APPLICATION NO:
F/2000/0468

LOCATION:
176 Land Adjacent Hyde End Road, Shinfield Reading.

APPLICANT:
S Lyster & L Seymour C/O David N Bentley

PROPOSAL:
Proposed erection of 4 dwellings.

EARLIEST DATE FOR DECISION: **28/02/2000**

APPLICATION EXPIRY DATE: **23/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

0468

Appeal Decision

Site visit made on 12 December 2000

by Roger Clews BA MSc DipEd DipTP MRTPI

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

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date 30 JAN 2001

Appeal Ref: APP/X0360/A/00/1049542
Land adjacent to 176 Hyde End Road, Shinfield

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by S Lyster and L Seymour against the decision of Wokingham District Council.
- The application (ref: F/2000/0468), dated 11 January 2000, was refused by notice dated 13 April 2000.
- The development proposed is four detached houses.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this appeal is the effect of the proposed development on the rural character of the area and the setting of the village of Spencer's Wood.

Planning Policy

2. The development plan for the area is the Berkshire Structure Plan 1991-2006 (BSP), adopted in November 1995, and the Loddon Area Local Plan (LALP), adopted in May 1995. The BSP contains two policies relevant to this appeal. Policy C2 requires development outside built-up areas and settlement boundaries defined in local plans to be strictly controlled in order to protect the countryside. Such development should be restricted to that required for agriculture or forestry, to the re-use or adaptation of existing buildings, and to development needing a rural location.

3. Policy C6 of the BSP requires important open areas, termed "green wedges or gaps", to be identified in local plans and protected from development, in order to prevent the coalescence of settlements, increased urbanised character and the loss of access to open countryside or extensive open space. Land between settlements to the south of the M4 is cited in the supporting text to this policy as an example of an area where this policy would apply.

4. The LALP, which pre-dates the BSP, contains four relevant policies. Policy LTV2 states that development outside the settlements identified on the proposals map will not normally be permitted, subject to a number of exceptions which include (A) development for housing purposes of sites not exceeding 0.4 ha on the edge of settlements in the form of rounding-off or redevelopment. LALP policy LC1 states that development in certain specific areas, defined in the proposals map, on or close to the boundaries of identified settlements and

interspersed with undeveloped areas beyond provides an appropriate transition between the settlement itself and the undeveloped countryside. The proposal would increase the intensity of development in this area and thereby detract from this transition. Accordingly, in my view, it would conflict with LALP policy LC1 and emerging WDLP policy WCC2.

10. Moreover the development plan policies are not intended only to maintain the separation of settlements, but also to protect the rural character of the settlements themselves. In this regard I consider that the retention of rural features, including undeveloped grassed and wooded areas, within and around the edge of the village is helpful to this aim. The development would lead to the loss of such an area.

11. The predominant form of development in the vicinity of the appeal site is individual detached dwellings standing in their own grounds. The proposal is to erect four almost identical houses with garages, grouped around a courtyard in the centre of the site. Notwithstanding the appellants' assertion that the layout is intended to reflect an agricultural form of development, I consider it to be plainly out of keeping with its surroundings and inappropriate to the dispersed rural character of development in the immediate area. As such the development would be contrary to policies LBE1 and LBE2 of the LALP and policies WOS3 and WBE1 of the emerging WDLP.

12. I therefore conclude on the main issue that the proposed development would have an adverse effect on the rural character of the area and the setting of Spencer's Wood.

Other Matters

13. I have considered all the other matters raised in representations, including the effect of traffic generated by the development, but none of these matters outweigh my conclusions on the main issues.

Conclusion

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

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal.

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

S Lyster & L Seymour
C/O David N Bentley
11 Cumberland Road
London
N22 7TD

Application Number: F/2000/0468

Parish: **SHINFIELD**

Location: **Land Adjacent 176, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of 4 dwellings.**

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

Reason
1. The proposed development, by virtue of its rural location, in a gap between settlements would be harmful to the open countryside character and appearance of the area. It is, therefore, contrary to C2 and C6 of the Berkshire Structure Plan, Policies WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft) and Policies LTV2 and LC1 of the Loddon Area Local Plan.

Reason
2. The proposed development, by virtue of its layout and design, would be out of character with its surroundings. It is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 13 April 2000

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

445

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 October, 1999
My ref. AO/Shin.pre-app

Design-Aid
11 Cumberland Road
LONDON N22 4TN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Bentley

LAND AT 176 HYDE END ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 5 October and enclosed plans. I have passed a copy to the highway officers for advice regarding parking and access. Regarding overlooking, the Council no longer has specific distances and you should be aware that a new dwelling has recently been constructed to the rear. We therefore reserve our right to find the proposal unacceptable on overlooking grounds.

You are of course aware that as the site is outside a settlement boundary and in a 'gap' between settlements the proposal would be contrary to policies and unlikely to be acceptable in principle.

I will contact you again when I have received advice from the highway officer.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: highway officers

143

(0118) 974 6445

15 July 1998

AO/Shin.pre-app.

David Bentley RIBA & Assoc.
11 Cumberland Road,
LONDON N22 4TN

Dear Mr. Bentley,

PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO MAPLEDENE, 176 HYDE END ROAD, SHINFIELD

Thank you for your letter of 14 July. The site is outside a settlement boundary in the local plans and in a gap between settlements. Any residential development would be contrary to the Council's policies and a planning application for dwelling(s) on the site is therefore likely to be refused permission.

Yours sincerely

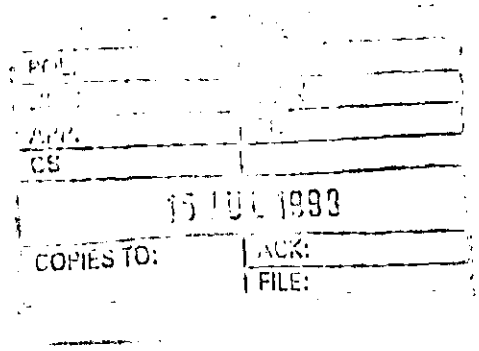
A Odell.

MRS A ODELL
Senior Planner

6264
R

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

TEL/FAX
0181 881 7684



14 July 1998

Mrs A Odell
Wokingham District Council
Environmental Services
Civic Offices
Chute End
WOKINGHAM RG40 1WR

Dear Mrs Odell.

RE: LAND ADJACENT TO MAPLEDENE, 176 HYDE END ROAD, SHINFIELD

My clients, the owners of the above-mentioned land (outlined in red on the attached Ordinance Survey extract), have asked me to investigate the possibility of Planning Approval for residential development.

It is envisaged that approval would be sought for the construction of 4 No. detached houses, each approximately 200 Sq Metres in area. Each plot would be approximately 1/4 Acre in area. Vehicular access to Hyde End Road would be via a shared access driveway to be located at the centre of the Hyde End Road frontage.

The land was formerly part of the garden of Mapledene, 176 Hyde End Road, but was registered separately with HM Land Registry in 1990. It does not form part of an agricultural holding.

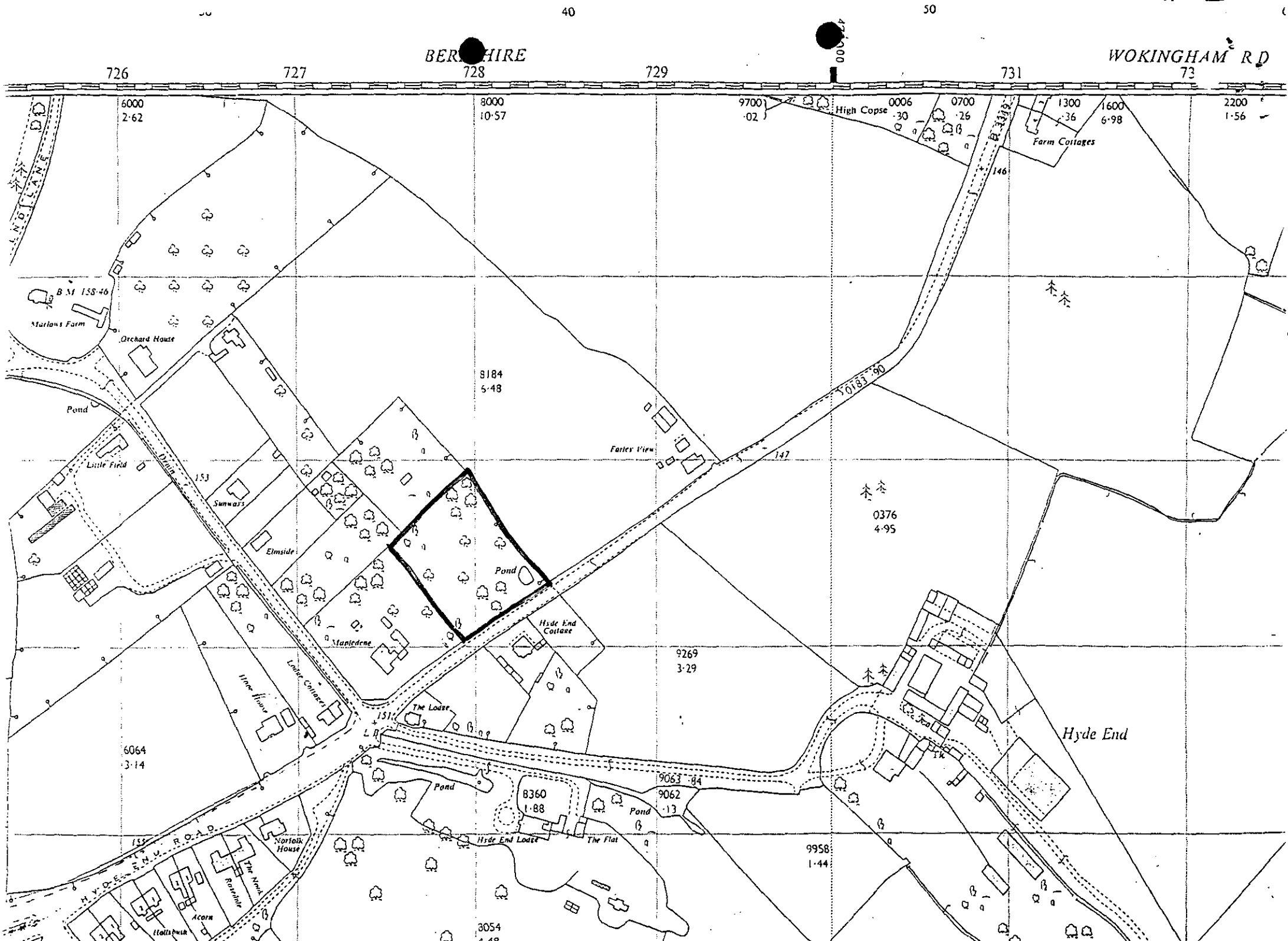
I assume that only a full Planning Application could be considered but before proceeding to this stage I would be grateful for your view on this proposal.

yours sincerely

David N Bentley

David N Bentley

DAVID BENTLEY RIBA & ASSOCIATES
11 CUMBERLAND ROAD LONDON N22 4TN



BERKSHIRE
WOKINGHAM RD
726
727
728
729
731
40
50
6000
2·62
8000
10·57
9700
·02
High Copse
0006
·30
0700
·26
1300
·36
1600
6·98
2200
1·56
Farm Cottages
146
B M 158·46
Marlows Farm
Orchard House
Pond
Little Field
Drain
153
Sunways
Elmside
8184
6·48
Farley View
147
0183 ·90
0376
4·95
Pond
Hyde End Cottage
Mapledene
9269
3·29
Hope House
Lodge Cottages
The Lodge
151
6064
3·14
Hyde End
Pond
8360
1·88
9063 ·84
9062
·13
Pond
Hyde End Lodge
The Flat
Norfolk House
155
HYDE END ROAD
The Nook
Roseville
Acorn
Hollybush
9958
1·44
3054

Application Number F/2000/0468
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

1. The proposed development, by virtue of its rural location, in a gap between settlements, would be harmful to the open countryside character and appearance of the area. It is, therefore, contrary to C2 and C6 of the BSP, policies WCC1 and WCC2 of the WDLPDD and policies LTV2 and LCI of the LALP.

2. The proposed development, by virtue of its layout and design, would be out of character with its surroundings. It is, therefore, contrary to Policies WOS3 and WBE1 of the WDLPDD and policies LBE1 and LBE2 of the LALP.

RECORD OF SITE VISIT

SITE ADDRESS: 176 Land Adjacent Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2000/0468

OFFICER: Emy Circuit

DATE OF SITE VISIT: 5:2:00

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS rural setting

3. DESCRIPTION OF SITE/BUILDING overgrown with various shrubs and trees.

4. RELATIONSHIP TO ADJOINING PROPERTIES garden centre to east residential to west

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT to Hyde End Road 2m hedge + c7m trees set in from boundary.

OTHERS 5m tree hedge to garden centre.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0468

Applicant : S Lyster & L Seymour C/O David N Bentley.

Location : 176 Land Adjacent, Hyde End Road, Shinfield, Reading.

Proposal : Proposed erection of 4 dwellings.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : 17 Feb 2000

Date of Site Visit : 5/2/00

Date Registered : 27/01/2000

Earliest Date for Decision : 28/02/2000

Latest Consultation Date/Site Notice Expiry Date : 28/02/2000

Application Expiry Date: 23/03/2000

Consultation Responses : impact on neighbouring properties

Neighbours - no of houses, traffic, infilling of all spaces, outside settlement, densities out of character design, highway safety, removal of trees, wildlife habitat, lack screening

Wokingham CPRE - outside settlement + gap policies etc apply.

Shinfield Pc - no comment but call for more imaginative design + ask to reject

Highways - conditions

Landscape - insufficient information - landscape scheme required - site significant in local landscape - tree and shrub cover especially to south + west should be protected and enhanced.

Planning Issues : LTV2 / LC1. WC1/WCC2

Gap (WDLPDD) and separation of settlements (LALP) + sporadic dev.

neighbours / street scene.

Application Number: F/2000/0468
Land adjacent to 176 Hyde End Road, Shinfield

Appraisal: The proposal is for the erection of four, two-storey detached dwellings, on land between Mapledean, 176 Hyde End Road and Grovelands Garden Centre. The application site is located in the countryside and the gap between Shinfield and Spencers Wood.

Residential development in the countryside is only permitted in exceptional circumstances. As none of these circumstances, including infilling of small gaps in existing built-up frontages, apply in this case the proposals are not acceptable in principal.

Furthermore, development that detracts from the open or countryside appearance and character of designated gaps, including intensification of existing sporadic development, is not acceptable. Although the information on landscaping of the site is not considered sufficient to assess the landscape implications of the application fully, the site is considered to be significant in the local landscape. The construction of four dwellings would close the gap between 176 Hyde End Road and the garden centre resulting in continuous development along the northern side of this section of road. This would harm the open countryside character of the area.

The urbanising impact of four dwellings would be exacerbated by the design of the development and the regular layout. Also, development on Hyde End Road generally fronts the road but the proposed development would be laid out in a tight square, accessed by a single shared drive and would, therefore, be out of character. The backs of two of the dwellings would be facing the road and screen fencing would be located inside the existing row of trees. This is undesirable in terms of security, privacy and the appearance of the development and surveillance of the public realm.

None of the dwellings would be less than 12 metres from any boundary so there would be no detrimental impact on 176 Hyde End Road or the new dwelling, to the rear of the site, in Croft Road.

Recommendation: refusal

applicationo	Name and address
F/2000/0468	Dr S P Wilford CPRE 17 Copse Drive Wokingham Berks Rg41 1NA
F/2000/0468	Mrs E M Spencer 297 Hyde End Road Spencers wood Reading Rg7 1DD
F/2000/0468	BR Keech Oakwood Croft Road Shinfield Berks Rg2 9EY
F/2000/0468	Mr R & Dr F Marston 'Greenfields' Croft Road Shinfield Reading Rg2 9EY

App refused,
letter sent
18/04/00

Received by Wokingham District Council

Application No: F/2000/0468

Proposal:
Proposed erection of 4 dwellings.

Location:
176 Land Adjacent, Hyde End Road, Shinfield, Reading.

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

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0468

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

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0468
176 Land Adjacent, Hyde End Road, Shinfield, Reading.
Proposed erection of 4 dwellings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/00

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0468**
176 Land Adjacent, Hyde End Road, Shinfield, Reading.
Proposed erection of 4 dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0468

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

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Dear Councillor

Application Number: F/2000/0468
176 Land Adjacent, Hyde End Road, Shinfield, Reading.
Proposed erection of 4 dwellings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/00

Yours faithfully

Chris Shaw
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0468**
176 Land Adjacent, Hyde End Road, Shinfield, Reading.
Proposed erection of 4 dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 31/3/00

My ref: F/2000/0468

Environmental Services Department
Planning Services
P.O Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 - Wokingham

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Dear Councillor

Application Number: F/2000/0468
176 Land Adjacent, Hyde End Road, Shinfield, Reading.
Proposed erection of 4 dwellings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0468**
176 Land Adjacent, Hyde End Road, Shinfield, Reading.
Proposed erection of 4 dwellings.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 APR 2000	
COPIES TO:	ACK:
Date:	FILE:

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed:

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) 3 x pre-apps attached (*)

Start date:	27 JAN 2000
Officer: EXE	Application No. F/2000/0468

Map No. 87 **Site** 0039
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) ERECTION OF 4 DWELLINGS PROPOSED

Location: LAND ADJOINING 176 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 4.2.2000

Applicant: MR LYSTER & MR SEYMOUR

Fee Received 760-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		phoned	2/2
5	Elevation plans	handed plans need plots A B C		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... (Rural Area) .....

.....

..... 3 x pre-apps attached .....

NEIGHBOURS:

S/N + 176 & 171, Hyde End Road ✓

The Lodge, " " "

Please do neighbour notifications on the following applications:

① 0479, 36 Hollow lane	34 Hollow lane ✓
② 0468 ad'j 116 Hyde End Rd	The Lodge & Grovelands Garden Centre, Hyden End Rd & Oakwood, Croft Road. ✓
③ 0480, 12 Montgomery Drive	8, 10 + 14 Montgomery Drive ✓
④ 0503, Little orchard The Village	The forge, Poplar Point, The Village & Chatterings House & Milam House, Longwater Lane ✓

17/02
Renie

~~Also please do a new site notice & change the description for 3 Pattinson Road, 2000/0488 to "...two-storey side extn....."~~

Thank you

Emy does not want this now, Ann

Emy.

Date: 22 February 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0468

Location: 176 Land Adjacent, Hyde End Road, Shinfield, Reading.

Proposal: Proposed erection of 4 dwellings.

Applicant: S Lyster & L Seymour, C/O David N Bentley.

