging plants to be bare-root stock 600/800mm high to be planted in double staggered rows, 450mm apart, with 7 plants per lineal metre.

All transplants to be protected with 450 high plastic spiral rabbit guard supported by 750 stake or cane.

The hedgerow to be maintained for a period of five years following planting. Regular watering and fertilising to be carried out to ensure good establishment.

All dead, diseased and damaged plants to be replaced with stock of similar species.

Tree plantings of 1,800mm pot grown specimens shall be protected by plastic spiral rabbit guards.

All plantings to be secured with double staking to protect from 'wind rock' with buckle type plastic straps.

Condition 10.

Enclosed please find copies of a brochure from M's Jacksons Timber depicting the type and construction of the double 'wheely-bin' stores to be installed at the site.

The positions for the 'Wheely-bin' stores are shown on the approved Drg. No: 2417/1C.

Condition 11.

As confirmed above and at Paras. 2.05 & 2.06., the storm water and foul water drainage proposals were designed by my client's Consulting Engineers, Noak Bridge Consultants Ltd., and were the subject of an

iii.

application and subsequent approval of both Wokingham Borough Council Building Control and the Thames Water Authority.

The location and extent of both storm and foul water drainage of the site forms part of the original plans submitted with the now approved planning application and shown on the Drg. No: 2417/1C.

Condition 12.

As summarised above storm water run-off from the site has already been addressed as part of the already approved storm water drainage scheme.

Condition 13.

I would refer to the E. Mail dated 3rd December 2015, from Mrs Marcia Head to myself, which confirms that the Council's Archaeological consultant has advised that....*Archaeological investigations are no longer required in this instance.....*

Condition 14.

Enclosed with this statement please find a copy of the Consulting Engineer's report, (Ref. No: 3965/AAF/April 2016), which addresses the matter of alleged contamination on this site.

David J. Wood. NDA(Dip.Est.Mgt), MBSD.
Architectural & Planning Consultant.

August 2016.

161467

DESK TOP REVIEW AND SITE
INSPECTION IN RESPECT OF ADDITIONAL
MOBILE PITCHES ON LAND AT THE
MOBILE PARK OFF
EVERSLEY ROAD, ARBOURFIELD CROSS.
BERKS, RG2 9PP

**3965/AAF/
APRIL 2016**



NOAK BRIDGE CONSULTANTS LTD
Tel: 01268 - 490206 Fax: 01268 - 417722
E-Mail: noakbridgecon@aol.com

Report

11 Noak Hill Close, Billericay, Essex CM12 9UZ

BRIEF

Noak Bridge Consultants Ltd. were instructed by Agriquestrian Consultants acting on behalf of the site owner Mr. Lee to attend the Mobile Park off Eversley Road, Arbourfield Cross, Berks, RG2 9PP and carry out a site inspection. Following this to carry out a desk top study in respect of potential site contamination.

The site was visited on Tuesday 5th April 2016 and the day was dry and bright.

SITE INSPECTION

The walk around the site was carried out on Tuesday 5th April 2016. At the time contractors were digging trenches to install power cables and pumping water out of a pit this had resulted in local water puddles on an other wise dry site. The site had in the past 5 years been connected into a soil drainage and surface water drainage system which had been installed when the adjacent site was developed.

The existing site surface is a mixture of limestone scalpings and rolled road plainings. The surface is well rolled and reasonably level. In areas that local excavations had taken place and the excavation filled with rainwater no signs of oil bloom or any other such material was viewed on the surface.

An inspection of the excavations taking place on the site which were carried out to – 600mm showed no signs of ground water having viewed the excavation for some 2 hours.

The site make up at the inspection point showed limestone scalpings and road plainings made ground to a depth of max. 300mm which consisted of soil and loose hardcore, below this was natural ground (clay).

This planning application is for 7 additional gypsy and traveller pitches on a site with various owners. This application will provide a finish to the whole site which is similar to that on application No.F/2010/2515 for the adjacent site and will cover

all of the land under the ownership of Mr. Lee and treat also the central access/spine road through the site.

The council has noted in its conditions that the site sometimes floods, this has been corrected by the drainage put in under application No.F/2010/2515 and is no longer a problem. As previously noted the drainage within the site is being upgraded to incorporate all 13 pitches.

In the e-mail from Marcia Head of Wokingham Borough Council to David Wood of Agriquestrian several points are raised.

Point 1

The Piggery Arborfield Filled Ground – this site is significantly below the level of the site in question and it is unlikely that ground water migration would affect this site.

Point 2

All land south of the site is below the site level as this site rises towards the north and it is unlikely that ground water migration would affect this site.

Point 3

However in the site developed to the north west of this site under application No.F/2010/2515 elements of contamination from low levels of Asbestos, TPH and gases from land fill material existed. It is conceivable that ground water could percolate into the site under consideration due to the manner in which the ground levels occur i.e. the previous site under F/2010/2515 is slightly above the current site under consideration.

Nothing within our inspection or desk top investigation have suggested that any potential contamination exists. However it is conceivable that ground water could transmit pollutants and as such we would consider that construction methods as agreed within F/2010/2515 should be extended to the construction of this site.

These would produce a two fold result. The methods of construction being extended to a greater area of site will bring protection conformity. In addition should any low level pollution from high level site percolate through into the site under consideration protection will be provided to all inhabitant within Mr. Lee's site and under his control.

Reviewing the proposed scheme drawing most of the construction details have been covered.

The following section of this report details the suggested construction method and reasoning for it.

OVERALL SITE CONCEPT

The overall site concept is to collect surface water into the existing/new drainage system and provide a dense macadam finish on surface to roads and hardstands which will not allow water to penetrate into the ground below.

Make drainage systems and manholes sealed and continuous to prevent gas entering the system by continuous solvent welding to all joints. Provide a continuous damp course with welded seams sealed into rebates with high chemical resistant material under the raft slabs to prevent possible gas entering the property. Provide puddle flange pipes passing through slabs sealed with a high chemical resistant material to prevent possible gas entry.

Provide TPH resistant (Puriton) water pipes on the site to protect against potential chemical and petrochemical attack.

REASONING BEHIND SCHEME

1. By covering the roads and hardstands with dense macadam surface the possibility for inhabitant inhalation is removed. By adopting a site construction method that minimises removal and transportation of site material the general population has a considerably reduced exposure from dust arising from contaminated soils. – This protects both on site and off site receptors and the risk is removed.
2. By providing a continuously welded 1200 gauge damp proof course under the mobile homes, sealed into a rebate in the side of the raft with a highly chemical resistant sealant and providing puddle flanged entry pips with sealed entries sealed with a highly chemical resistant sealant to service site receptors the homes are protected against gas. By providing continuously welded soil drainage pipes and manholes gas is prevented from entering the system. This protects the current and future site users on the site. The risk is removed. The neighbouring properties are better than they are at present and any gas, albeit low volumes, will dissipate in the atmosphere the risk is still low.
3. By not allowing surface water to enter the made ground by collecting it in the surface water system no increase in ground water occurs and the Aquifer is protected. The water supply system shall be continuous and TPH resistant (Purition) water supply pipes used protecting the onsite receptors.
4. Again by not allowing surface water to enter the made ground by collecting it in the surface water system there is no migration or increase in ground water and there by passage into any adjacent ponds is stopped.
5. Again by not allowing surface water to enter the ground no increase in lateral migration in ground water occurs, in fact the migration is likely to be into the lower site levels and not away from it.

As can be seen from the proceeding details inhabitants of the site are protected from contaminates with in the soil and from minimal gases that possibly can be produced within the adjacent site.

During the construction the limited excavation must comply with normal Health and Safety site procedures which must include breathing mask protection, gloves and eye protection of all personnel during excavation. As excavations are shallow and ground water should not be encountered.

Excavated materials to be transported to a notified tip. Delivery tickets to be kept. Photographs and site meeting notes to also be included within the completion report to ensure compliance with this proposal.

Having viewed the site we see no reason to suspect any contamination within it but if construction methods as outlined are used then protection is given should ground water migrate into the site from the adjoining developed site which is slightly above it in elevation

