APPLICATION NO.
O/2002/7863

LOCATION:
Land At West Warren, East Warren & The Garden Cottage Warren Road, Woodley Reading.

APPLICANT:
Millgate Homes

PROPOSAL.
Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

EARLIEST DATE FOR DECISION: **25/11/2002**

APPLICATION WILL HAVE EXPIRED ON.
19/12/2002

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berks
RG42 5HZ

Application Number: O/2002/7863

Parish: **WOODLEY**

Location: **Land at West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.**

Proposal: **Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.**

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

Reason
1. The proposed development would have a resultant housing density of only 7 dwellings per hectare which would not represent an efficient and effective use of land. As such the proposed development would be contrary to Planning Policy Guidance Note No.3 and The Housing Density Policy of the Wokingham District Local Plan (as proposed to be modified), and policy H6 of the emerging Berkshire Structure Plan (Deposit Draft March 2002).

Reason
2. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore considered contrary to policies LD6 and OS1 of the Berkshire Structure Plan, Policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (as proposed to be modified).

Reason
3. The applicants have failed to demonstrate, through the submission of a general Ecological Survey, including any necessary mitigation measures, for the whole of the application site, that the proposed development would have no adverse impact upon the existing ecology of the surrounding area. As such the proposed development would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan and policies WOS3, WNC3 and WLL8 of the Wokingham District Local Plan (as proposed to be modified).

Reason
4. The proposed development scheme would by reason of the number of dwellings, the size of the developable land and mix of housing type/size fail to incorporate a mix and balance of densities, dwelling types and sizes. As such the proposed development is contrary to policy H9 of the Berkshire Structure Plan, policy LH8 of the Loddon Area Local Plan and policy WH6 of the Wokingham District Local Plan (as proposed to be modified).

Reason
5. The applicants have failed to demonstrate, through the submission of a comprehensive tree survey (to British Standards) for the whole of the development site, including any necessary mitigation measures, that the proposed development would have no adverse impact upon the existing trees on and adjacent to the application site. As such the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, policies LBE1 and LBE8 of the Loddon Area Local Plan and policies WOS3 and WLL8 of the Wokingham District Local Plan (as proposed to be modified.

Informative
1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies LD5, LD6, OS1, EN1, H9, H5 and EN3.
Berkshire Structure Plan (Deposit Draft March 2002) Policy H6.
Loddon Area Local Plan Policies LPS1, LH8, LH1, LBE5, LBE1, LBE2, LBE9, LT5, LT6, LPS3 and WIC16.
Deposit Draft Wokingham District Local Plan Policies WOS4, WOS3, WNC3, WLL8, WH6, WBE1, WBE11, WT6, WT7 and Housing Density Policy.

Informative
2. In the event of a section 106 agreement or unilateral undertaking/agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/12/2002

Notice checked by: _____

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.

WOODLEY TOWN COUNCIL

Plan No. O/2002/7863

37 residents, representatives of Millgate Homes and District Councillor David Ashman were present.

Residents were confused about the current position regarding this proposal and other applications which were still on the table. Councillor Carol Jewell explained the background and workings of the planning system. Although it was the view of residents that the site should be looked at globally, she said that this application should be considered separately, on its merits, although it was likely that 11 dwellings would not be a viable option. Mrs. Jewell reminded residents that this was an indicative plan only and that the layout would be decided by 'reserved matters'. The means of access to the site was the main issue and it was important to get it right.

The Chairman then adjourned the committee to allow members of the public to speak on the proposal.

Councillor David Ashman said he would like to see both applications (7008 – Cala Homes and 7863 – Millgate) considered together. In his view, the Millgate application was far superior although it would not meet the density required by government. It would have less impact on the local infrastructure and highways. The Cala Homes proposal would have a detrimental effect on the area, more particularly on Nos 14 and 18 and the proposed road junction would be totally unacceptable.

Councillor Ashman said that as a ward councillor, he would speak in favour of the Millgate Homes proposal when it was discussed by the District Council's Development Control Committee. It was his understanding that this would be on 11 December.

Residents concerns included:

- There was no process for looking at the cumulative effect of any proposed development.
- Warren Road was a narrow, straight road and traffic was inclined to speed up on the downhill stretch after crossing the bridge – any proposal for traffic lights would be unacceptable
-
- No-one was in favour of the Millgate proposal although, given a choice, it was the preferred option

After the meeting was reconvened, although the committee acknowledged that the proposed density was better suited to the area than any previous applications, Members expressed the following objections to the plan:

- it was backland development
- it would place unwanted pressure on existing infrastructure
- it would change the character of the area, e.g. loss of trees, green space and wildlife habitat
- the impact of the proposed new access: – on neighbours next to and opposite
  - its close proximity to the bridge
- the impact of the proposed new roadway on neighbours backing on to the site
- additional traffic problems would be unacceptable

WORK SHEET FOR : Nicola Lake

Application Number : O/2002/7863

Applicant : Millgate Homes .

Location : Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Proposal : Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 24/10/2002

Earliest Date for Decision : 25/11/2002

Latest Consultation Date/Site Notice Expiry Date : 25/11/2002

This application will have expired on: 19/12/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See committee report of 11 Dec 2002 .

Planning Issues :

Application Number: O/2002/7863

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number O/2002/7863
Conditions/Reasons for Refusal

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

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

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Land At West Warren, East Warren & The Garden Cottage Warren Road Woodley Reading.

APPLICATION NUMBER: O/2002/7863

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Nicola Lake

From: Trevor Watson
Sent: 27 November 2002 18:43
To: 'John Fleming'
Cc: Nicola Lake
Subject: RE: Complaint about planning application O/2002/7863

Thank you for your note below. The Council meets it obligation in respect of neighbour notifications by sending out individual notification letters. In addition to this an Orange site notice is supplied to the applicants and they are encouraged to display this on the site. Having said this there is no legal requirement for this to be done and the Council cannot force a developer to put the notice up. The earliest date at which this application could be considered would be at the next meeting of the Development Control Committee on 11th December. The agenda for this meeting has yet to be finalised and therefore I am not yet in a position to confirm whether this will be the case. Having said this should yourself or residents have concerns then I can assure you that comments will continue to be accepted up to the date of the applications determination notwithstanding the fact that the 21 day statutory notification period will have expired by then.

I trust that these comments are of help.

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: John Fleming [SMTP:jf@ewarren.demon.co.uk]
Sent: 24 November, 2002 9:00 PM
To: trevor.watson@wokingham.gov.uk
Cc: John Fleming
Subject: Complaint about planning application O/2002/7863

To: Trevor Watson, Development Control Manager

I wish to complain about the orange notice that has been posted in Warren Road in relation to planning application O/2002/7863. This notice was displayed for the first time on or after Friday 22nd November 2002 and requires comments to be submitted by Monday 25th November.

This is clearly an unreasonably short time for interested parties to respond to a planning application. I would ask you to extend the formal consultation period to allow the normal period of time from the posting of the public notice.

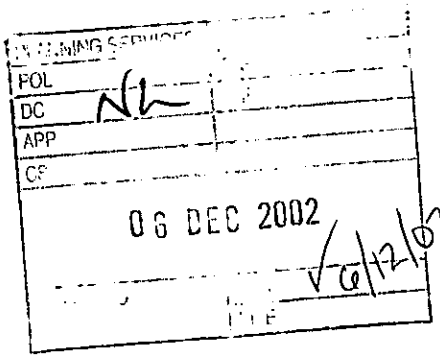
Please acknowledge this communication.

Yours
John Fleming, East Warren, Warren Road, Woodley.
0118 969 4098

OBS

30 Warren Road
Woodley
Berks
RG5 3AR

Ms Nicola Lake
Wokingham Unitary
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR



04 December 2002

Dear Nicola Lake

Application Number: **O/2002/7863**
Site address: **Land at West Warren, East Warren & The Garden Cottage, Warren Road, Woodley.**
Proposal: **Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.**

Thank you for your letter dated 01 November 2002. As a result you may know that I wrote to the Chairman of the Development Control Committee suggesting that this site may warrant some form of independent advice or development brief to clarify the many variations that seem to be coming forward. Now that he has said that your Council is not able to take part in what I intended to be a positive proposal, I wish to register the following observations and comments.

Access to Warren Road

The proposed arrangement in principle seems far superior to the Cala scheme which involved the demolition of No 16. It is noted that the requisite sight lines can be achieved. It is very unfortunate that the new access will involve the felling of some trees and no doubt you will have the relevant advice on the importance of these specimens. Whilst the number of dwellings now proposed is less than before there will still be an adverse increase in traffic flow etc.

The site

It appears from the documents that the application is for 11 houses and includes quite a large area devoted to wildlife, two badger sets and a wildlife corridor. What is not clear is the rationale for the wildlife provision as there is no planning statement to support this. Also it is understood that the Countyside Officer (Biodiversity) has asked the applicants for an ecological assessment. This seems entirely reasonable as in its absence it would appear that the wildlife area could be at risk from a later application for further development. Can you protect the wildlife area by a Section 106 agreement, which may well include a management scheme?

Density and development

On the face of it the density is very low and the houses are shown in gardens as large or larger than many in the area. In the context of any development of this backland site this has to be welcomed. However it is a matter of concern that the Government has made it quite clear in PPG 3 that it wishes the emphasis to shift towards reuse of previously developed land. Further Circular 01/02, which has just come into force, requires that such land should have a density of not less than 30 dwellings per hectare. This begs three questions as follow:

- Have you been able to establish what may be considered as 'previously developed land' as defined in PPG 3 and 'associated fixed surface infrastructure'? This seems highly relevant bearing in mind that the whole area was open fields not so long ago and even now contains very few dwellings in the northwest corner only. The fact that a new access has to be squeezed between two houses would suggest that infrastructure issue is open to question.

- Does the 'net developable area' include any of the area loosely shown as designated to wildlife as this not clear from the application drawings? This would seem crucial when considering if the development is sufficiently efficient to comply with Government guidelines.

- Do you expect therefore that your authority will need to consult with the First Secretary of State if your Council is minded to approve this scheme?

Policy - Draft Local Plan

The Proposals Map shows this site as lying within the identified settlement but it is not an 'identified development site'. This suggests that Policy WH1 and especially sub-paragraphs (A), (B) and (C) are highly relevant. As the information provided with the application is very limited it is not clear that proposals would not have an adverse effect on the character of the area and nearby residential amenities. I would suggest that the applicants demonstrate before the application is brought to committee, that the proposals can meet this requirement bearing in mind it is backland development and almost by definition must affect the character.

The Outline Plan

It is realised that the submitted plans are indicative. Even so there are some matters of principle that require my comment as follows:

- The internal access road is shown running behind properties fronting Warren Road. Drawing WR/PL/01 shows the road passing under nearly half the canopy of the tree to the rear of No 30 and this would certainly damage the root system and is contrary to British Standard BS 5837: 1991. Drawing 0217 - 01 even shows the road running into the belt of trees in the southeast corner. All traffic, including refuse collection vehicles etc, would need to use this route which presumably would need proper street lighting. This has to be un-neighbourly.

- In contrast the existing slim belt of trees along the southwest boundary would give a highly desirable mutual separation between existing houses and any new development. If anything this tree belt should be reinforced rather than prejudiced by roadworks.

- It follows that the logical position for the internal access road would be on the north side of East Warren bearing in mind that The Garden Cottage would be demolished. This is similar in principle to an earlier indicative proposal by Millgate Homes for a larger scheme. The road could then divide to suit a housing layout similar to the current proposal.

- The unbuilt Warren Lodge (approved under ref. 98/67803) could be reached by means of a private drive from the internal access road.

- This would allow any new development to back on to those in Warren Road and permit sufficient private amenities to be enjoyed by both new and old without prejudicing the existing intermittent tree belt.

You will see from the above that there are a number of issues which need clarification in my view and I have some serious reservations. Certainly I do not think that permission should be granted until the principle of the internal access road is clear. Whilst I welcome the relatively low density I would require reassurance that the proposed wildlife areas can be protected and that the low density is sustainable. Given these unresolved matters I am not able to support the application and, at this stage, have to object on the grounds that are evident above.

Yours sincerely

Dr M Broome

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2002/7863

Proposal:
Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

Location:
Land At West Warren, East Warren & The Garden Cottage Warren Road Woodley Reading

This application is being advertised in the Reading Chronicle newspaper on the 22/11/2002 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **13/12/2002**. Written comments submitted will become available for public inspection.

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

Date: 22/11/2002

WARREN COTTAGE, WEST WARREN, EAST WARREN AND THE GARDEN COTTAGE, WARREN ROAD, WOODLEY

LIST OF PLANS SUBMITTED

WR/PL/02	SITE PLAN -	1:1250
WR/PL/01	ILLUSTRATIVE LAYOUT -	1:1500
217/01	ACCESS DRAWINGS -	1:1500

SURVEY PLANS - NTS

MILLGATE HOMES OCT 2002

~~CONFIDENTIAL~~.

SAI PANEL BRIEFING NOTE.

Application No: O/2001/5368

Address: Land at The Garden Cottage, Warren Road, Woodley.

Proposal: Outline permission for the erection of 40 proposed new dwellings.

Planning Officer: Nicola Lake.

This is another application by different developers, for the same site but with a different access as application O/2001/4915.

The site is located within the identified settlement of Woodley. The proposed development is for the erection of 40 new dwellings on a site of 1.63hectres. The application is for outline permission with only means of access for determination. The proposed new access would inolve the demolition of number 16 Warren Road, with the new road passing between numbers 14 and 18 Warren road. An illustrative layout shows the rough location of the dwellings. It also states that there would be 7 two-bedroomed apartments; 15 two-bedroomed cottages and 6 three-bedroomed town houses for private ownership and 9 2-bedroomed apartments and 3 three-bedroomed cottages. They also state that they will be providing 1.07hectares of public open space, however I am concerned over the suitability of this area.

Main Issues.

- The level of contributions towards education facilities.
- The level of off-site recreation contributions required, if any.
- The level of contributions towards library facilities.
- The level of contributions towards sustainable transport initiatives and local highway improvements. Are there any specific road improvements needed for the development.
- Is there a requirement for any other specific projects within Woodly, ie. The town centre improvement scheme.

20.12.01

Nicola Lake

From: Neil Etherington
Sent: 05 December 2001 08:03
To: Nicola Lake
Cc: Alison Williams; Anne Ballard; Catherine Brimble; Eileen Davis; Harold Sanders; John Igglesden; Jon Matthews
Subject: THE GARDEN COTTAGE, WARREN ROAD, WOODLEY.

Importance: High

Nicky

There was a meeting at Woodley Town Council regarding the above site last night.

Apparently, Crest Homes have started felling trees prior to their application being determined. **Do you know anything about this?**

I am proposing to include a group of trees at West Warren in a TPO, however these trees are outside the Crest Homes application site. The trees at Garden Cottage can not be seen from public view points. It would therefore be difficult to justify including them in a TPO.

I have been warned that we may get some telephone calls on this today.

Thanks.

Neil

Nicola Lake

From: Helen Rowlay
Sent: 18 December 2001 18:43
To: Nicola Lake
Subject: 0/2001/5268

Nicola,

With respect to the above planning application I can advise as follows:-

Net gain = 38 dwellings of which all would generate primary pupils and 22 would generate secondary pupils (excludes 2 bed flats).

The development falls within the catchment of Beechwood Primary School. (38 * 0.3 = 11.4 pupils). As we're in the process of undertaking a surplus place removal scheme at this school, education contributions won't be required for the primary sector.

The development falls within Waingels School cacthment area. The school is full to capacity.

Secondary contributions = 22 * 0.2 * 6383 * 1.08 = £30,332

The contributions will be used to provide additional capacity/site requirements resulting from the demands fromthis development.

If you need any further information please let me know.

Helen

F/2001/5453
University of Reading, Whiteknights – change of use of building.

NL

No contribution required.

F/2001/4896
Vortice Ltd, Milley Lane, Hare Hatch, Wargrave – replacement of building.

NL

Site is a long way from POS or play areas and application is to change to less disruptive use which should benefit locally. Therefore we would not seek a contribution in this case.

O/2001/5268
Land at The Garden Cottage, Warren Road, Woodley – outline permission for 40 new dwellings.

NL

Contributions to remain the same as the recent application. Based on adopted standards, a development of 40 dwellings would require an on-site POS provision of 0.43ha. which has been provided.

We would also be looking for a LEAP for a development of this size to the value of £47,000 plus a 10 year commuted maintenance sum. The play area would have to meet the Councils adopted standards. If off-site contributions are necessary we would request a contribution in the region of £20,000 towards upgrading Woodford Park.

F/2001/5068
Land r/o Units 31 & 32 Suttons Business Park, Earley – additional storage space.

AF

No contribution required – open space available at the University plus the site is just outside the district.

F/2001/4970
Fleet works & 37-41 Denmark Street, Wokingham

Contribution to be kept in line previous permission and renewal.

TIM / IAIN

Reply Rqd

58702

PL
PC
DC NL
AEP
CS

17 JUL 2002

COPIES TO | ACK | FILE

CALA HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

Tuesday, 16 July 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

By post and by fax 0118-947-6484

Dear Nicola,

PROPOSED DEVELOPMENT BY CALA HOMES FOR LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

I refer to our meeting on the 21st June 2002 at which time we discussed our extant outline application for the above and as you will now be aware we have submitted a duplicate application to maintain our contractual position.