Case Officer: Emy Circuit

The new plans show the following: Drawings of house type for plots A, B & C. Drawing no 99070/2.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0468 (Planaps) / (Ludhouse) Date Rec. 18/2/00

Location: Land adjacent to 176 Hyde End Road

Parish Shinfield

Applicant: S Lysta and L Seymour c/o David N Bentley

Description of attached plans Handed drawings of house type for plots A B and C

Drawing No's: 99070/2

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 176, 171, The Lodge and Grovelands Garden Centre, Hyde End Road, Oakwood, Crofts Road

Date for Responses Information only

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description ✓

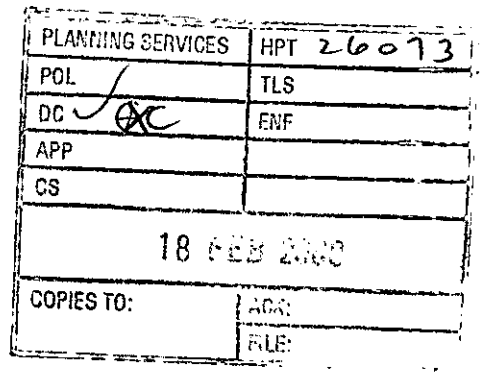
CASE OFFICER EXV

Consultations Sent by Admin. on 22.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

TEL/FAX
0181 881 7684



0468

ADDITIONAL PLAN

15 February 2000

Wokingham District Council
Environmental Services Dept.
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

Dear Sirs

RE: PLANNING APPLICATION No F/2000/0468

Further to our recent telephone conversation I enclose 6 copies of Drawing No 99070/2. This drawing has been amended to show the house proposed for plot D and the handed version for plots A,B & C. I trust that the application is now complete.

I have also received the notice to be displayed on site. This will be installed within the next few days and I will return your postcard to confirm completion.

Yours Faithfully

David N Bentley

CC: Ms S Lyster

DAVID BENTLEY RIBA & ASSOCIATES
11 CUMBERLAND ROAD LONDON N22 4TN

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 04 February 2000

Application Number: F/2000/0468

Proposal: Proposed erection of 4 dwellings..

Site Address:
176 Land Adjacent, Hyde End Road, Shinfield, Reading.

Applicant:
S Lyster & L Seymour C/O David N Bentley.

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

✓ below as applicable;

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

SC 23 - PARKING, GARAGING & TURNING (SR06)
SC 28 - TURNING (SR13)
SC 30 - INSERT " DRG No. 99070/1 "
SC 33 - CONSTRUCTION VEHICLES - PARKING (SR14)
SC 34 - " " - MUD (SR13)
BIN STORE TO BE LOCATED NOT MORE THAN 25m FROM THE HIGHWAY BOUNDARY, IN ORDER TO PROVIDE ADEQUATE CARRY DISTANCE FOR REFUSE COLLECTION.

INO8

Signed: N.S. Trotter **Print name:** N TROTTER

22-2-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0055	ES
17 Fe...	
COPIES TO:	A...

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

15 February,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2000/0468 - ERECTION OF FOUR DWELLINGS ON LAND ADJACENT 176 HYDE END ROAD,SHINFIELD.

The land involved in the above application is outside the limit of Identified Settlement in both the Loddon Area Local Plan(LALP) and the draft Wokingham District Plan(1997).The land is classified as part Separation of Settlements/part Sporadic Development in the LALP and as Green Gap/Wedge in the draft Wokingham District Plan(1997) : the development proposed is contrary to Policies LC1 and LTV2 of the LALP and to Policy WCC2 of the draft Wokingham District Plan(1997).

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

A Pwilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

COPIES TO: ACK: FILE:

F/ 000/0658
Location: 90 and Land Rear of 88 Grazeley Road, Three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: We object to the housing mix and feel there should be more one and two bedroom dwellings.
We are concerned that it should be a contiguous development with the adjoining site being developed by the same builder, which should be included in any Section 106 agreements.

F/ 2000/0652
Location: 8 Regis Close, Reading
Proposal: Proposed single storey rear extension to dwelling and front porch
Case Officer: Elaine Connor
Observations: No comment

F/ 2000/0468
Location 176 Land adjacent, Hyde end Road, Shinfield, Reading
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: We are appalled at the unimaginative appearance and would call for the council to reject these designs.

00/00116/FUL/PB - Consultation application with Reading Borough Council
Location: Reading International Business Park A33 Relief Road, Reading
Proposal: New Nursery/ crèche facility
Observations: No comment

00/00120/VARIAT/PB – Consultation application with reading Borough Council
Location: Reading International Business park A33 Relief Road, Reading
Proposal: Variation of condition 27 of outline permission 97/0595/0A to allow for use as ancillary office space rather than as a crèche as the permission stipulates.
Observations: No comment

Yours faithfully

T A Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

C/70137/04
Location: Hyde End Farm, Hyde End Road, Shinfield
Proposal: Details to comply with condition 04 of consent 99/70137/LA for the approval of joinery details.
Case Officer: Elaine Connor
Observations: No comment

F/2000/0399
Location: Walford House, Basingstoke Road, Spencers Wood
Proposal: Proposed two storey front and rear extensions and single storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: We express concern on the apparent over development of the site

F/2000/0457
Location: Rose Cottage, Barrack Lane, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0480
Location: 12 Montgomery Drive, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde End Road, Shinfield
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: Whilst we have no comment on the application, urge the council to call for more imagination in the exterior design and appearance.

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; Proposed single storey rear extension to dwelling
Case Officer, Emy Circuit
Observations: No comment

RM/2000/0339
Location: Plot 12 Reading Business Park Basingstoke Road
Proposal: Application for reserved matters on approval 96/64081/0 for the proposed erection of a building for B1A office building.
Case Officer: Simon Lewis
Observations: No comment

F/1999/0086
Location: 23 Fairmead Road, Shinfield
Proposal: Proposed first floor side/rear extension to dwelling
Case Officer: Elaine Connor
Observations: No comment

Continued....

TO: DEVELOPMENT CONTROL
Emy Circuit

FROM: Environmental Design

DATE: 3rd March 2000

Location: 176 Land Adjacent, Hyde End Road, Shinfield

Proposal: Proposed erection of four dwellings

Application Number: F/2000/0468

In response to your consultation dated 4th February 2000 for the above application, the landscape comment is as follows:

It is impossible to assess this application. The drawing submitted, 'Proposed Layout Site Plan' no. 99070/1 gives no information at all about the trees apart from casual indications that some are to be felled, some retained, and some new ones planted. A proper landscape scheme is required, showing full details about all the trees and the shrubs on site and proposed.

This is a significant site in the local landscape and on the heavily trafficked Hyde End Road and the present tree and shrub cover especially on the south and west of the site should be protected and enhanced in the development, and during the construction stages.

Patricia Green.

Patricia Green
Landscape Consultant

297 Hyde End Road
Spencers Wood
Reading. RG7 1DD

OBS ES

19th Feb. 2000

Dear Sir/madam,

F/2000/0068

Re. 4 Houses next to 176 Hyde End Rd.

Yet more Houses in this area. Before we know where we are, the residents of this area, you will have built the dreaded number of 2,500. The Hyde End Road is on a level now with the traffic on the Basingstoke Road, I know because I have to cross it most days.

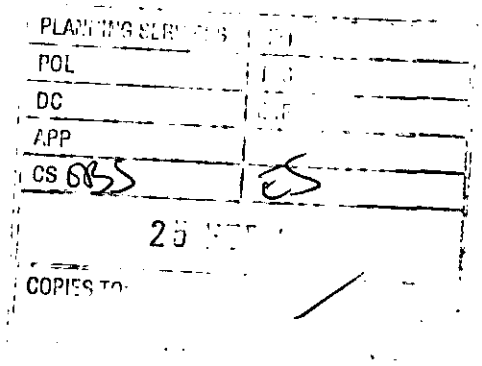
Is this crafty "infilling" going to continue until all available spaces are taken up with development?

I only wish I could move to a more tranquil village but alas I cannot.

Yours faithfully

E M Spencer

(MRS. E.M. SPENCER)



Oakwood
Croft Road
Shinfield
Reading
Berkshire
RG2 9EY

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

24 February 2000

Dear Sirs,

Your Reference: Emy Circuit / F2000/0468

Thank you for your letter advising me of the above Planning Application.

I wish to object to the application for the following reasons:

1. The land in question is outside the village envelope.

2. The houses shown in the application plans are totally out of character with other houses in the immediate vicinity.

3. Having four additional houses with access onto Hyde End Road, so close to Grovelands Garden Centre, will undoubtedly pose an additional safety problem. Hyde End Road is a busy thoroughfare accessing major roads into Reading, and in the time that I have resided in the area, at least two fatal accidents have occurred near this access point. Visibility is a major problem.

4. The plans require the removal of six established trees on the boundary with Hyde End Road, and although there is intent to plant new trees in other locations, noise and visual screening provided by the existing trees will be lost forever. Equally, it will be decades before the new trees will be of similar stature,

5. The land in question provides a habitat for wildlife, which is rapidly disappearing from the areas of Shinfield and Spencers Wood.

6. The plans are inadequate in their lack of screening/fencing required to protect the privacy of adjacent properties.

As a self-builder who had to spend a considerable amount of money satisfying Wokingham District Planners, in order to build a single house on a much

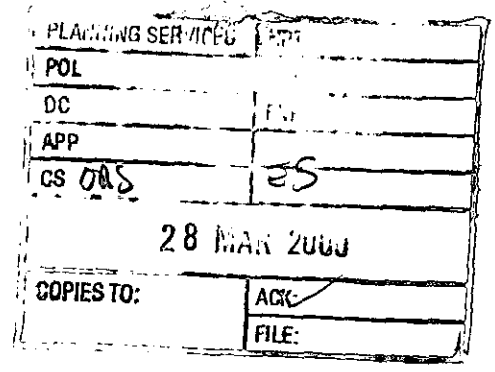
larger plot, I believe that approval of this application would be inconsistent and inappropriate.

I summary, I consider that this Planning Application should be refused.

Yours faithfully,

B. R. KEECH

Mr R F J & Dr F A O Marston
Greenfields
Croft Road
Shinfield
Reading
Berkshire
RG2 9EY



Ms E Circuit
Planning Services
Wokingham District Council
P O Box 157
Council Offices, Shute End
Wokingham RG40 1WR

26 March 2000

Dear Ms Circuit

Re APPLICATION REF NO. F/2000/0468

We write concerning the proposed development to build four dwellings on land adjacent to 176 Hyde End Road, Shinfield.. We live nearby in Croft Road and we object to the proposed development on a number of grounds:

1 **The development is out of keeping with housing in this area.**
It is a proposal for high density housing in an area currently characterised by individual properties interspaced with open land, largely rural in nature. We note the sympathetic way in which the environment in this locality has been protected by your department in recent years, when planning permission for high density housing has consistently been refused e.g. in Croft Road.

2 **The development will have a negative impact on the adjacent properties**
At the proposed density the development will dominate and encroach upon the immediately neighbouring properties (176 Hyde End Road and Oakwood, a recently built house in Croft Road which borders the proposed development site). This will result in a loss of light and privacy and may also negatively affect the value of these houses.

3 **The highway infrastructure is inadequate for such a development**
Hyde End Road is a busy main road and it would be inappropriate and possibly dangerous to have so many new houses opening out on one short stretch of road. This is further compounded by the fact that the proposed development site is close to the main entrance of Grovelands Garden Centre and Waterworld and traffic to these businesses will therefore be continually accelerating and decelerating past the opening to the development site.

4 **The effect on the flora and fauna in the local environment will be significant**
The site proposed for development contains several trees, some quite mature in age and the land is also bordered by hedges which are a feature in themselves. The trees and hedgerows are the habitats for a wealth of wildlife and we see this everyday on our own property. We do not note any consideration by the developers to protect any of these natural features. To the contrary such a dense development will only be possible if the trees and hedges are completely uprooted and destroyed. The replacement of grass, trees and hedges in this area with bricks, mortar and concrete is, we suggest out of line with the Council's development plans to prevent urbanisation of the environment

5 **We understand the Council has had a policy of maintaining open areas of land between developments in this area.**
If it is possible to maintain this site as open land rather than housing we would be delighted for everyone in the neighbourhood who enjoy the rural nature of this area. However if housing development is allowed then it should be at a density which is in keeping with the surrounding housing and which preserves as much as possible the hedges and trees. This would suggest no more than one house on the particular site.

In summary we ask you not to allow the proposed development on the land adjacent to 176 Hyde End Road for the reasons given above.

Yours sincerely

Mr R F J Marston **Dr F A O Marston**

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

27 JAN 2000 0468

TEL/FAX
0181 881 7684

26 January 2000

Mrs A Odell
Wokingham District Council
Environmental Services
Civic Offices
Chute End
WOKINGHAM RG40 1WR

Dear Mrs Odell,

RE: PROPOSED DEVELOPMENT ON LAND ADJACENT TO "MAPLEDENE"
176 HYDE END ROAD, SHINFIELD

1 Please accept the enclosed plans and forms as our application for full Planning Permission in respect of the above.

2 I enclose the following for your attention:-

a) Six copies of the Planning Application form Part 1.

b) Two copies of the signed Certificate.

c) A cheque in the sum of £760.

d) Six copies of our drawings 99070/1 and 99070/2.

3 The materials proposed for use are; red multi stock brickwork, "Farmhouse Red" interlocking concrete roof tiles, and stained weatherboarding. However, these materials and our landscaping proposals are notional and we are content to agree them at a later stage.

4 If your require any further information please contact me.

Yours Sincerely

David N Bentley

CC: S. Lyster and L Seymour

DAVID BENTLEY RIBA & ASSOCIATES
11 CUMBERLAND ROAD LONDON N22 4TN

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

27 JAN 2000 0468

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

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

  (b) .....

  .....

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

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

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served

Signed David H Benthe

On behalf of S. Lyster + L Seymour

Date 26/1/00

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

MAIN ROAD

ADDRESS 176 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER 0/210/64 0/253/64 0/96/64

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 25603	MR & MRS S. DEPATOUREL	WC & INT. ALTS	6.11.85	APP NAP
BRA10380	"	GARAGE	10.7.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1327

WOKINGHAM DISTRICT COUNCIL

To Carol

Date 2.2.00 Time 1.45

WHILE YOU WERE OUT

Name David Bentley

Of

Phone No. 0181 8817684 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE re app. returned 176 Hyde End Road - I confirmed you can't accept handed plans. He said he would do other plans but it would take about a week.

Signed

1769A

PLANNING APPLICATION PART I

27. JAN. 2003 0168

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	S. LYSTER + L SEYMOUR
	ADDRESS	2 COVEY COTTAGES PRIORY LANE, HINTLESHAM
	POST CODE	IP8 3NY Tel. No. 0589 319621
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	DAVID N. BENTLEY
	ADDRESS	11. CUMBERLAND RD LONDON.
	POST CODE	N22 7TD Tel. No. 0181 8817684
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJ TO 176 HYDE END RD SHINFIELD, READING.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.3953 ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEVELOPMENT OF 4 NO DETACHED HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	CO-OWNERS OF SITE

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☑
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☐
- DEMOLITION ☐
- OTHER ☐

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.	
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.	
FULL PERMISSION	☑	Go to Question 11.	
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.	
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.	
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.	

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPIING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

VACANT PART OF FORMER GARDEN OF 176 HYDE END ROAD.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / [redacted]

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

RED MULTI FACING BRICKS
STAINED WEATHERBOARDING
RED "FARMHOUSE" ROOF TILES

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

[redacted] / NO

NEW SOAKAWAY SYSTEM AND STORAGE TANKS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / [redacted]

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / [redacted]

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

[redacted] / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / [redacted]

	No. of Bedrooms	Dwellings
Proposed new development: 4 NO NEW DWELLINGS	1	
	2	
	3	
	(4)	4 NO DWELLINGS
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion: NONE	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

[redacted] / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

[redacted] / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

[redacted] / NO

23. THE FEE ENCLOSED IS £

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED David K Bennett ON BEHALF OF S CYSTER + L SEYMOUR DATE 11/01/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO.0468

Name of appellant:
S Lyster & L Seymour

Site address:
Land adjacent to 176 Hyde End Rd

Proposal:Erection of 4 dwellings

Case Officer:EXC

Date

~~Date Commenced~~

~~Date Completed~~

WRITTEN REPRESENTATION APPEAL

E OFFICER: EXC

LICATION NUMBER: 0468

ELLANT: S Lyster & L Seymour

: Land adjacent to 176 Hyde End Rd, Shinfield

EAL REF: APP/X0360/A/00/1049542

RT DATE: 25/09/00

TE OF SITE VISIT 12|12|00

ress Record	Date Actioned	Initials	Time Hours : Mins.
eal Logged:	27.9.00		
red on Access:	3.10.00	DG.	
fication Letters Due:	**09/10/00**		
fication Letters Sent:	5|10|00	DG	
stionnaire Due:	**09/10/00**		
stionnaire Sent:	5|10|00	DG	
received by Officer:			
tement Due:	**06/11/00**		
cked by Team Leader:			
tement Sent: X2 Inspectorate	3|11|00	DG	
nments on Statement Due	27/11/00		
mments on Statement Sent	—		
cision letter circulated:	01|02|01	DG	
cision entered on Access.	01|02|01		

Appeal Decision

Site visit made on 12 December 2000

by Roger Clews BA MSc DipEd DipTP MRTPI

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Date 30 JAN 2001

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

Appeal Ref: APP/X0360/A/00/1049542
Land adjacent to 176 Hyde End Road, Shinfield

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by S Lyster and L Seymour against the decision of Wokingham District Council.
- The application (ref: F/2000/0468), dated 11 January 2000, was refused by notice dated 13 April 2000.
- The development proposed is four detached houses.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this appeal is the effect of the proposed development on the rural character of the area and the setting of the village of Spencer's Wood.

Planning Policy

2. The development plan for the area is the Berkshire Structure Plan 1991-2006 (BSP), adopted in November 1995, and the Loddon Area Local Plan (LALP), adopted in May 1995. The BSP contains two policies relevant to this appeal. Policy C2 requires development outside built-up areas and settlement boundaries defined in local plans to be strictly controlled in order to protect the countryside. Such development should be restricted to that required for agriculture or forestry, to the re-use or adaptation of existing buildings, and to development needing a rural location.

3. Policy C6 of the BSP requires important open areas, termed "green wedges or gaps", to be identified in local plans and protected from development, in order to prevent the coalescence of settlements, increased urbanised character and the loss of access to open countryside or extensive open space. Land between settlements to the south of the M4 is cited in the supporting text to this policy as an example of an area where this policy would apply.

4. The LALP, which pre-dates the BSP, contains four relevant policies. Policy LTV2 states that development outside the settlements identified on the proposals map will not normally be permitted, subject to a number of exceptions which include (A) development for housing purposes of sites not exceeding 0.4 ha on the edge of settlements in the form of rounding-off or redevelopment. LALP policy LC1 states that development in certain specific areas, defined in the proposals map, on or close to the boundaries of identified settlements and

between settlements, will not be permitted where it would detract from the undeveloped appearance or intensify existing sporadic development. Both policies are intended to protect the individual identity of settlements and to protect the surrounding countryside. LALP policy LBE1 requires new development to attain a high standard of design appropriate to the character of the local area, while policy LBE2 states that development inappropriate to local character will not normally be permitted.