A.A.Freeman, C.Eng., F.I.Struct.E., F.I.Mech.E., F.C.M.I., M.Inst.Energy

PHOTOGRAPHS

Typical Photographs of the Site

3965/AAF/APRIL 2016



5. 4. 2016



5. 4. 2016



5. 4. 2016



5. 4. 2016

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5. 4. 2016



5. 4. 2016

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PHOTOGRAPHS

Site trench being installed on 5th April 2016

3965/AAF/APRIL 2016



5. 4. 2016

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5. 4. 2016

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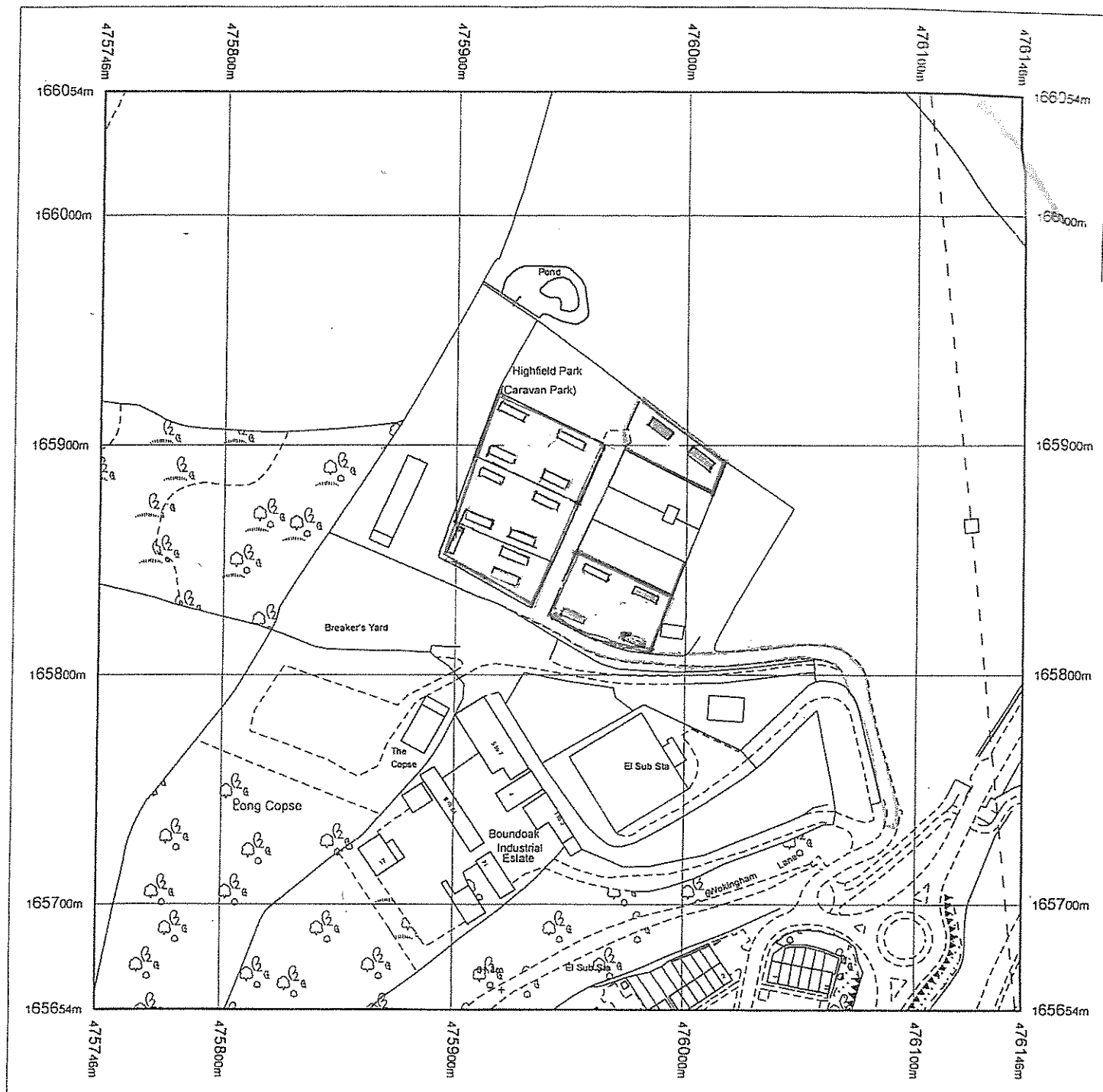


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SITE PLAN

3965/AAF/APRIL 2016



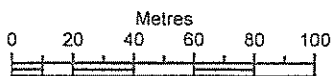
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:2500

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Serial number: 00648300
Centre coordinates: 475946.5 165854

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

PROPOSED ADDITIONAL MOBILE HOME PITCHES AT HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS, BERKS. RG2 9PP.

Scale: 1 : 2500.

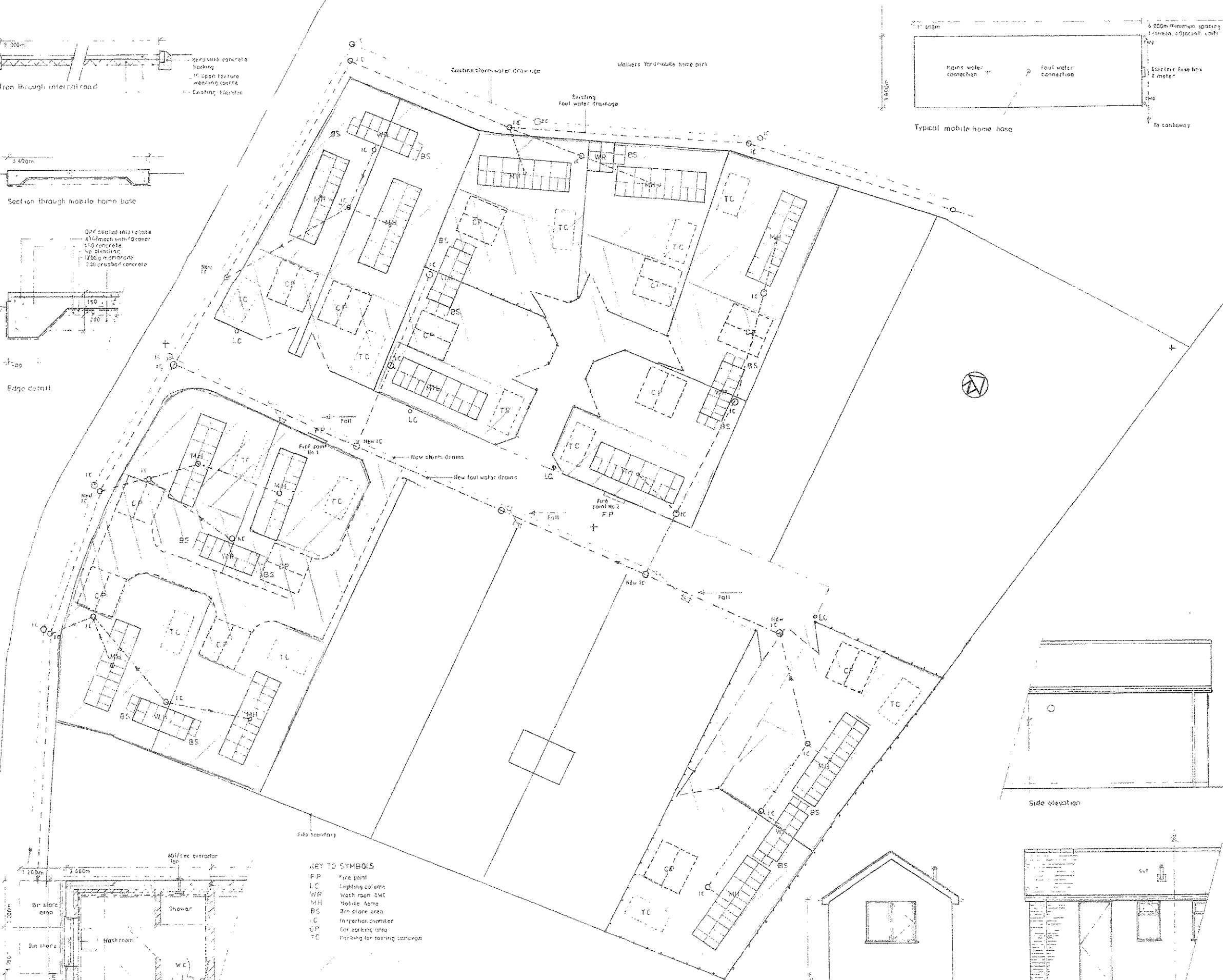
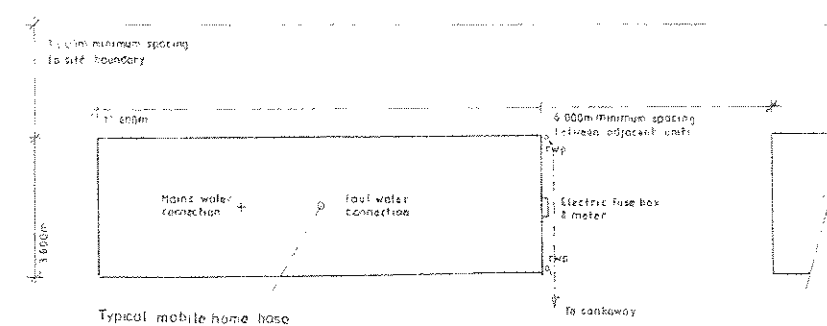
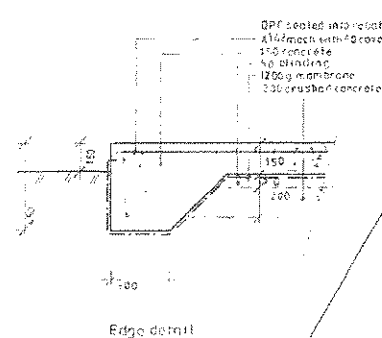
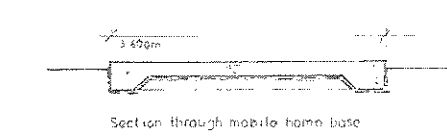
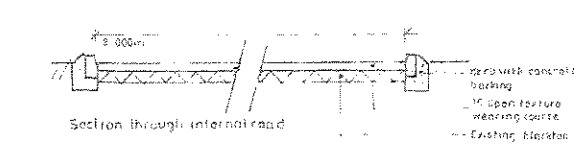
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Date: 20.08.2014.