I have today send copies of the proposed layout and Ecology Report to Andy Glencross, your senior Ecologist and also a layout plan and tree survey to Neil Etherington, your Senior Arboculturalist for comment as a means to speeding up the feedback process.

Unfortunately I do not seem to hold on file a contact name and address for the District Archaeologist, and therefore wondered if you could let me know, perhaps by e-mail, as to where best send the archaeological desktop report and layout plan for comment also?

Yours sincerely

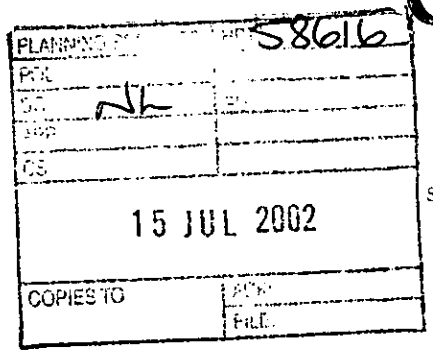
Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

Direct line	01784-225-307
Fax	01784-225-301
Mobile	07768-013591
e-mail	amann@cala.co.uk

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk



Friday, 12 July 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Nicola,

PROPOSED DEVELOPMENT BY CALA HOMES FOR LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

I refer to our meeting on the 21st June 2002 at which time we discussed our extant outline application for the above and as you will now be aware we have submitted a duplicate application to maintain our contractual position.

At our meeting you expressed concern that the indicative layout accompanying the outline applications did not pay due respect to the site topography, nor the potential ecological issues surrounding it, in particular impact on trees and potential badger setts. You also expressed concern over the potential environmental impact to the occupiers of numbers 14 and 18 Warren Road in that the proposed means of access to the site would come via the demolition of number 16 Warren Road.

You further requested that we consider how the potential occupiers of any residential development on this site would be able to access nearby public transport and what sustainable methods for surface drainage had been considered. Finally you stated that any proposed development would have to respect the required development mix prescribed in the emerging Wokingham District Plan as well as prevelant national planning policy such as PPG3 for example. I have taken these points into consideration in preparing the draft indicative layout plan and supporting documentation enclosed.

Therefore, please find enclosed;

(1) 1 x **Proposed Layout** for 24 units.
(2) 1 x **Tenure Breakdown Plan** showing 42% 2 bed, 29% 3 bed and 29% 5 bed properties in line with the emerging local plan policy.
(3) 1 x **Archaeological Appraisal** prepared by CPM dated May 02

(4) 1 x **Tree Report** (we have lost the plan and a new one will be issued to you next week) prepared by AF Technical Services dated April 02.
(5) 1 x **Ecological Appraisal** prepared by CPM dated 27th May 02
(6) 1 x **Transport Assessment** showing an acceptable means of access as well as secondary supporting off site highways works, prepared by The Bellamy Roberts Partnership.

The key points are as follows;

- The Ecological Appraisal has raised the need to respect two potential live badger setts by way of restricting development near by and also to allow for Badger Runs and suitable retained Foraging Areas within the development. As you can see this has been allowed for in the proposed detailed layout with 20m distances being safeguarded around the two setts identified and a 5m badger run being shown through the development to a foraging area.

- A further badger survey and bat survey of number 16 Warren Road and the now empty Garden Cottage will also need to be carried out.

- The tree survey carried out by AF Technical Services shows that the trees remaining on site are in category C or D, ie Low or Fell Category.

- The Archaeological Assessment identifies that the site reveals that potential exists for remains from the prehistoric and Roman eras to exist in the general area of the proposed development. We await your thoughts on this matter.

- A mix of housing comensurate with the emerging council policy on satisfactory mix for developments over 10 units has been applied following discussions with your department. As a result there are a total of 24 units of which 10No are two bed apartments, 7No are a range of three bed houses and a further 7No are five bed houses. The corresponding % mix is 42% - 29% - 29%.

- As a result we present the enclosed layout as being appropriate when considered against the development form prevalent in the area as being a potential development which respects its surroundings as well as safeguarding the ecological features of the site.

- As a result of this more detailed analysis of the site the application area is now 0.98ha and the developable area 0.8ha. This equates to 30 dwellings per hectare.

I look forward to discussing the foregoing with you next week and trust you had an enjoyable holiday.

Yours sincerely

Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

Mr D Quevillart
Cala Homes
Burgan House
The Causeway
STAINES
Middlesex
TW18 3PR

Our ref: C7.19.02/1
Date: 24 July 2002

Dear Mr Quevillart

WARREN ROAD, WOODLEY

Thank you for sending the copy of the proposed development layout and ecological survey.

I am generally pleased with the recommendations made in the ecological report and would support the proposed safeguards for protected species.

In relation to the presence of badgers, I am reasonably satisfied that the proposed layout and safeguards will avoid undue disturbance to the local population and will help to ensure that they continue to have access to adjacent foraging areas.

I hope that this advice is helpful.

Yours sincerely

GRAHAM STEVEN
Conservation Officer

100% Recycled paper
INVESTOR IN PEOPLE
Awarded for excellence
working today for nature tomorrow

For internal use only!

LAND AT WARREN ROAD, WOODLEY, BERKSHIRE
Ecological Appraisal

1.0 Introduction

1.1 This report has been prepared by CPM on behalf of CALA Homes. It provides an appraisal of ecological interest of land at Woodley, Reading, Berkshire.

1.2 The report aims to present an initial description and evaluation of the habitats present on the site, together with potential protected species issues that may exist, including reference to existing biological records. The report will identify possible ecological constraints to development, making initial recommendations for enhancement or mitigation opportunities where appropriate. Further work that may be required is specified.

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2.5 The value of each habitat type present is assessed, based upon the standard Ratcliffe Criteria[2,3], and guidance on nature conservation contained within the published Natural Area profile. The

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CPM evaluation also considers Government Guidance on nature conservation in Planning Policy Guidance Note 9 (PPG9), on which Table CPM 1 is based. Particularly valuable habitats may have nature conservation designations placed upon them.

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(Where species or habitat occurs in more than one category above, the highest value is applicable).

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4.1 The site is located on the northern side of Woodley, which is on the eastern edge of Reading in Berkshire. It lies within Natural Area no. 66 – the London Basin, as defined by English Nature. Covering an area of 5000 km^2, the London Basin is the second largest Natural Area comprising parts of seven counties including Essex, Hertfordshire, Buckinghamshire, Berkshire, Hampshire, Surrey as well as London.

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4.5 The open woodland on the railway embankment is dominated by ash *Fraxinus excelsior* and sycamore *Acer pseudoplatanus*, with occasional beech *Fagus sylvatica* and elm *Ulmus* sp. The sparse understorey contains holly *Ilex aquifolium*, yew *Taxus baccata*, laurel *Prunus laurocerasus*, Oregon grape *Mahonia* sp and bramble *Rubus fruticosus* agg, whilst the ground flora includes wood false-brome *Brachypodium sylvaticum*, honeysuckle *Lonicera periclymenum*, foxglove *Digitalis purpurea*, common dog-violet *Viola riviniana*, and wood anemone *Anemone nemorosa*.

4.6 In the woodland on the lower ground there remain a number of standing ash, sycamore, pedunculate oak *Quercus robur*, beech and wild cherry *Prunus avium* over holly, hawthorn *Crataegus monogyna* and hazel *Corylus avellana*. The ground flora includes bluebell *Hyacinthoides non-scripta*, lords and ladies *Arum maculatum*, cow parsley *Anthriscus sylvestris*, wood avens *Geum urbanum*, herb-Robert *Geranium robertianum*, primrose *Primula vulgaris* and male fern *Dryopteris filix-mas*.

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Fauna

4.8 Badger setts are present in the wooded embankment, with around 13 holes noted within the site boundary. Of these, only two were found to be active during the survey (with recent spoil, footprints and hair), the remainder not having been recently used. Badger paths exit the woodland into the open garden habitat, as well as to the west and east along the railway embankment.

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4.12 The areas of woodland support a range of associated species, including badgers (protected species), and woodland ground flora, and connect with similar habitat along the railway corridor. They are evaluated as being of **parish/neighbourhood** value. The garden habitat across the remainder of the site is an abundant habitat locally and nationally, and is of negligible ecological value.

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5.1 The proposals include the residential development on the lower ground currently containing garden and woodland habitats. The railway embankment would be retained as public open space (POS).

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6.1 There are no constraints to the principle of the development of the low-lying ground at this site, particularly the area that currently contains garden habitat (which is of negligible ecological value). However, there would be an adverse impact to an area of woodland, and this would be partially mitigated through improved management of the wooded embankment.

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For internal use only!

LAND AT WARREN ROAD, WOODLEY, BERKSHIRE
Ecological Appraisal

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Nicola Lake

From: Andy Glencross
Sent: 25 July 2002 18:03
To: Nicola Lake
Subject: PA O/2001/5268 Land at the Garden Cottage Warren Rd Woodley(badger and Bats)

Hi Nicola

I am not sure the application number is correct but this is the Cala Homes scheme. They have submitted an ecological appraisal of the site and a 24unit scheme to me direct (a kind of pre app. thing?).

My comments are as follows

40 house scheme
Totally unacceptable as it involves undue disturbance of the main badger sett (buildings within 10metres of entrance, I think).

24 house scheme (not sure you have seen this layout)
Still no bat survey. PM suggest survey prior to works taking place, I would say they should material consideration fro the decision and consequently prior to determination.
Cala Homes propose a 20metre exclusion zone around the badger setts (not CPM their ecologists?). The law states the use of heavy machinery within 30metres of a sett entrance would require a special licence, consequently I suggest that we insist on a minmum 30 metres exclusion zone around setts (and none of this exclusion zone should be a private garden).

The actual sett area (say the 30m exclusion zone) should not be accessible to the public and should be fenced off (with badger access obviously) but could not be counted for POS calculations.

The woodland area towards the back of the site is clearly more ecologically interesting than that on the embankment. On balance I would prefer a scheme that reatined all of this area, it would function perfectly as the badger corridor.

I thought it would be good if you were to pass this onto Authur Mann at Cala as it would show them that we have good internal communication?

Please give me a call if you need any further info on this application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref As below

24th July 02

Mr D Quevillart
CALA Homes Ltd
Burgan House
The Causeway
Staines
Middlesex
TW18 3PR

Dear Mr Quevillart,

PLANNING APPLICATION 2001/5268
Land at Warren Road, Woodley

Thank you for your recent letter and the copy of the Desk Based Assessment (DBA) contained therein.

It is reassuring to find that CPM and my self agree with the next stage of required works, Field Evaluation. To this end I enclose an updated version of the original Evaluation Brief and look forward to receiving a Written Scheme of Investigation from your archaeological consultants in due course.

If you wish to discuss this further or require any more information please do not hesitate to telephone me on
0118 988 1611

Yours sincerely,

Kev Beachus
Senior Archaeologist

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Babtie Group Ltd
Registered Office:
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Glasgow G2 7HX
Registered in Scotland
No: 141100

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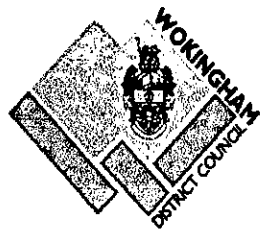


LAND AT THE GARDEN COTTAGE, WARREN ROAD, WOODLEY

BRIEF FOR AN

ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

THE GARDEN COTTAGE, LAND AT WARREN RD, READING
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at The Garden Cottage, Land at Warren Rd, Reading, at national grid reference SU 7586 7411.

3 PLANNING BACKGROUND

3.1 Planning application number O/2001/2568, submitted to Wokingham District Council, proposes an outline application for the proposed erection of 24 dwellings.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies close to several archaeological findspots of numerous Lower Palaeolithic flint tools and Roman material. The proposed construction may disturb archaeological remains associated with earlier land use of the site.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

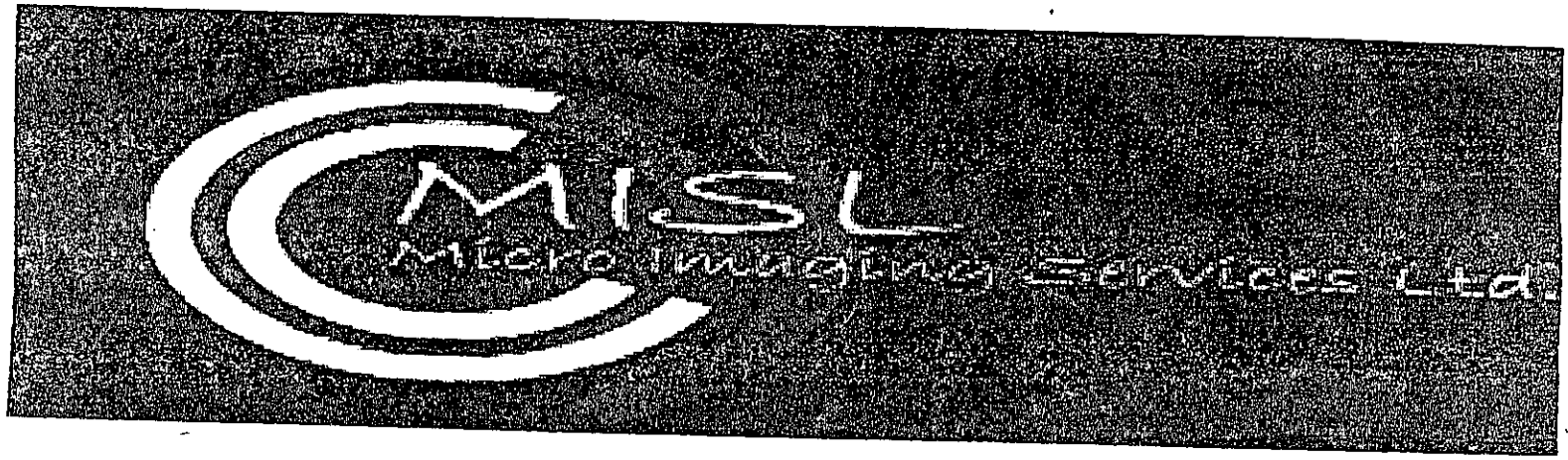
(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 6% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations.*

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work.*

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

Cala Homes (South) Ltd

Tree Survey Schedule
April 2002

Warren Road
Woodley

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services • 21 Burpham Lane • Guildford • Surrey • GU4 7LN • Tel: 01483 532786 • Fax: 01483 534836

Instructions

Unless otherwise instructed this tree survey includes all significant individual and groups of trees. Fruit trees, shrubs, bushes and other vegetation have not been included.

Site: Warren Road
Woodley
Reading
Berkshire

Client: Cala Homes (South) Ltd
Burgan House
The causeway
Staines
Middlesex TW18 3PR

Survey Date: 16 April 2002

Surveyed By: R D D Grainger Dip Arb(RFS) F Arbor A

Our Ref: 01050S.RDG

Tree Survey

This tree survey has been undertaken to the recommendations of BS 5837:1991 British Standard Guide for Trees in Relation to Construction. In making this assessment, consideration has been given to :

- the health, vigour and condition of each tree
- any structural defects, disease and the safe life expectancy of each tree
- the size and form of each tree and its suitability within the context of new development
- the location of each tree relative to existing site features

Tree Survey Plan

The tree survey plan indicates the tree number, crown size and shape. Where requested, the plan has been colour coded to indicate the condition of individual or groups of trees. Where trees are scheduled under a Tree Preservation Order (TPO) the TPO number may be shown on the plan.

Tree Survey Codes

NO Tree number on survey plan

SPECIES Common/English name

HT Height class
S Small (<6 m)
M Medium (7<12 m)
L Large (>12 m)

RAD Crown spread radius (metres)

STEM Trunk diameter (centimetres) at 1.5m above ground

AGE Age class

Y	Young - Less than one third life expectancy
MI	Middle age - One to two thirds life expectancy
M	Mature - More than two thirds life expectancy
OM	Overmature - Very limited life expectancy

VIG Vigour

N	Normal vigour
L	Low vigour

CODE A High category (green on plan)

Trees whose retention is most desirable:

- vigorous healthy trees, of good form, and in harmony with proposed space and structures;
- healthy young trees of good form, potentially in harmony with proposed development;
- trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
- trees of particular historical, commemorative or other value, or good specimens of rare or unusual species.

Trees in this category are the best trees on the site and should be retained where possible.

CODE B Moderate category (blue on plan)

Trees whose retention is desirable:

- trees that may be included in the high category, but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
- immature trees, with potential to develop into the high category

CODE C Low category trees (brown on plan)

Trees which could be retained:

- trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy of inclusion in category A or B;
- immature trees, or trees of no particular merit.

Trees in this category should not be retained in isolation but only as part of a group of, preferably, better quality (code A/B) trees. They should only be retained where they are not a significant constraint on development.

CODE D Fell category (red on plan)

Trees for removal:

- dead or structurally dangerous trees;
- trees with insecure roothold;
- trees with significant fungal decay at the base or on the main bole;
- trees that will become dangerous after the removal of other trees.

Trees in this category must be felled in any event.

COMMENTS General comments on the form and condition of the tree. In some cases a more detailed inspection may be recommended to determine the tree's safety and suitability to be retained. Where trees have been included in a Tree Preservation Order the TPO number is indicated.