5. The Wokingham District Local Plan Deposit Draft (WDLP) is also relevant to this appeal, although it does not have the statutory status of the above adopted plans. The plan was placed on deposit in October 1997 and the Public Local Inquiry began in October 1998. Four policies are relevant to this appeal. Policy WCC1 carries forward the principles of LALP policy LTV1, but the exception allowing rounding-off or redevelopment of sites not exceeding 0.4 ha is replaced by a more limited exception for infilling of one or two dwellings in a small gap in an otherwise built-up frontage. Policy WCC2 is similar to LALP policy LC1, but uses the terms "green gaps and wedges" found in BSP policy C6. Policies WOS3 and WBE1 restate the need for good design in new development and for development to respect the character of the local area.

6. As these policies carry forward principles established in the adopted BSP and LALP and in national planning policy guidance I am able to give them significant weight in determining this appeal.

Reasons

7. The village of Spencer's Wood lies about 3 km south of Reading and the M4. The appeal site lies to the east of the village on the north-west side of Hyde End Road. In the immediate vicinity of the site, on both sides of Hyde End Road there are individual houses with frontages to the road interspersed with wooded and grassed areas. There are also houses sited intermittently along Croft Road to the west of the site. Adjoining the site to the north-east is a substantial garden centre with parking at the front behind high railings. The appeal site itself is undeveloped and screened from the road frontage and from the garden centre by rows of mature trees. Behind these tree screens the site is overgrown with smaller trees and scrub.

8. Neither party disputes that the appeal site is outside the settlement boundary of Spencer's Wood as defined in the adopted LALP and the emerging WDLP. The appellants suggest that the development might be permitted by exception (A) to LALP policy LTV2. However as the settlement boundary is some 400m from the appeal site on its side of Hyde End Road I do not consider that this exception would apply in this case. I therefore consider that the proposal is contrary to development plan policies intended to protect the rural character of this area.

9. The appellants argue that, in view of the other development in the immediate area, the perceived edge of the settlement lies beyond the garden centre to the north-east of the appeal site. As a result the proposal would not prejudice the separation of Spencer's Wood from Shinfield, the next settlement to the north-east. However I believe the Council are right to seek to protect this area beyond the defined settlement boundary from further development. The change from continuous developed frontage in the village to sporadic development

interspersed with undeveloped areas beyond provides an appropriate transition between the settlement itself and the undeveloped countryside. The proposal would increase the intensity of development in this area and thereby detract from this transition. Accordingly, in my view, it would conflict with LALP policy LC1 and emerging WDLP policy WCC2.

10. Moreover the development plan policies are not intended only to maintain the separation of settlements, but also to protect the rural character of the settlements themselves. In this regard I consider that the retention of rural features, including undeveloped grassed and wooded areas, within and around the edge of the village is helpful to this aim. The development would lead to the loss of such an area.

11. The predominant form of development in the vicinity of the appeal site is individual detached dwellings standing in their own grounds. The proposal is to erect four almost identical houses with garages, grouped around a courtyard in the centre of the site. Notwithstanding the appellants' assertion that the layout is intended to reflect an agricultural form of development, I consider it to be plainly out of keeping with its surroundings and inappropriate to the dispersed rural character of development in the immediate area. As such the development would be contrary to policies LBE1 and LBE2 of the LALP and policies WOS3 and WBE1 of the emerging WDLP.

12. I therefore conclude on the main issue that the proposed development would have an adverse effect on the rural character of the area and the setting of Spencer's Wood.

Other Matters

13. I have considered all the other matters raised in representations, including the effect of traffic generated by the development, but none of these matters outweigh my conclusions on the main issues.

Conclusion

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

Formal Decision

15. In exercise of the powers transferred to me, I dismiss the appeal.

Information

16. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

Inspector

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

S Lyster & L Seymour
C/O David N Bentley
11 Cumberland Road
London
N22 7TD

Application Number: F/2000/0468

Parish: **SHINFIELD**

Location: **Land Adjacent 176, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed erection of 4 dwellings.**

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

Reason
1. The proposed development, by virtue of its rural location, in a gap between settlements would be harmful to the open countryside character and appearance of the area. It is, therefore, contrary to C2 and C6 of the Berkshire Structure Plan, Policies WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft) and Policies LTV2 and LC1 of the Loddon Area Local Plan.

Reason
2. The proposed development, by virtue of its layout and design, would be out of character with its surroundings. It is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan.

Head of Planning and Transportation
Date: 13 April 2000

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

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: **S Lyster and L Seymour**

APPEAL SITE: **Land adjacent to 176 Hyde End Road, Shinfield**

REASON FOR APPEAL: **Refusal of planning permission for the erection of four houses**

LOCAL PLANNING AUTHORITY REFERENCE : F/2000/0468

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/00/1049542

1.00 SITE DESCRIPTION

1.01 The appeal site is a 0.39 hectare piece of land, located in a rural area between the settlements of Shinfield and Spencers Wood. To the north-east of the site is Grovelands Garden Centre and to the south-west, on the corner of Croft Road, is a detached dwelling, Mapledene Oak, 176, Hyde End Road. There are also detached dwellings to the south-east and of north-west of the site. There are a variety of trees and other vegetation on the site, giving it an overgrown appearance. The appeal site is located in an area designated as Countryside and a Green Gap, while the area to the west of Croft Road is one identified as being important to the setting of Spencers Wood.

A site location plan at scale 1:1250 is contained in Appendix 1 .

2.00 RELEVANT PLANNING HISTORY

2.01 An application for the erection of four dwellings on the land adjacent to 176 Hyde End Road was refused in April 2000 for the following reasons:

1. *"The proposed development, by virtue of its rural location, in a gap between settlements, would be harmful to the open countryside character and appearance of the area. It is, therefore, contrary to C2 and C6 of the Berkshire Structure Plan, Policies WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft) and Policies LTV2 and LC1 of the Loddon Area Local Plan."*

2. *"The proposed development, by virtue of its layout and design, would be out of character with its surroundings, It is, therefore, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policies LBE1 and LBE2 of the Loddon Area Local Plan."*

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Berkshire Structure Plan (BSP) was adopted on 4 November 1995. The following BSP policies are relevant to this appeal.

C2 Development Outside Built-Up Areas and Settlements

C6 Green Wedges and Gaps

Copies of these policies are contained in Appendix 2 .

3.03 The Loddon Area Local Plan (LALP) was adopted on 5 May 1995 and, on 26 November 1996, the Planing and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following LALP policies are relevant to this appeal:

LTV2 Development in Rural Areas

LC1 Separation of Settlements

LBE1 Design of New Development

LBE2 Inappropriate Design

Copies of these policies are contained in Appendix 3 .

3.03 The emerging local plan is the Wokingham District Local Plan Deposit Draft (WDLPDD). Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed on deposit in 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase commenced in February 2000. The following policies are relevant to this appeal:

WOS3 Development Control Principles

WCC1 Development in the Countryside (Outside the Metropolitan Green Belt)

WCC2 Green Gaps and Wedges (Outside the Metropolitan Green Belt)

WBE1 Development in its Local Context

At Deposit four objections and one support were received for policy WOS3, which was amended as a result. 46 responses were received in relation to policy WCC1, 42 objections and four in support. Amendments to the policy were proposed and 15 responses were received regarding these, 13 objections and 2 in support. With regard to policy WCC2, 144 representations were received, 56 in support and 88 objections. Proposed amendments were made to the proposals map, to ensure consistency with decisions on policies WOS1 and WH2 and during consultation on the proposed amendments a further eight representations were received, two in support and six objections and

Two objections and one support were received in relation to for Policy WBE1, which was not amended.

Copies of these policies are contained in Appendix 4 .

4.00 THE COUNCIL'S CASE

Principal of Development

4.01 The appeal site lies in a rural area, beyond the boundaries of the nearest settlement. Policies C2 of the BSP, LTV2 of the adopted local plan and WCC1 of the emerging local plan establish that development outside the boundaries of the Identified Settlements will be strictly controlled. The policies identify forms of development that are acceptable in principle including, *"sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where development would not adversely affect the character and appearance of the area"* (WDLPDD, WCC1, paragraph H).

4.02 There is sporadic residential development in the area around the junction of Hyde End Road and Croft Road but the density and layout of the existing development prevents it from being considered as a *"built-up frontage"*, while the size of the site and the number of dwellings proposed is larger than would be acceptable in terms of the policy. Therefore, the proposal does not constitute a form of development which is acceptable in principal in a rural area.

Impact of Development of the Appeal Site on the Open Countryside Character of the Area

4.02 The area of countryside in which the appeal site lies is one which is considered of particular importance in maintaining the physical and visual separation of settlements. Policy C6 of the BSP aims to conserve and protect the setting and identity of settlements by maintaining important open areas between them and, in paragraph 5.31, identifies *"Reading and settlements to the south of the M4 and*

land separating these settlements from one another" as an example of such an area. In accordance with BSP Policy C6, policies LC1 of the adopted local plan and WCC2 of the emerging local plan identify important gaps. Development that would detract from the open, countryside appearance and character of these areas, or would intensify existing areas of sporadic development will be resisted. Policy WCC1 of the emerging local plan also resists *"the closing of gaps or the enclosure of open areas that are important to the character of an area".*

4.04 The appeal site makes an important contribution the open countryside character of its surroundings. It provides a buffer between Grovelands Garden Centre and the sporadic residential development on Croft Road and the edge of the Identified Settlement of Spencers Wood further to the west. This contribution to the rural charter of the area is enhanced by the existing tree and shrub cover on the site, which landscape advice also indicates is significant in the local landscape. Development in this gap would result in a much more continuous form of development and a reduction in the existing vegetation which would be harmful to the open, countryside character of the area.

Impact of the Proposed Residential Development on the Character of the Surrounding Area

4.02 Policies C2 of the BSP, LTV2 of the adopted local plan and WCC1 of the emerging local plan specify that, where development in the Countryside is acceptable in principle, it should be appropriate in scale, form, materials, design and character to its location. Furthermore, the aim of policies LBE1 and LBE2 of the adopted local plan and WOS3 and WBE1 of the emerging plan is to promote a high standard of design, which respects its local context. New development should be appropriate to the character of the area in which it is situated and make a positive contribution to its setting. The Council will have regard to the visual impact of development proposals and development that is

inappropriate in terms of its relationship with adjoining sites or by virtue of its siting, scale, layout, form or massing will not be acceptable.

4.03 The style of dwellings in the vicinity is varied but they are generally detached properties, located on spacious plots and fronting the highway. The appeal proposal is for four, two-storey, detached houses. The houses on plots A, B and C would be identical, with the one on plot D being a handed version. The houses would have L-shaped footprints and would be positioned at the corners of a square to form a tight knit group around a shared courtyard area, accessed from Hyde End Road via a shared driveway. This layout would result in an introverted from of development, out of keeping with the surroundings, due to the positioning of the houses in relation to each other and the street. In addition the close grouping of the houses would give the development a relatively cramped appearance, at odds with the open, rural character of the surroundings. Thus, the layout would have an unacceptable urbanising impact.

5.00 COMMENTS ON THE APPELLANT'S GROUNDS OF APPEAL

5.01 In paragraph 2.01 of the appellants grounds for appeal, it is suggested that the appeal site should have been incorporated within the Identified Settlement. The local authority disputes this. There is a distinct change in character between the relatively closely spaced dwellings fronting the part of Hyde End Road which is included within the settlement boundaries and the more sporadic development found in the countryside to the east, which comprises of single dwellings and small clusters surrounded by countryside. Some of the properties within but on the edge of the settlement also have a rural setting but the developed area has a more urban character.

5.02 With regard to the comments made in paragraph 2.04, the local authority has complied with and in some instances exceeded the requirements for public consultation on the local plan. For example,

consultation documents were delivered to all dwellings in the district during consultation periods in 1995 and 1996. Regardless of whether the site is in an area designated a Green Gap or Setting of Settlement, the principle of this development has not been established and the proposals would remain out of keeping with the surrounding area.

5.03 In response to the comments made in paragraph 2.05, all undeveloped areas contribute cumulatively to the countryside character, regardless of their use.

5.04 In paragraph 2.06 of their grounds for appeal, the appellant suggests that the proposals would comply with Loddon Areas Local Plan policy LTV2 A. The local authority does not agree, as the site does not adjoin the settlement boundary and, therefore, the proposed development cannot be considered as rounding off.

5.06 With regard to section 3.00 of the grounds for appeal, at both the pre-application and application stages, the Local authority has refrained from detailed comment on the design of the proposals as it is not considered that the principle of residential development of the site has been established.

5.07 In paragraph 2d of the appellants response to the questionnaire and supporting documents submitted by the local authority, dated 20 October 2000, comments on the design of the proposals are attributed to the case officer. These are in fact comments submitted by Shinfield Parish Council during consultation on the application and, therefore, represent the opinion of the Parish Council, rather than the case officer.

6.00 CONCLUSION

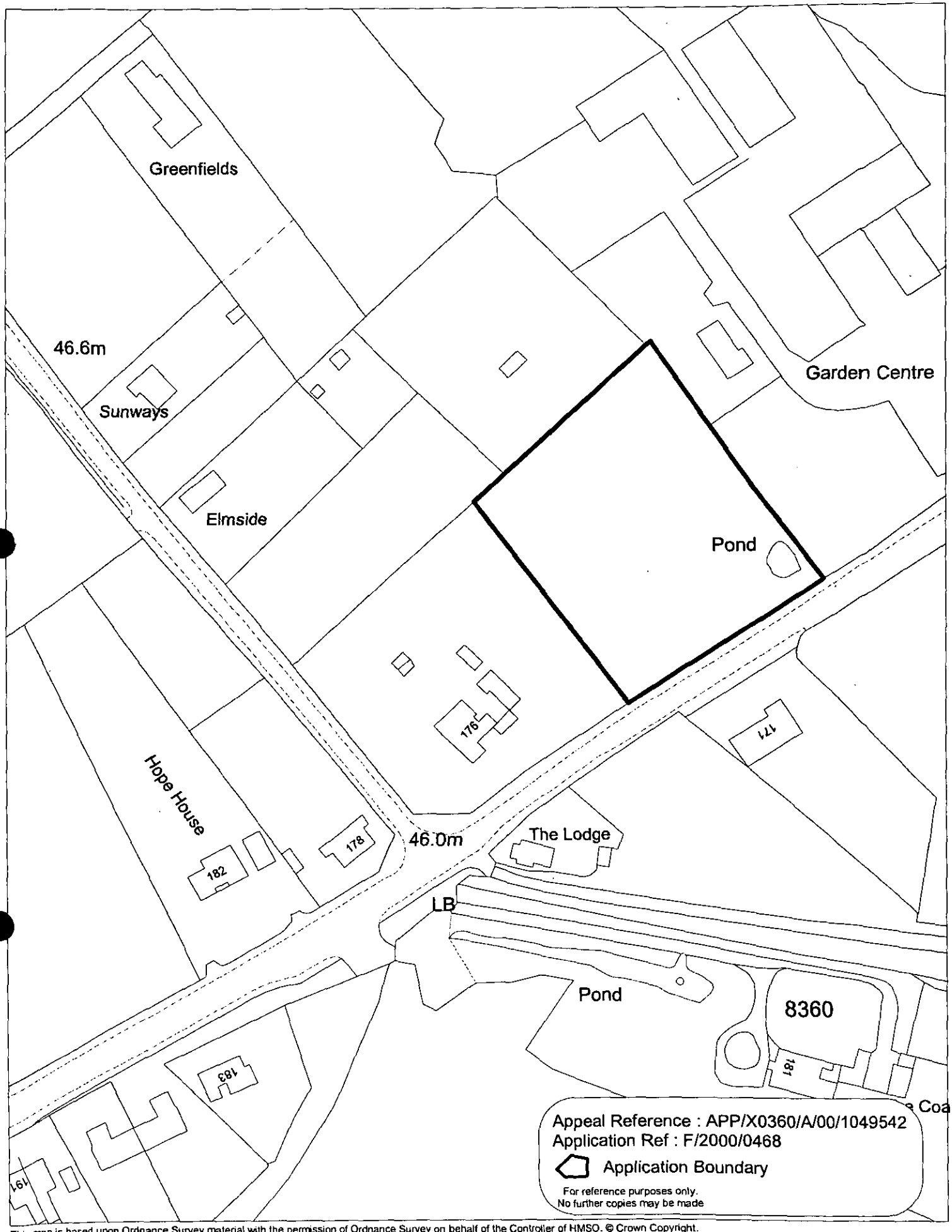
6.01 It has not been established in principle that residential development of the site, which is located in a rural area, is acceptable. Furthermore,

development of the site would be harmful to the open, countryside character of the area, which is important in maintaining the physical and visual separation of settlements. The layout of the proposed residential development would be out of keeping with the surrounding area. For these reasons the proposals are contrary to the policies cited and the Inspector is respectfully requested to dismiss this appeal.

LIST OF APPENDICES

1. Location Plan at 1:1250
2. Extracts from the Berkshire Structure Plan
3. Extracts from the Loddon Area Local Plan
4. Extracts from the Wokingham District Local Plan, Deposit Draft

Appendix 1
Location plan at 1:1250



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N W E S

Appendix 2
Extracts from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.27 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.28 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.29 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.30 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.31 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

Countryside

Appendix 3
Extracts from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

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

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

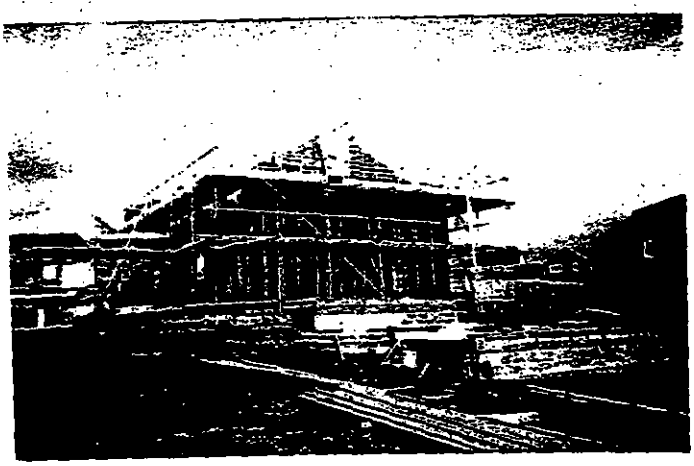
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

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

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY;

(D) MINERAL EXTRACTION;

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES;

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND;

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA.

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN. FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and oth developments envisaged in the Replaceme Structure Plan for Berkshire is not such as recognise or justify consideration of a ne settlement separate from existing settlement There are therefore no proposals of this nature the plan. Any such development would serious undermine the county and regional strategy an would seriously detract from the essential role the countryside areas in providing a foil to the buil up areas and maintaining substantial tracts countryside in an increasingly urbanised area.