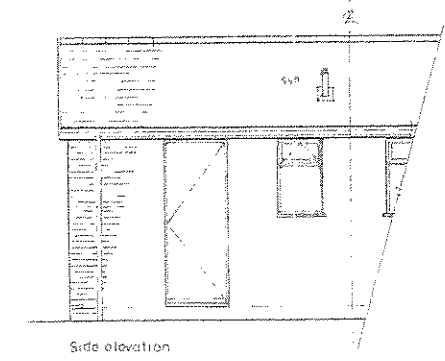
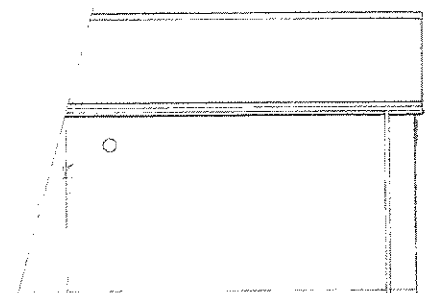
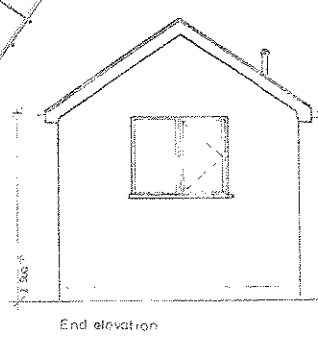
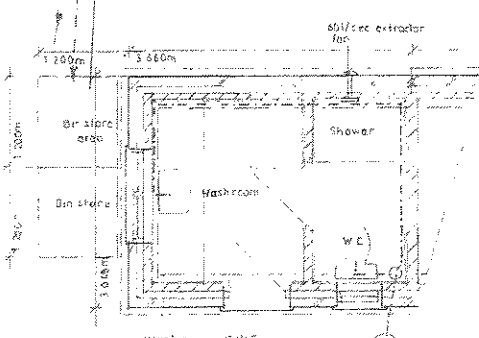
Rev. A, 3.8.2015

SITE DRAWINGS

3965/AAF/APRIL 2016



- KEY TO SYMBOLS**
- F.P. Fire point
 - L.C. Lighting column
 - W.R. Wash room, WC
 - M.H. Mobile home
 - B.S. Bin store area
 - I.C. Interplan chamber
 - C.P. Car parking area
 - T.C. Parking for touring caravan



NOTES:
All dimensions must be checked on site scaled from this drawing.
General specification.

Excavate for foundations for washrooms.
Excavate for mobile home base and beam.
Excavate for foul water drainage.
Excavate for concrete road/kerb foundation.
Excavate for storm water drainage & soakaways.
Excavate for mains water & electric supplies to site.
Mobile home standing & baseworks to washroom blind & level existing black top with fines.
Lay 100mm damp proof membrane & seal in to rebar.
Lay 150 C25 concrete, including a 142 BRC slab.
50mm cover & temp to level finish.
Construction of wash rooms.
Construct external 100 cavity walling of external & internal & dividing walls lightweight blockwork.
15 sand cement render to all internal walling to a steel trowel finish. Cavities to be insulated with Celotex insulation.
Supply & install industrialised timber trusses, 185 to roof of wash rooms & supply & fix heavy duty 2.5 lay concrete slabs secured to pressure treated 100 supply & fix 12mm elastomer board with slat coat all lay min 275 fibreglass roof insulation between & supply & fix PVCu double glazed windows & external supply & fix internal flush door to WC/shower room.
Supply & install Formica work surface in washroom stainless steel sink with hot & cold supplies.
Supply & install flushing WC & shower head, unit controls with hot & cold supplies.
Supply & install water proof lighting fixtures to WC WC/shower area. Include for 60 sec electrical cut to washroom & WC.
Services.
Lay 75mm PVCu main water to each mobile home.
Provide foul water drainage from each mobile home washroom.
Connect to existing foul water drainage system via PVCu pipework bedded on & surrounded with clay. All joints to be supported on concrete bedding, in necessary PVCu inspection chambers at intervals.
Provide 220v electrical supply to each unit & wash include consumer unit & meter.
Supply & install electric 'in-line' water heater in unit provide & install 4 No lighting columns & connect supply, each column to include for daylight sensor.
Provide 2 No x Fire Points each to be furnished per to local fire Authority standards.
Service roads.
Lay blinding as required to achieve correct levels, lay concrete foundation & bed-in concrete kerbs road edges.
Lay 75 open texture macadam wearing course to discharge to kerb side drains.
Plot divisions.
Supply & erect 1.80m high timber panel fencing 100 posts at 1.80m centres with 100 lower gravel.
Supply & fix galvanised tubular steel side hung gate entrance to each plot.

A	Date	Revision

Client
J.LEE, ESC., 274, NINE MILE RIDE, FINE WORKINGHAM, BERKS. RG40 3NT.

Job Title
LAYOUT FOR PROPOSED ADDITIONAL PITCHES ON LAND AT THE HIGHFIELD PARK, OFF EVERSLEY ROAD, ARBORFIELD BERKS. RG2 9PP.

Drawing Title: **AGRIQUESTRIAN CONSULTANTS**
AGRIQUESTRIAN CONSULTANTS
AGRICULTURAL & EQUESTRIAN ARCHITECTURAL & PLANNING CO.
129, Redale Road, Ewell, Epsom, Surrey.
Tel: 020 8391 6346 Fax: 020 8391 6347
E-Mail: David.Agricquestrian@virginia.net

Scale
1:50, 1:100, 1:250.

Date
20.08.2014

Drawn by

NOTES:
All dimensions must be checked on site scaled from this drawing.

General specification.

Excavate for foundations for washrooms.
Excavate for mobile home base ring beam.
Excavate for foul water drainage.
Excavate for concrete road side parking foundations.
Excavate for storm water drainage & soakways.
Excavate for mobile water & electric supplies to mobile home base standing & soakways to washroom.
Lay 1200gsm geotextile membrane & seal in to subsoil.
Lay 150mm C35 concrete, including A.348 BRC fabric with 50mm cover & top up to level finish.
Construction of wash room.
Construct external 100mm cavity walling of external facing internal & shoring walls lightweight blockwork.
15 sand cement render to all internal walling to cover 'seal' internal finish. Cavities to be insulated with Celotex insulation bats.
Supply & install industrialised timber trusses, 135 virgin to roof of wash rooms & supply & fix heavy duty 100mm & key concrete slabs secured to pressure treated timber supply & fix 12mm plaster-board with skim coat plaster.
Lay min. 225 fibreglass roof insulation between & over supply & fix PVCu double glazed windows & external supply & fix external flush door to WC/shower room.
Supply & install 7mm work surface in washroom with stainless steel sink with hot & cold supplies.
Supply & install flushing WC & shower head, with thermostatic with hot & cold supplies.
Supply & install water proof lighting fixtures to washroom WC/shower area. Include for 60W electrical extract fan to washroom & WC.
Services.
Lay 15mm PVCu main water to each mobile home base provide foul water drainage from each mobile home & connect to existing foul water drainage system, via 150 PVCu pipework bedded on & surrounded with clean pe all joints to be supported on concrete benching, include necessary PVCu inspection chambers at intersections.
Provide 220v electrical supply to each unit & washroom include consumer unit & meter.
Supply & install electric 'in-floor' water heater in each unit provide & install 4 No lighting columns & connect to the supply, each column to include for daylight sensor with 2 No x 100W lamps each to be furnished with up to latest fire Authority standards.
Services roads.
Lay blinding as required to achieve correct levels.
Lay concrete foundation & bed-in concrete kerbsides road edges.
Lay 75 open texture roadwearing course to level discharge to kerb-side drains.
Plot divisions.
Supply & erect 1.800m high timber panel fencing secure PC posts at 2.000m centres with PC lower gravel board.
Supply & fix galvanneal tubular steel side hung gates to entrance to each plot.

B	8.2015.	Additional units & 1
A	Date	Reviser
© copyright		

Client
J. LEE, ESQ., 274, NINE MILE RIDE, F1
WORKINGHAM, BERKS. RG40 3NT.

Job Title

REVISED LAYOUT FOR PROPOSED A
MOBILE HOME PITCHES ON LAND A
PARK, EVERSLEY ROAD, ARBORFIELD
BERKS. RG2 9PP.