Tree Protection

Table 1 of BS 5837:1991 recommends a minimum protected area around each tree based on its size, age and vigour. This distance is the minimum requirement for protective fencing and excavation likely to sever roots and is measured from the centre of the trunk. In some cases, where development is on one side of the tree only, the distance can be reduced by one third provided there is a corresponding increase in undisturbed land in other directions.

The tree survey data should be used to determine the minimum protected area for individual trees – Age (AGE), trunk diameter (STEM) and vigour (VIG).

Table 1 Distances – Trees of Normal Vigour
(BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) – STEM	Distance (m)	One Side Only (m)
Young (Y)	< 20	2.0	1.4
	20 < 40	3.0	2.0
	> 40	4.0	2.7
Middle Aged (MI)	< 25	3.0	2.0
	25 < 50	4.5	3.0
	> 50	6.0	4.0
Mature (M)	< 35	4.0	2.7
	35 < 75	6.0	4.0
	> 75	8.0	5.4

Table 1 Distances – Trees of Low Vigour
(BS5837:1991 - extract)

Tree Age	Trunk Diameter (cm) - STEM	Distance (m)	One Side Only (m)
Young (Y)	< 20cm	3.0	2.0
	20cm < 40cm	4.5	3.0
	> 40cm	6.0	4.0
Middle Aged (MI)	< 25cm	5.0	3.4
	25cm < 50cm	7.5	5.0
	> 50cm	10.0	6.7
Mature and Overmature (M & OM)	< 35cm	6.0	4.0
	35cm < 75cm	9.0	6.0
	> 75cm	12.0	8.0

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
1	Oak	L	5	54	MI	N	B	
2	Sycamore	M	3	19	Y	N	C	Suppressed crown
3	Sycamore	L	3	22	Y	N	C	One-sided suppressed crown
4	Oak	M	-	-	-	-	D	Dead – trunk only
5	Sycamore	L	3	28	Y	N	B	Forked trunk
6	Sycamore	L	7	42	M	N	B	Leaning, one-sided crown
7	Sycamore	L	2	24	Y	N	C	Suppressed crown
8	Oak	L	4	38	MI	L	D	Crown die-back
9	Oak	L	4	41	MI	N	B	Very one-sided crown
10	Sycamore	L	6	31	MI	N	B	Damaged crown – tree surgery required
11	Oak	L	3	28	Y	N	D	Extensive crown die-back
12	Oak	L	4	39	MI	N	D	Extensive crown die-back
13	Oak	L	5	35	Y	N	C	Suppressed, one-sided crown
14	Oak	L	6	54	MI	N	B	Tree surgery required
15	Oak	L	4	31	Y	N	D	Extensive crown die-back, suppressed
16	Sycamore	L	6	32	MI	N	B	Two stems, crown damage – tree surgery required
17	Sycamore	L	4	32	MI	N	B	One-sided crown
18	Sycamore	L	7	47	M	N	D	Leaning, one-sided crown, major structural defects
19	Oak	L	6	38	MI	N	C	Leaning, one-sided crown
20	Sycamore	L	7	46	M	N	B	Forked trunk, one-sided crown – tree surgery required
21	Sycamore	M	3	15	Y	N	C	Suppressed
22	Sycamore	L	5	32	MI	N	C	Suppressed, one-sided crown
23	Sycamore	M	4	22	MI	N	C	Suppressed, damaged crown
24	Oak	L	-	-	-	-	D	Dead
25	Oak	L	7	55	MI	N	B/D	One-sided crown, basal decay – detailed inspection and tree surgery required
26	Ash	L	4	26	Y	N	C	Leaning, suppressed
27	Oak	L	6	63	M	N	C	Suppressed, one-sided crown, basal decay – detailed inspection and tree surgery required
28	Sycamore	M	4	30	MI	N	D	Forked trunk, crown decay
29	Beech	L	8	94	M	N	A	Tree surgery required

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
30	Oak	L	6	51	MI	N	B	Some basal decay – detailed inspection required
31	Sycamore	L	5	41	M	N	B	One-sided crown
32	Oak	L	6	56	MI	N	B	One-sided crown – tree surgery required
33	Sycamore	M	3	15	Y	N	C	Suppressed
34	Oak	L	6	63	M	N	B	Leaning
35	Oak	L	5	37	MI	L	C	Suppressed, one-sided crown, some crown die-back
36	Sycamore	L	5	43	M	L	D	Crown damage and die-back
37	Sycamore	L	5	41	M	N	C	One-sided crown – tree surgery required
38	Oak	L	6	46	MI	N	B	One-sided crown – tree surgery required
39	Oak	L	6	56	MI	N	B	
40	Sycamore	M	6	32	MI	L	D	Crown decay
41	Larch	L	6	38	M	N	B	One-sided crown
42	Oak	M	6	35	MI	N	B	Suppressed crown
43	Sycamore	M	3	17	Y	N	C	Suppressed crown
44	Oak	L	4	40	MI	N	B	
45	Sycamore	L	8	60	M	N	B	
46	Oak	M	5	38	MI	N	C	Suppressed, one-sided crown
47	Sycamore	M	3	27	MI	L	D	Crown die-back
48	Sycamore	M	3	20	Y	N	D	Basal decay, suppressed
49	Oak	L	7	58	MI	N	B	Tree surgery required
50	Sycamore	L	5	27	MI	N	D	Basal decay
51	Oak	L	6	50	MI	N	B	One-sided crown – tree surgery required
52	Oak	L	6	45	MI	N	B	One-sided crown – tree surgery required
53	Sycamore	L	5	33	MI	N	D	Basal decay, suppressed
54	Oak	L	5	46	MI	N	B	One-sided crown – tree surgery required
55	Sycamore	M	7	54	M	N	D	One-sided crown, structural defects and crown decay
56	Sycamore	L	5	34	M	L	C	Suppressed, damaged crown
57	Oak	L	4	39	MI	N	B	Leaning trunk
58	Oak	L	5	38	MI	L	D	Extensive crown die-back
59	Sycamore	M	4	18	Y	N	C	Suppressed, damaged crown
60	Sycamore	M	3	17	Y	N	C	Suppressed, damaged crown
61	Sycamore	L	4	25	MI	N	C	One-sided, damaged crown

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
62	Sycamore	M	3	15	Y	N	C	Suppressed, damaged crown
63	Oak	L	4	45	MI	L	D	Extensive crown die-back
64	Silver birch	M	5	19	MI	N	C	Leaning, suppressed
65	Oak	L	5	40	MI	N	B	Tree surgery required
66	Sycamore	M	4	19	Y	N	C	Suppressed crown
67	Sycamore	M	3	16	Y	N	C	Suppressed crown
68	Oak	L	5	38	MI	N	B	One-sided crown
69	Sycamore	M	3	16	Y	N	C	Suppressed
70	Oak	L	5	45	MI	N	B	
71	Sycamore	M	4	22	Y	N	D	Regrown fallen tree
72	Sycamore	L	6	42	M	N	B	Crown damage – tree surgery required
73	Sycamore	L	6	52	M	N	B	Tree surgery required
74	Oak	L	6	49	MI	N	B	One-sided crown – tree surgery required
75	Hawthorne	M	3	22	M	N	C	
76	Hawthorne	M	3	24	M	N	C	
77	Hawthorne	M	4	28	M	N	C	One-sided leaning crown
78	Sycamore	M	3	20	Y	N	C	Suppressed, one-sided crown
79	Sycamore	M	4	26	MI	N	C	Forked trunk, crown damage
80	Sycamore	M	3	17	Y	N	C	Suppressed, damaged crown
81	Sycamore	L	2	18	Y	N	D	Suppressed crown, basal decay
82	Sycamore	L	3	28	MI	N	C	Suppressed crown
83	Oak	L	5	49	MI	N	B	Tree surgery required
84	Sycamore	M	4	26	MI	N	C	Suppressed crown
85	Sycamore	M	4	22	MI	N	C	Suppressed crown
86	Oak	L	6	65	M	N	B	Tree surgery required
87	Sycamore	M	3	17	M	N	C	Suppressed
88	Oak	L	4	34	Y	N	C	Very one-sided crown
89	Sycamore	M	4	22	Y	N	D	Forked trunk, decayed, one-sided crown
90	Hawthorne	M	4	21	M	N	C	Suppressed, one-sided crown
91	Cherry	S	3	23	M	N	C	Topped, ivy covered
92	Ash	M	3	21	Y	N	C	One-sided crown, suppressed
93	Sycamore	M	5	33	MI	N	D	One-sided, damaged crown
94	Sycamore	M	5	30	MI	N	D	Regrown coppice, structural defects
95	Sycamore	M	4	21	Y	N	C	Suppressed, damaged crown
96	Sycamore	M	2	24	Y	L	D	Crown die-back
97	Sycamore	L	5	41	M	N	B	Tree surgery required
98	Oak	L	6	51	MI	N	B	
99	Hawthorne	M	4	22	M	N	C	Leaning, suppressed

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
100	Holly	M	4	<24	M	N	C	Multi-stemmed, leaning trunk
101	Ash	L	6	48	MI	N	B	One-sided crown, tree surgery required
102	Oak	L	4	43	MI	N	B	One-sided crown
103	Hawthorne	M	3	26	M	N	C	Suppressed
104	Oak	S	5	23	Y	N	C	Heavily leaning
105	Ash	M	3	26	Y	N	C	Leaning
106	Oak	L	6	57	MI	N	C	Damaged one-sided crown, ivy covered – tree surgery required
107	Sycamore	S	4	22	Y	N	D	Suppressed damaged crown, trunk decay
108	Oak	L	5	56	MI	L	D	Crown die-back and damage
109	Sycamore	L	6	33	MI	N	D	Crown decay
110	Ash	M	2	15	Y	N	D	Basal decay
111	Oak	L	6	58	MI	N	B	
112	Ash	L	7	31	MI	N	C	Suppressed, very one-sided crown
113	Sycamore	S	4	13	Y	N	C	Two stems, suppressed, ivy covered
114	Ash	M	3	24	Y	N	C	Leaning, suppressed, ivy covered
115	Hawthorn	S	4	19	MI	N	C	
116	Ash	L	5	37	MI	N	B	
117	Ash	M	8	23	Y	N	C	Heavily leaning
118	Ash	M	4	20	Y	N	B	One-sided crown
119	Oak	L	5	43	MI	N	B	One-sided crown
120	Sycamore	L	4	29	MI	N	C	Suppressed crown
121	Sycamore	M	3	22	Y	N	C	Suppressed crown
122	Oak	L	5	51	MI	N	B	One-sided, damaged crown
123	Oak	M	5	54	MI	L	B	Some crown die-back, ivy covered
124	Oak	L	4	40	MI	N	B	
125	Oak	L	4	49	MI	N	B	Ivy covered
126	Oak	L	4	42	MI	N	B	Ivy covered, damaged crown – tree surgery required
127	Oak	L	5	48	MI	N	B	One-sided crown, damaged, ivy covered – tree surgery required
128	Sycamore	M	4	23	Y	N	C	Suppressed, one-sided crown, ivy covered – tree surgery required
129	Sycamore	M	3	21	Y	N	C	Leaning, suppressed, ivy covered
130	Ash	L	5	25	Y	N	B	One-sided crown, ivy covered
131	Sycamore	M	3	22	Y	N	C	Suppressed crown, ivy covered

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
132	Beech	M	6	37	Y	N	B	One-sided crown
133	Scots pine	M	5	38	MI	N	B	Damaged crown – tree surgery required
134	Beech	S	3	16	Y	N	D	Damaged crown
135	Sycamore	S	3	33	MI	N	D	Damaged crown, trunk decay
136	Oak	M	3	39	M	N	C	Damaged crown, ivy covered
137	Beech	L	7	70	M	N	B	Forked trunk, decayed damaged crown – tree surgery required
138	Oak	M	5	32	Y	N	C	Heavily leaning, basal damage
139	Oak	L	1.5	19	Y	N	D	Suppressed crown
140	Oak	L	2	18	Y	N	D	Suppressed damaged crown
141	Oak	M	-	-	-	-	D	Dead
142	Oak	L	1	24	Y	N	D	Suppressed crown
143	Ash	L	2.5	26	Y	N	D	Suppressed crown
144	Ash	L	2.5	23	Y	N	D	Suppressed crown
145	Ash	L	1.5	17	Y	N	D	Suppressed crown
146	Ash	L	1	18	Y	N	D	Suppressed crown
147	Oak	L	4	22	Y	N	D	Leaning, one-sided, damaged crown
148	Ash	L	3	24	Y	N	D	Leaning, damaged crown
149	Ash	L	2	23	Y	N	D	Suppressed crown
150	Ash	L	5	25	Y	N	C	Leaning, suppressed
151	Ash	L	4	33	Y	N	C	Two stems
152	Ash	L	1	16	Y	N	D	Forked trunk, suppressed crown
153	Sycamore	L	4	17	Y	N	D	Forked trunk, suppressed, one-sided crown
154	Oak	L	1	16	Y	N	D	Suppressed crown
155	Ash	L	3	22	Y	N	D	Damaged crown, ivy covered
156	Oak	L	0.5	14	Y	N	D	Leaning, damaged crown
157	Oak	L	2	21	Y	N	D	Very one-sided suppressed crown
158	Oak	L	2	20	Y	N	D	Very one-sided suppressed crown
159	Oak	L	1.5	20	Y	N	D	Leaning, suppressed, damaged crown
160	Cherry	L	2	18	MI	N	D	Suppressed crown, ivy covered
161	Cherry	L	3	17	MI	N	D	Leaning, suppressed crown
162	Cherry	L	3	23	MI	N	D	Leaning, suppressed crown
163	Cherry	L	3	17	MI	N	D	Insecurely rooted
164	Cherry	L	2	19	MI	N	D	Forked trunk, suppressed crown

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
165	Cherry	L	2	19	MI	N	D	Forked trunk, suppressed crown
166	Cherry	L	3	21	MI	N	D	Forked trunk, suppressed crown
167	Cherry	L	2	20	MI	N	D	Suppressed crown
168	Cherry	L	2	19	MI	N	D	Two stems, suppressed crown
169	Cherry	L	2	19	MI	N	D	Suppressed crown
170	Oak	L	4	24	Y	N	C	Very one-sided, suppressed crown
171	Cherry	L	4	28	MI	N	C	Very one-sided, suppressed crown
172	Cherry	L	1.5	16	MI	N	D	Suppressed crown
173	Cherry	L	4	30	MI	N	C	One-sided, suppressed crown
174	Cherry	L	3	22	MI	N	C	One-sided, suppressed crown
175	Cherry	L	3	27	MI	N	C	One-sided, suppressed crown
176	Cherry	L	-	-	-	-	D	Dead
177	Beech	L	7	63	M	N	B/D	Forked trunk, structural defects, ivy covered – detailed inspection and tree surgery required
178	Beech	L	6	51	MI	N	B	Ivy covered – detailed inspection and tree surgery required
179	Cherry	L	2	21	MI	N	D	Suppressed, one-sided crown
180	Cherry	L	3	23	MI	N	D	Suppressed, one-sided crown
181	Cherry	L	3	18	MI	N	D	Very one-sided, suppressed crown
182	Ash	L	1	17	Y	N	D	Leaning, suppressed crown
183	Oak	M	3	20	Y	N	D	Suppressed, one-sided crown
184	Sycamore	L	3	29	MI	N	C	One-sided, damaged crown
185	Ash	L	3	20	Y	N	C	Forked trunk, ivy covered
186	Oak	L	4	29	Y	N	C	Very one-sided, suppressed crown, ivy covered
187	Oak	L	2	21	Y	N	D	Suppressed, ivy covered
188	Sycamore	L	3	18	Y	N	C	Forked trunk, suppressed, one-sided crown
189	Sycamore	M	2	19	Y	N	C	Suppressed crown
190	Sycamore	M	3	19	Y	N	D	Damaged, ivy covered crown

NO	SPECIES	HT	RAD	STEM	AGE	VIG	CODE	COMMENTS
191	Apple	S	3	17	OM	L	D	Damaged and decayed
192	Willow	S	4	22	M	N	D	Decayed fallen tree
193	Apple	S	3	14	OM	L	D	Decayed, ivy covered
194	Apple	S	3	19	OM	L	D	Decayed, ivy covered
195	Apple	S	3	29	OM	L	D	Decayed, ivy covered
196	Apple	S	4	24	OM	L	D	Decayed, ivy covered
197	Apple	S	2	19	OM	L	D	Damaged and decayed
198	Apple	S	2	22	OM	L	D	Decayed, ivy covered
199	Apple	S	2	24	OM	L	D	Decayed, ivy covered
200	Apple	S	4	29	OM	L	D	Decayed, ivy covered
201	Apple	S	2	22	OM	L	D	Decayed, ivy covered
202	Apple	S	4	28	OM	L	D	Decayed, ivy covered
203	Apple	S	4	26	OM	L	D	Ivy covered
204	Pear	S	3	27	OM	L	D	Ivy covered
205	Pear	S	2	23	OM	L	D	Ivy covered
206	Pear	S	3	16	OM	L	D	Ivy covered
207	Pear	S	3	19	OM	L	D	Ivy covered
208	Pear	M	4	45	OM	L	D	Ivy covered
209	Oak	L	9	73	M	N	B	Structural defects – tree surgery required
210	Sycamore	M	3	17	Y	N	C	Suppressed, one-sided crown
211	Sycamore	M	5	<21	MI	N	C	Multi-stemmed, one-sided crown
212	Oak	M	6	30	Y	N	C	Very one-sided crown
213	Oak	M	2	14	Y	N	C	Suppressed crown
214	Silver birch	M	3	23	MI	N	C	Suppressed crown
215	Oak	M	5	28	Y	N	B	One-sided crown
216	Holm oak	M	4	20	Y	N	C	Suppressed, very one-sided crown
217	Apple	S	4	36	M	N	C	Damaged trunk
218	Judas tree	M	5	18	M	N	C	Two stems, one-sided crown, fire damaged trunk
219	Cherry	M	5	37	M	N	B	Ivy covered trunk
220	Oak	M	3	15	Y	N	C	Suppressed, one-sided crown
221	Copper beech	L	12	86	M	N	D	Forked trunk, major structural defects
222	Cherry	M	6	34	M	N	B	One-sided crown
223	Douglas fir	L	5	64	M	N	B	Tree surgery required
224	Ash	M	4	17	Y	N	C	Multi-stemmed, one-sided crown
225	Cider gum	M	5	28	Y	N	B	Multi-stemmed
226	Walnut	M	4	23	MI	N	C	Suppressed, one-sided crown
227	Walnut	M	5	29	MI	N	C	Suppressed, one-sided crown
228	False acacia	M	5	23	M	N	C	Leaning, one-sided crown, crown decay – tree surgery required