❖ *LTV3 NEW SETTLEMENTS IN RURA AREAS*

THE CREATION OF NEW SETTLEMENTS WIL NOT BE PERMITTED WITHIN THE DEFINE RURAL AREAS, AS SHOWN ON THE PROPOSAL MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

❖ LC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows fro the south joined by the Blackwater north Swallowfield, through a wide open vall landscape, wholly agricultural in the south, b increasingly gravel and water dominated in t north. The slopes which flank the valley ar wooded hill tops which form their crests a prominent in views from within the valley ar across it.



1.3.13 A plan-wide landscape survey ha identified two tracts of countryside within the pla area, at Farley Hill and Bearwood, as being c special importance in landscape terms. Both ar wooded, hilltop areas which feature in views fro large parts of the plan area. The criteria used t identify these areas and the alternative boundarie considered are contained in Local Plan Workin Paper Three which is available separately from th plan. The following policies are intended to:

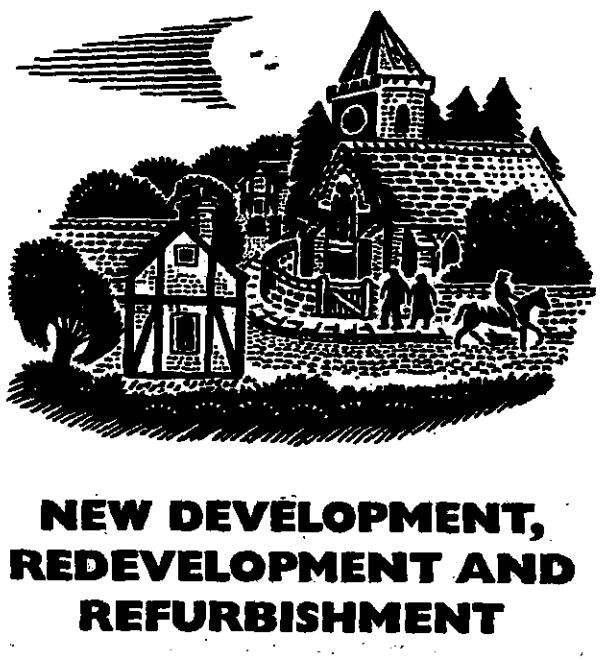
a) protect the areas of special landscap importance from development which woul detract from their rural character and speci landscape qualities;

b) enhance their rural character and landscap qualities by encouraging appropriate management;

c) protect them from development on land aroun them which would adversely affect their characte and setting.

1.3.14 The areas identified represent th 'Other Areas of Special Landscape Importanc within the plan area referred to in Policy EN9 c the Replacement Structure Plan for Berkshire.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

Appendix 4
Extracts from the Wokingham District Local Plan Deposit Draft

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity o designations on areas shown on the current proposals map. As a result this has been reviewed and a nee to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings an separation of settlements function, or the separation of settlements designation only, in the adopted loc plans. Where an area was only important to the setting of settlements, these areas will remain subject to separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford *AND THE LODDON VALLEY BETWEEN ABORFIELD CROSS AND SHINFIELD.* **(PA 2/10)**

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. *THIS WILL INVOLVE INCREASED TREE COVER AND SHOULD ALSO INCLUDE A RICH VARIETY OF OTHER USES SUCH AS FARMLAND, HEATH AND MEADOWS. THE FOREST SHOULD AFFORD OPPORTUNITIES FOR RECREATION, WILDLIFE AND THE DIVERSIFICATION OF FARMING ACTIVITIES.* **[A3]**

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Green Wedges and Gaps

Policy C6 **The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:**

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.27 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.28 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

The County Council continues to support the principle of 'gaps' and 'green wedges' in the locations listed above. In addition, other important 'green wedges' and 'gaps' may be identified in local plans, and will be accorded equal weight. The County Council considers that the Lower Kennet Valley, to the south west of Reading, north of the M4 motorway, should be treated in this way. Together with other gaps and green wedges and land subject to the provisions of Policy C2, a cordon of open land should be established in local plans to prevent the outward expansion of the built-up area of Reading.

5.29 Policy C6 applies equally inside and outside the Green Belt. The protection of 'green wedges' and 'gaps' is as important in the Green Belt as anywhere else.

PROTECTING THE LANDSCAPE

5.30 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures and the modification of the financial basis for farming which has led to the abandonment of many traditional forms of landscape management.

Areas of Landscape Importance

5.31 Special care is needed to protect and conserve the character and natural beauty of the landscape in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated for its national significance, and to protect the special landscape significance of certain areas of special landscape quality which are of particular value in the County context, known as Areas of Special Landscape Importance (ASLIs). In addition to the provisions of Policies C2 and C4, regard needs to be had to the natural beauty or special character of the AONB and ASLIs in considering proposals for development in these areas.

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

Policy C7 **Within the North Wessex Downs Area of Outstanding Natural Beauty development will only be permitted which will conserve or enhance the natural beauty of the area.**

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798
Fax: (01734) 778735

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

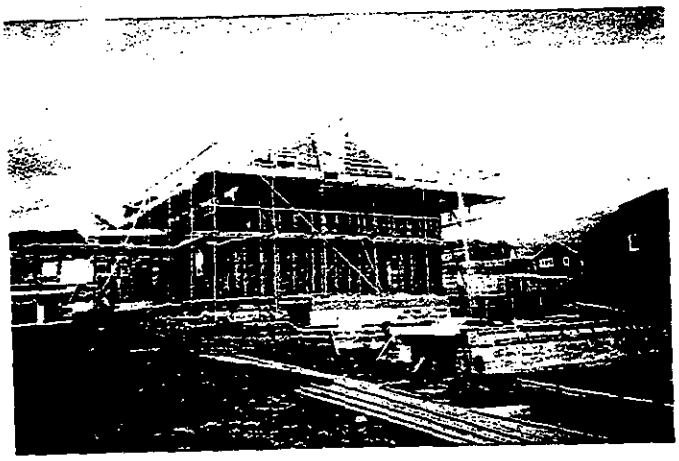
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

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

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY;

(D) MINERAL EXTRACTION;

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES;

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND;

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA.

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN. FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and other developments envisaged in the Replacement Structure Plan for Berkshire is not such as to recognise or justify consideration of a new settlement separate from existing settlements. There are therefore no proposals of this nature in the plan. Any such development would seriously undermine the county and regional strategy and would seriously detract from the essential role of the countryside areas in providing a foil to the built-up areas and maintaining substantial tracts of countryside in an increasingly urbanised area.

❖ LTV3 NEW SETTLEMENTS IN RURAL AREAS

THE CREATION OF NEW SETTLEMENTS WILL NOT BE PERMITTED WITHIN THE DEFINED RURAL AREAS, AS SHOWN ON THE PROPOSALS MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

❖ *LC1 SEPARATION OF SETTLEMENTS*

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.14 The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

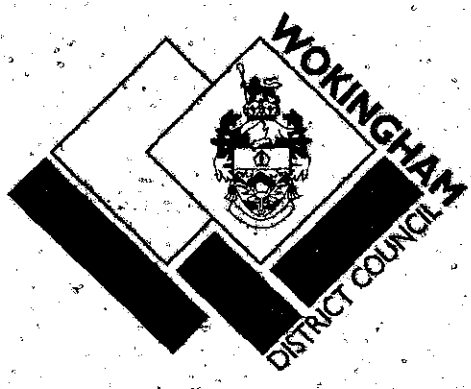
ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of development, e.g. agriculture and telecommunications, are classed as permitted development under the General Development Order 1995 and prior notification to the council of the exercise of these rights is required. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration.

2.23B The development will be subject to the provisions of policy WCC4 on new buildings outside settlement boundaries. Where applicable, proposals for development will be considered against policy WCC2 and policies WLL2 to WLL8 of this plan and the relevant policies of the Structure Plan.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

CONT.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS THOSE RELATING TO GREEN GAPS, LANDSCAPE AND NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected. 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross and Shinfield.

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities.

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Co

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

To be used for all appeals made on or after August 2000

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1049942 **GRID REF:** E:72800 N:66700

APPEAL BY: S. LYSTER + L. SEYMOUR.

SITE: LAND ADJACENT TO 176 HYDE END RD. SHINFIELD

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks of the 'starting date' given in our letter. Please send our copy to the case officer. Their address is shown on our letter.

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

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

1.	Do you agree to the written representations procedure?	YES / [redacted]
OR	Do the you wish to be heard by an Inspector at: a. a local inquiry?	[redacted] / NO
	or b. a hearing?	[redacted] / NO
2. a.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	[redacted] / NO
b.	From your knowledge of the issues, would our Inspector need to enter the site for any reason e.g. to view/measure any dimensions from within it?	YES / [redacted]
3.	Does the appeal relate to an application for approval of reserved matters?	[redacted] / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	[redacted] / NO

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

15.	Copies of the following documents must, if appropriate, be enclosed with this questionnaire:	
a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales)	~~YES~~ / NO
	Regulations 1999? If YES, please indicate which Schedule.	Sch 1 Sch 2 col 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO

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

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by?	6.11.00	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	6	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / [redacted]	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification.	YES / NO	
a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: Olynell on behalf of WOKINGHAM DISTRICT Council

Date sent to us and the appellant 5/10/00 OUR REF: F/2000/0468

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 04 February 2000

Application Number: F/2000/0468

Proposal: Proposed erection of 4 dwellings..

Site Address:
176 Land Adjacent, Hyde End Road, Shinfield, Reading.

Applicant:
S Lyster & L Seymour C/O David N Bentley.

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

✓ below as applicable;

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

SC 23 - PARKING, GARAGING & TURNING (SR00)
SC 28 - TURNING (SR13)
SC 30 - INSERT " DRG No. 99070/1 "
SC 33 - CONSTRUCTION VEHICLES - PARKING (SR14)
SC 34 - " " - MUD (SR13)
BIN STORE TO BE LOCATED NOT MORE THAN 25m FROM THE HIGHWAY BOUNDARY, IN ORDER TO PROVIDE ADEQUATE CARRY DISTANCE FOR REFUSE COLLECTION.

INO8

Signed: N.S. Trotter **Print name:** N TROTTER

22-2-00

PLANNING SERVICES	
27 MAR 2000	
COPIES TO:	ACK:
	FILE:

F/2000/0658
Location: 90 and Land Rear of 88 Grazeley Road, Three Mile Cross
Proposal: Proposed demolition of dwelling at number 90 and erection of 6 dwellings
Case Officer: Mrs A Odell
Observations: We object to the housing mix and feel there should be more one and two bedroom dwellings.
We are concerned that it should be a contiguous development with the adjoining site being developed by the same builder, which should be included in any Section, 106 agreements.

F/2000/0652
Location: 8 Regis Close, Reading
Proposal: Proposed single storey rear extension to dwelling and front porch
Case Officer: Elaine Connor
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde end Road, Shinfield, Reading
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: We are appalled at the unimaginative appearance and would call for the council to reject these designs.

00/00116/FUL/PB - Consultation application with Reading Borough Council
Location: Reading International Business Park A33 Relief Road, Reading
Proposal: New Nursery/ crèche facility
Observations: No comment

00/00120/VARIAT/PB – Consultation application with reading Borough Council
Location: Reading International Business park A33 Relief Road, Reading
Proposal: Variation of condition 27 of outline permission 97/0595/0A to allow for use as ancillary office space rather than as a crèche as the permission stipulates.
Observations: No comment

Yours faithfully

T A Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

C/70137/04
Location: Hyde End Farm, Hyde End Road, Shinfield
Proposal: Details to comply with condition 04 of consent 99/70137/LA for the approval of joinery details.
Case Officer: Elaine Connor
Observations: No comment

F/2000/0399
Location: Walford House, Basingstoke Road, Spencers Wood
Proposal: Proposed two storey front and rear extensions and single storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: We express concern on the apparent over development of the site

F/2000/0457
Location: Rose Cottage, Barrack Lane, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0480
Location: 12 Montgomery Drive, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde End Road, Shinfield
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: Whilst we have no comment on the application, urge the council to call for more imagination in the exterior design and appearance.

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; Proposed single storey rear extension to dwelling
Case Officer, Emy Circuit
Observations: No comment

RM/2000/0339
Location: Plot 12 Reading Business Park Basingstoke Road
Proposal: Application for reserved matters on approval 96/64081/0 for the proposed erection of a building for B1A office building.
Case Officer: Simon Lewis
Observations: No comment

F/1999/0086
Location: 23 Fairmead Road, Shinfield
Proposal: Proposed first floor side/rear extension to dwelling
Case Officer: Elaine Connor
Observations: No comment

Continued....

TO: DEVELOPMENT CONTROL
Emy Circuit

FROM: Environmental Design

DATE: 3rd March 2000

Location: 176 Land Adjacent, Hyde End Road, Shinfield

Proposal: Proposed erection of four dwellings

Application Number: F/2000/0468

In response to your consultation dated 4th February 2000 for the above application, the landscape comment is as follows:

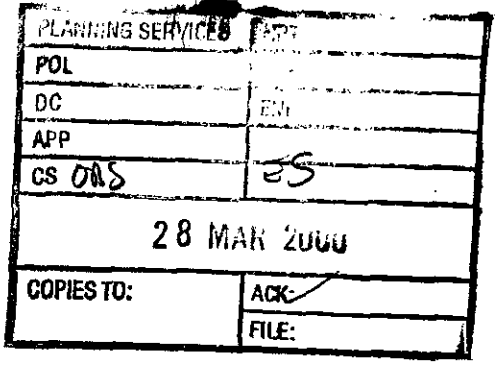
It is impossible to assess this application. The drawing submitted, 'Proposed Layout Site Plan' no. 99070/1 gives no information at all about the trees apart from casual indications that some are to be felled, some retained, and some new ones planted. A proper landscape scheme is required, showing full details about all the trees and the shrubs on site and proposed.

This is a significant site in the local landscape and on the heavily trafficked Hyde End Road and the present tree and shrub cover especially on the south and west of the site should be protected and enhanced in the development, and during the construction stages.

Patricia Green.

Patricia Green
Landscape Consultant

Mr R F J & Dr F A O Marston
Greenfields
Croft Road
Shinfield
Reading
Berkshire
RG2 9EY



Ms E Circuit
Planning Services
Wokingham District Council
P O Box 157
Council Offices, Shute End
Wokingham RG40 1WR

26 March 2000

Dear Ms Circuit

Re APPLICATION REF NO. F/2000/0468

We write concerning the proposed development to build four dwellings on land adjacent to 176 Hyde End Road, Shinfield.. We live nearby in Croft Road and we object to the proposed development on a number of grounds:

1 **The development is out of keeping with housing in this area.**
It is a proposal for high density housing in an area currently characterised by individual properties interspaced with open land, largely rural in nature. We note the sympathetic way in which the environment in this locality has been protected by your department in recent years, when planning permission for high density housing has consistently been refused e.g. in Croft Road.

2 **The development will have a negative impact on the adjacent properties**
At the proposed density the development will dominate and encroach upon the immediately neighbouring properties (176 Hyde End Road and Oakwood, a recently built house in Croft Road which borders the proposed development site). This will result in a loss of light and privacy and may also negatively affect the value of these houses.

3 **The highway infrastructure is inadequate for such a development**
Hyde End Road is a busy main road and it would be inappropriate and possibly dangerous to have so many new houses opening out on one short stretch of road. This is further compounded by the fact that the proposed development site is close to the main entrance of Grovelands Garden Centre and Waterworld and traffic to these businesses will therefore be continually accelerating and decelerating past the opening to the development site.

4 **The effect on the flora and fauna in the local environment will be significant**
The site proposed for development contains several trees, some quite mature in age and the land is also bordered by hedges which are a feature in themselves. The trees and hedgerows are the habitats for a wealth of wildlife and we see this everyday on our own property. We do not note any consideration by the developers to protect any of these natural features. To the contrary such a dense development will only be possible if the trees and hedges are completely uprooted and destroyed. The replacement of grass, trees and hedges in this area with bricks, mortar and concrete is, we suggest out of line with the Council's development plans to prevent urbanisation of the environment

5 **We understand the Council has had a policy of maintaining open areas of land between developments in this area.**
If it is possible to maintain this site as open land rather than housing we would be delighted for everyone in the neighbourhood who enjoy the rural nature of this area. However if housing development is allowed then it should be at a density which is in keeping with the surrounding housing and which preserves as much as possible the hedges and trees. This would suggest no more than one house on the particular site.

In summary we ask you not to allow the proposed development on the land adjacent to 176 Hyde End Road for the reasons given above.

Yours sincerely

Mr R F J Marston **Dr F A O Marston**

PLANNING SERVICES	
POL	TLS
DC	
APP	
CS OBS	CS
21 FEB 20..	
COPIES TO:	ACK:
	FILE:

297 Hyde End Road
Spencers Wood
Reading. RG7 1DD
19th Feb. 2000

Dear Sir/Madam,

F/2000/0468

Re. 4 Houses next to 176 Hyde End Rd.

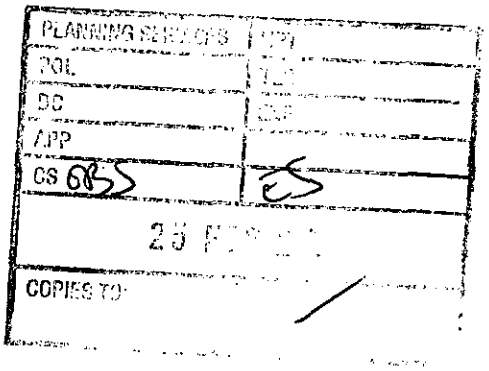
Yet more houses in this area. Before we know where we are, the residents of this area, you will have built the dreaded number of 2,500. The Hyde End Road is on a level now with the traffic on the Basingstoke Road, I know because I have to cross it most days.

Is this crafty "infilling" going to continue until all available spaces are taken up with development?

I only wish I could move to a more tranquil village but alas I cannot.

Yours faithfully
EMSpencer

(Mrs. E.M. SPENCER)



Oakwood
Croft Road
Shinfield
Reading
Berkshire
RG2 9EY

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

24 February 2000

Dear Sirs,

Your Reference: Emy Circuit / F2000/0468

Thank you for your letter advising me of the above Planning Application.

I wish to object to the application for the following reasons:

1. The land in question is outside the village envelope.

2. The houses shown in the application plans are totally out of character with other houses in the immediate vicinity.

3. Having four additional houses with access onto Hyde End Road, so close to Grovelands Garden Centre, will undoubtedly pose an additional safety problem. Hyde End Road is a busy thoroughfare accessing major roads into Reading, and in the time that I have resided in the area, at least two fatal accidents have occurred near this access point. Visibility is a major problem.

4. The plans require the removal of six established trees on the boundary with Hyde End Road, and although there is intent to plant new trees in other locations, noise and visual screening provided by the existing trees will be lost forever. Equally, it will be decades before the new trees will be of similar stature,

5. The land in question provides a habitat for wildlife, which is rapidly disappearing from the areas of Shinfield and Spencers Wood.