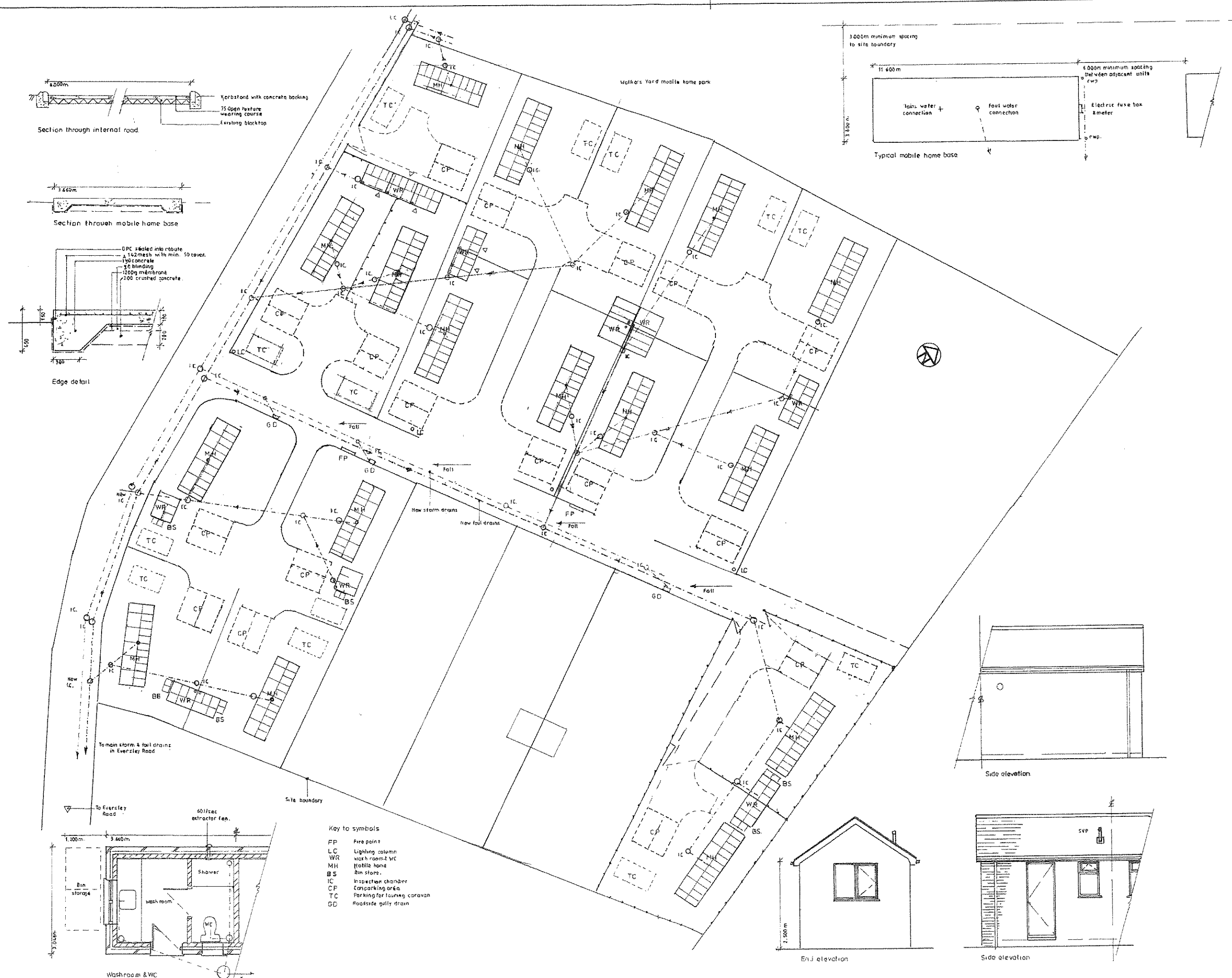
AGRIQUESTRIAN CONSULT
AGRICULTURAL & EQUESTRIAN
ARCHITECTURAL & PLANNING CO.
122, Bridge Road, Ewell, Epsom, Surrey. KT
Tel: 0208.8395.051. Fax: 020.8
E-Mail: David.Agriquestrian@Virgin.

Scale
1:50. 1:100.

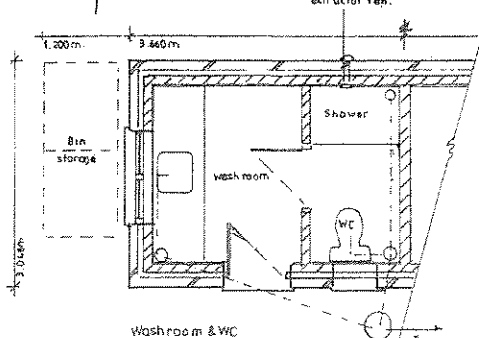
Date
20.8.2014.

Drawn by

8147/1.



- Key to symbols
- FP Fire point
 - LC Lighting column
 - WR wash room & WC
 - MH mobile home
 - BS Bin store
 - IC inspection chamber
 - CP car parking area
 - TC parking for touring caravan
 - GD roadside gully drain



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Mr Matthew Green
Green Planning Solutions LLP
Unit D Lunesdale
Upton Magna Business Park
Upton Magna
Shrewsbury
Shropshire
SY4 4TT

Application Number: 122395 (F/2012/0276)

Parish: Arborfield

Location: Land Adjacent To Highfield Park, Eversley Road,
Arborfield Cross, Reading, RG2 9PP.

Proposal: Proposed extension and re-design of gypsy site to include the stationing of caravans for 8 pitches and 3 transit pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use

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

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (March 2012).

Reason: The site shall not be permanently occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (March 2012).

3. There shall be no more than 8 permanent gypsy and traveller pitches in total on the site in the area shown as Plots 1-8 which shall be provided as shown on the submitted plan 11_427_003 Rev A. On each of the permanent 8 pitches hereby

approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home.

Reason: In the interests of visual amenity and infrastructure provision. Relevant policy: Core Strategy policy CP2, CP3 and CP4, and Managing Development Delivery Local Plan policies CC03 and TB21.

4. The proposed mobile homes, utility/day rooms and touring caravans on the area of land shown as Plots 1-8 on the submitted plan 11_427_003 Rev A, shall be provided and sited in accordance with plan no 11_427_003 Rev A. The proposed utility/day rooms shall be constructed on site prior to occupation of the pitches. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place following the written agreement of the council. Plans 11_427_001, 11_427_004 Rev 1 and 11_427_005 Rev 1 are also approved.

Reason: Reason: In the interests of visual amenity and infrastructure provision.

Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4.

5. There shall be no more than three transit pitches and one communal utility/day room on the site shown in the area identified as Transit pitch on the submitted plan 11_427_003 Rev A. On each of the pitches hereby approved, no more than one touring caravan shall be stationed at any time. Any caravans sited on the transit pitches shall be capable of being lawfully moved on the public highway without division into separate parts. No static caravans or mobile homes shall be stationed on the transit site.

Reason: Reason: To ensure that the transit pitch is used only for that purpose and not as a permanent gypsy and traveller pitch.

Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4.

6. No gypsy or traveller shall stay on the transit pitch hereby approved, within the area shown as Transit pitch, as identified on the submitted plan 11_427_003 Rev A, for a period of longer than 12 weeks, and following his/her departure shall not use the transit site again until a period of at least 8 weeks have elapsed.

Reason: Reason: To ensure that the transit pitch is used only for that purpose and not as a permanent gypsy and traveller pitch.

Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4.

7. Within a period of 2 months from the date of this approval, samples of the materials to be used in the construction of the external surfaces of the utility/day rooms shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Reason: In the interests of visual amenity Relevant Policy: Core Strategy Policies CP1 and CP3

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: Reason: In the interests of visual amenity and highway safety. Relevant Policies: Core Strategy policies CP1, CP3 and CP6

9. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials

Reason: Reason: In the interests of highway safety and residential amenity Relevant policies: NPPF and Core Strategy policies CP3 and CP6

10. No commercial activities shall take place on the land, including the storage of materials.

Reason: Reason: In the interests of visual amenity and highway safety

11. Within a period of 2 months from the date of this approval, a scheme of landscaping and hedgerow mitigation, which shall include details of species, planting sizes, spacing and numbers of trees/shrubs to be planted as well as a hedgerow mitigation scheme shall be submitted to and approved in writing by the local planning authority . The landscape and hedgerow mitigation scheme shall include a timetable for implementation and development shall be carried out in accordance with the approved scheme within a period of 6 months.

Reason: Reason: In the interests of visual amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3

12. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons after the details have been approved and any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: Reason: In the interests of visual amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3

13. The existing fence surrounding the perimeter of the site, on the two sides that face the countryside, shall be painted in a colour to be agreed in writing with the Local Planning Authority. Details shall be submitted within a period of two months of the date of this permission and the painting shall be carried out in accordance with the approved details within three months of the date of this permission.

Reason: Reason: In the interests of visual amenity and the character of the countryside. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3.

14. Within a period of two months from the date of this approval, details of secured and covered bin stores shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved within three months of the date of this permission and thereafter permanently retained.

Reason: Reason: In the interests of visual amenity and neighbouring amenity.

Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3

15. Within a period of 2 months from the date of this approval details of the method for the disposal of foul and storm water sewage shall be submitted to and approved in writing by the local planning authority. The approved works shall be implemented in full in accordance with the approved scheme of works within a period of 3 months.

Reason: Reason: To prevent the increased risk of flooding, both on and off the site in accordance with the NPPF and Core Strategy policy CP1

16. Within a period of 2 months from the date of this approval details shall be submitted to and approved in writing by the local planning authority to direct run-off water from the hard surface to a permeable or porous area in accordance with details which have been submitted to, and approved in writing by, the local planning authority.

Reason: Reason: To prevent the increased risk of flooding, both on and off the site in accordance with the NPPF and Core Strategy policy CP1

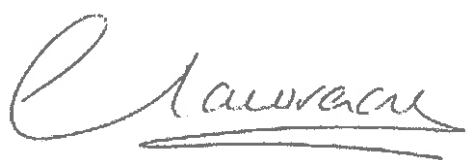
17. No development shall take place within the site, including any works of demolition or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition.

Reason: Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

18. No development shall take place unless and until a scheme to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the Local Planning Authority.

Reason: Reason: To mitigate the impact on the Thames Basins Heaths SPA in accordance with the NPPF, Core strategy Policy CP8 and South East Plan Policy NRM6.

Signed



Clare Lawrence

Head of Development Management & Regulatory Services

Date: 26/11/2015

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Jenny Seaman on telephone number: 0118 974 6449 or by email at: jennifer.seaman@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000.

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

www.planningportal.gov.uk/pes which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,

- Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
 - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 12 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk.