THE

BELLAMY ROBERTS PARTNERSHIP

CALA HOMES (SOUTHERN) LTD

LYPAR COUNTRY PROPERTIES LTD

APPLICATION ref 0/2001/5268

LAND AT WARREN ROAD, WOODLEY

TRANSPORT ASSESSMENT

PLANNING SERVICES	HPT
POL	TLS
OFFICE TO	

THE
BELLAMY
ROBERTS
PARTNERSHIP

GDB/01/2497

July 2002

CALA HOMES (SOUTHERN) LTD
LYPAR COUNTRY PROPERTIES LTD

APPLICATION ref 0/2001/5268
LAND AT WARREN ROAD, WOODLEY

TRANSPORT ASSESSMENT

Turnpike House
16 Church Road, Fleet, Hampshire GU51 3RH
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

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Appendices

Appendix 1	Plan 2497/02A Traffic Calming Proposals
Appendix 2	Plan 2497/03B Pedestrian Improvements
Appendix 3	Bus Services
Appendix 4	Warren Road/Wroxham Road Traffic Survey
Appendix 5	Warren Road Traffic Speed Survey
Appendix 6	Warren Road Accident Data

1.0 INTRODUCTION

1.1 This Transport Assessment report relates to planning application no. 0/2001/5268 submitted by Cala Homes (Southern) Ltd and Lypar Country Properties Ltd in respect of an area of land lying to the northeast of Warren Road, Woodley. The application is in outline and for residential development with access being through the site of the existing property, no. 18 Warren Road.

1.2 We have had extensive discussions with officers at Wokingham District Council regarding the site access proposals, and off-site mitigation measures to reflect the impact of the development. As a result of those discussions we now have a scheme which we understand is broadly acceptable to the Councils' highway officers. This report describes the proposals and sets out the background data which has informed the discussions about the scheme.

2.0 DESCRIPTION OF THE DEVELOPMENT AND ITS LOCATION

2.1 The outline application is for residential development on land lying to the northeast of Warren Road, Woodley with access taken through the site of the existing property, no. 18 Warren Road.

2.2 The application site has no frontage to any highway but forms part of a somewhat larger area of land which is bounded by the railway line on its north-western side, and by residential development in Warren Road, Western Avenue, and Ryecroft Close on its south-western, south-eastern, and north-eastern sides respectively. The site is, therefore, without doubt enclosed within the urban fabric of this part of Woodley and its development

for residential purposes accords with the objectives of PPG3 and PPG13 in that it aims to make best use of existing land within the urban area.

2.3 The proposed access via the site of no. 18 Warren Road gives rise to an off-set crossroads junction with Wroxham Road, at the Warren Road junction. Because of the nature of this junction, officers of the District Council have been concerned that works should be undertaken to highlight the junction for through traffic along Warren Road. The officers have also indicated a wish to put other measures in place along the length of Warren Road to moderate traffic speeds, given the presence of this junction and the visibility available from the proposed new access road.

2.4 Accordingly, we have developed the scheme which is illustrated on drawing no. 2497/02A a copy of which is attached at **Appendix 1**. This shows that the off-set crossroads junction will be formed as a raised table in a contrasting surfacing material (the details of which are to be agreed). These works will undoubtedly slow traffic speeds through the junction itself and will help to highlight its location for approaching drivers.

2.5 In order to comply with the Road Hump Regulations 1996, the raised table will need to be indicated by advanced signing which is shown on the drawing at Appendix 1.

2.6 Approach traffic speeds on Wroxham Road, and from the south-east along Warren Road, are moderate in any event because of near right angle bends on the approaches to this location. From the north-west, however, traffic along Warren Road has a straight approach to the junction, although our speed surveys (details of which are set out later) show that unmoderated existing speeds are in the order of 30 mph. However, in order to emphasise

the location of the proposed new junction table, we have created a pinch-point some 60 metres in advance of the junction on that approach, with kerb build-outs on each side so as to reduce the through carriageway to a single track width of 3 metres, over a 4 metre length. It is proposed to put the standard road hump signs on both sides of the road at these build-outs so as to create a gateway effect. It is anticipated that this will have a material effect in reducing traffic speeds from that direction.

2.7 In order to further influence traffic speeds, and to improve conditions for pedestrians, it is proposed to construct new refuge islands. One is to be in Warren Road immediately west of its junction with Western Avenue as shown on the plan at Appendix 1 (with some minor associated kerb realignment to provide the additional width necessary), and the other is to the south-east of the railway bridge, on Warren Road, again as shown on the plan at Appendix 1 and incorporating some limited road widening on both sides to provide the necessary width.

2.8 In addition to the above measures which are designed to mitigate the effect of the proposed site access junction on Warren Road, it is also proposed to create substantially enhanced pedestrian facilities across the railway bridge and north-westwards on Warren Road through to the junction with A4 Bath Road. The intention is to create a safe pedestrian route through to Bath Road where there are existing bus services and a cycle route facility. At present, whilst there are footways along Warren Road between the application site and the railway bridge, there are then no footways across the bridge or along the remaining length of Warren Road. This is clearly unsatisfactory for existing residents and the proposals will benefit them as well as residents from the new development.

2.9 The details of these measures are set out on our drawing no. 2497/03B, a copy of which is attached at **Appendix 2**. These works, and indeed those in Warren Road itself relating to the access junction as described above, will of course need to be subject to a Section 278 Agreement and detailed design approvals, but the essential details and dimensions are set out on the drawings here so as to indicate in some detail what is proposed.

2.10 Because the footway provision across the bridge and along the section of Warren Road north-west of the bridge takes up 1.5 metres of the overall available width, there is then insufficient carriageway to permit two-way traffic movement. It is therefore proposed to install shuttle-working traffic signals over this whole length as shown on the drawing at Appendix 2.

2.11 Because traffic flows on this section are very light (details of which are set out in a subsequent section of the report) there will be no excessive queuing or delays created by these signals and detector loops will be set in the carriageway so that the signal controller will know when vehicles have cleared the restricted length. This will enable traffic in the opposite direction to be released as soon as possible without unnecessary clearance delays arising.

2.12 The minimum carriageway width achieved as a result of these works will be 3.5 metres, although a greater width than this results in some places, and that minimum width is sufficient to allow access by heavy goods vehicles and emergency vehicles.

2.13 The access drive for nos. 47 and 49 Warren Road emerges beyond the traffic signals stop line on the northbound approach to the railway bridge. However, the secondary signal-head has been located such that drivers

emerging from these properties will be able to see it, and we have also shown a magnetic loop detector in the footway so that when they do emerge they will call the northbound phase and will not, therefore, be isolated beyond the ability to call the signals.

2.14 The package of works indicated on the drawings at Appendices 1 and 2 have been developed as a result of extensive discussion with officers at the Borough Council's Highway Department, and we believe that these are acceptable to them on the basis that they will be funded by, and carried out by, the developers of the proposed housing site. The Council's officers have also indicated that the traffic calming measures in Warren Road will need to be the subject of consultation with local residents and the developers have that process in hand.

3.0 SUSTAINABILITY

3.1 The application site lies within an existing residential area and, therefore, is an appropriate location for further residential development. However, we have examined public transport accessibility and **Appendix 3** contains a map and schedule setting out the frequency of services relevant to this location.

3.2 The principal services are at Bath Road, which is 0.545 kilometres from the site along Warren Road, and accessible via the new footway provision across the railway bridge. Services on Bath Road connect with Reading and Maidenhead, Henley, and High Wycombe. During the day, there are 17 or 18 buses each way and 6 to 8 buses during the evenings. As can be seen from the schedule at Appendix 3 there is a generally similar level of service on Saturdays and reasonable frequency on Sundays along this route.

3.3 In addition to the above, there are services between Reading, Twyford and Wokingham which operate along Pound Lane which is some 735 metres from the application site, via Western Avenue. These services provide 7 buses each way during the day time with a limited service during the evenings. Saturday services are generally similar to the weekday ones on this route, but there are no Sunday services.

3.4 Whilst the walking distances to the nearest stops are in excess of the 400 metre target used in new design situations, this site is an area of undeveloped land surrounded by existing residential development and within the urban area. Its accessibility is therefore similar to that of the whole of the residential area within which it lies, and given the reasonable level of bus service on Bath Road and Pound Lane giving connections to the adjacent major centres of Reading and Wokingham, alternative modes of travel are reasonably available to residents.

3.5 No specific measures for cyclists are proposed in the works detailed earlier because traffic flows along Warren Road are so light that there is no difficulty in cyclists mixing with vehicle movements. However, at Bath Road there is a cycle lane and these facilities are clearly convenient for residents in the new development.

4.0 TRAFFIC DATA

Traffic Flows

4.1 As set out previously, traffic flows along Warren Road (and Wroxham Road) are very low. Details of a morning and evening peak hour traffic

survey carried out on Thursday 21 February 2002 are set out at **Appendix 4** and this demonstrates just how low the flows are.

4.2 During the morning peak the most significant movement is along Warren Road south-east of the junction with Wroxham Road where the two-way flow is 147 vehicles per hour. That is less than 1/10th of the capacity of the road and is a flow which lies well below the sort of volume considered unacceptable in residential areas.

4.3 Given the low level of traffic flows on all arms of this existing junction, capacity of the junction is clearly not an issue, either at present or in the future, with the proposed fourth arm for the new site access.

Traffic Generation

4.4 It is not possible to define accurately the level of traffic generation from the proposed development because the application is in outline and therefore the number of housing units is not defined. However, we have assumed something in the order of 50 units having regard to the site area, PPG3 considerations, but other constraints such as trees etc., and that level of development would give rise to a two-way peak hour generation in the order of 35-40 vehicles per hour based upon the surveys from TRICS and elsewhere. The majority of the traffic, perhaps 70% of it, would be outbound from the development in the morning peak and reversed in the evening peak.

4.5 The distribution of newly generated traffic at the junction between Warren Road and Wroxham Road is difficult to define. It is likely that it will split in all three directions, with Wroxham Road being used to gain access to existing employment areas to the south in other parts of Woodley, the

southern part of Warren Road and Western Avenue being used to gain access to the A4 in an easterly direction, and the northern part of Warren Road being used to gain access to the A4 in a westerly direction.

4.6 If the traffic splits broadly equally between the three directions then additional flows of 12 to 15 vehicles per hour on each of these routes would result and, given the very low levels of existing flows described above, such increases are clearly not going to be of concern.

5.0 TRAFFIC SPEEDS AND VISIBILITY

5.1 We carried out a traffic speed survey on Thursday 21 February 2002 at the site access location. This recorded approach speeds along Warren Road.

5.2 The results are set out at **Appendix 5** and show that the 85% ile dry weather speed was 31.7mph from the north-west and 24.7mph from the south-east.

5.3 In order to derive visibility splay requirements the guidance set out in *Places, Streets and Movement* is based upon wet weather speeds, which are 2.5mph below the measured dry weather figures. For visibility splay calculation purposes, therefore, the relevant speed from the north-west is 29.2mph and from the south-east it is 22.2mph.

5.4 Based upon the figures set out at Table A of the visibility guidelines contained in *Places, Streets and Movement* at page 58, the y-distance requirements for the new access are 70 metres looking to the north-west and 45 metres looking to the south-east. These figures are, of course, based upon existing measured traffic speeds and take no account of any speed

reduction which will occur as a result of the proposed calming measures, described in Section 2 above, and the speed reducing effect of the junction itself being on a raised plateau.

5.5 These visibility distances are achievable from an x-distance of 2.6 metres at the new access junction and, given that this exceeds the 2.4 metre minimum considered acceptable by officers of the District Council, we understand that the visibility is considered satisfactory.

Accidents

5.6 We have obtained details of the personal injury accident record for the last three years along the whole length of Warren Road and the details are attached at **Appendix 6**. This shows that there have been no accidents during that period along the entire length of the road.

5.7 There are 4 accidents shown in the vicinity of the junction of Warren Road with the A4 Bath Road two of which involved pedestrians crossing the A4 and one a cyclist changing lane. Only one of the accidents involved turning movements associated with the junction itself.

5.8 The additional traffic activity generated by the proposed development will be very small at the Bath Road junction having regard to the figures set out previously and given that the majority of these accidents involved through traffic on the A4 rather than turning movements out of Warren Road, the effect of the additional traffic on existing flows along Bath Road will be so marginal as to be imperceptible. There is absolutely no reason, therefore, why additional traffic generated by the development will exacerbate the existing accident situation in that area and, in any event, we understand that

the Council has proposals to signalise this junction so as to provide better for pedestrians and cyclists.

6.0 SUMMARY AND CONCLUSIONS

6.1 As set out in the Introduction to this report, the proposals have been the subject of extensive discussions with the highway officers at Wokingham District Council and the package of off-site measures designed to mitigate the effects of the development have been developed as a result of those discussions. We understand that they are acceptable to those officers.

6.2 Our analysis demonstrates that existing traffic flows are very light in the vicinity of the site, traffic speeds are already moderate and will be further reduced as a result of the proposed traffic calming measures, and appropriate visibility splays can be achieved (notwithstanding any reduction in traffic speeds as a result of proposed measures).

6.3 There have been no personal injury accidents along Warren Road in the last three years.

6.4 The site is accessible to a reasonable number of bus services operating along Bath Road and Pound Lane giving connections to the main local centres at Reading and Wokingham.

6.5 The application is for residential development on land contained not only within the existing urban area but also effectively surrounded by existing residential development. Having regard to the objectives set out in PPG3 and PPG13 it is, therefore, entirely appropriate for development of this

nature. Our analysis has shown that there will be no adverse traffic or transport implications as a result of the development, particularly having regard to the package of off-site measures which have been negotiated with officers of the District Council in order to avoid any such impacts and to provide overall benefit for the area.