6. The plans are inadequate in their lack of screening/fencing required to protect the privacy of adjacent properties.

As a self-builder who had to spend a considerable amount of money satisfying Wokingham District Planners, in order to build a single house on a much

larger plot, I believe that approval of this application would be inconsistent and inappropriate.

I summary, I consider that this Planning Application should be refused.

Yours faithfully,

B. R. KEECH

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0055	ES
17 Fe...	
COPIES TO:	

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

15 February,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2000/0468 - ERECTION OF FOUR DWELLINGS ON LAND ADJACENT 176 HYDE END ROAD,SHINFIELD.

The land involved in the above application is outside the limit of Identified Settlement in both the Loddon Area Local Plan(LALP) and the draft Wokingham District Plan(1997).The land is classified as part Separation of Settlements/part Sporadic Development in the LALP and as Green Gap/Wedge in the draft Wokingham District Plan(1997) : the development proposed is contrary to Policies EC1 and LTV2 of the LALP and to Policy WCC2 of the draft Wokingham District Plan(1997).

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

S.P.Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Proposed Conditions for Appeal Ref APPX0360/A/1049542
Land Adjacent to 176 Hyde End Road, Shinfield

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

9. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

10. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the dwelling house hereby permitted without the written permission of the Local Planning Authority.

12. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

13. The first floor bathroom windows in the front and rear elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

14. The area shown on the permitted drawings for vehicle parking garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

15. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

16. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 99070/1 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

17. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

18. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

19. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard visual amenities.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. In the interests of visual amenity.
8. In the interests of visual amenity.
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
10. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
11. To safeguard the visual amenities of the occupiers of neighbouring properties and the locality.
12. To safeguard the residential amenities of the occupiers of neighbouring properties.
13. To safeguard the residential amenities of the occupiers of neighbouring properties.
14. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety and convenience.
18. In the interests of highway safety.
19. To ensure that satisfactory provision is made, in the interests of amenity.

applicationo	Name and address
F/2000/0468	Dr S P Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA
F/2000/0468	Mrs E M Spencer 297 Hyde End Road Spencers wood Reading RG7 1DD
F/2000/0468	BR Keech Oakwood Croft Road Shinfield Reading RG2 9EY
F/2000/0468	Mr R & Dr F Marston 'Greenfields' Croft Road Shinfield Reading RG2 9EY

App refused,
letter sent
18/04/00

The owner/occupier:

171 Hyde End Rd, Shinfield

176 " " " "

WCC1. CONT.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

WCC 1. CONT.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA.

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS THOSE RELATING TO GREEN GAPS, LANDSCAPE AND NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. Existing permitted uses will continue in these areas, but intensification of these uses will not be allowed where the existing open and undeveloped character of the land is adversely affected. 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements issues were kept distinct in policy terms. This could lead to confusion arising from a multiplicity of designations on areas shown on the current proposals map. As a result this has been reviewed and a need to simplify the proposals map recognised.

2.28 The green wedges and gaps designation is now shown on those areas that had either a dual settings and separation of settlements function, or the separation of settlements designation only, in the adopted local plans. Where an area was only important to the setting of settlements, these areas will remain subject to a separate policy found in the Landscape section of this chapter (Policy WLL6).

2.29 Major development in the wider tracts of open countryside could create further development pressures leading to the coalescence of settlements. The open land between Wokingham and Crowthorne to the east of the Reading/Guildford railway line is subject to particular pressures and is therefore identified in the Structure Plan supporting text (para. 5.28) to Policy C6. The Council will continue to protect the wider tracts of open countryside between other settlements, such as between Wokingham, Hurst and Twyford and the Loddon Valley between Aborfield Cross and Shinfield.

POLICY WCC2: GREEN GAPS AND WEDGES (OUTSIDE THE METROPOLITAN GREEN BELT)

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE GREEN GAPS AND WEDGES THAT WOULD AFFECT OR DETRACT FROM THEIR OPEN OR COUNTRYSIDE APPEARANCE AND CHARACTER. THESE AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS AND THE COUNTRYSIDE SETTING THEY PROVIDE FOR THEM.

EXISTING SETTLEMENT BOUNDARY FEATURES SUCH AS WOODLANDS, COPSES AND HEDGEROWS SHOULD BE RETAINED AND, WHERE POSSIBLE, ENHANCED. POSITIVE MANAGEMENT OF LANDSCAPE FEATURES THAT CONTRIBUTE TO THE SEPARATION OF SETTLEMENTS WILL BE ENCOURAGED.

ANY DEVELOPMENT ADJOINING AREAS IMPORTANT TO THE SEPARATION OF SETTLEMENTS MUST NOT UNDERMINE THOSE BOUNDARY FEATURES IMPORTANT TO THE LANDSCAPE.

THE GREEN GAPS AND WEDGES ARE IDENTIFIED ON THE PROPOSALS MAP.

Implementation: The development control process, encouragement and advice to landowners.

Monitoring: Impact of planning consents and number of positive management actions achieved.

Central Berkshire Forest

2.30 This Council has been developing the principles of landscape enhancement on the edges of the built-up areas through its Community Woodland programme in the Loddon Valley. The Berkshire Structure Plan 1991 - 2006 includes a proposal for a 'new forest' in the central part of Berkshire. This will involve increased tree cover and should also include a rich variety of other uses such as farmland, heath and meadows. The forest should afford opportunities for recreation, wildlife and the diversification of farming activities.

2.31 A study has been undertaken of how and where the Community Woodland concept can be expanded into other areas where there would be a positive benefit from an increase in tree cover and thereby contribute to the concept of the new forest. The study has established a search area, outside the Metropolitan Green Belt, which includes:

a) the Earley sectors of the Community Woodland
b) the critical gaps between Woodley, Earley and Winnersh
c) the mineral degraded landscapes of the middle Loddon Valley
d) the Lower Loddon, between the A4 and the Thames
e) weak settlement edges and areas important to the setting and separation of settlements
f) the A329(M) and M4 corridors.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

WEB1 CONT:

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

There have often been competing claims for the use of land, besides agriculture, in this part of Berkshire in the past, and they will be strengthened by the reduced role of agricultural production. The plan has a central role to play in achieving a rational balance between those claims.

1.3.06 Many of the policies are protective of the countryside and restrict new built development in accordance with the overall policy LTV1 of this Plan and Policy EN1 of the Replacement Structure Plan. The policies also seek to enhance the countryside in those areas where a land-use plan is able to do so.

EXPANSION OF EXISTING SETTLEMENTS

1.3.07 Some of the Housing and Employment policies allow for limited development of sites outside the identified settlements shown on the Proposals Map. It is important that where these are otherwise acceptable they should not prejudice the maintenance of the rural areas and the countryside in general terms. In addition to the general restriction of development in rural areas embodied in policy LTV2 there are, therefore, policies which apply to land on or close to the boundaries of the identified settlements and to land between settlements. The aims of these policies are:

a) to maintain, and where possible reinforce, a clear distinction between built-up areas and rural areas,

b) to ensure that new development either within or on the boundaries of built-up areas does not detract from the surrounding countryside,

c) to ensure that a physical and visual separation is maintained between distinct settlements.

1.3.08 The policies are based upon and complementary to Policies EN4, EN5 and EN6 of the Replacement Structure Plan and do not seek to repeat them. Particular consideration will be given to Policy EN4 which deals with the need to prevent development impinging unsatisfactorily on the surrounding countryside regardless of whether or not it is within one of the special categories outlined below.

1.3.09 Where there are distinct settlements, development on their boundaries or between them could, either visually or physically, damage their individual identities. Policy LC1 identifies the areas which are essential to the maintenance of physical and visual separation and makes it clear that development will not be permitted which would detract from that essential function. In some cases this will not include all of the intervening land between settlements but there may be other policies in the plan, in addition to LTV2, which make development equally unacceptable. In some areas the gap which already exists between settlements falls below that ideally required to maintain physical and visual separation. It is particularly important that what remains is fully protected and, where possible, made more effective.

1.3.10 In considering what areas should be included in Policy LC1, only gaps between identified settlements or between identified settlements and areas of sporadic development have been identified. At the smaller scale, development between areas of sporadic development would be equally unacceptable and on the larger scale, major developments in the wider tracts of open countryside between settlements could create new pressures for coalescence and be objectionable on that basis. The criteria used to identify the areas notated under policy LC1 are contained in Local Plan Working Paper Two which is available separately from this plan.

❖ LC1 SEPARATION OF SETTLEMENTS

IN SEEKING TO MAINTAIN A CLEAR SEPARATION OF SETTLEMENTS WITHIN THE PLAN AREA, DEVELOPMENT WILL NOT BE PERMITTED IN THE AREAS DEFINED ON THE PROPOSALS MAPS WHICH WOULD EITHER DETRACT FROM THE UNDEVELOPED APPEARANCE OR INTENSIFY EXISTING SPORADIC DEVELOPMENT. THESE

LC1 cont.

AREAS ARE OF SPECIAL SIGNIFICANCE BECAUSE THEY ARE ESSENTIAL TO THE MAINTENANCE OF A PHYSICAL AND VISUAL SEPARATION BETWEEN DISTINCT SETTLEMENTS. WHERE THE VISUAL OR PHYSICAL SEPARATION BETWEEN SETTLEMENTS IS NOT FULLY EFFECTIVE AT THE PRESENT TIME THE DISTRICT COUNCIL WILL SEEK TO ENHANCE VISUAL SEPARATION BY THE ENCOURAGEMENT OF TREE PLANTING OR OTHER APPROPRIATE MEANS.

1.3.11 In addition to protecting land because of its significance in separating settlements from each other it is proposed that areas of importance because of their character and appearance in relationship to adjoining built-up areas should also be protected. These areas of land are either an important part of the landscape setting of the settlement concerned, such as an open area or sloping land around it, or are areas of land which have an intimate relationship with the settlement and which are thus important to the retention of its character and setting. Examples are enclosed fields and paddocks which are an inherent part of the character of some of the settlements in the plan area.

❖ *LC2 SETTING OF SETTLEMENTS*

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD DETRACT FROM THE OPEN OR RURAL APPEARANCE OF THE AREAS OF LAND DEFINED ON THE PROPOSALS MAPS WHICH ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING OR THE INDIVIDUAL CHARACTER OF THE SETTLEMENTS.

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly elevated positions. The River Loddon flows from the south joined by the Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



1.3.13 A plan-wide landscape survey has identified two tracts of countryside within the plan area, at Farley Hill and Bearwood, as being of special importance in landscape terms. Both are wooded, hilltop areas which feature in views from large parts of the plan area. The criteria used to identify these areas and the alternative boundaries considered are contained in Local Plan Working Paper Three which is available separately from this plan. The following policies are intended to:

a) protect the areas of special landscape importance from development which would detract from their rural character and special landscape qualities;

b) enhance their rural character and landscape qualities by encouraging appropriate management;

c) protect them from development on land around them which would adversely affect their character and setting.

1.3.14 The areas identified represent the 'Other Areas of Special Landscape Importance' within the plan area referred to in Policy EN9 of the Replacement Structure Plan for Berkshire.

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

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

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

Fax from

LTV 2 CONT.

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY;

(D) MINERAL EXTRACTION;

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES;

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND;

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA.

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN. FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and other developments envisaged in the Replacement Structure Plan for Berkshire is not such as to recognise or justify consideration of a new settlement separate from existing settlements. There are therefore no proposals of this nature in the plan. Any such development would seriously undermine the county and regional strategy and would seriously detract from the essential role of the countryside areas in providing a foil to the built-up areas and maintaining substantial tracts of countryside in an increasingly urbanised area.

❖ LTV3 NEW SETTLEMENTS IN RURAL AREAS

THE CREATION OF NEW SETTLEMENTS WILL NOT BE PERMITTED WITHIN THE DEFINED RURAL AREAS, AS SHOWN ON THE PROPOSALS MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. Certain categories of development, e.g. agriculture and telecommunications, are classed as permitted development under the General Development Order 1995 and prior notification to the council of the exercise of these rights is required. Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A Infill development is defined as one or two dwellings in a small gap in an otherwise built-up frontage. For the purpose of this policy small is defined as no larger than necessary to accommodate two houses having regard to the widths of the existing residential frontages in the immediate vicinity. The new dwelling(s) should have a similar road frontage and similar curtilage to adjoining dwellings. It is essential that the development does not adversely affect the character of the area and in particular not lead to any urbanisation of the area. Such development should provide adequate garden or amenity open space for the private enjoyment of residents appropriate to the character and general layout of the area. The protection of trees in accordance with policy WBE11 will be another important consideration.

2.23B The development will be subject to the provisions of policy WCC4 on new buildings outside settlement boundaries. Where applicable, proposals for development will be considered against policy WCC2 and policies WLL2 to WLL8 of this plan and the relevant policies of the Structure Plan.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

CONT.

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	S. LYSTER + L SEYMOUR
	ADDRESS	2 COVEY COTTAGES
		PRIORY LANE, HINTLESHAM
	POST CODE	IP8 3NY Tel. No. 05893 19621
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	DAVID N. BENTLEY
	ADDRESS	11. CUMBERLAND RD
		LONDON.
	POST CODE	N22 7TD Tel. No. 0181 8817684
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND ADJ TO 176 HYDE END RD
		SHINFIELD, READING.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.3953 ha
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEVELOPMENT OF 4 NO
		DETACHED HOUSES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	CO-OWNERS OF SITE

7. *We need plans to be able to assess the* application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- [✓] 1:25000 Location Plan
- [✓] 1:500 Block Plan
- [✓] 1:100 Elevations
- [✓] 1:100 Floor Plan
- [ ] Other

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE [✓]
- CONSTRUCTION OF NEW BUILDING [✓]
- ALTERATION or EXTENSION [ ]
- DEMOLITION [ ]
- OTHER [ ]

9. What type of Planning application are you applying for?

- RESERVED MATTERS [ ] Go to Question 10.
- OUTLINE PERMISSION [ ] State relevant outline permission No. Go to Question 10.
- FULL PERMISSION [✓] Go to Question 11.
- TEMPORARY PERMISSION [ ] State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION [ ] State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS [ ] State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE [ ]
- MEANS OF ACCESS [ ]
- SITING [ ]
- DESIGN [ ]
- LANDSCAPING [ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

VACANT PART OF FORMER GARDEN OF 176 HYDE END ROAD.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / [redacted]

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

RED MULTI FACING BRICKS
STAINED WEATHERBOARDING
RED "FARMHOUSE" ROOF TILES

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

[redacted] / NO

NEW SOAKAWAY SYSTEM AND STORAGE TANKS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / [redacted]

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / [redacted]

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

[redacted] / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / [redacted]

	No. of Bedrooms	Dwellings
Proposed new development: 4 NO NEW DWELLINGS	1	
	2	
	3	
	(4)	4 NO DWELLINGS
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion: NONE	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

[redacted] / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

[redacted] / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

[redacted] / NO

23. THE FEE ENCLOSED IS £

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [redacted] ON BEHALF OF S CYSTER + L SEYMOUR DATE 11/01/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

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

● I have/The applicant has* given the required notice to the person specified below, being persons who at the beginning of the period of 2 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served

Signed James H Bentley

On behalf of S. Lyster & L Seymour

Date 26/1/00

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 October, 1999
My ref. AO/Shin.pre-app

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Design-Aid
11 Cumberland Road
LONDON N22 4TN

Dear Mr Bentley

LAND AT 176 HYDE END ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 5 October and enclosed plans. I have passed a copy to the highway officers for advice regarding parking and access. Regarding overlooking, the Council no longer has specific distances and you should be aware that a new dwelling has recently been constructed to the rear. We therefore reserve our right to find the proposal unacceptable on overlooking grounds.

You are of course aware that as the site is outside a settlement boundary and in a 'gap' between settlements the proposal would be contrary to policies and unlikely to be acceptable in principle.

I will contact you again when I have received advice from the highway officer.

Yours sincerely

Angela Odell

MRS A ODELL
Senior Planner

cc: highway officers

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ LBE1 DESIGN OF NEW DEVELOPMENT

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

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

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2

Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Green Wedges and Gaps

Policy C6

The setting and separate identity of settlements and communities will be conserved and protected. Development will not be permitted where it would threaten important open areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together. "Green wedges" and "gaps" will be identified in local plans where there is a risk of:

(i) coalescence, loss of community identity or increased urbanised character;

(ii) loss of access to open countryside or extensive open space with their associated environmental benefits.

5.27 The boundaries to "green wedges" and "gaps" will be defined in local plans and will relate to those areas which it is considered are essential to the separation of settlements and communities. "Green wedges" are areas of open space penetrating, partly enclosed by, or separating built-up areas or communities and "gaps" comprise open land which provides physical or visual separation of distinct settlements or communities. Although the size and character of "green wedges" and "gaps" will vary, they have a similar function. The existing land uses within these areas may range from agricultural to informal or formal recreation uses or uses like allotments, utilities or institutions. In order to protect the existing open character of the land it is important that development is not intensified so that the distinct communities maintain their identity and sense of separation.

5.28 Examples of such areas identified in the Replacement Structure Plan for Berkshire include land between :

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

Reading and settlements to the south of the M4 and land separating these settlements from one another

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: S Lyster & L Seymour
SITE: Land adjacent to 176 Hyde End Rd, Shinfield
APPLICATION NO.: 0468
PROPOSAL: Erection of 4 dwellings

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M Bryant

Mr B Patman

Mr A Pollock

Clerk(s) of Parish / Town Council of Shinfield

Mrs J Barnes, 36 Ryhill Way, Lower Earley, RG6 4AZ

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

~~CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA~~

Environmental Design-WDC
-Trees
- Landscape

EXC

PLANNING SERVICES	SPT
POL	LS
DC	ENF
APP	
CS	DEN
06 SEP 2000	
COPIES TO:	ACK:
	FILE:

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

TEL/FAX
020 8881 7684

2 September 2000

Wokingham District Council
Environmental Services Dept.
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

Dear Sirs

RE: PROPOSED DEVELOPMENT ON LAND ADJACENT TO 176 HYDE END ROAD, SHINFIELD. PLANNING APPLICATION No F/2000/0468

I have now lodged an Appeal with the Planning Inspectorate against your refusal to issue Planning Consent in respect of the above mentioned proposal.

I enclose copies of the Appeal documents for your information.

Yours Faithfully

David N Bentley

CC: Ms S Lyster
CC: Mrs L Seymour

DAVID BENTLEY RIBA
11 CUMBERLAND ROAD LONDON N22 7TD

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

TEL/FAX
020 8881 7684

30 August 2000

The Planning Inspectorate
PINS Registry
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Sirs,

RE: REFUSAL OF PLANNING CONSENT IN RESPECT OF LAND ADJACENT TO 176 HYDE END ROAD, SHINFIELD, READING

1 Please accept this letter, together with the attached documents, as our Appeal against the refusal of Planning Consent by Wokingham District Council.

2 I attach the following for your information:-

a. the completed appeal forms together with

i) the grounds for appeal;

ii) an annotated map of the area;

iii) photographs relating to the annotated map.

b. a copy of the original Planning Application;

c. a set of the Planning drawings;

d. a copy of the Refusal notice

e. copies of extracts from the various policy documents cited by Wokingham in the refusal notice;

f. copy of a letter dated 6 October 1999 from Wokingham District Council.