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

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

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

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled 'Non – statutory guidance for site waste management plans'

(Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Client: Edward Doherty	GREEN PLANNING SOLUTIONS LLP
Project Title: Land adj. Highfield Park, Arborfield	Unit D Lunesdale, Upton Magna Business Park, Upton Magna,
Project Ref: 11_427_DOHE3	Shrewsbury SY4 4TT
Date: 13 th January 2012	Tel: 01743 709364 email: admin@gpsllp.co.uk

DESIGN & ACCESS STATEMENT inc. Parking Provision

Site: Land adjacent to Highfield Park, Arborfield, Berkshire, RG2 9PN

Applicant: Edward Doherty

Application for: Proposed extension and re-design of a gypsy site to include the stationing of caravans for residential purposes for 8 no. gypsy pitches and 3 no. transit pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

1.0 Brief & design process.

- 1.01 The applicant seeks permission to provide 8 no. residential family gypsy pitches and 3 no. transit pitches with utility/day-rooms, to meet a recognised need for such facilities in the area to facilitate a gypsy lifestyle.
- 1.02 Following a site visit and consultation with the client the site layout has been determined to best meet the applicant's requirements and has been designed with reference to the standards defined in 'Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites' and 'Designing Gypsy and Traveller Sites: Good Practice Guide May 2008.'
- 1.03 The proposed caravans will conform to the definitions within Section 29 (1) of the Caravan Sites and Control of Development Act 1960 and Section 13 (1) of the Caravan Sites Act 1968 and therefore plans and elevations of individual units are not required.

2.0 Location and Layout

- 2.01 The site lies in open countryside to the South of Arborfield Cross village and West of Arborfield Garrison and is accessed off the A327 (Eversley Rd). The proposed site is bounded to the east by a number of existing gypsy pitches and to the south by the Boundoak Industrial Estate, which is largely used for the storage and repairs of cars. The site is bounded by open space to both the North and East, with a large residential area further to the East (opposite side of the A327). The nearest bus stop is 0.5 km away and provides a regular service to the surrounding towns and villages and the services therein.
- 2.02 The application site has an area of 0.4 hectares.
- 2.03 The site is organised around a central access road, with turning head for refuse and emergency vehicles. There are 5 residential pitches along the north western boundary of the site and 3 residential pitches plus the 3 transit pitches along the south eastern boundary. In the south western corner of the site is the existing permitted pitch and the transit pitches are located opposite this pitch in the south eastern corner of the site. Adequate parking for a minimum of 2 no. vehicles of less than 3.5 T is provided within each proposed pitch and the transit pitches.
- 2.04 The single storey semi-detached utility/day rooms are positioned to allow convenient access to the stationed caravans during the day. The utility/day rooms will provide facilities that enable the occupants of the caravans to minimize the recognised hazards associated with cooking and fire in the close confines of caravans and provide facilities for washing and bathing and the maintenance of basic hygiene.

Client: Edward Doherty	GREEN PLANNING SOLUTIONS LLP
Project Title: Land adj. Highfield Park, Arborfield	Unit D Lunesdale, Upton Magna Business Park, Upton Magna,
Project Ref: 11_427_DOHE3	Shrewsbury SY4 4TT
Date: 13 th January 2012	Tel: 01743 709364 email: admin@gpsllp.co.uk

3.0 Appearance and Access

- 3.01 The proposal contains numerous measures that will be taken in order to minimise any resultant visual impact. Existing hedgerows, bunds and areas of substantial vegetation will be retained and augmented wherever possible and no existing trees will be affected by the proposals.
- 3.02 Access into the site is from an existing entrance off a road leading to the A327 (Eversley Road). This point is located just off centre along the southern boundary of the site.
- 3.03 As the proposals are for private use with no public access required it has reasonably been determined that no specific provision for disabled access is required beyond the statutory requirements of building regulations.
- 3.04 The materials overall scale and form of the utility/day-room building are appropriate to a countryside location with features typical of the tradition of agricultural buildings of this scale in the countryside.



PLANNING STATEMENT

Proposed extension and re-design of a gypsy site for the stationing of caravans for residential purposes for 8 no. gypsy pitches and 3 no. transit pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

Land adjacent to Highfield Park, Eversley Road, Arborfield.

Green Planning Solutions LLP

Unit D Lunesdale

Upton Magna Business Park

Shrewsbury

SY4 4TT

Tel: 01743 709364

Fax: 01743 709385

Email: admin@gpsllp.co.uk

GPS Ref: 11_427_DOHE3
Applicant: Mr E. Docherty

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LIST OF APPENDICES

APPENDIX 1: Approved Plan ref: 97/66796/T

APPENDIX 2: Injunction Order Plan

APPENDIX 3: Photographic Evidence of Breach of Condition

1. INTRODUCTION

- 1.1. This supporting Planning Statement is submitted by Green Planning Solutions LLP on behalf of Mr Edward Docherty in conjunction with the submission of a full planning application on the site known as land adjacent to Highfield Park, Arborfield.
- 1.2. The proposal is for the extension and redesign of a gypsy site to include the stationing of caravans for residential purposes for an additional 7 no. gypsy pitches and 3 no. transit pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

2. SITE LOCATION AND PROPOSAL

- 2.1. The site lies in open countryside to the South of Arborfield Cross village and West of Arborfield Garrison and is accessed off the A327 (Eversley Rd). The proposed site is bounded to the east by a number of existing gypsy pitches and to the south by the Boundoak Industrial Estate, which is largely used for the storage and repairs of cars. The site is bounded by open space to both the North and East, with a large residential area further to the East (opposite side of the A327).
- 2.2. This application proposes that plot 11 of the existing permitted gypsy site (97/66796/T) be extended and resigned to include the stationing of caravans for residential purposes for a total of 8 no. gypsy pitches and 3 no. transit pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.
- 2.3. The application site has an area of 0.4 hectares and is organised around a central access road, with turning head for refuse and emergency vehicles. There are 5 residential pitches along the north western boundary of the site and 3 residential pitches plus the 3 transit pitches along the south eastern boundary. In the south western corner of the site is the existing permitted pitch and the transit pitches are located opposite this pitch in the south eastern corner of the site. Adequate parking for a minimum of 2 no. vehicles of less than 3.5 T is provided within each proposed pitch and the transit pitches.

3. PLANNING HISTORY

3.1. The proposed site and neighbouring pitches at Highfield Park has a long and complex planning history.

3.2. An application (ref: 97/66796/T) was submitted for a proposed change of use of land to permanent residential occupation (Gypsy caravan site). The application was granted on 2nd April 1998, subject to the following conditions;

01. The use hereby permitted shall cease on 30 April 2000 and all the structures and materials removed from the land.

02. No more than one lorry shall be parked at each plot.

This application included the western half of the proposed site only.

3.3. A subsequent applicant to remove condition 01 of 97/66796/T was submitted, in order to allow permanent residential occupation. This application was refused by the Council and as a result an appeal was lodge under reference T/APP/X0360/A/294314/P2. Permission was granted by the Inspector on 4th January 1999 for the continued use of the land as a Gypsy caravan site for permanent residential occupation (only applies to western part of proposed site).

3.4. The approved plan for the application (97/66796/T) is attached as appendix 1 and clearly shows the western part of the proposed site, known as plot 11 in this application. The permission granted the stationing of one mobile home and one caravan on plot 11.

3.5. On 9th September 2011 an injunction order was granted against the defendants; Sheridan; Docherty; Lee; Bowyers and Persons Unknown (Claim No. HQ11X03285). The order stated that the defendants are forbidden:

(1)

(a) from using any part of the land known as Land adjacent to Highfield Park, Arborfield, Berkshire ("the Land") as shown outlined in red on the attached plan for the sitting of caravans/mobile homes and/or using the Land for residential development including the occupation of caravans/mobile homes for residential purposes, storage of vehicles, caravans and residential paraphernalia.

(b) from undertaking any development on the Land as defined in section 35 of the Town and Country Planning Act 1990 without the express grant of planning

including the layout of hardcore and creation of hard standing and/or access roads.

The Injunction Order covers a large area of land, identified in the attached plan (appendix 2). With relation to the proposed site, only the eastern part of the site falls within the land under the Injunction Order (Claim No. HQ11X03285).

4. PLANNING POLICIES

National Policy

- 4.1. Circular 01/06 is the current National Policy in relation to provision for gypsy caravan sites. In accordance with recent secretary of state decision little weight should be given to the draft Planning Policy Statement (Planning for Traveller Sites) and National Planning Policy Framework.
- 4.2. PPS7 is also applicable to the application. Paragraph 1 (iv) sets out that new building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.
- 4.3. Housing is considered in PPS7 at paragraphs 8-11, it states that the Government's planning objectives and policies for housing are set out in PPG3, *Housing*. The key aim is to offer everyone the opportunity of a decent home. The needs of all in the community should be recognised, including those in need of affordable and accessible, special needs housing in rural areas.
- 4.4. PPS3 is relevant and attention is drawn to paragraphs 32-35 which refer to assessing an appropriate level of housing. Also of relevance are paragraphs, 52-57 and 71, which refer to the flexible supply of deliverable land.

Local Policy

- 4.5. The Wokingham's Core strategy was adopted on 29th January 2010 as part of their larger Local Development Framework. It contains a number of policies which are relevant to the proposed development.
- 4.6. Policy CP1 is a general policy concerned with the sustainability of all proposed developments. It contains a list of criteria which all proposed development will be assessed against in order for the Council to ensure sustainable development occurs.
- 4.7. The proposed redesign and extension of the gypsy site is in accordance with the criteria set out within this policy.
- 4.8. Policy CP2 is concerned with sustainable and inclusive communities. With specific reference to this application the policy states that permission will be granted for applications that address the specific identified needs of Gypsies, Travellers and Travelling Showpeople. Proposals for gypsies, travellers and travelling showpeople need to demonstrate that:
- i) The site is located either within or close to the development limits of a settlement in policy CP9 in order to maximise the possibilities for social inclusion and sustainable patterns of living; and
 - ii) The proposed site is not disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.
- 4.9. The proposed site is located near to the development limit of Arborfield Garrison, which has been identified as a strategic development location in the Core Strategy. It is also adjacent to the housing development at Poperinghe Way and as such can be easily incorporated in the communities. The proposed development is also appropriate in terms of scale compared with the adjoining settlement of Arborfield Garrison. As such the proposal accords with Policy CP2.
- 4.10. Policy CP3 covers general principles for development and is largely concerned that proposals need to be of an appropriate scale, mass, layout, height, materials and character to the area together with a high quality of design. This must be achieved without causing harm or detrimental impact to; visual amenities of neighbouring land use/ occupiers or ecological, heritage, landscape or geological features.
- 4.11. In terms of the impact or harm on visual amenities, the proposed site does not cause unacceptable visual intrusion from most views when considered in the context of the

existing gypsy site and Broadoak industrial estate. The only public views of the site are limited to fleeting views from the south-east through gaps in the hedge along Eversley Rd (A327).