APPENDICES

APPENDIX 1

APPENDIX 2

APPENDIX 3

BUS SERVICES

Warren Road, Woodley

Route	Operator	Bus Route	Bus Stop
128	Reading Buses	Reading - Twyford-Wokingham	Pound Lane .735metres
125(E)/126	Reading Buses	Reading - Woodley - Wokingham/Twyford	Pound Lane .735metres
127	Reading Buses	Reading - Twyford - Maidenhead	Warren Road/Bath Rd .545metres
328	Reading Buses	Reading - Henley - High Wycombe	Warren Road/Bath Rd .545metres
R2	Armchair Passenger Transport	Reading - Central London (1 bus)	Pound Lane .735metres

Frequency

Period	126,128	126,328
	Mon - Fri	Sat
	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading
AM	4	2
PM	3	3
EVE	2	1

Period	126,128	126,328
	Mon - Fri	Sat
	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford
AM	4	4
PM	3	3
EVE	0	0

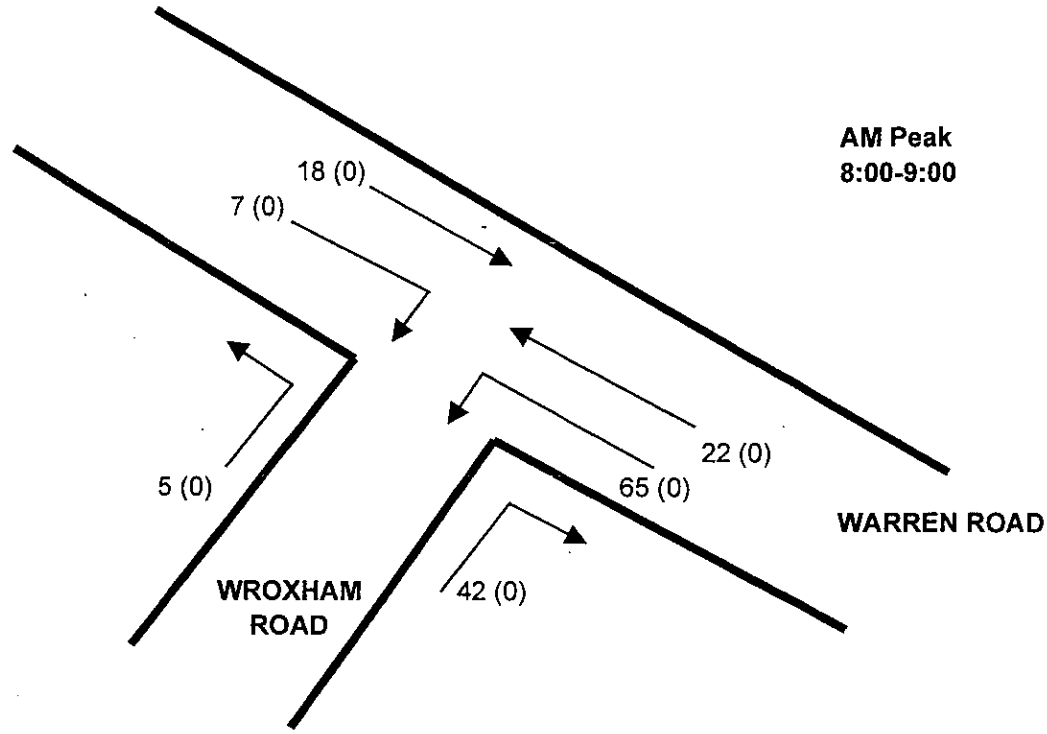
Period	125,127,328	125,127,328	125
	Mon - Fri	Sat	Sun
	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading
AM	7	6	2
PM	9	9	5
EVE	8	8	1

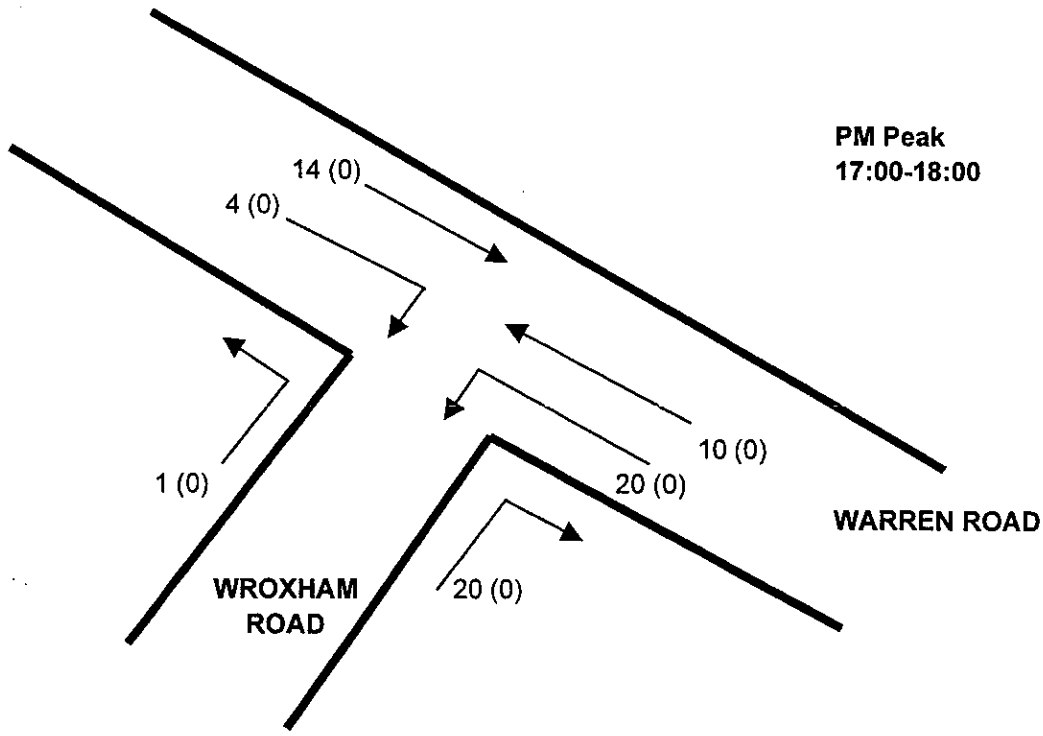
Period	125,127,328	125,127,328	125
	Mon - Fri	Sat	Sun
	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford
AM	9	8	3
PM	9	10	4
EVE	6	6	1

APPENDIX 4

WROXHAM ROAD / WARREN ROAD WOODLEY

Traffic Survey Thursday 21st February 2002





Figures in ( ) denote hgv numbers

Bellamy Roberts Partnership

Date: Thursday 21st February 2002
Location: Woodley

TIME	1. Ahead on Warren Road					2. Right to Wroxham Road					3. Left from Wroxham Road				
	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total
0730 - 0745	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
0745 - 0800	2	0	0	0	2	3	0	0	0	3	1	0	0	0	1
0800 - 0815	6	0	0	0	6	2	0	0	0	2	0	0	0	0	0
0815 - 0830	4	0	0	0	4	2	0	0	0	2	1	0	0	0	1
Hourly total	12	0	0	0	12	8	0	0	0	8	3	0	0	0	3
0830 - 0845	6	0	0	0	6	0	0	0	0	0	2	0	0	0	2
0845 - 0900	2	0	0	0	2	3	0	0	0	3	2	0	0	0	2
0900 - 0915	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0
0915 - 0930	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
Hourly total	13	0	0	0	13	5	0	0	0	5	4	0	0	0	4
1630 - 1645	3	0	0	0	3	1	0	0	0	1	1	0	0	0	1
1645 - 1700	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
1700 - 1715	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
1715 - 1730	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0
Hourly total	9	0	0	0	9	4	0	0	0	4	4	0	0	0	4
1730 - 1745	5	0	0	0	5	0	0	0	0	0	1	0	0	0	1
1745 - 1800	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0
1800 - 1815	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
1815 - 1830	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0
Hourly total	16	0	0	0	16	3	0	0	0	3	1	0	0	0	1

TIME	4. Ahead on Warren Road (NW)					5. Left to Wroxham Road					6. Right from Wroxham Road				
	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total
0730 - 0745	0	0	0	0	0	2	1	0	0	3	5	0	0	0	5
0745 - 0800	2	0	0	0	2	3	0	0	0	3	2	0	0	0	2
0800 - 0815	7	0	0	0	7	9	0	0	0	9	5	0	0	0	5
0815 - 0830	8	0	0	0	8	12	0	0	0	12	12	0	0	0	12
Hourly total	17	0	0	0	17	26	1	0	0	27	24	0	0	0	24
0830 - 0845	5	0	0	0	5	17	1	0	0	18	14	0	0	0	14
0845 - 0900	2	0	0	0	2	26	0	0	0	26	11	0	0	0	11
0900 - 0915	3	0	0	0	3	7	0	0	0	7	6	0	0	0	6
0915 - 0930	1	0	0	0	1	4	0	0	0	4	10	0	0	0	10
Hourly total	11	0	0	0	11	54	1	0	0	55	41	0	0	0	41
1630 - 1645	4	0	0	0	4	3	0	0	0	3	3	0	0	0	3
1645 - 1700	0	0	0	0	0	6	0	0	0	6	3	0	0	0	3
1700 - 1715	4	0	0	0	4	3	0	0	0	3	7	0	0	0	7
1715 - 1730	4	0	0	0	4	5	0	0	0	5	4	1	0	0	5
Hourly total	12	0	0	0	12	17	0	0	0	17	17	1	0	0	18
1730 - 1745	1	0	0	0	1	6	1	0	0	7	2	0	0	0	2
1745 - 1800	1	0	0	0	1	5	0	0	0	5	6	0	0	0	6
1800 - 1815	8	0	0	0	8	3	0	0	0	3	2	0	0	0	2
1815 - 1830	3	0	0	0	3	8	0	0	0	8	2	0	0	0	2
Hourly total	13	0	0	0	13	22	1	0	0	23	12	0	0	0	12

APPENDIX 5

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

WOODLEY

Location: WARREN ROAD

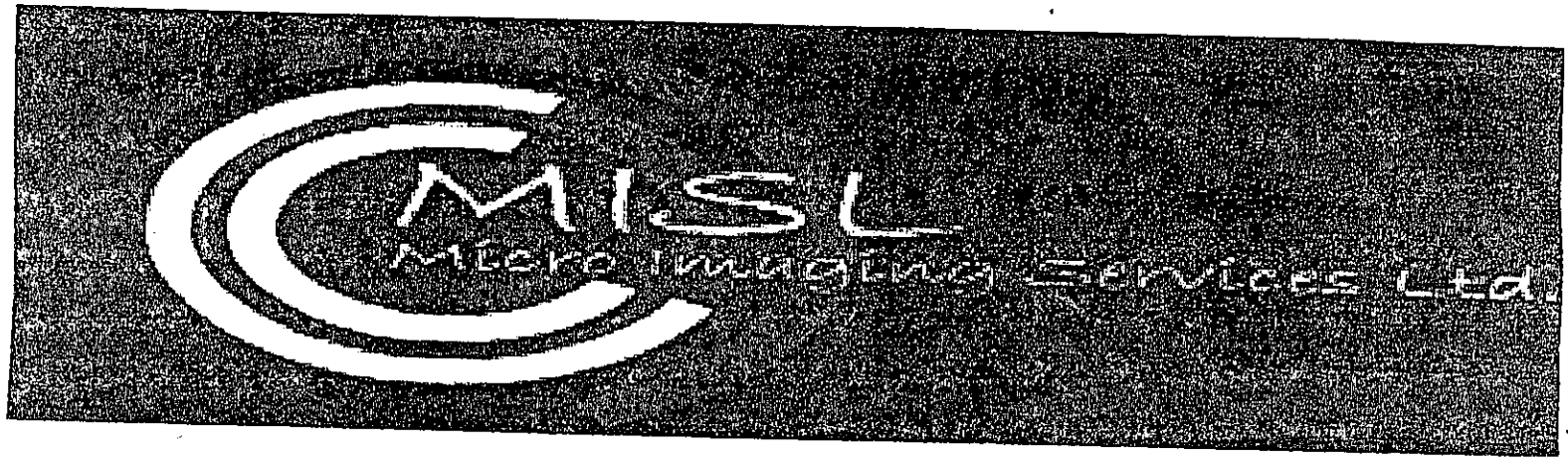
Weather: DRY

Date: Thursday 21st February 2002

Observed speed (mph)	
From Northwest	From Southeast
17	26
19	26
20	26
20	26
20	27
20	27
20	27
21	27
21	27
21	27
21	28
22	28
22	28
23	28
23	30
24	30
24	31
24	32
24	32
24	33
24	34
25	35
25	35
25	36
25	39
14	21
15	21
17	21
18	21
18	2
19	22
19	22
19	22
19	22
19	22
20	23
20	23
20	23
20	23
20	24
20	24
20	24
20	25
20	25
20	25
20	25
20	26
21	26
21	26
21	30
85th %tile (dry) = 31.7 mph	24.7 mph

APPENDIX 6

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Police Ref.	Date	Cas.	Sev.	Cycs	Peds	Ch	OAPs	Vis.	Manv.	Road Cond.	Time	Easting	Northing	Location
W3170699	18/06/99	1	Serious	1	0	0	1	Light	No turn	Dry	1712	475475	174340	A4 BATH RD JUST SW JNC SONNING LN SONNING. READING.
W3240999	30/09/99	1	Fatal	0	1	0	1	Light	No turn	Dry	1058	475448	174315	A4 BATH RD APP 50M W JW WARREN ROAD. SONNING
W3810600	18/06/00	1	Slight	0	1	0	0	Light	No turn	Dry	1400	475497	174411	SONNING LANE 45M N JNC BATH ROAD SONNING
W0430800	02/08/00	1	Slight	0	0	0	0	Light	No turn	Dry	1700	475496	174356	A4 BATH RD JNC SONNING LANE SONNING
W4511001	18/10/01	1	Slight	0	1	0	0	Dark	No turn	Dry	1828	475500	174364	A4 J/W SONNING LANE SONNING
Column Totals		5		1	3	0	2							
No. of Accidents				1	3	0	2							

Total number of accidents listed: 5

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Friday 18/06/1999 Time 1712 Serious at A4 BATH RD JUST SW JNC SONNING LN SONNING. READING.
E: 475475 N: 174340 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight: no street lighting

Vehicle Reference 1 Pedal cycle Moving from W to E Changing lane to right
Casualty Reference: 1 Age: 85 Male Driver/rider Severity: Serious Iniured bv vehicle: 1

Vehicle Reference 2 Car (four-wheeled) Moving from W to E Going ahead

Thursday 30/09/1999 Time 1058 Fatal at A4 BATH RD APP 50M W JW WARREN ROAD. SONNING
E: 475448 N: 174315 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight:street lights present

Vehicle Reference 1 Car (four-wheeled) Moving from NE to SW Going ahead
Casualty Reference: 1 Age: 90 Female Pedestrian Severity: Fatal Iniured bv vehicle: 1

Sunday 18/06/2000 Time 1400 Slight at SONNING LANE 45M N JNC BATH ROAD SONNING
E: 475497 N: 174411 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight: street lighting unknown

Vehicle Reference 1 Goods vehicle unknown weight Moving from S to N Going ahead
Casualty Reference: 1 Age: 27 Male Pedestrian Severity: Slight Iniured bv vehicle: 1

Accidents between dates **01/04/1999 and 31/03/2002** (36) months
Selection: **Notes:**

Wednesday 02/08/2000 Time 1700 Slight at A4 BATH RD JNC SONNING LANE SONNING
E: 475496 N: 174356 Junction Detail: 3 Control 4
Fine without high winds Road surface Dry Daylight:street lights present
Vehicle Reference 1 Car (four-wheeled) Moving from N to S Going ahead
Vehicle Reference 2 Car (four-wheeled) Moving from NE to SW Going ahead
Casualty Reference: 1 Age: 21 Male Driver/rider Severity: Slight Injured by vehicle: 2

Thursday 18/10/2001 Time 1828 Slight at A4 J/W SONNING LANE SONNING
E: 475500 N: 174364 Junction Detail: 3 Control 4
Fine without high winds Road surface Dry Darkness: street lights present and lit
Vehicle Reference 1 Car (four-wheeled) Moving from SW to NE Going ahead
Casualty Reference: 1 Age: 22 Male Pedestrian Severity: Slight Injured by vehicle: 1

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Accidents involving:

	Fatal	Serious	Slight	Total
Vehicles only	1	0	3	4
Motor cycles	0	0	0	0
Bicycles	0	1	0	1
Total	1	1	3	5

Casualties:

	Fatal	Serious	Slight	Total
Vehicle Driver	0	0	1	1
Passenger	0	0	0	0
Motorcyclist	0	0	0	0
Cyclist	0	1	0	1
Pedestrian	1	0	2	3
Total	1	1	3	5

Number of casualties meeting the criteria: 5

PLANNING SERVICES	RPT 58615
POL	TR
DC NL	CN
APP	
CS	
15 JUL 2002	
COPIES TO	ACK
	FILE

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

Friday, 12 July 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Miss Lake,

OUTLINE PLANNING APPLICATION, No: 0/2001/5268
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

Further to our meeting on the 21st June 2002, I have pleasure in formally submitting our proposed highways works and means of access in support of out outline application at the above. The proposed access and off site highways works have, I believe, been agreed with Mr Keith Rodgers of your Highways Department as being appropriate for the site.

I trust that this will allow you to take the application forwards to committee with a recommendation for approval at the earliest opportunity with all other matters except means of access and off site highways works being dealt with at the reserve matters stage.

As I understand matters this will include the following before a detailed site layout can be finalised;

(1) Detailed Tree Survey.
(2) Ecology Report.
(3) Archaeological Assessment.

I look forward to hearing from you at the earliest opportunity.

Yours sincerely

Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

Spoke to D Quevillart at the meeting of the 31 Aug. He and his Collegue said that they didn't want use to use the Archaeological + Ecological report yet.

THE

BELLAMY ROBERTS

PARTNERSHIP

CALA HOMES (SOUTHERN) LTD

LYPAR COUNTRY PROPERTIES LTD

APPLICATION ref 0/2001/5268

LAND AT WARREN ROAD, WOODLEY

TRANSPORT ASSESSMENT

PLANNING SERVICES	HPT
ROL	TLS
DC	CNF
APP	
CS	

15 JUL 2002

THE
BELLAMY
ROBERTS
PARTNERSHIP

GDB/01/2497

July 2002

CALA HOMES (SOUTHERN) LTD

LYPAR COUNTRY PROPERTIES LTD

APPLICATION ref 0/2001/5268

LAND AT WARREN ROAD, WOODLEY

TRANSPORT ASSESSMENT

Turnpike House
16 Church Road, Fleet, Hampshire GU51 3RH
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

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2.	Description of the Development and its Location	1
3.	Sustainability	5
4.	Traffic Data	6
5.	Traffic Speeds and Visibility	8
6.	Summary and Conclusions	10

Appendices

Appendix 1	Plan 2497/02A Traffic Calming Proposals
Appendix 2	Plan 2497/03B Pedestrian Improvements
Appendix 3	Bus Services
Appendix 4	Warren Road/Wroxham Road Traffic Survey
Appendix 5	Warren Road Traffic Speed Survey
Appendix 6	Warren Road Accident Data

1.0 INTRODUCTION

1.1 This Transport Assessment report relates to planning application no. 0/2001/5268 submitted by Cala Homes (Southern) Ltd and Lypar Country Properties Ltd in respect of an area of land lying to the northeast of Warren Road, Woodley. The application is in outline and for residential development with access being through the site of the existing property, no. 18 Warren Road.