3 I trust this will enable you to start the Appeal proceedings.

Yours Faithfully

David N Bentley

David N Bentley

DAVID BENTLEY RIBA
11 CUMBERLAND ROAD LONDON N22 7TD

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SER... 39328
POL
DC
2001

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 30 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Groves

COVERDL1

Tel. (0118) 974 6448 (Direct Line)
Date. December 13, 2000
My ref: F/2000/0468
Your ref:

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

David N Bentley
11 Cumberland Rd
London
N22 7TD

Dear Sir

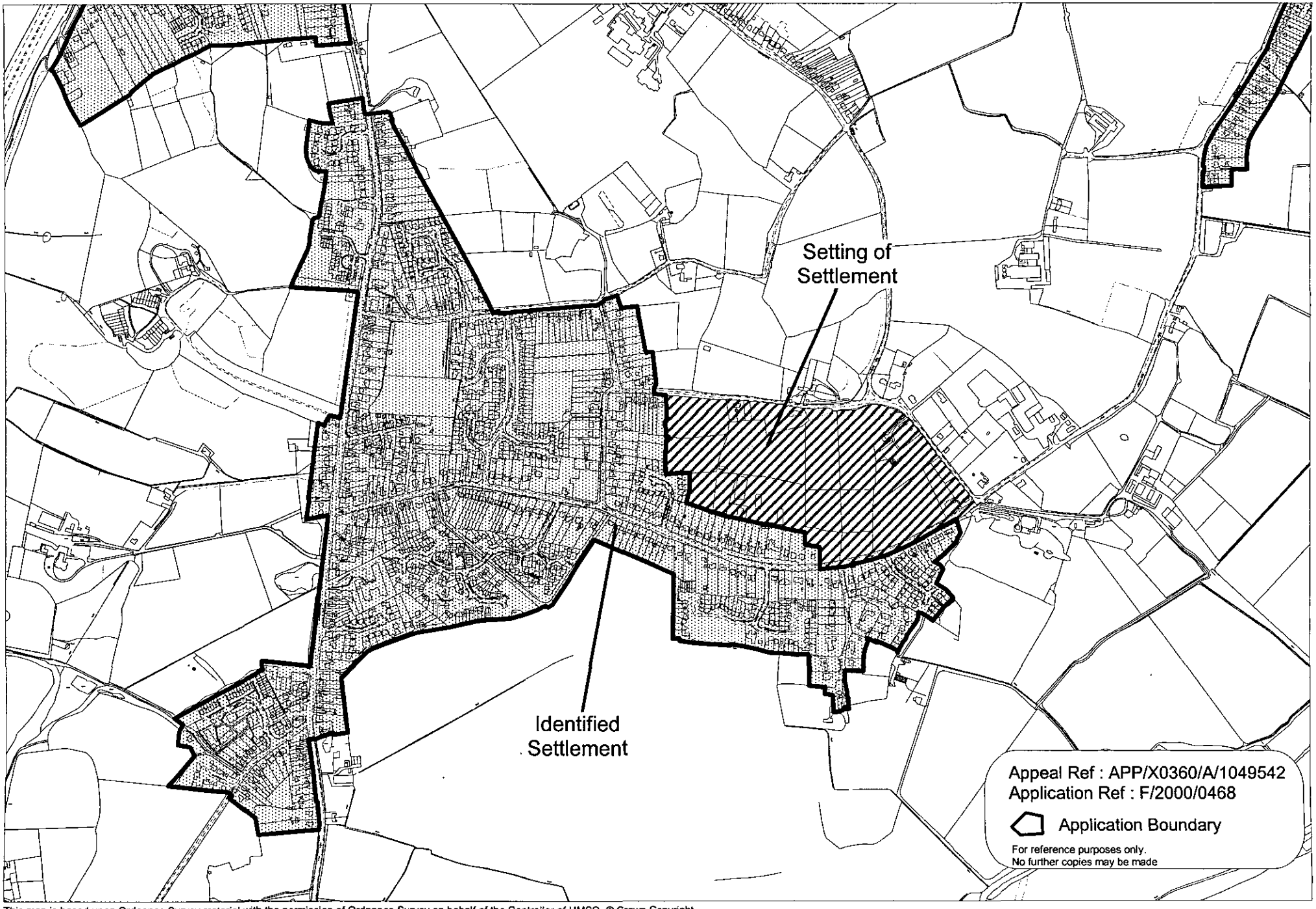
APPEAL BY: **Ms S Lyster & Mrs L Seymour**
SITE: **Land adjacent to 176 Hyde End Rd, Shinfield**

With reference to this appeal, I enclose copies of maps requested by & faxed to the Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

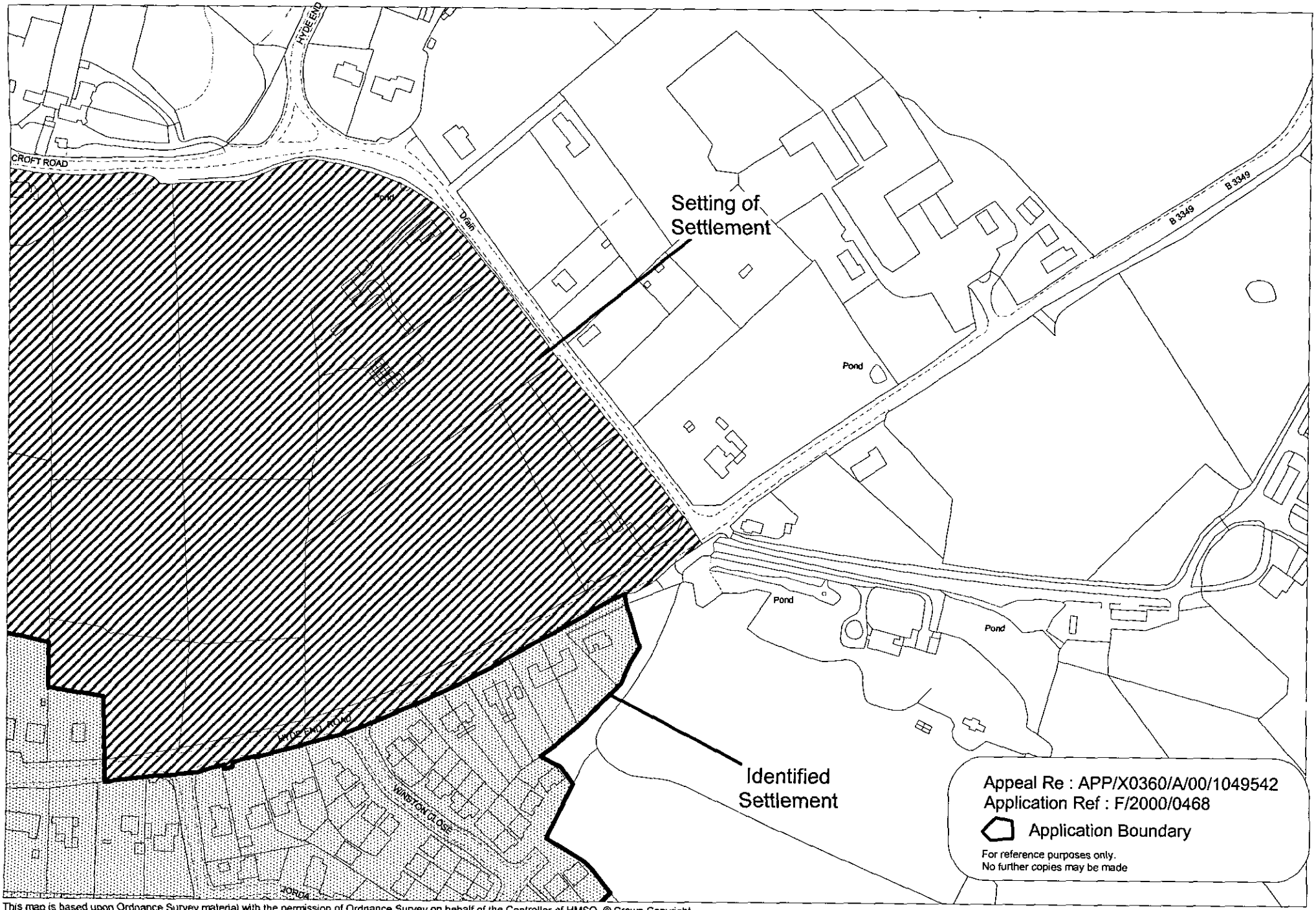


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N
W E
S

Scale: 1 : 9537



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N W E S

Scale: 1 : 2500

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingham

FAX

Date: 13.12.00

Number of pages including cover sheet: 3

To: Jenny Mulkins

Phone: 01179878857

Fax phone: [redacted]

CC:

From: DON GUMBRELL

Phone: 0117 9746448

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

As requested. I think the map showing the settlement boundary is all you require, but the Officer has also produced the other one for your / the Inspector's info.

* * * COMMUNICATION RESULT REPORT (12.DEC.2000 17:57) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
475	MEMORY TX		901179878857	OK	P. 3/3

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Monday. Dec. 11th.

Den,

Jenny Milkins 6272

Land adj. to

176, Hyde End Road

Shinfield.

Map = appellant = Map (1)
Conf. of settlement

Can you send better b'dry map

1049542

Lynn.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP | CS
27 NOV 2000
COPIES TO: | ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 24 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

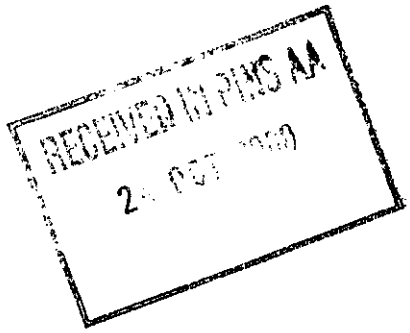
Yours faithfully

Miss A Groves

217L(BPR)

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

TEL/FAX
020 8881 7684



20 October 2000

The Planning Inspectorate
PINS Registry
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Sirs,

RE: REFUSAL OF PLANNING CONSENT IN RESPECT OF LAND ADJACENT TO 176 HYDE END ROAD, SHINFIELD, READING
APPEAL REF: APP/XO360/A/00/1049542

1 Thank you for the copy of the Local Authority's completed questionnaire and supporting documents.

2 I comment as follows:-

a. I have no objections to the Proposed Conditions prepared by the District Council.

b. I note that the Highways Department have no objection to the proposed scheme.

c. I note the comments made by the Landscape department, and am confident that they could be resolved by application of the Proposed Conditions.

d. The case officer, Ms Emy Circuit, makes two comments on the schedule of Planning Applications submitted to Shinfield Parish Council. In the first F2000/0468. she calls for a more imaginative design. I object to the use of the word imaginative as this is highly subjective. In my experience when architects submit "imaginative" schemes to Planning Authorities they are often rejected as being out of context. Secondly in F2000/0468 (sic) she says that "We are appalled at the unimaginative appearance" and calls for rejection of the scheme. Once again I object on the grounds of subjectivity. My understanding is that the DOE advises Planning Authorities that criticism of schemes should be based on objective fact and that they should not enter into the field of aesthetics. In defence of the design I comment as follows:-

i The form of the houses is simple additive and traditional.

DAVID BENTLEY RIBA
11 CUMBERLAND ROAD LONDON N22 7TD

ii The proposed materials are traditional and employed locally.

iii The Planning Authority have not formally commented on the design in such a way that their insight and sensitivity to the area could be incorporated in a revised scheme.

3 I note the comments made by Mr RFJ & Dr FAO Marston. They describe the scheme as "high density". I think this comment is more emotional than factual. I suggest that even in the context of a village, four dwellings per acre, is hardly high density. They also comment on the adverse effect on flora and fauna that development of the site would have. I think this criticism is unfair. The land has remained unused for a considerable period of time and, not surprisingly, nature has taken advantage. If the land had been maintained as garden throughout this period opportunistic invasion would not have taken place. Notwithstanding this, my clients do not have a duty to provide refuge for wild life.

4 I further note the comments made by Mr B R Keetch. He states that the houses are out of character with the area. Given the diverse nature of housing in the area I refute this claim.

Yours Faithfully

David N Bentley

David N Bentley

The Planning Inspectorate

Room 1202E
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876253
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-6253

17 NOV 2000

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 16 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeal is

Mr R Clews BA MSc DipEd DipTP MRTPI.

As part of the normal procedures, the inspector will be visiting the site. The purpose of the visit is to enable the inspector to assess the impact of the proposed development on the surrounding area. We understand that the site can be adequately viewed without any need to gain access to private land. The inspector will, therefore, visit the site, unaccompanied by the parties, during the week commencing 11 December 2000.

In general, decision letters are issued within 5 weeks of the date of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

Miss C Vicary

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209G

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING DEPT
PC
DC
APP
CS
HOT
TLS
ENF
COPIES TO:
ACK
FILE

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 7 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Bibi

211AL(BPR)

Mr R F J & Dr F A O Marston
Greenfields
Croft Road
Shinfield
Reading
Berkshire
RG2 9EY

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

1 November 2000

Dear Miss Bibi

Re TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY:S Lyster & L Seymour
SITE: Land Adjacent to 176 Hyde End Road, Shinfield
Ref: APP/X0360/A/00/1049542

We have been advised that an appeal has been lodged by the referenced individuals following the refusal of planning permission by Wokingham District Council. You will already have a copy of our original comments in a letter dated 26 March 2000 and we confirm that these are still our objections. A copy is enclosed.

In addition we have read the Grounds for Appeal submitted by the appellants and we would like to comment on specific points raised:

2.02 The site immediately adjacent to the North side of the land .....has recently been developed.

The appellants are correct that this land has been developed however, in keeping with the housing density in this area only one house ('Oakwood') was built on the plot, maintaining the rural nature of the environment. To further support this argument it should be noted that Wokingham District Council refused permission for two houses to be built on the 'Oakwood' site. If the appellants were consistent they would build only one house on their land and not four.

2.05 ..our site...cannot be construed as open countryside or extensive open space
This argument overlooks what is relevant to this particular area where the 'gaps' and 'green wedges' are in fact small fields and copses. This can be seen along the length of Croft Road, which immediately adjoins the land in question. Wokingham District Council have consistently refused planning applications in the area to maintain this environment.

3.01 ...an application for four houses would appropriate. The reason for this is that they would (be) similar in size and site area to the adjoining houses...
This argument is incorrect. The houses immediately adjoining the proposed development are single houses in large (1-2 acre) plots of land. Our house, Greenfields is a single house in ¾ acre of land. Even Elmside and Sunways, which are between our property and the proposed development have more land area per house than that proposed. Have the appellants actually visited and looked at the properties in the area?

3.02 & 3.04 We cannot understand why the Planning Authority says the design of the housing is inappropriate...

Our comments, in support of the Council are that there are no houses in this locality with stained weather boarding which is claimed to be ...'in common use throughout the village' Also as highlighted above, the density of housing is high compared with the other properties in this locality.

In summary we do not believe that the appellants have made significant effort to address the issues raised when planning permission was refused. They do not appear to have clear knowledge or appreciation of the design and layout of the properties in this locality and have not amended their application in any way to meet with the requirements of the Council. We therefore ask you not to allow the proposed development on the land adjacent to 176 Hyde End Road.

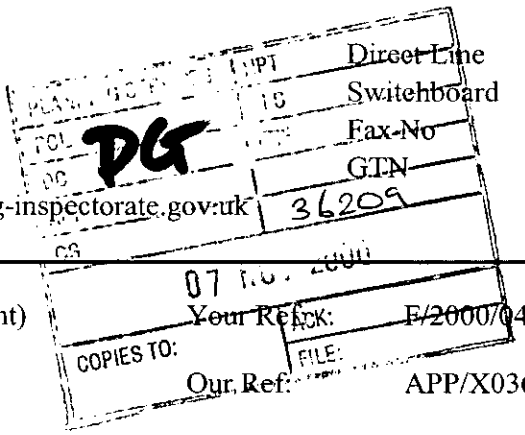
Yours sincerely

Mr R F J Marston **Dr F A O Marston**

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079



Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 6 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Bibi

211AL(BPR)

18 OCT 2000

297 Hyde End Road
Spencers Wood
Reading. RG7 1DD
13th October 2000

Dear Madam,

Ref. APP/X0360/A/00/1049542
Land adj. 176 Hyde End Rd. Shinfield

I object to the above Taking place. As well as bringing more housing into the area, it will bring more traffic.

This particular stretch of road is narrow and busy. It not only has to cope with local and through traffic but also visitors to the Garden Centre adjoining the above land. More cars in this area can only result in more hold-ups in the flow of traffic.

Yours faithfully,

E M Spencer

(MRS. E. M. SPENCER)

Encl. 3 copies.

19 OCT 2000

Councillor Malcolm Bryant
Member for Shinfield
Wokingham District Council
P O Box 150, Shute End
Wokingham
Berkshire RG40 1WQ

Telephone: 0118 975 5570

Chairman Shinfield Parish
Millennium Committee

10 Oct 2000

Dear Miss Bibi,

APPEAL: LAND ADJACENT TO 176 HYDE END ROAD SHINFIELD BERKS: REF APP/X0360/A/00/1049542

As the Elected representative of this area covered by the above Appeal, I write to support the stance taken by Wokingham District Council and ask please for reject the above mentioned Appeal.

Thank you.

Yours Sincerely

Lt Colonel Malcolm J Bryant. "Rosebry" 19 Salmond Road, Shinfield Park, Berkshire RG2 8QN

18 OCT 2000

Mapledene, 176 Hyde End Road, Shinfield, Reading, Berks RG2 9ER
Tel: 0118 988 3388

12 October 2000

Dear Miss Bibi,

Planning appeal, Hyde End Road, Shinfield, ref: APP/X0360/A/00/1049542

I refer to a letter received from a Denise Gumbrell of the Planning Services Department of Wokingham District Council advising me that I may be affected by the appeal made by S Lyster and L Seymour over developing land adjacent to 176 Hyde End Road, Shinfield.

When one looks at the land use around here it is plain that Wokingham Council's line for the village envelope has become quite arbitrary. Much land, including the appeal plot, has been left to go to waste because no use can be found for it within current policies. To describe the appeal plot as part of a green belt or having countryside character flies in the face of the facts. It is surrounded by development, much of it new. Beyond Grovelands Garden Centre there are considerable swathes of farmland in use which do provide a green belt between this locality and Shinfield. As significant, much of the so-called countryside land is used as dumping grounds. I have observed repeatedly to Wokingham Council that the character of the neighbourhood would be much enhanced if these dump plots were sympathetically developed. Fortunately the one next door to me was so developed recently. I believe, as a planning inspector recently concluded, that Wokingham Council ought to be applying a much more flexible and subtle approach to infilling in this neighbourhood, purposefully looking for odd plots to contribute in an unexceptionable way to the targets for new housing.