- 4.12. Policy CP11 refers to proposals outside the Development Limits (including countryside). It seeks to protect the separate identity of settlements and therefore uses outside settlement limits are not normally permitted. There are exceptions including proposals that relates to rural economy, sensitive conversions of existing buildings, essential community facilities and affordable housing.
- 4.13. Gypsy sites are acceptable in principle in the countryside, under Circular 11/06 (still adopted policy) and as a result this policy should not be used to refuse the application.

5. MATERIAL CONSIDERATIONS

Local Need

- 5.1. Policy CP2 of the Wokingham's Core Strategy establishes that there is a need for 21 gypsy and traveller pitched by 2016. The need was based on the gypsy and traveller accommodation assessment (GTAA) which was undertaken in 2006 and is identified in Table H7a of the Partial Review of the Regional Plan for the South East.
- 5.2. In the case of *Cash v Wokingham Borough Council* (ref: APP/X0360/A/10/2140284) the Inspector stated in paragraph 26. of the appeal decision (dated May 2011) that *"The inclusion of the turnover figure in the GTAA is a serious flaw in the calculations that results in an under-estimation of the total need. I conclude that the cited figure of 21 pitches is likely to represent an under-estimation of the actual need. However, whichever of the figures is used there is an unmet need in the Borough. This weighs in favour of the development."*
- 5.3. The conclusion made by the Inspector was based on the following evidence provided by the Agent in their proof of evidence (Green Planning Solutions LLP).
- 5.4. The case stated that GTAAs are flawed as they identify pitches becoming available through 'turnover' but there is no corresponding allowance for where these people are going to. None of the GTAAs allow for inward migration but the clear implication of pitches becoming available through 'turnover' is that there is outward migration. As a result of this imbalance it seems that the only sensible solutions is to discount supply of pitches through 'turnover', unless one was to put a very small figure in

relating to those that become available via death of the pitch occupant(s). This leads to an underestimation of 29 pitches.

- 5.5. The 14 pitches to be brought back into use include 12 at the extension to New Acres, Pineridge. These pitches were not vacant at the time of the GTAA and it is unclear how this was recorded. This leads to an underestimation of 12. It also leads to an underestimation of the number of households in 2006 and therefore an underestimation of family growth by 4 pitches.
- 5.6. Only one of the additional pitches of the proposed extensions to the two LPA sites appears to have been developed. This leads to an underestimation of 6 pitches.
- 5.7. These errors in methodology lead to an underestimation of 51 pitches. A more accurate figure for the need 2006-2011 would therefore be 53 pitches.
- 5.8. The need for the next five year period will also need to be taken into account. The best estimate of this is to take the households in 2006 (85) add the need (53) to 2011 and add a compound growth of 3% per annum. This results in an additional projected need of 22 pitches in Wokingham, taking the need by 2016 to 75. Therefore there is an unmet local need for pitches in the Borough, even given that something in excess of 30 pitches have been granted permission since 2006.

Lack of Alternative Sites

- 5.9. There are currently two local authority sites in Wokingham, Carters Hill site which has 15 residential pitches, and the Twyford Orchards site which has 16 residential pitches. Both of these sites are currently understood to be full.
- 5.10. After considering all the available information, it is clear that there are no alternative available sites for the appellant to move to and there seems little likelihood that there will be in the immediate future. Therefore weight is given in favour of this application.

Failure of Policy

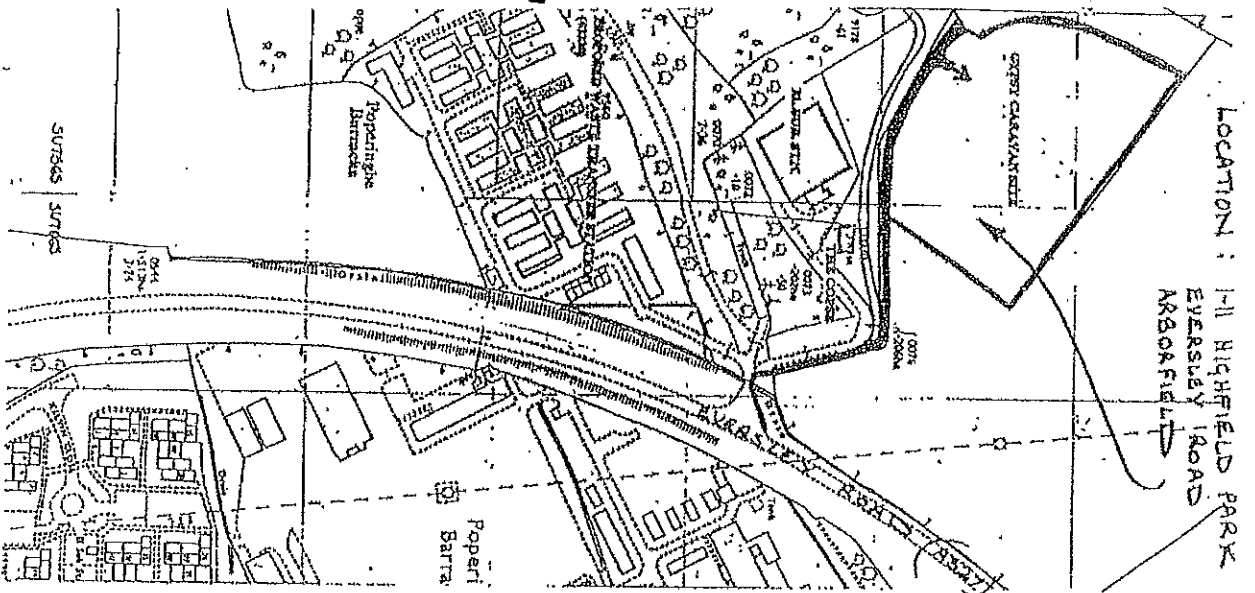
- 5.11. This statement has already stated that Wokingham has a need for gypsy and traveller pitches. The plan led approach currently adopted by the council has therefore failed to deliver sufficient sites.
- 5.12. The ongoing failure of policy adds significant weight in favour of this application.

Fall-back position

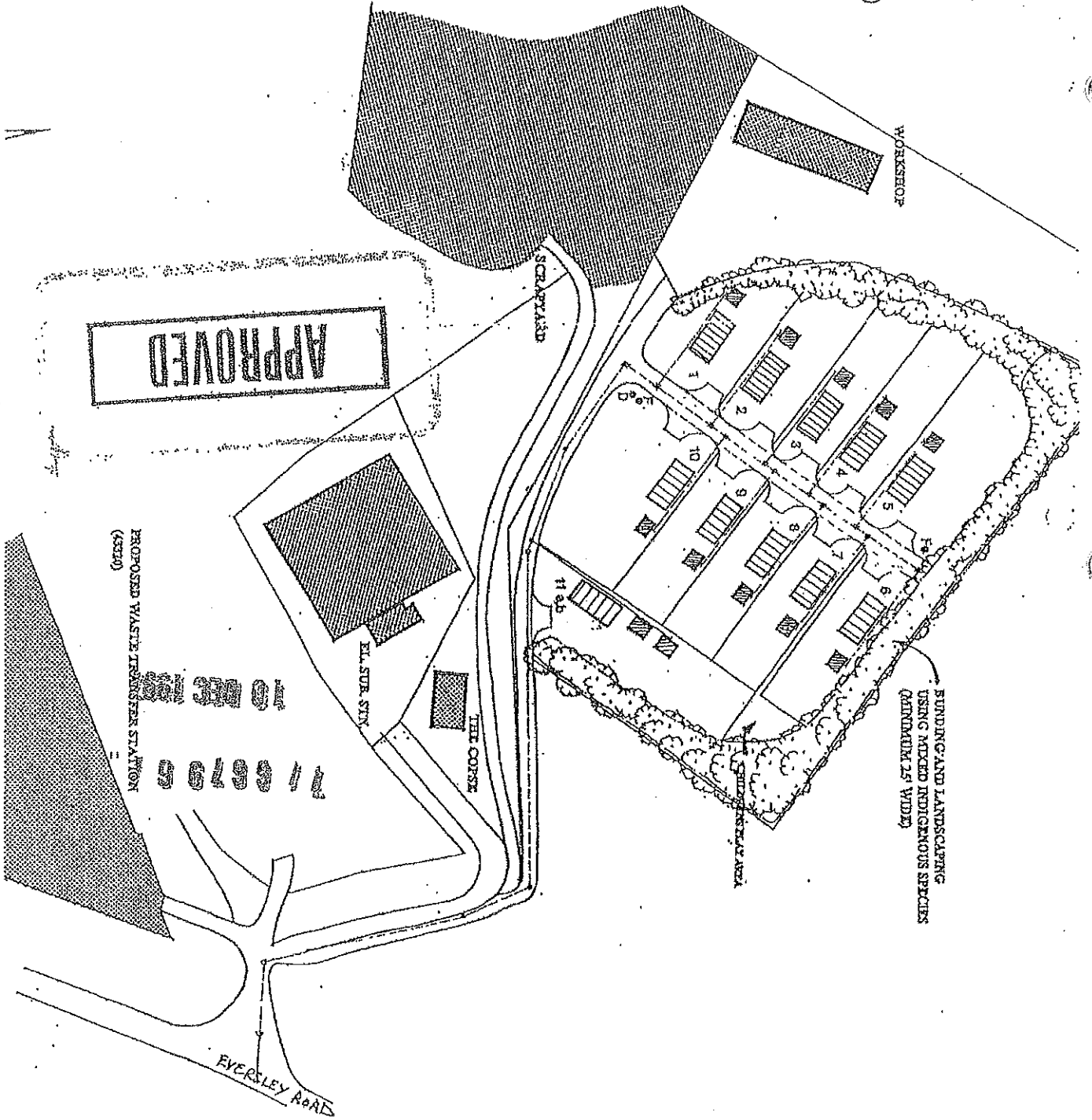
- 5.13. On 4th January 1999, the Planning Inspectorate granted permission (ref: T/APP/X0360/A/294314/P2) for the continued use of the land as a Gypsy caravan site for permanent residential occupation, subject to conditions. This permission included the western part the proposed site.
- 5.14. The third condition states that there shall be no more than one mobile home and one caravan stationed on any of the plots. This included plot 11, land which is now the subject of this application. It is our contention, that the plot identified as plot 11 has for a period of over 10 years been in breach of the aforementioned condition. Evidence to support this is provided in Appendix 3 of this statement. It can be seen that there has been a minimum of 5 caravans/ mobile homes on the site. As such a Certificate of Lawful Use would be granted for the unlimited stationing of mobile homes and caravans on the plot, as the condition has been breached for over ten years.
- 5.15. This unlimited stationing of mobile homes and caravans would not have to accord with the guidelines set out in the 'Designing Gypsy and Travellers Sites Good Practice Guide'.
- 5.16. If this application for the proposed extension and redesign of the site was permitted the future use of the site can be conditioned to 8 permanent pitches and 3 transit pitches.
- 5.17. The proposed site has also been redesign with reference to the standards defined in 'Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites' and 'Designing Gypsy and Travellers Sites Good Practice Guide'.