1.2 We have had extensive discussions with officers at Wokingham District Council regarding the site access proposals, and off-site mitigation measures to reflect the impact of the development. As a result of those discussions we now have a scheme which we understand is broadly acceptable to the Councils' highway officers. This report describes the proposals and sets out the background data which has informed the discussions about the scheme.

2.0 DESCRIPTION OF THE DEVELOPMENT AND ITS LOCATION

2.1 The outline application is for residential development on land lying to the northeast of Warren Road, Woodley with access taken through the site of the existing property, no. 18 Warren Road.

2.2 The application site has no frontage to any highway but forms part of a somewhat larger area of land which is bounded by the railway line on its north-western side, and by residential development in Warren Road, Western Avenue, and Ryecroft Close on its south-western, south-eastern, and north-eastern sides respectively. The site is, therefore, without doubt enclosed within the urban fabric of this part of Woodley and its development

for residential purposes accords with the objectives of PPG3 and PPG13 in that it aims to make best use of existing land within the urban area.

2.3 The proposed access via the site of no. 18 Warren Road gives rise to an off-set crossroads junction with Wroxham Road, at the Warren Road junction. Because of the nature of this junction, officers of the District Council have been concerned that works should be undertaken to highlight the junction for through traffic along Warren Road. The officers have also indicated a wish to put other measures in place along the length of Warren Road to moderate traffic speeds, given the presence of this junction and the visibility available from the proposed new access road.

2.4 Accordingly, we have developed the scheme which is illustrated on drawing no. 2497/02A a copy of which is attached at **Appendix 1**. This shows that the off-set crossroads junction will be formed as a raised table in a contrasting surfacing material (the details of which are to be agreed). These works will undoubtedly slow traffic speeds through the junction itself and will help to highlight its location for approaching drivers.

2.5 In order to comply with the Road Hump Regulations 1996, the raised table will need to be indicated by advanced signing which is shown on the drawing at Appendix 1.

2.6 Approach traffic speeds on Wroxham Road, and from the south-east along Warren Road, are moderate in any event because of near right angle bends on the approaches to this location. From the north-west, however, traffic along Warren Road has a straight approach to the junction, although our speed surveys (details of which are set out later) show that unmoderated existing speeds are in the order of 30 mph. However, in order to emphasise

the location of the proposed new junction table, we have created a pinch-point some 60 metres in advance of the junction on that approach, with kerb build-outs on each side so as to reduce the through carriageway to a single track width of 3 metres, over a 4 metre length. It is proposed to put the standard road hump signs on both sides of the road at these build-outs so as to create a gateway effect. It is anticipated that this will have a material effect in reducing traffic speeds from that direction.

2.7 In order to further influence traffic speeds, and to improve conditions for pedestrians, it is proposed to construct new refuge islands. One is to be in Warren Road immediately west of its junction with Western Avenue as shown on the plan at Appendix 1 (with some minor associated kerb realignment to provide the additional width necessary), and the other is to the south-east of the railway bridge, on Warren Road, again as shown on the plan at Appendix 1 and incorporating some limited road widening on both sides to provide the necessary width.

2.8 In addition to the above measures which are designed to mitigate the effect of the proposed site access junction on Warren Road, it is also proposed to create substantially enhanced pedestrian facilities across the railway bridge and north-westwards on Warren Road through to the junction with A4 Bath Road. The intention is to create a safe pedestrian route through to Bath Road where there are existing bus services and a cycle route facility. At present, whilst there are footways along Warren Road between the application site and the railway bridge, there are then no footways across the bridge or along the remaining length of Warren Road. This is clearly unsatisfactory for existing residents and the proposals will benefit them as well as residents from the new development.

2.9 The details of these measures are set out on our drawing no. 2497/03B, a copy of which is attached at **Appendix 2.** These works, and indeed those in Warren Road itself relating to the access junction as described above, will of course need to be subject to a Section 278 Agreement and detailed design approvals, but the essential details and dimensions are set out on the drawings here so as to indicate in some detail what is proposed.

2.10 Because the footway provision across the bridge and along the section of Warren Road north-west of the bridge takes up 1.5 metres of the overall available width, there is then insufficient carriageway to permit two-way traffic movement. It is therefore proposed to install shuttle-working traffic signals over this whole length as shown on the drawing at Appendix 2.

2.11 Because traffic flows on this section are very light (details of which are set out in a subsequent section of the report) there will be no excessive queuing or delays created by these signals and detector loops will be set in the carriageway so that the signal controller will know when vehicles have cleared the restricted length. This will enable traffic in the opposite direction to be released as soon as possible without unnecessary clearance delays arising.

2.12 The minimum carriageway width achieved as a result of these works will be 3.5 metres, although a greater width than this results in some places, and that minimum width is sufficient to allow access by heavy goods vehicles and emergency vehicles.

2.13 The access drive for nos. 47 and 49 Warren Road emerges beyond the traffic signals stop line on the northbound approach to the railway bridge. However, the secondary signal-head has been located such that drivers

emerging from these properties will be able to see it, and we have also shown a magnetic loop detector in the footway so that when they do emerge they will call the northbound phase and will not, therefore, be isolated beyond the ability to call the signals.

2.14 The package of works indicated on the drawings at Appendices 1 and 2 have been developed as a result of extensive discussion with officers at the Borough Council's Highway Department, and we believe that these are acceptable to them on the basis that they will be funded by, and carried out by, the developers of the proposed housing site. The Council's officers have also indicated that the traffic calming measures in Warren Road will need to be the subject of consultation with local residents and the developers have that process in hand.

3.0 SUSTAINABILITY

3.1 The application site lies within an existing residential area and, therefore, is an appropriate location for further residential development. However, we have examined public transport accessibility and **Appendix 3** contains a map and schedule setting out the frequency of services relevant to this location.

3.2 The principal services are at Bath Road, which is 0.545 kilometres from the site along Warren Road, and accessible via the new footway provision across the railway bridge. Services on Bath Road connect with Reading and Maidenhead, Henley, and High Wycombe. During the day, there are 17 or 18 buses each way and 6 to 8 buses during the evenings. As can be seen from the schedule at Appendix 3 there is a generally similar level of service on Saturdays and reasonable frequency on Sundays along this route.

3.3 In addition to the above, there are services between Reading, Twyford and Wokingham which operate along Pound Lane which is some 735 metres from the application site, via Western Avenue. These services provide 7 buses each way during the day time with a limited service during the evenings. Saturday services are generally similar to the weekday ones on this route, but there are no Sunday services.

3.4 Whilst the walking distances to the nearest stops are in excess of the 400 metre target used in new design situations, this site is an area of undeveloped land surrounded by existing residential development and within the urban area. Its accessibility is therefore similar to that of the whole of the residential area within which it lies, and given the reasonable level of bus service on Bath Road and Pound Lane giving connections to the adjacent major centres of Reading and Wokingham, alternative modes of travel are reasonably available to residents.

3.5 No specific measures for cyclists are proposed in the works detailed earlier because traffic flows along Warren Road are so light that there is no difficulty in cyclists mixing with vehicle movements. However, at Bath Road there is a cycle lane and these facilities are clearly convenient for residents in the new development.

4.0 TRAFFIC DATA

Traffic Flows

4.1 As set out previously, traffic flows along Warren Road (and Wroxham Road) are very low. Details of a morning and evening peak hour traffic

survey carried out on Thursday 21 February 2002 are set out at **Appendix 4** and this demonstrates just how low the flows are.

4.2 During the morning peak the most significant movement is along Warren Road south-east of the junction with Wroxham Road where the two-way flow is 147 vehicles per hour. That is less than 1/10th of the capacity of the road and is a flow which lies well below the sort of volume considered unacceptable in residential areas.

4.3 Given the low level of traffic flows on all arms of this existing junction, capacity of the junction is clearly not an issue, either at present or in the future, with the proposed fourth arm for the new site access.

Traffic Generation

4.4 It is not possible to define accurately the level of traffic generation from the proposed development because the application is in outline and therefore the number of housing units is not defined. However, we have assumed something in the order of 50 units having regard to the site area, PPG3 considerations, but other constraints such as trees etc., and that level of development would give rise to a two-way peak hour generation in the order of 35-40 vehicles per hour based upon the surveys from TRICS and elsewhere. The majority of the traffic, perhaps 70% of it, would be outbound from the development in the morning peak and reversed in the evening peak.

4.5 The distribution of newly generated traffic at the junction between Warren Road and Wroxham Road is difficult to define. It is likely that it will split in all three directions, with Wroxham Road being used to gain access to existing employment areas to the south in other parts of Woodley, the

southern part of Warren Road and Western Avenue being used to gain access to the A4 in an easterly direction, and the northern part of Warren Road being used to gain access to the A4 in a westerly direction.

4.6 If the traffic splits broadly equally between the three directions then additional flows of 12 to 15 vehicles per hour on each of these routes would result and, given the very low levels of existing flows described above, such increases are clearly not going to be of concern.

5.0 TRAFFIC SPEEDS AND VISIBILITY

5.1 We carried out a traffic speed survey on Thursday 21 February 2002 at the site access location. This recorded approach speeds along Warren Road.

5.2 The results are set out at **Appendix 5** and show that the 85% ile dry weather speed was 31.7mph from the north-west and 24.7mph from the south-east.

5.3 In order to derive visibility splay requirements the guidance set out in *Places, Streets and Movement* is based upon wet weather speeds, which are 2.5mph below the measured dry weather figures. For visibility splay calculation purposes, therefore, the relevant speed from the north-west is 29.2mph and from the south-east it is 22.2mph.

5.4 Based upon the figures set out at Table A of the visibility guidelines contained in *Places, Streets and Movement* at page 58, the y-distance requirements for the new access are 70 metres looking to the north-west and 45 metres looking to the south-east. These figures are, of course, based upon existing measured traffic speeds and take no account of any speed

reduction which will occur as a result of the proposed calming measures, described in Section 2 above, and the speed reducing effect of the junction itself being on a raised plateau.

5.5 These visibility distances are achievable from an x-distance of 2.6 metres at the new access junction and, given that this exceeds the 2.4 metre minimum considered acceptable by officers of the District Council, we understand that the visibility is considered satisfactory.

Accidents

5.6 We have obtained details of the personal injury accident record for the last three years along the whole length of Warren Road and the details are attached at **Appendix 6**. This shows that there have been no accidents during that period along the entire length of the road.

5.7 There are 4 accidents shown in the vicinity of the junction of Warren Road with the A4 Bath Road two of which involved pedestrians crossing the A4 and one a cyclist changing lane. Only one of the accidents involved turning movements associated with the junction itself.

5.8 The additional traffic activity generated by the proposed development will be very small at the Bath Road junction having regard to the figures set out previously and given that the majority of these accidents involved through traffic on the A4 rather than turning movements out of Warren Road, the effect of the additional traffic on existing flows along Bath Road will be so marginal as to be imperceptible. There is absolutely no reason, therefore, why additional traffic generated by the development will exacerbate the existing accident situation in that area and, in any event, we understand that

the Council has proposals to signalise this junction so as to provide better for pedestrians and cyclists.

6.0 SUMMARY AND CONCLUSIONS

6.1 As set out in the Introduction to this report, the proposals have been the subject of extensive discussions with the highway officers at Wokingham District Council and the package of off-site measures designed to mitigate the effects of the development have been developed as a result of those discussions. We understand that they are acceptable to those officers.

6.2 Our analysis demonstrates that existing traffic flows are very light in the vicinity of the site, traffic speeds are already moderate and will be further reduced as a result of the proposed traffic calming measures, and appropriate visibility splays can be achieved (notwithstanding any reduction in traffic speeds as a result of proposed measures).

6.3 There have been no personal injury accidents along Warren Road in the last three years.

6.4 The site is accessible to a reasonable number of bus services operating along Bath Road and Pound Lane giving connections to the main local centres at Reading and Wokingham.

6.5 The application is for residential development on land contained not only within the existing urban area but also effectively surrounded by existing residential development. Having regard to the objectives set out in PPG3 and PPG13 it is, therefore, entirely appropriate for development of this

nature. Our analysis has shown that there will be no adverse traffic or transport implications as a result of the development, particularly having regard to the package of off-site measures which have been negotiated with officers of the District Council in order to avoid any such impacts and to provide overall benefit for the area.

APPENDICES

APPENDIX 1

APPENDIX 2

APPENDIX 3

BUS SERVICES

Warren Road, Woodley

Route	Operator	Bus Route	Bus Stop
128	Reading Buses	Reading - Twyford-Wokingham	Pound Lane .735metres
125(E)/126	Reading Buses	Reading - Woodley - Wokingham/Twyford	Pound Lane .735metres
127	Reading Buses	Reading - Twyford - Maidenhead	Warren Road/Bath Rd .545metres
328	Reading Buses	Reading - Henley - High Wycombe	Warren Road/Bath Rd .545metres
R2	Armchair Passenger Transport	Reading - Central London (1 bus)	Pound Lane .735metres

Frequency

Period	126,128	126,328
	Mon - Fri	Sat
	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading
AM	4	2
PM	3	3
EVE	2	1

Period	126,128	126,328
	Mon - Fri	Sat
	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford
AM	4	4
PM	3	3
EVE	0	0

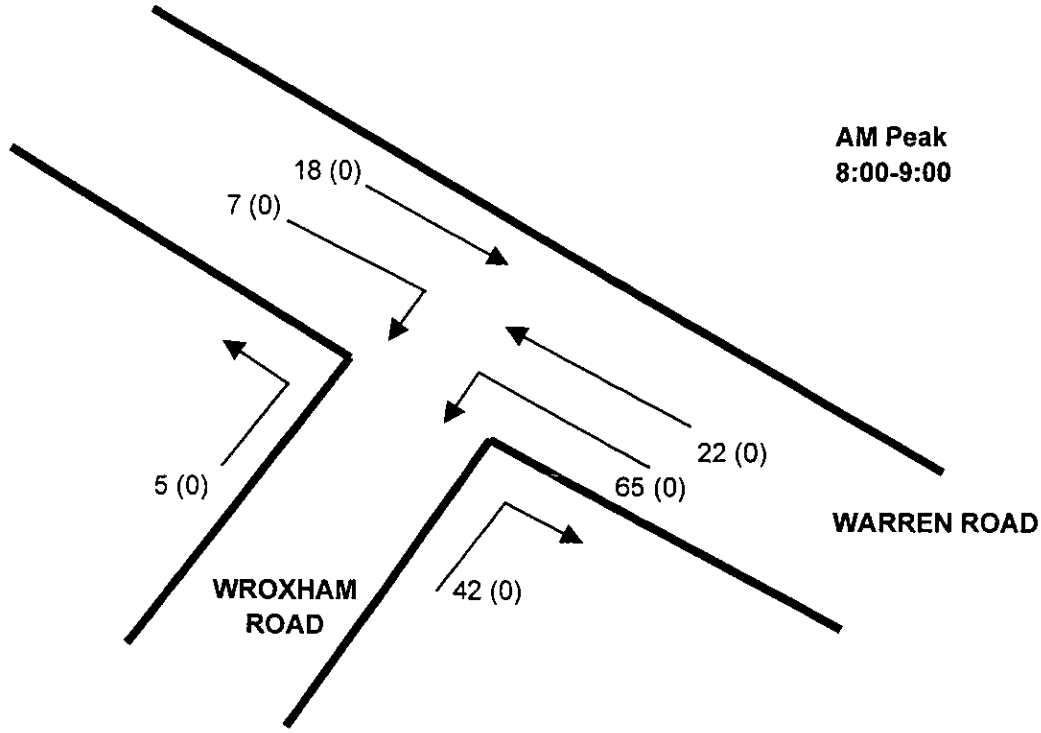
Period	125,127,328	125,127,328	125
	Mon - Fri	Sat	Sun
	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading
AM	7	6	2
PM	9	9	5
EVE	8	8	1

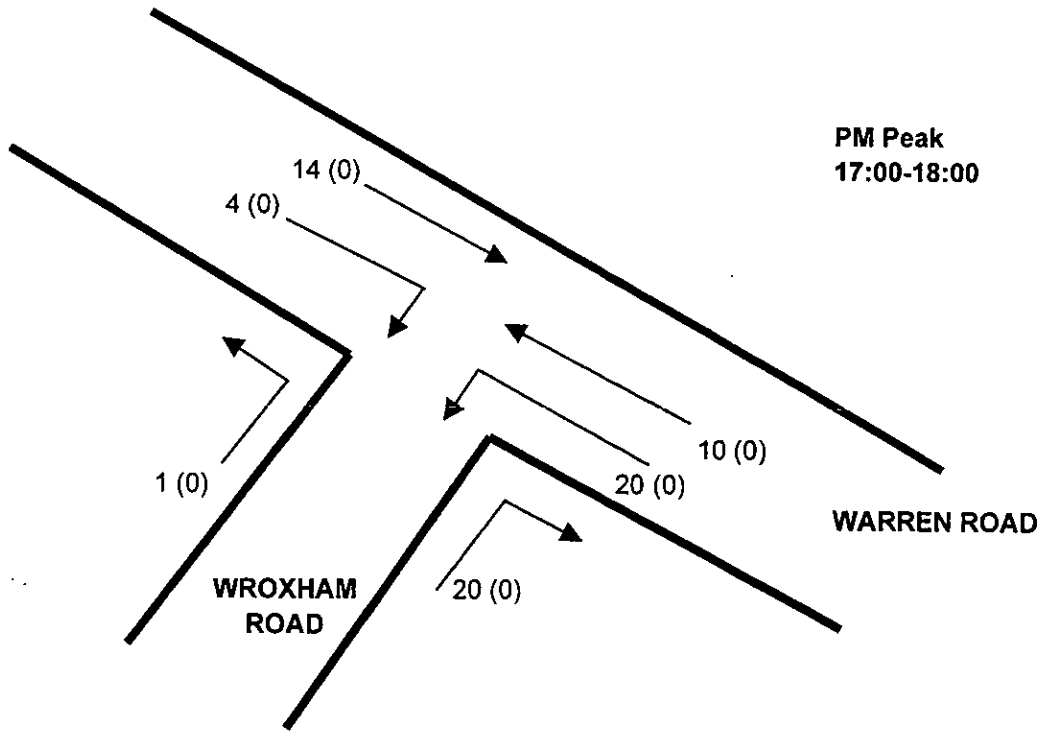
Period	125,127,328	125,127,328	125
	Mon - Fri	Sat	Sun
	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford
AM	9	8	3
PM	9	10	4
EVE	6	6	1