For these reasons it is difficult to find a rational objection in principle to developing this land. Technical planning points are being allowed to override common sense. That said any development would reduce the privacy of my home. I could only remain unopposed to such a development if it were to be in keeping with its neighbourhood. The application should be scaled down to at most two houses built in similar style to the neighbouring properties - I have in mind in particular the proposed wooden facing to the proposed houses of which there is no neighbouring example. I would also seek proper, planted screening between my property and the development.

Yours sincerely,

Julian Le Patourel

Tel. (0118) 974 6448 (Direct Line)
Date: November 3, 2000
My ref: F/2000/0468
Your ref: APP/X0360/A/00/1049542

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: S LYSTER & L SEYMOUR
SITE: Land adjacent to 176 Hyde End Rd, Shinfield

With reference to this appeal, I enclose 2 copies of the Council's statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

DESIGN-AID
YOUR ARCHITECTURAL SOLUTIONS

TEL/FAX
020 8881 7684

PLANNING SERVICES	HPT 35648
POL	TLS
DC	ENF
APP	
CS DC	
23 OCT 2000	
COPIES TO:	ACK:
	FILE:

20 October 2000

Wokingham District Council
Planning Appeals
PO Box 157 Civic Offices
Shute End
WOKINGHAM
Berkshire RG40 1WH

REF APP/XO360/A/00/1049542

WITH COMPLIMENTS

DAVID BENTLEY RIBA
11 CUMBERLAND ROAD LONDON N22 7TD

20 October 2000

The Planning Inspectorate
PINS Registry
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Sirs,

RE: REFUSAL OF PLANNING CONSENT IN RESPECT OF LAND ADJACENT TO 176 HYDE END ROAD, SHINFIELD, READING
APPEAL REF: APP/XO360/A/00/1049542

1 Thank you for the copy of the Local Authority's completed questionnaire and supporting documents.

2 I comment as follows:-

a. I have no objections to the Proposed Conditions prepared by the District Council.

b. I note that the Highways Department have no objection to the proposed scheme.

c. I note the comments made by the Landscape department, and am confident that they could be resolved by application of the Proposed Conditions.

d. The case officer, Ms Emy Circuit, makes two comments on the schedule of Planning Applications submitted to Shinfield Parish Council. In the first F2000/0468. she calls for a more imaginative design. I object to the use of the word imaginative as this is highly subjective. In my experience when architects submit "imaginative" schemes to Planning Authorities they are often rejected as being out of context. Secondly in F2000/0468 (sic) she says that "We are appalled at the unimaginative appearance" and calls for rejection of the scheme. Once again I object on the grounds of subjectivity. My understanding is that the DOE advises Planning Authorities that criticism of schemes should be based on objective fact and that they should not enter into the field of aesthetics. In defence of the design I comment as follows:-

i The form of the houses is simple additive and traditional.

ii The proposed materials are traditional and employed locally.

iii The Planning Authority have not formally commented on the design in such a way that their insight and sensitivity to the area could be incorporated in a revised scheme.

3 I note the comments made by Mr RFJ & Dr FAO Marston. They describe the scheme as "high density". I think this comment is more emotional than factual. I suggest that even in the context of a village, four dwellings per acre, is hardly high density. They also comment on the adverse effect on flora and fauna that development of the site would have. I think this criticism is unfair. The land has remained unused for a considerable period of time and, not surprisingly, nature has taken advantage. If the land had been maintained as garden throughout this period opportunistic invasion would not have taken place. Notwithstanding this, my clients do not have a duty to provide refuge for wild life.

4 I further note the comments made by Mr B R Keetch. He states that the houses are out of character with the area. Given the diverse nature of housing in the area I refute this claim.

Yours Faithfully

DB

David N Bentley

Tel. (0118) 974 6448 (Direct Line)
Date. October 5, 2000
My ref: F/2000/0468
Your ref:

David N Bentley
11 Cumberland Rd
London
N22 7TD

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

Dear Sir

APPEAL BY: **S Lyster & L Seymour**
SITE: **Land adjacent to 176 Hyde End Rd, Shinfield.**

With reference to this appeal, I enclose a copy of teh questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: October 5, 2000
My ref: F/2000/0468
Your ref: APP/X0360/A/00/1049542

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: S Lyster & L Seymour
SITE: Land adjacent to 176 Hyde End Rd, Shinfield

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have sent copies to the appellant's agent.
Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 5, 2000
My ref. F/2000/4468
Your ref.

Mrs J Barnes
36 Ryhill Way
Lower Earley
Reading
RG6 4AZ

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

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: S Lyster & L Seymour
SITE: Land adjacent to 176 Hyde End Rd, Shinfield

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

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant

As your interests may be affected, you can give your views on the appeal in writing to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ. You should send three copies quoting reference APP/X0360/A/00/1049542. Comments received after 6/11/00 may be disregarded.

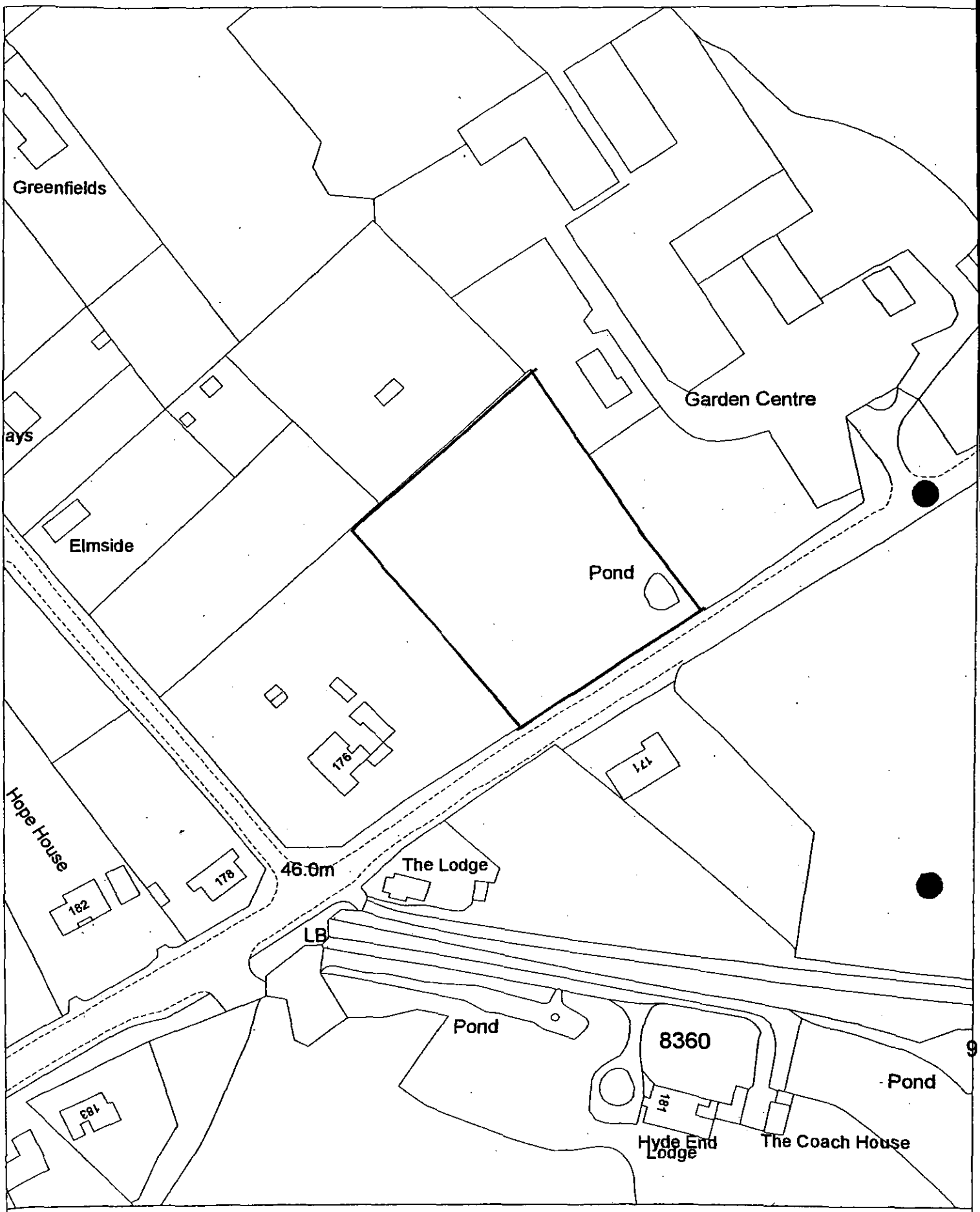
The application, decision notice, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 16.00 on Fridays).

A free booklet, Guide to taking part in Planning Appeals, is available from this office.

If you wish to be notified of the result of the appeal, you should write to the Planning Inspectorate requesting a copy of the decision.

Yours faithfully

Denise Gumbrell
Appeals Assistant



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 1 February 2000

N
W E
S

The Planning Inspectorate

PLANNING SERVICES | HPT
POL
DC
CS

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 25 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence to me, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that: -

i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date.** If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.*

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You ***must keep to the timetable*** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, we must receive a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Miss A Bibi

102(BPR)

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

COPIES TO: ACK: FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/0468

Our Ref: APP/X0360/A/00/1049542

Date: 18 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

Please see attached a copy of a letter we have sent to the appellants' agent

Yours faithfully

Miss A Bibi

211B(BPR)

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

David N Bentley Riba
11 Cumberland Road
London
N22 7TD

Your Ref:

Our Ref: APP/X0360/A/00/1049542

Date: 18 September 2000

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MS S LYSTER AND MRS L SEYMOUR
SITE AT LAND ADJACENT 176 HYDE ROAD, SHINFIELD

Thank you for your appeal. I am returning the original yellow copy of the appeal form for you to complete page 3 the Agricultural Holdings Certificate. Please delete one of the options between the OR sign and return the form to me within the next 7 days.

I am sending a copy of this letter to the local planning authority.

Yours faithfully

Miss A Bibi

211B(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date [illegible] Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they [illegible] decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which [illegible]

WARNING: [illegible] received by us within the 6 month period, the [illegible]

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name MS S. LYSTER AND MRS L. SEYMOUR

Address 2 COVEY COTTAGES
PRIORY LANE
HINTLESHAM, IPSWICH

Postcode IP8 3NY

Your reference

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name DAVID N BENTLEY RIBA

Address 11 CUMBERLAND RD
LONDON

Postcode N22 7TD

Your reference

Daytime phone no 020 8881 7684

Fax no 020 8881 7684

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM D.C.

Date of the planning application 11/01/00

LPA's application reference no F/2000/0468

Date of LPA's decision notice (if issued) 13/4/00

D. APPEAL SITE ADDRESS

Address LAND ADJACENT TO
176, HYDE END ROAD SHINFIELD, READING

Postcode

National grid reference

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

DEVELOPMENT OF 4 NO DETACHED HOUSES

Size of the whole appeal site (*in hectares*)

0.3953 Ha

Area of floor space of proposed development *(in square metres)*

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE ATTACHED SHEETS

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☑

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I: APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☐

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

Tenant's name	Address at which notice served	Date the notice was served

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed David N Bentley (on behalf of) S. Lyster & Seymour

Name (in capitals) D N BENTLEY Date 1/Sept 2000

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of **plans, drawings and documents** *sent to the LPA as part of the application.* ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following *must also be sent, if appropriate:*

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed D N Bentley (on behalf of) S. Lyster & Seym

Name (in capitals) D N BENTLEY Date 1/Sept/2000

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There *is no need to send them all the documents again as they* will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application.
  If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
   If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

GROUNDS FOR APPEAL

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO 176, HYDE END ROAD, SHINFIELD

1.00 This application has been refused for the following reasons:

A It is deemed to lie outside the envelope of the village of Spencers Wood and in a gap between settlements;

B It is deemed by virtue of its design and layout to be out of character with its surroundings.

2.00 THE VILLAGE ENVELOPE

2.01 We cannot deny that the proposed scheme lies outside the envelope of the village of Spencers Wood, as defined by the Planning Authority (see map No 1). However, we suggest that the definition of the envelope is perhaps flawed, as the village does not appear to end until No 176 Hyde End Road and the adjacent garden centre have been passed, and both sides of the road revert to open farmland (see pic F).

2.02 The site immediately adjacent to the North side of the land, the subject of this appeal, has recently been developed and a large detached house constructed. (indicated in green on Map No1)

2.03 The core of the village is located immediately to the North of the point where the B3349 turns East in the direction of Shinfield. From this change in alignment, the B3349 runs through the body of the village; an area consisting mainly of pre and postwar housing, suburban in character. As it approaches the end of the village, open space (shaded yellow on Map No 1) appears to the North side of the road. This open space is deemed, by the Planning Authority, to be part of the "Setting", of the village. The envelope of housing to the South of the road continues up to the junction with the drive to Hyde End Lodge. At this point the envelope of the village, as defined by the Planning Authority ends (shaded grey on Map No 1). Beyond this point, to the North side of the road, lies No 176, a late Victorian villa, together with the site of the proposed development, (shaded red) formerly part of the garden of No 176. Both sites are screened from the road with a belt of trees. To the south is the lodge to Hyde End Place and No 171 Hyde End Road. On continuing further the tree screen ends and the land to the South reverts to open farmland, to the North, a garden centre (shaded blue), and open farmland. We argue that it is at this point that the village appears to end.

2.04 It should be noted that when the Local Plan 1996-2006 was being prepared it would have been possible for the owner of the the site to propose that it should be considered to be "Setting" rather than "Green Gap". This designation would have improved the likelihood of consent being obtained. Unfortunately the owners of the land, perhaps like others currently outside the "Setting", were unaware of this possibility and the deadline of 2 December 1997 has since been passed.

2.05 Clauses C2 and C6 of the Berkshire Structure Plan emphasise the need for "Gaps" and "Green wedges" to prevent the coalescence of settlements and communities which are close together. We understand and appreciate this policy, but argue that our site, part of the former garden of 176 Hyde End Road, cannot be construed as open countryside or extensive open space that would be a significant factor in the separation of communities.

2.06 Clause LTV2 of the Lodden Area Local Plan, Sub section A. permits development for housing purposes on sites not exceeding 0.4 Hectares on the edge of settlements. The site complies with this size restriction.

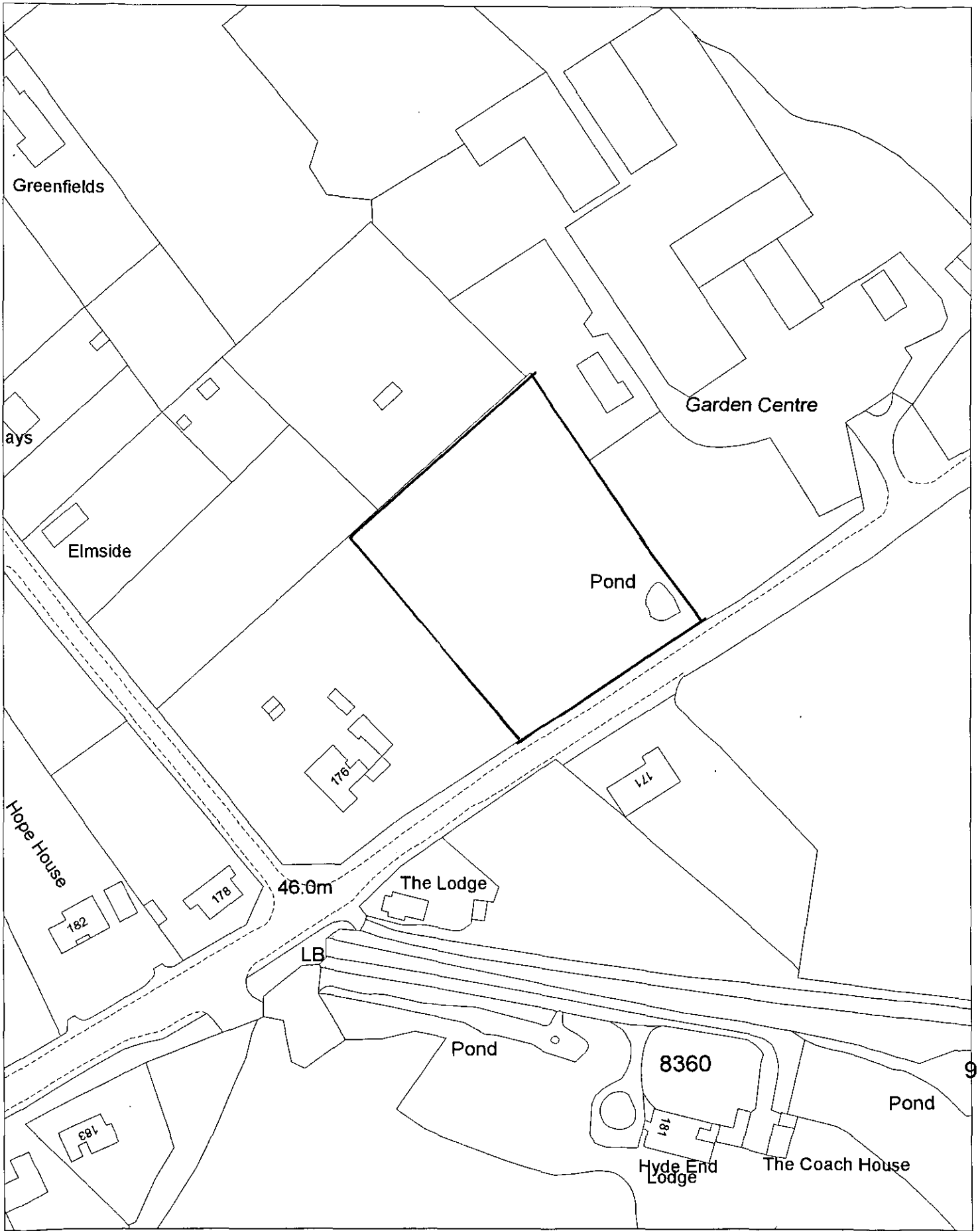
3.00 THE DESIGN

3.01 Before submitting a Planning Application, I discussed with my clients the nature of the proposed development. We agreed that it would be inappropriate to seek permission for a high density scheme and agreed that an application for four detached houses would appropriate. The reason for this is that they would similar in size and site area to the adjoining houses and that a limited development would not generate excessive amounts of vehicular traffic.

3.02 The houses were to be two storey in height with pitched roofs. Materials to be used were those in common use throughout the village: red multi stock facing bricks, red roof tiles and stained weather boarding.

3.03 Preliminary details were submitted to the Planning Authority for comments on the design of the houses and the proposed materials. The Planning Authority declined to comment.

3.04 We cannot understand why the Planning Authority says that the design of the housing is inappropriate. It cannot be that the density is too high, or that the form of the housing is incompatible with that already existing. Given clear guidelines we are prepared to re-design the houses and let the Authority dictate exactly which materials should be used.