6. CONCLUSIONS

- 6.1. Planning permission should be granted for the proposed redesign and extension of a gypsy's site for the stationing of caravans for residential purposes for a total of 8 no. gypsy pitches and 3 no. transit pitches for the following reasons:
- 6.2. It is accepted that the development in relation to the extension and re-design of the gypsy site is located in open countryside, outside of the development limits. However as Circular 11/06 states gypsy sites are acceptable in principle in the countryside. The harm to any visual amenities is reduced by the already existing extensive landscaping, which includes trees and hedgerows and a bund to the north.
- 6.3. It is contented that the material considerations in favour of the application outweigh any possible harm of the proposed development. This statement has identified the unmet need for gypsy site in the borough, which adds significant weight in favour of the development.
- 6.4. The proposed site also has a fall-back position for the unlimited caravans for residential purposes, which needs to be considered when assessing the application.
- 6.5. Accordingly, this planning application is commended to the local planning authority as an appropriate extension and re-design of an existing gypsy site and therefore should receive planning permission in conjunction with suitable conditions.

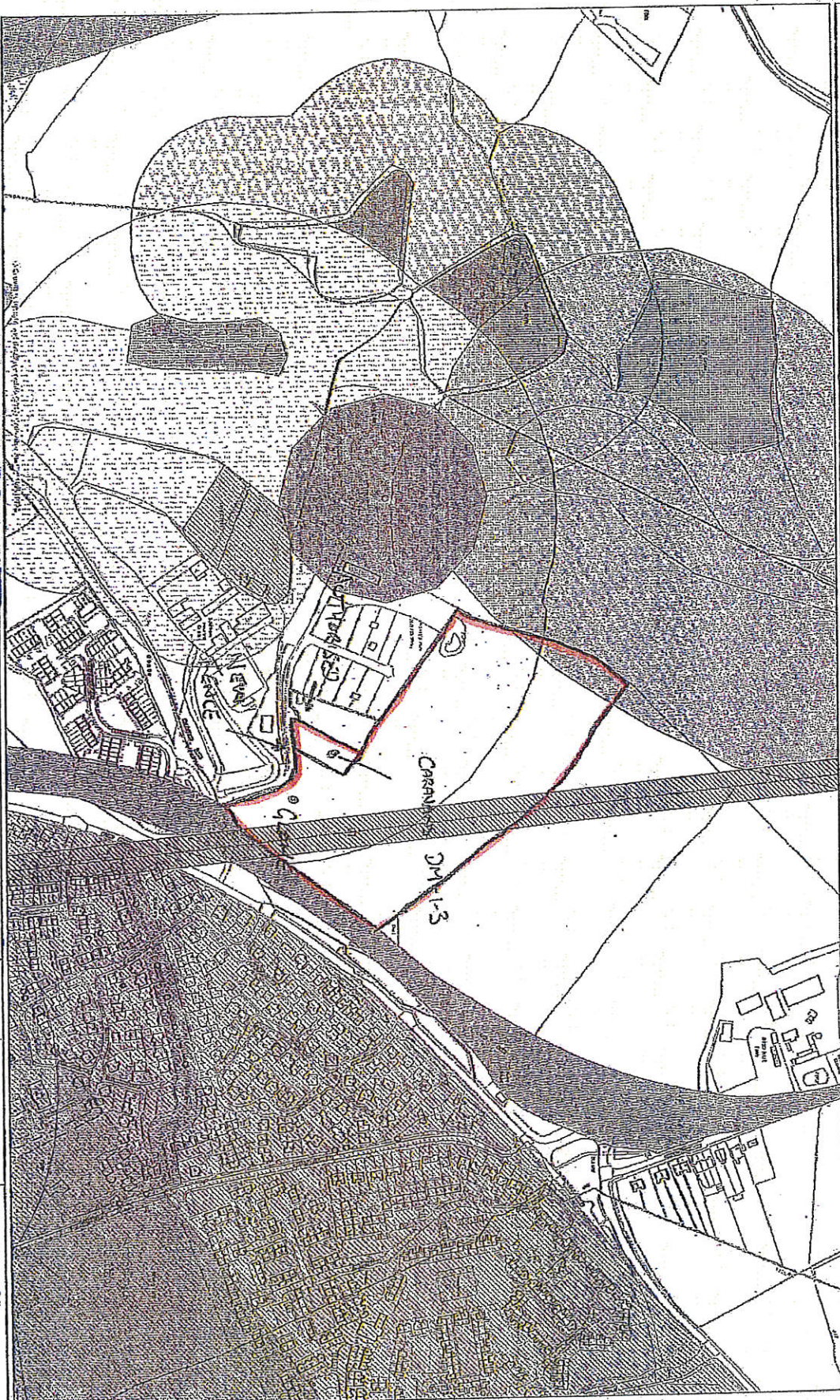


SS



2

Land adjacent to Highfield Park, including the area known as Plot 21, Arborfield, Berkshire



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Mark Turner
Date 6/9/2011
Scale 1/5000