APPENDIX 4

WROXHAM ROAD / WARREN ROAD WOODLEY

Traffic Survey Thursday 21st February 2002





Figures in ( ) denote hgv numbers

Bellamy Roberts Partnership

Date: Thursday 21st February 2002
Location: Woodley

TIME	1. Ahead on Warren Road					2. Right to Wroxham Road					3. Left from Wroxham Road				
	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total
0730 - 0745	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
0745 - 0800	2	0	0	0	2	3	0	0	0	3	1	0	0	0	1
0800 - 0815	6	0	0	0	6	2	0	0	0	2	0	0	0	0	0
0815 - 0830	4	0	0	0	4	2	0	0	0	2	1	0	0	0	1
Hourly total	12	0	0	0	12	8	0	0	0	8	3	0	0	0	3
0830 - 0845	6	0	0	0	6	0	0	0	0	0	2	0	0	0	2
0845 - 0900	2	0	0	0	2	3	0	0	0	3	2	0	0	0	2
0900 - 0915	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0
0915 - 0930	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
Hourly total	13	0	0	0	13	5	0	0	0	5	4	0	0	0	4
1630 - 1645	3	0	0	0	3	1	0	0	0	1	1	0	0	0	1
1645 - 1700	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
1700 - 1715	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
1715 - 1730	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0
Hourly total	9	0	0	0	9	4	0	0	0	4	4	0	0	0	4
1730 - 1745	5	0	0	0	5	0	0	0	0	0	1	0	0	0	1
1745 - 1800	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0
1800 - 1815	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
1815 - 1830	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0
Hourly total	16	0	0	0	16	3	0	0	0	3	1	0	0	0	1

TIME	4. Ahead on Warren Road (NW)					5. Left to Wroxham Road					6. Right from Wroxham Road				
	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total
0730 - 0745	0	0	0	0	0	2	1	0	0	3	5	0	0	0	5
0745 - 0800	2	0	0	0	2	3	0	0	0	3	2	0	0	0	2
0800 - 0815	7	0	0	0	7	9	0	0	0	9	5	0	0	0	5
0815 - 0830	8	0	0	0	8	12	0	0	0	12	12	0	0	0	12
Hourly total	17	0	0	0	17	26	1	0	0	27	24	0	0	0	24
0830 - 0845	5	0	0	0	5	17	1	0	0	18	14	0	0	0	14
0845 - 0900	2	0	0	0	2	26	0	0	0	26	11	0	0	0	11
0900 - 0915	3	0	0	0	3	7	0	0	0	7	6	0	0	0	6
0915 - 0930	1	0	0	0	1	4	0	0	0	4	10	0	0	0	10
Hourly total	11	0	0	0	11	54	1	0	0	55	41	0	0	0	41
1630 - 1645	4	0	0	0	4	3	0	0	0	3	3	0	0	0	3
1645 - 1700	0	0	0	0	0	6	0	0	0	6	3	0	0	0	3
1700 - 1715	4	0	0	0	4	3	0	0	0	3	7	0	0	0	7
1715 - 1730	4	0	0	0	4	5	0	0	0	5	4	1	0	0	5
Hourly total	12	0	0	0	12	17	0	0	0	17	17	1	0	0	18
1730 - 1745	1	0	0	0	1	6	1	0	0	7	2	0	0	0	2
1745 - 1800	1	0	0	0	1	5	0	0	0	5	6	0	0	0	6
1800 - 1815	8	0	0	0	8	3	0	0	0	3	2	0	0	0	2
1815 - 1830	3	0	0	0	3	8	0	0	0	8	2	0	0	0	2
Hourly total	13	0	0	0	13	22	1	0	0	23	12	0	0	0	12

APPENDIX 5

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

WOODLEY

Location: WARREN ROAD

Weather: DRY

Date: Thursday 21st February 2002

Observed speed (mph)	
From Northwest	From Southeast
17 26	14 21
19 26	15 21
20 26	17 21
20 26	18 21
20 27	18 2
20 27	19 22
20 27	19 22
21 27	19 22
21 27	19 22
21 27	19 22
21 28	20 23
22 28	20 23
22 28	20 23
23 28	20 23
23 30	20 24
24 30	20 24
24 31	20 24
24 32	20 25
24 32	20 25
24 33	20 25
24 34	20 25
25 35	20 26
25 35	21 26
25 36	21 26
25 39	21 30
85th %tile (dry) = 31.7 mph	24.7 mph

APPENDIX 6

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Police Ref.	Date	Cas.	Sev.	Cycs	Peds	Ch	OAPs	Vis.	Manv.	Road Cond.	Time	Easting	Northing	Location
W3170699	18/06/99	1	Serious	1	0	0	1	Light	No turn	Dry	1712	475475	174340	A4 BATH RD JUST SW JNC SONNING LN SONNING. READING.
W3240999	30/09/99	1	Fatal	0	1	0	1	Light	No turn	Dry	1058	475448	174315	A4 BATH RD APP 50M W JW WARREN ROAD. SONNING
W3810600	18/06/00	1	Slight	0	1	0	0	Light	No turn	Dry	1400	475497	174411	SONNING LANE 45M N JNC BATH ROAD SONNING
W0430800	02/08/00	1	Slight	0	0	0	0	Light	No turn	Dry	1700	475496	174356	A4 BATH RD JNC SONNING LANE SONNING
W4511001	18/10/01	1	Slight	0	1	0	0	Dark	No turn	Dry	1828	475500	174364	A4 J/W SONNING LANE SONNING
Column Totals		5		1	3	0	2							
No. of Accidents				1	3	0	2							

Total number of accidents listed: 5

Accidents between dates **01/04/1999 and 31/03/2002** (36) months
Selection: **Notes:**

Friday 18/06/1999 Time 1712 Serious at A4 BATH RD JUST SW JNC SONNING LN SONNING. READING.
E: 475475 N: 174340 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight: no street lighting
Vehicle Reference 1 Pedal cycle Moving from W to E Changing lane to right
Casualty Reference: 1 Age: 85 Male Driver/rider Severity: Serious Iniured bv vehicle: 1
Vehicle Reference 2 Car (four-wheeled) Moving from W to E Going ahead

Thursday 30/09/1999 Time 1058 Fatal at A4 BATH RD APP 50M W JW WARREN ROAD. SONNING
E: 475448 N: 174315 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight:street lights present
Vehicle Reference 1 Car (four-wheeled) Moving from NE to SW Going ahead
Casualty Reference: 1 Age: 90 Female Pedestrian Severity: Fatal Iniured bv vehicle: 1

Sunday 18/06/2000 Time 1400 Slight at SONNING LANE 45M N JNC BATH ROAD SONNING
E: 475497 N: 174411 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight: street lighting unknown
Vehicle Reference 1 Goods vehicle unknown weight Moving from S to N Going ahead
Casualty Reference: 1 Age: 27 Male Pedestrian Severity: Slight Iniured bv vehicle: 1

Accidents between dates **01/04/1999 and 31/03/2002** (36) months
Selection: **Notes:**

Wednesday 02/08/2000 Time 1700 Slight at A4 BATH RD JNC SONNING LANE SONNING
E: 475496 N: 174356 Junction Detail: 3 Control 4
Fine without high winds Road surface Dry Daylight:street lights present
Vehicle Reference 1 Car (four-wheeled) Moving from N to S Going ahead
Vehicle Reference 2 Car (four-wheeled) Moving from NE to SW Going ahead
Casualty Reference: 1 Age: 21 Male Driver/rider Severity: Slight Injured by vehicle: 2

Thursday 18/10/2001 Time 1828 Slight at A4 J/W SONNING LANE SONNING
E: 475500 N: 174364 Junction Detail: 3 Control 4
Fine without high winds Road surface Dry Darkness: street lights present and lit
Vehicle Reference 1 Car (four-wheeled) Moving from SW to NE Going ahead
Casualty Reference: 1 Age: 22 Male Pedestrian Severity: Slight Injured by vehicle: 1

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Accidents involving:

	Fatal	Serious	Slight	Total
Vehicles only	1	0	3	4
Motor cycles	0	0	0	0
Bicycles	0	1	0	1
Total	1	1	3	5

Casualties:

	Fatal	Serious	Slight	Total
Vehicle Driver	0	0	1	1
Passenger	0	0	0	0
Motorcyclist	0	0	0	0
Cyclist	0	1	0	1
Pedestrian	1	0	2	3
Total	1	1	3	5

Number of casualties meeting the criteria: **5**

PLANNING SERVICES	HPT 57608
POL	TLS
DC NF	ENF
APP	
CS	
17 JUN 2002	
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	FILE

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

DQ/lr/02

17th June 2002

Miss Nicola Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Miss Lake

RE: PROPOSED DEVELOPMENT AT WARREN ROAD, WOODLEY

Please find enclosed a copy of drawing No. SK 100 and SK 101 showing a 22 unit and a 56 unit scheme respectively for your informal comments ready for our meeting on Friday at 2.00 p.m.

Yours sincerely

David Quevillart
ARCHITECTURAL MANAGER

Encs

Ask for Mann
01784 225 307.

CALA
HOMES

CALA Homes (South) Ltd
Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

PLANNING SERVICES | HP 58614
POI | T.S
DC Nh | ENF
APP
CS
15 JUL 2002

Friday, 12 July 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Miss Lake,

OUTLINE PLANNING APPLICATION, No: 0/2002/7008
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

I have pleasure in formally submitting our proposed highways works and means of access in support of out outline application at the above. The proposed access and off site highways works have, I believe, been agreed with Mr Keith Rodgers of your Highways Department as being appropriate for the site.

I trust that this will allow you to take the application forwards to committee with a recommendation for approval at the earliest opportunity with all other matters except means of access and off site highways works being dealt with at the reserve matters stage.

As I understand matters this will include the following before a detailed site layout can be finalised;

(1) Detailed Tree Survey.
(2) Ecology Report.
(3) Archaeological Assessment.

I look forward to hearing from you at the earliest opportunity.

Yours sincerely

Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

THE

BELLAMY ROBERTS PARTNERSHIP

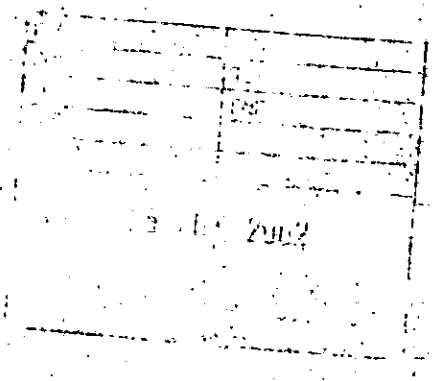
CALA HOMES (SOUTHERN) LTD

LYPAR COUNTRY PROPERTIES LTD

APPLICATION ref 0/2001/5268

LAND AT WARREN ROAD, WOODLEY

TRANSPORT ASSESSMENT



THE
BELLAMY
ROBERTS
PARTNERSHIP

GDB/01/2497

July 2002

CALA HOMES (SOUTHERN) LTD
LYPAR COUNTRY PROPERTIES LTD

APPLICATION ref 0/2001/5268
LAND AT WARREN ROAD, WOODLEY

TRANSPORT ASSESSMENT

Turnpike House
16 Church Road, Fleet, Hampshire GU51 3RH
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

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Appendices

Appendix 1	Plan 2497/02A Traffic Calming Proposals
Appendix 2	Plan 2497/03B Pedestrian Improvements
Appendix 3	Bus Services
Appendix 4	Warren Road/Wroxham Road Traffic Survey
Appendix 5	Warren Road Traffic Speed Survey
Appendix 6	Warren Road Accident Data

1.0 INTRODUCTION

1.1 This Transport Assessment report relates to planning application no. 0/2001/5268 submitted by Cala Homes (Southern) Ltd and Lypar Country Properties Ltd in respect of an area of land lying to the northeast of Warren Road, Woodley. The application is in outline and for residential development with access being through the site of the existing property, no. 18 Warren Road.

1.2 We have had extensive discussions with officers at Wokingham District Council regarding the site access proposals, and off-site mitigation measures to reflect the impact of the development. As a result of those discussions we now have a scheme which we understand is broadly acceptable to the Councils' highway officers. This report describes the proposals and sets out the background data which has informed the discussions about the scheme.

2.0 DESCRIPTION OF THE DEVELOPMENT AND ITS LOCATION

2.1 The outline application is for residential development on land lying to the northeast of Warren Road, Woodley with access taken through the site of the existing property, no. 18 Warren Road.

2.2 The application site has no frontage to any highway but forms part of a somewhat larger area of land which is bounded by the railway line on its north-western side, and by residential development in Warren Road, Western Avenue, and Ryecroft Close on its south-western, south-eastern, and north-eastern sides respectively. The site is, therefore, without doubt enclosed within the urban fabric of this part of Woodley and its development

for residential purposes accords with the objectives of PPG3 and PPG13 in that it aims to make best use of existing land within the urban area.

2.3 The proposed access via the site of no. 18 Warren Road gives rise to an off-set crossroads junction with Wroxham Road, at the Warren Road junction. Because of the nature of this junction, officers of the District Council have been concerned that works should be undertaken to highlight the junction for through traffic along Warren Road. The officers have also indicated a wish to put other measures in place along the length of Warren Road to moderate traffic speeds, given the presence of this junction and the visibility available from the proposed new access road.

2.4 Accordingly, we have developed the scheme which is illustrated on drawing no. 2497/02A a copy of which is attached at **Appendix 1**. This shows that the off-set crossroads junction will be formed as a raised table in a contrasting surfacing material (the details of which are to be agreed). These works will undoubtedly slow traffic speeds through the junction itself and will help to highlight its location for approaching drivers.

2.5 In order to comply with the Road Hump Regulations 1996, the raised table will need to be indicated by advanced signing which is shown on the drawing at Appendix 1.

2.6 Approach traffic speeds on Wroxham Road, and from the south-east along Warren Road, are moderate in any event because of near right angle bends on the approaches to this location. From the north-west, however, traffic along Warren Road has a straight approach to the junction, although our speed surveys (details of which are set out later) show that unmoderated existing speeds are in the order of 30 mph. However, in order to emphasise

the location of the proposed new junction table, we have created a pinch-point some 60 metres in advance of the junction on that approach, with kerb build-outs on each side so as to reduce the through carriageway to a single track width of 3 metres, over a 4 metre length. It is proposed to put the standard road hump signs on both sides of the road at these build-outs so as to create a gateway effect. It is anticipated that this will have a material effect in reducing traffic speeds from that direction.

2.7 In order to further influence traffic speeds, and to improve conditions for pedestrians, it is proposed to construct new refuge islands. One is to be in Warren Road immediately west of its junction with Western Avenue as shown on the plan at Appendix 1 (with some minor associated kerb realignment to provide the additional width necessary), and the other is to the south-east of the railway bridge, on Warren Road, again as shown on the plan at Appendix 1 and incorporating some limited road widening on both sides to provide the necessary width.

2.8 In addition to the above measures which are designed to mitigate the effect of the proposed site access junction on Warren Road, it is also proposed to create substantially enhanced pedestrian facilities across the railway bridge and north-westwards on Warren Road through to the junction with A4 Bath Road. The intention is to create a safe pedestrian route through to Bath Road where there are existing bus services and a cycle route facility. At present, whilst there are footways along Warren Road between the application site and the railway bridge, there are then no footways across the bridge or along the remaining length of Warren Road. This is clearly unsatisfactory for existing residents and the proposals will benefit them as well as residents from the new development.

2.9 The details of these measures are set out on our drawing no. 2497/03B, a copy of which is attached at **Appendix 2**. These works, and indeed those in Warren Road itself relating to the access junction as described above, will of course need to be subject to a Section 278 Agreement and detailed design approvals, but the essential details and dimensions are set out on the drawings here so as to indicate in some detail what is proposed.

2.10 Because the footway provision across the bridge and along the section of Warren Road north-west of the bridge takes up 1.5 metres of the overall available width, there is then insufficient carriageway to permit two-way traffic movement. It is therefore proposed to install shuttle-working traffic signals over this whole length as shown on the drawing at Appendix 2.

2.11 Because traffic flows on this section are very light (details of which are set out in a subsequent section of the report) there will be no excessive queuing or delays created by these signals and detector loops will be set in the carriageway so that the signal controller will know when vehicles have cleared the restricted length. This will enable traffic in the opposite direction to be released as soon as possible without unnecessary clearance delays arising.