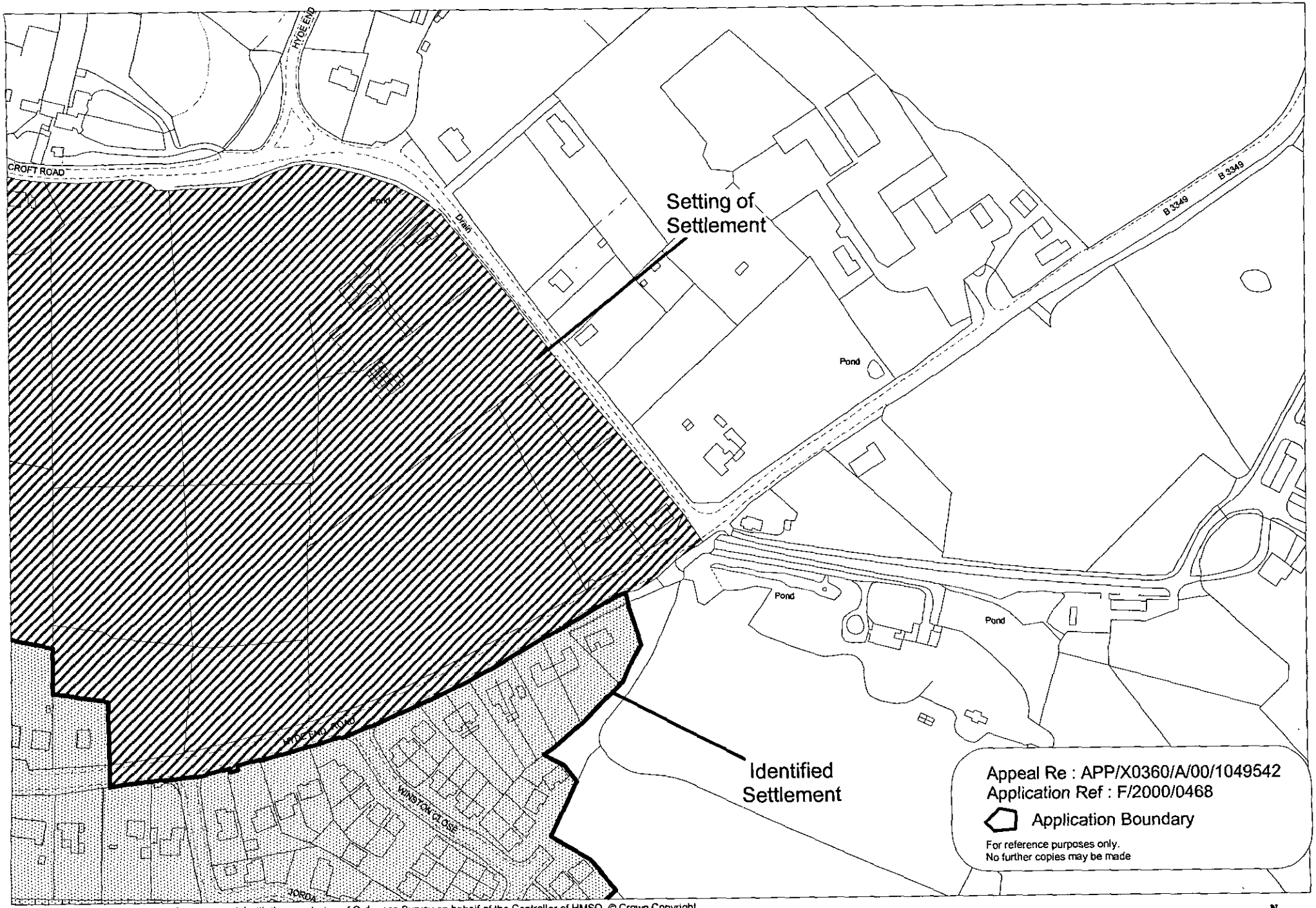


Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 1 February 2000

N
W E
S

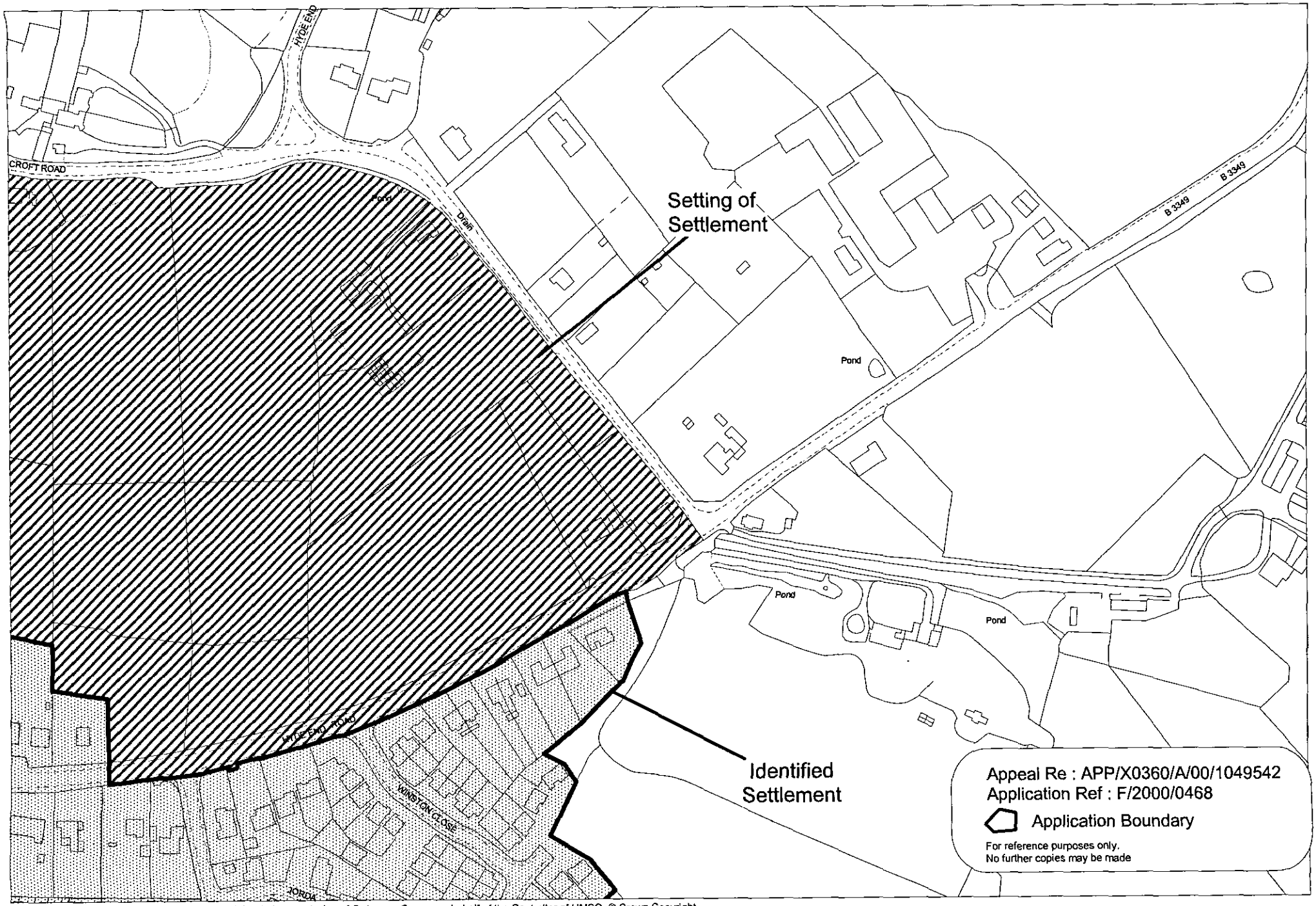


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N
W E
S

Scale: 1 : 2500

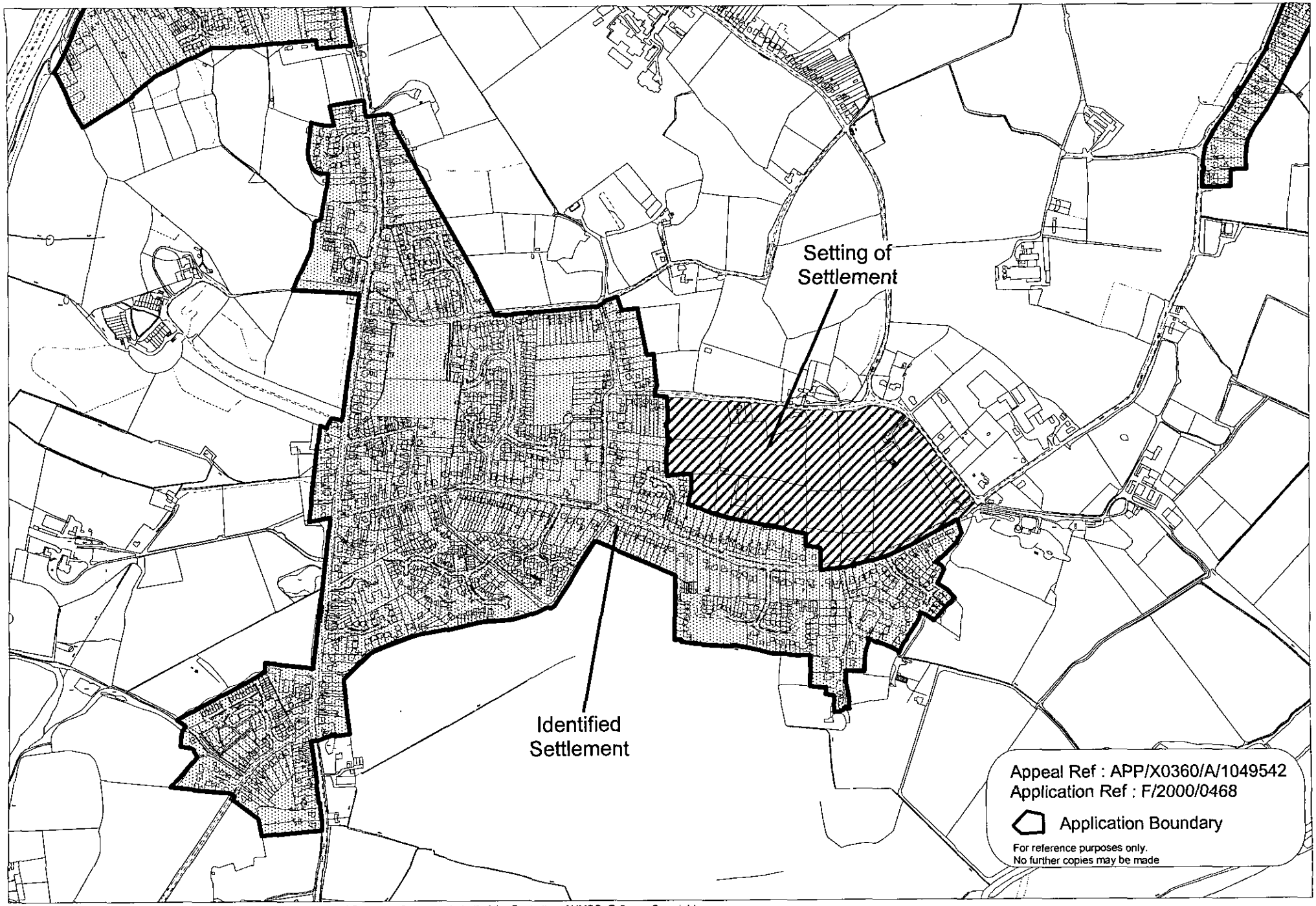


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N
W E
S

Scale: 1 : 2500

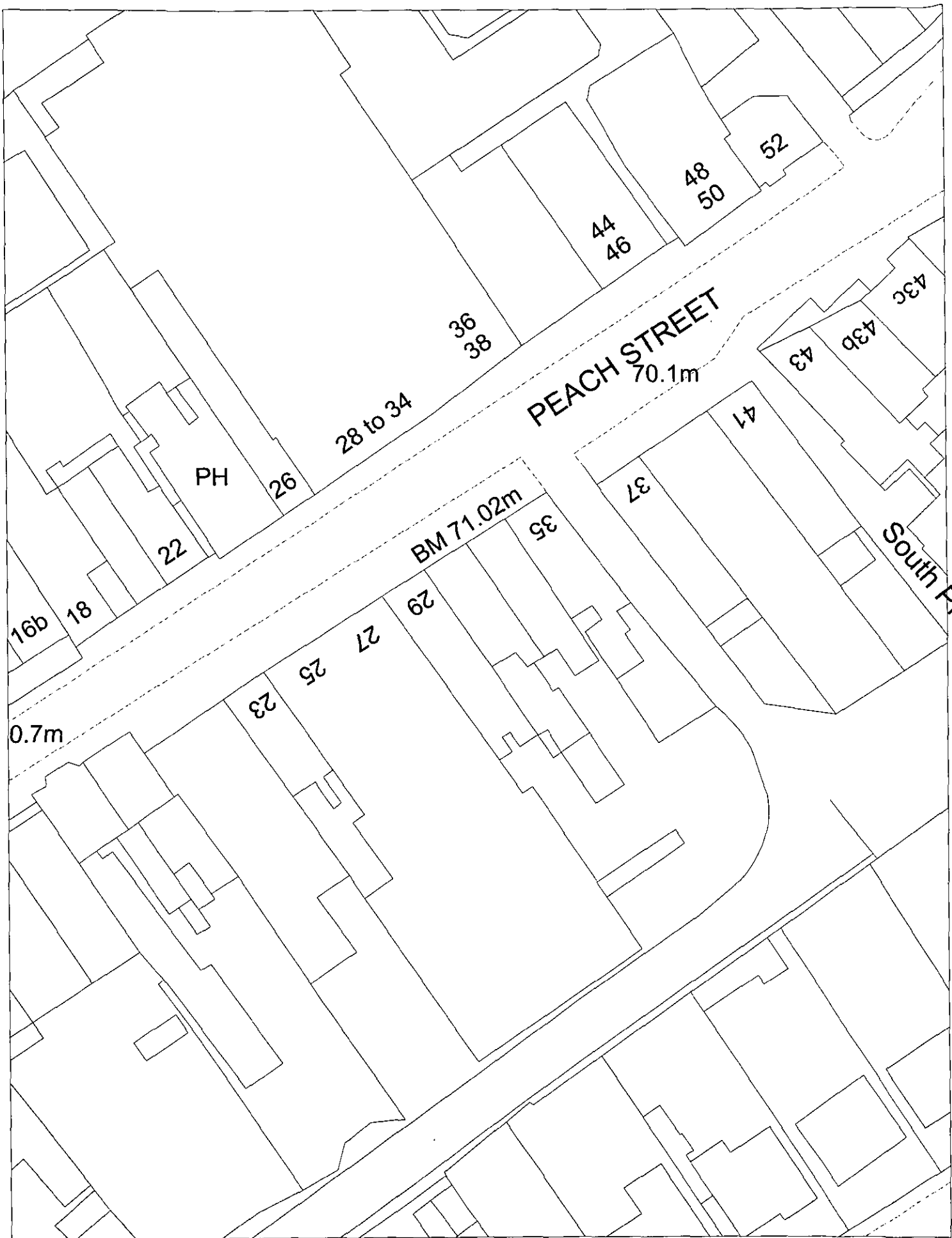


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N
W E
S

Scale: 1 : 9537

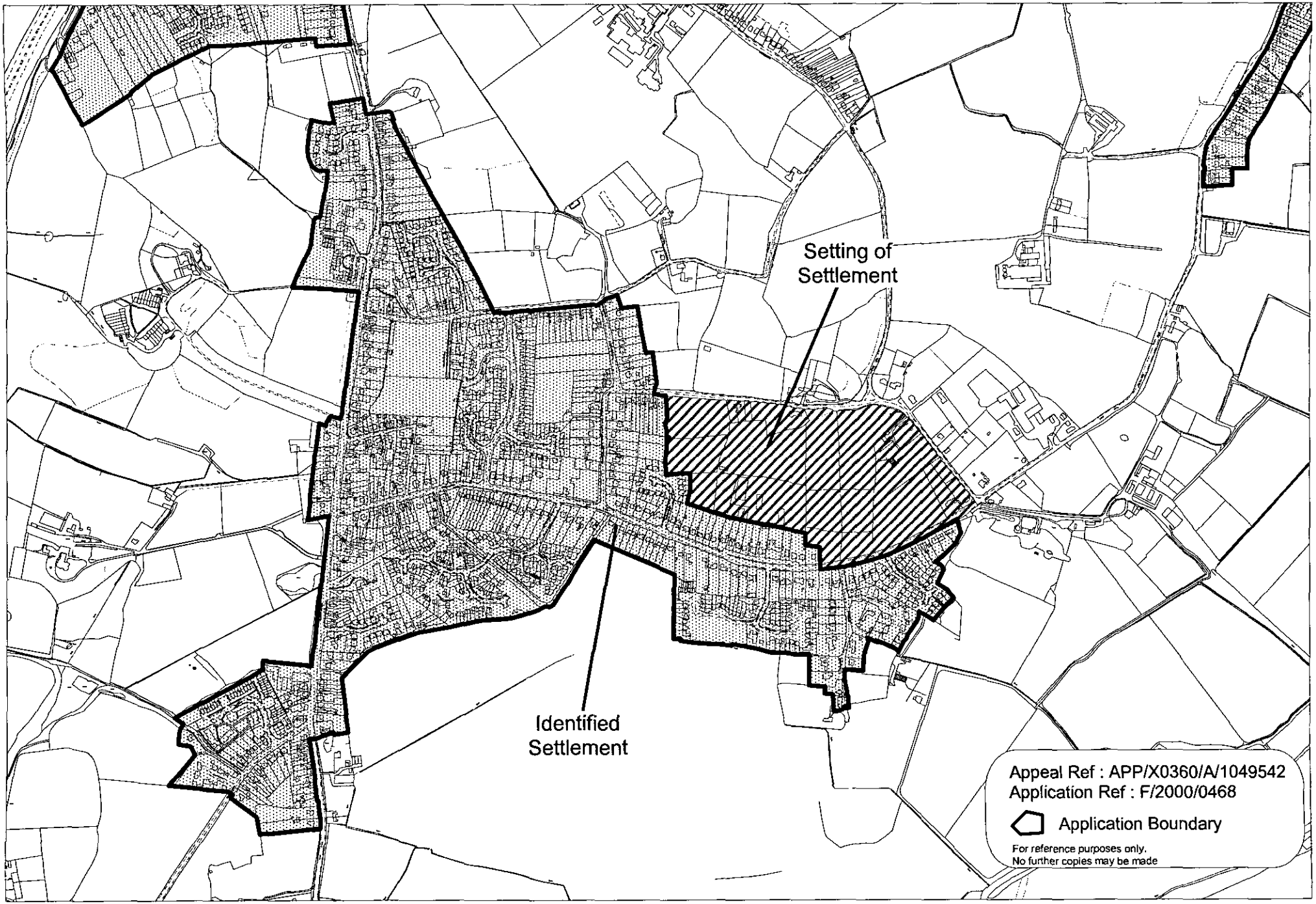


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000

Scale: 1 : 500

N
W E
S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N
W E
S

Scale: 1 : 9537