APPENDIX 3: Photographic Evidence of Breach of Condition

December 1999



December 2003



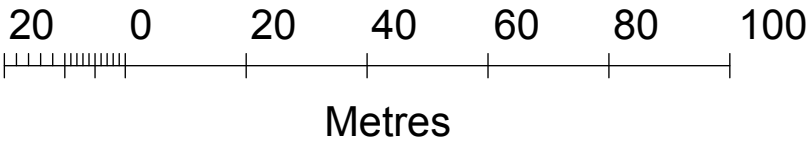
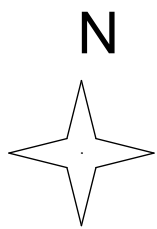
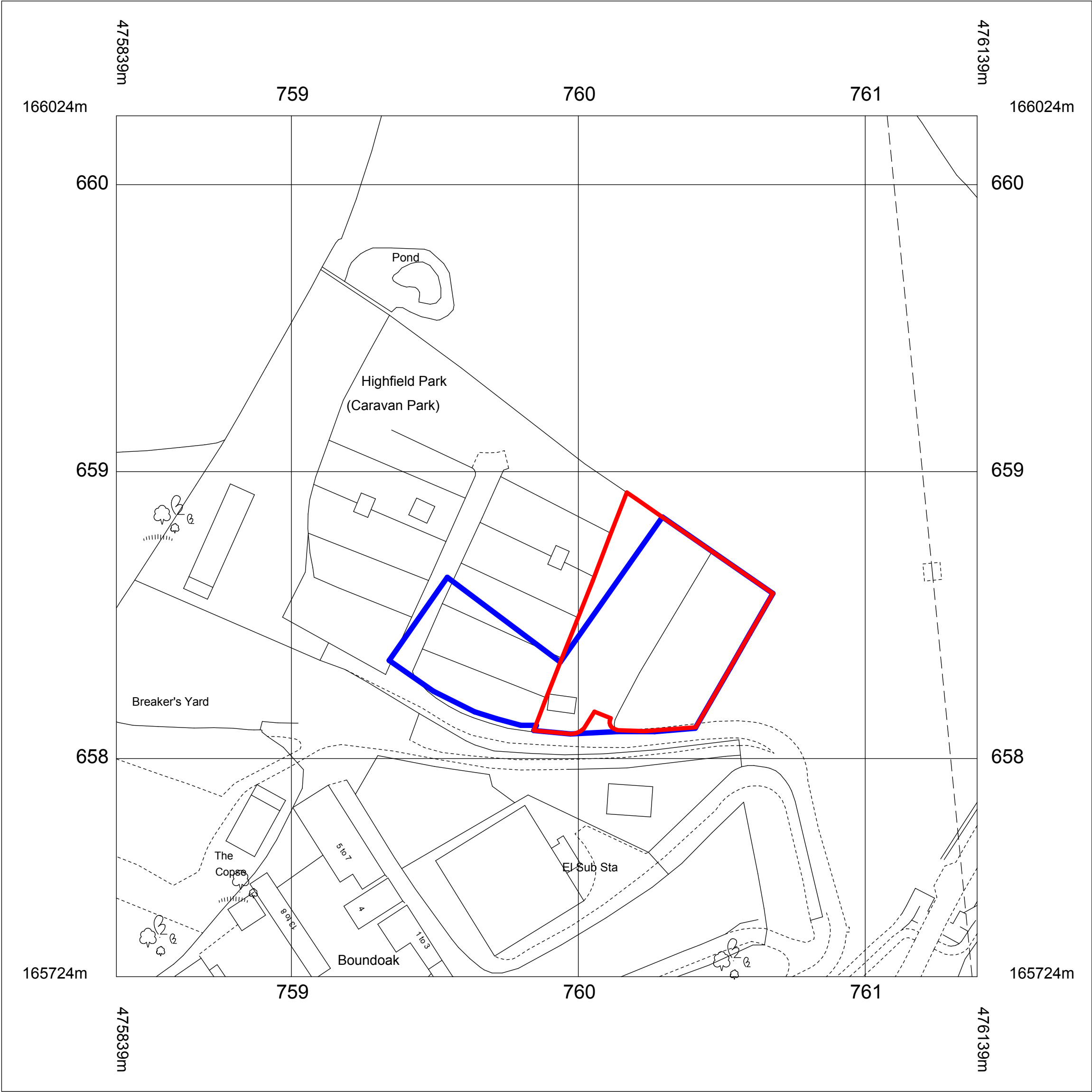
December 2004



December 2005



Stanfords VectorMap



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1:1250 Location Plan

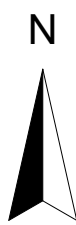
Notes:

Client:	Edward Doherty	Scale:	1:1250 @ A3
Project title:	Land adj. to Highfield Park, Arborfield	Project:	11_427_DOHE3
Drawing title:	Location Plan	Drg. No:	11_427_001

Green Planning Solutions LLP is a limited liability partnership.
Partners : Matthew Green BA, Ruth Reed BA, Dip Arch, MA, RIBA
Reg. No: OC327635



Unit D Lunesdale
Upton Magna
Business Park
Shrewsbury SY4 4TT
t. 01743 709364
f. 01743 709385
e. admin@gpsllp.co.uk



1:500

Existing Site

0.

Notes:

Health & Safety Information:
 (‘L’ indicates latent risk - ‘C’ indicates construction risk)

LEGEND

- Proposed mobile home
- Proposed utility/day room
- Proposed touring caravan
- Proposed hard-standing
- Residential gardens
- Grassed area
- Additional native hedge & tree planting
- Existing hardstanding
- Existing hedgerow
- Soakaway
- Proposed tree planting
- Existing trees
- Proposed foul drainage
- Existing buildings/structures
- Proposed post & rail timber fence
- Proposed close boarded timber fence
- Existing caravan
- Existing Watercourse
- Proposed tarmacadam surface

Rev.	Date	Amendments	Author
Unit D Lunesdale Upton Magna Business Park Shrewsbury SY4 4TT t. 01743 709364 f. 01743 709385 e. admin@gpsllp.co.uk			
Client:			
Edward Doherty			
Project title:			
Land adj. to Highfield Park, Arborfiled			
Drawing title:			
Existing Site			
Scale @ A1:		Date of first issue:	Drawn:
1:500			
Project No.		Issue Status	
11_427_DOHE3		Planning	
Drawing No.			
11_427_002			
Green Planning Solutions LLP is a limited liability partnership. Partners : Matthew Green BA, Ruth Reed BA, Dip Arch, MA, RIBA Reg. No: OC327625			

WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Dr Simon Ruston
Ruston Planning
The Picton Street Centre
10-12 Picton Street
Montpelier
City of Bristol
BS6 5QA

Application Number: 150893 (VAR/2015/1038)

Parish: Arborfield

Location: Highfield Park, Eversley Road, Arborfield, Reading, RG2 9PP.

Proposal: Application to vary condition 3 of appeal planning consent T/1997/66796 for the change of use of land to permanent residential occupation (Gypsy Caravan Site). Condition 3 (there shall be not more than one mobile home and one caravan stationed on any of the plots) to be changed to 'There shall be no more than 4 pitches on plots 8 and 9'.

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

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. The site shall not be permanently occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (March 2012).

Reason: The site shall not be permanently occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (March 2012).

3. There shall be no more than 4 permanent gypsy and traveller pitches in total on the site (previously known as plots 8 and 9) which shall be provided as shown on the

submitted plan. On each of the 4 permanent pitches hereby approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time, of which only one caravan on each pitch shall be a static caravan or mobile home in use for residential occupancy at any one time.

Reason: In the interests of visual amenity and infrastructure provision. Relevant policy: Core Strategy policy CP1, CP2, CP3 and CP4, and Managing Development Delivery Local Plan policy TB10.

4. Prior to the commencement of development, plans showing the siting of the mobile homes and caravans shall be submitted to and approved in writing by the Local Planning Authority. The proposed mobile homes, utility/day rooms and touring caravans shall be provided and sited in accordance with the approved plans. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location or residential occupancy of more than one static caravan or mobile home on each pitch at any one time shall only take place following the written agreement of the council.

Reason: In the interests of visual amenity and infrastructure provision. Relevant policy: Core Strategy policy CP1, CP2, CP3 and CP4, and Managing Development Delivery Local Plan policy TB10.

5. Within a period of 2 months of the date of this approval, samples of the materials to be used in the construction of the external surfaces of the utility/day rooms shall have been submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity. Relevant Policy: Core strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policy TB10

6. External lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB21]

7. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials

Reason: In the interests of highway safety and residential amenity Relevant policies: NPPF and Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy TB10

8. Within a period of 2 months from the date of this approval, a scheme of landscaping and hedgerow mitigation, which shall include details of species, planting sizes, spacing and numbers of trees/shrubs to be planted as well as a hedgerow mitigation scheme shall be submitted to and approved in writing by the local planning

authority . The landscape and hedgerow mitigation scheme shall include a timetable for implementation and development shall be carried out in accordance with the approved scheme within a period of 6 months.

Reason: In the interests of visual amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB10

9. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons after the details have been approved and any trees or plants which within a period of 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In the interests of visual amenity.

Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB10

10. Within a period of two months from the date of this approval, details of secured and covered bin stores shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved within three months of the date of this permission and thereafter permanently retained.

Reason: In the interests of visual amenity and neighbouring amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB10

11. Within a period of 2 months from the date of this approval details of the method for the disposal of foul and storm water sewage shall be submitted to and approved in writing by the local planning authority. The approved works shall be implemented in full in accordance with the approved scheme of works within a period of 3 months.

Reason: To prevent the increased risk of flooding, both on and off the site in accordance with the NPPF and Core Strategy policy CP1 and Managing Development Delivery Local Plan policy TB10

12. No development shall take place within the site, including any works of demolition or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

13. No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupiers of property on the site and/or adjacent land. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 and CP3.

14. No development shall take place unless and until a scheme to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the local planning authority.

Reason: To mitigate the impact on the Thames Basin Heaths SPA in accordance with the NPPF, Core Strategy Policy cP8 and South East Plan Policy NRM6.

15. Approved details

This permission is in respect of the submitted application plans and drawings annotated plan 1 and plan 2 received by the local planning authority on 24/04/2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Informatives

1. Should this application be granted planning permission the proposal will require a site licence under the Caravan Sites and Control of Developments Act 1960 and the applicant is advised to contact Environmental Health and Licensing in this regard.

Signed



Clare Lawrence

Head of Development Management & Regulatory Services

Date: 26/11/2015

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Jenny Seaman on telephone number: 0118 974 6449 or by email at: jennifer.seaman@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000.

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

www.planningportal.gov.uk/pcs which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
 - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
 - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 12 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk.

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

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

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

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled

‘Non – statutory guidance for site waste management plans’

(Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

H.M. LAND REGISTRY		TITLE NUMBER BK 3 13283	
ORDNANCE SURVEY PLAN REFERENCE	SU 7565		Scale 1/2500
COUNTY BERKSHIRE	DISTRICT WOKINGHAM		© Crown Copyright



SU 7565
SU 7565

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



UAR/2015/1038

24.4.15

Plan 1



This is a copy of the title plan on 21 APR 2015 at 12:31:25. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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300

Edge detail



KEY TO SYMBOLS

FP. Fire point
LC. Lighting column
WR. Wash room & WC
MH. Mobile home

VAR/2015/1038
24.4.15
plan 2

848

VAR/2015/1038

F/2014/2032 Neighbour map



WOKINGHAM
BOROUGH COUNCIL

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Date 3/11/2014

Scale 1/2500