2.12 The minimum carriageway width achieved as a result of these works will be 3.5 metres, although a greater width than this results in some places, and that minimum width is sufficient to allow access by heavy goods vehicles and emergency vehicles.

2.13 The access drive for nos. 47 and 49 Warren Road emerges beyond the traffic signals stop line on the northbound approach to the railway bridge. However, the secondary signal-head has been located such that drivers

emerging from these properties will be able to see it, and we have also shown a magnetic loop detector in the footway so that when they do emerge they will call the northbound phase and will not, therefore, be isolated beyond the ability to call the signals.

2.14 The package of works indicated on the drawings at Appendices 1 and 2 have been developed as a result of extensive discussion with officers at the Borough Council's Highway Department, and we believe that these are acceptable to them on the basis that they will be funded by, and carried out by, the developers of the proposed housing site. The Council's officers have also indicated that the traffic calming measures in Warren Road will need to be the subject of consultation with local residents and the developers have that process in hand.

3.0 SUSTAINABILITY

3.1 The application site lies within an existing residential area and, therefore, is an appropriate location for further residential development. However, we have examined public transport accessibility and **Appendix 3** contains a map and schedule setting out the frequency of services relevant to this location.

3.2 The principal services are at Bath Road, which is 0.545 kilometres from the site along Warren Road, and accessible via the new footway provision across the railway bridge. Services on Bath Road connect with Reading and Maidenhead, Henley, and High Wycombe. During the day, there are 17 or 18 buses each way and 6 to 8 buses during the evenings. As can be seen from the schedule at Appendix 3 there is a generally similar level of service on Saturdays and reasonable frequency on Sundays along this route.

3.3 In addition to the above, there are services between Reading, Twyford and Wokingham which operate along Pound Lane which is some 735 metres from the application site, via Western Avenue. These services provide 7 buses each way during the day time with a limited service during the evenings. Saturday services are generally similar to the weekday ones on this route, but there are no Sunday services.

3.4 Whilst the walking distances to the nearest stops are in excess of the 400 metre target used in new design situations, this site is an area of undeveloped land surrounded by existing residential development and within the urban area. Its accessibility is therefore similar to that of the whole of the residential area within which it lies, and given the reasonable level of bus service on Bath Road and Pound Lane giving connections to the adjacent major centres of Reading and Wokingham, alternative modes of travel are reasonably available to residents.

3.5 No specific measures for cyclists are proposed in the works detailed earlier because traffic flows along Warren Road are so light that there is no difficulty in cyclists mixing with vehicle movements. However, at Bath Road there is a cycle lane and these facilities are clearly convenient for residents in the new development.

4.0 TRAFFIC DATA

Traffic Flows

4.1 As set out previously, traffic flows along Warren Road (and Wroxham Road) are very low. Details of a morning and evening peak hour traffic

survey carried out on Thursday 21 February 2002 are set out at **Appendix 4** and this demonstrates just how low the flows are.

4.2 During the morning peak the most significant movement is along Warren Road south-east of the junction with Wroxham Road where the two-way flow is 147 vehicles per hour. That is less than 1/10th of the capacity of the road and is a flow which lies well below the sort of volume considered unacceptable in residential areas.

4.3 Given the low level of traffic flows on all arms of this existing junction, capacity of the junction is clearly not an issue, either at present or in the future, with the proposed fourth arm for the new site access.

Traffic Generation

4.4 It is not possible to define accurately the level of traffic generation from the proposed development because the application is in outline and therefore the number of housing units is not defined. However, we have assumed something in the order of 50 units having regard to the site area, PPG3 considerations, but other constraints such as trees etc., and that level of development would give rise to a two-way peak hour generation in the order of 35-40 vehicles per hour based upon the surveys from TRICS and elsewhere. The majority of the traffic, perhaps 70% of it, would be outbound from the development in the morning peak and reversed in the evening peak.

4.5 The distribution of newly generated traffic at the junction between Warren Road and Wroxham Road is difficult to define. It is likely that it will split in all three directions, with Wroxham Road being used to gain access to existing employment areas to the south in other parts of Woodley, the

southern part of Warren Road and Western Avenue being used to gain access to the A4 in an easterly direction, and the northern part of Warren Road being used to gain access to the A4 in a westerly direction.

4.6 If the traffic splits broadly equally between the three directions then additional flows of 12 to 15 vehicles per hour on each of these routes would result and, given the very low levels of existing flows described above, such increases are clearly not going to be of concern.

5.0 TRAFFIC SPEEDS AND VISIBILITY

5.1 We carried out a traffic speed survey on Thursday 21 February 2002 at the site access location. This recorded approach speeds along Warren Road.

5.2 The results are set out at **Appendix 5** and show that the 85% ile dry weather speed was 31.7mph from the north-west and 24.7mph from the south-east.

5.3 In order to derive visibility splay requirements the guidance set out in *Places, Streets and Movement* is based upon wet weather speeds, which are 2.5mph below the measured dry weather figures. For visibility splay calculation purposes, therefore, the relevant speed from the north-west is 29.2mph and from the south-east it is 22.2mph.

5.4 Based upon the figures set out at Table A of the visibility guidelines contained in *Places, Streets and Movement* at page 58, the y-distance requirements for the new access are 70 metres looking to the north-west and 45 metres looking to the south-east. These figures are, of course, based upon existing measured traffic speeds and take no account of any speed

reduction which will occur as a result of the proposed calming measures, described in Section 2 above, and the speed reducing effect of the junction itself being on a raised plateau.

5.5 These visibility distances are achievable from an x-distance of 2.6 metres at the new access junction and, given that this exceeds the 2.4 metre minimum considered acceptable by officers of the District Council, we understand that the visibility is considered satisfactory.

Accidents

5.6 We have obtained details of the personal injury accident record for the last three years along the whole length of Warren Road and the details are attached at **Appendix 6**. This shows that there have been no accidents during that period along the entire length of the road.

5.7 There are 4 accidents shown in the vicinity of the junction of Warren Road with the A4 Bath Road two of which involved pedestrians crossing the A4 and one a cyclist changing lane. Only one of the accidents involved turning movements associated with the junction itself.

5.8 The additional traffic activity generated by the proposed development will be very small at the Bath Road junction having regard to the figures set out previously and given that the majority of these accidents involved through traffic on the A4 rather than turning movements out of Warren Road, the effect of the additional traffic on existing flows along Bath Road will be so marginal as to be imperceptible. There is absolutely no reason, therefore, why additional traffic generated by the development will exacerbate the existing accident situation in that area and, in any event, we understand that

the Council has proposals to signalise this junction so as to provide better for pedestrians and cyclists.

6.0 SUMMARY AND CONCLUSIONS

6.1 As set out in the Introduction to this report, the proposals have been the subject of extensive discussions with the highway officers at Wokingham District Council and the package of off-site measures designed to mitigate the effects of the development have been developed as a result of those discussions. We understand that they are acceptable to those officers.

6.2 Our analysis demonstrates that existing traffic flows are very light in the vicinity of the site, traffic speeds are already moderate and will be further reduced as a result of the proposed traffic calming measures, and appropriate visibility splays can be achieved (notwithstanding any reduction in traffic speeds as a result of proposed measures).

6.3 There have been no personal injury accidents along Warren Road in the last three years.

6.4 The site is accessible to a reasonable number of bus services operating along Bath Road and Pound Lane giving connections to the main local centres at Reading and Wokingham.

6.5 The application is for residential development on land contained not only within the existing urban area but also effectively surrounded by existing residential development. Having regard to the objectives set out in PPG3 and PPG13 it is, therefore, entirely appropriate for development of this

nature. Our analysis has shown that there will be no adverse traffic or transport implications as a result of the development, particularly having regard to the package of off-site measures which have been negotiated with officers of the District Council in order to avoid any such impacts and to provide overall benefit for the area.

APPENDICES

APPENDIX 1

APPENDIX 2

APPENDIX 3

BUS SERVICES

Warren Road, Woodley

Route	Operator	Bus Route	Bus Stop
128	Reading Buses	Reading - Twyford-Wokingham	Pound Lane .735metres
125(E)/126	Reading Buses	Reading - Woodley - Wokingham/Twyford	Pound Lane .735metres
127	Reading Buses	Reading - Twyford - Maidenhead	Warren Road/Bath Rd .545metres
328	Reading Buses	Reading - Henley - High Wycombe	Warren Road/Bath Rd .545metres
R2	Armchair Passenger Transport	Reading - Central London (1 bus)	Pound Lane .735metres

Frequency

Period	126,128	126,328
	Mon - Fri	Sat
	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading
AM	4	2
PM	3	3
EVE	2	1

Period	126,128	126,328
	Mon - Fri	Sat
	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford
AM	4	4
PM	3	3
EVE	0	0

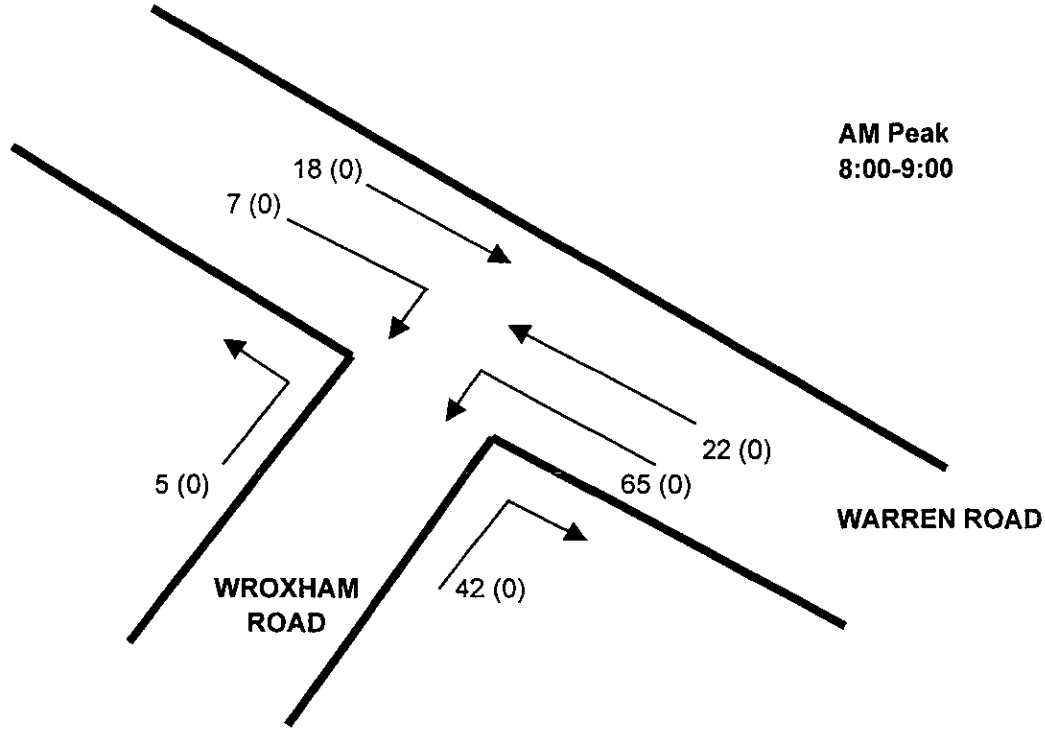
Period	125,127,328	125,127,328	125
	Mon - Fri	Sat	Sun
	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading	Twyford-Charvil-Sonning-Reading
AM	7	6	2
PM	9	9	5
EVE	8	8	1

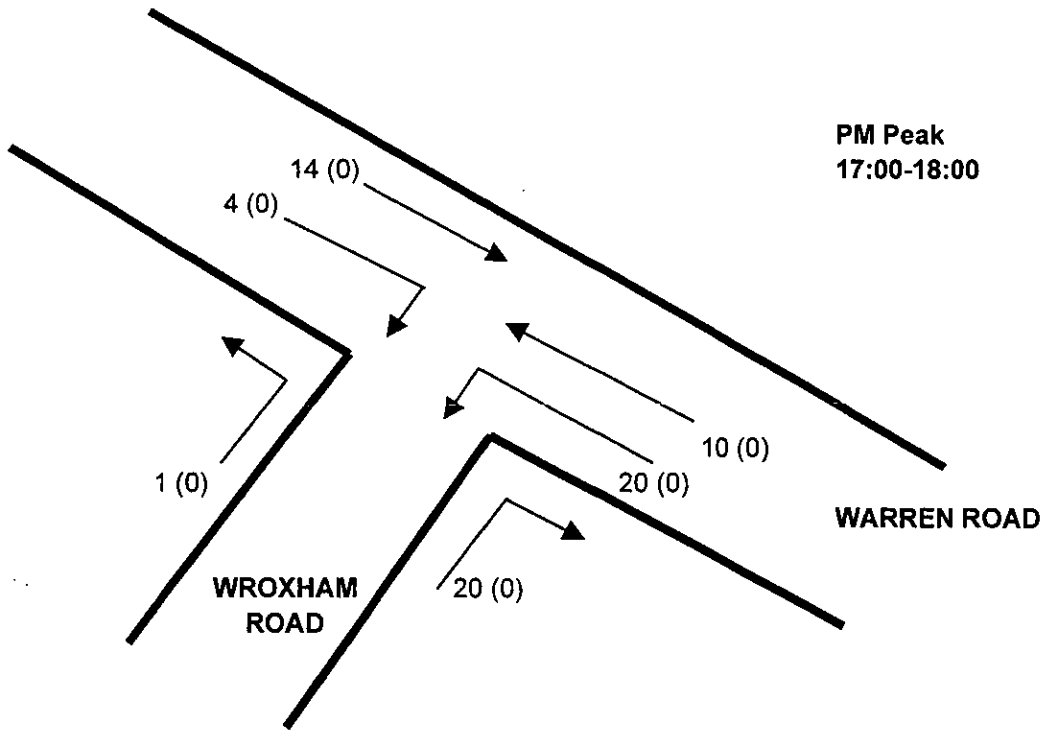
Period	126,127,328	125,127,328	125
	Mon - Fri	Sat	Sun
	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford	Reading-Sonning-Charvil-Twyford
AM	9	8	3
PM	9	10	4
EVE	6	6	1

APPENDIX 4

WROXHAM ROAD / WARREN ROAD WOODLEY

Traffic Survey Thursday 21st February 2002





Figures in ( ) denote hgv numbers

Bellamy Roberts Partnership

Date: Thursday 21st February 2002
Location: Woodley

TIME	1. Ahead on Warren Road					2. Right to Wroxham Road					3. Left from Wroxham Road				
	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total
0730 - 0745	0	0	0	0	0	1	0	0	0	1	1	0	0	0	1
0745 - 0800	2	0	0	0	2	3	0	0	0	3	1	0	0	0	1
0800 - 0815	6	0	0	0	6	2	0	0	0	2	0	0	0	0	0
0815 - 0830	4	0	0	0	4	2	0	0	0	2	1	0	0	0	1
Hourly total	12	0	0	0	12	8	0	0	0	8	3	0	0	0	3
0830 - 0845	6	0	0	0	6	0	0	0	0	0	2	0	0	0	2
0845 - 0900	2	0	0	0	2	3	0	0	0	3	2	0	0	0	2
0900 - 0915	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0
0915 - 0930	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
Hourly total	13	0	0	0	13	5	0	0	0	5	4	0	0	0	4
1630 - 1645	3	0	0	0	3	1	0	0	0	1	1	0	0	0	1
[illegible]45 - 1700	1	0	0	0	1	0	0	0	0	0	3	0	0	0	3
1700 - 1715	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
1715 - 1730	2	0	0	0	2	1	0	0	0	1	0	0	0	0	0
Hourly total	9	0	0	0	9	4	0	0	0	4	4	0	0	0	4
1730 - 1745	5	0	0	0	5	0	0	0	0	0	1	0	0	0	1
1745 - 1800	4	0	0	0	4	1	0	0	0	1	0	0	0	0	0
1800 - 1815	3	0	0	0	3	2	0	0	0	2	0	0	0	0	0
1815 - 1830	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0
Hourly total	16	0	0	0	16	3	0	0	0	3	1	0	0	0	1

TIME	4. Ahead on Warren Road (NW)					5. Left to Wroxham Road					6. Right from Wroxham Road				
	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total	Cars	Mgv	Hgv	Bus	Total
0730 - 0745	0	0	0	0	0	2	1	0	0	3	5	0	0	0	5
0745 - 0800	2	0	0	0	2	3	0	0	0	3	2	0	0	0	2
0800 - 0815	7	0	0	0	7	9	0	0	0	9	5	0	0	0	5
0815 - 0830	8	0	0	0	8	12	0	0	0	12	12	0	0	0	12
[illegible]ourly total	17	0	0	0	17	26	1	0	0	27	24	0	0	0	24
0830 - 0845	5	0	0	0	5	17	1	0	0	18	14	0	0	0	14
0845 - 0900	2	0	0	0	2	26	0	0	0	26	11	0	0	0	11
0900 - 0915	3	0	0	0	3	7	0	0	0	7	6	0	0	0	6
0915 - 0930	1	0	0	0	1	4	0	0	0	4	10	0	0	0	10
Hourly total	11	0	0	0	11	54	1	0	0	55	41	0	0	0	41
1630 - 1645	4	0	0	0	4	3	0	0	0	3	3	0	0	0	3
1645 - 1700	0	0	0	0	0	6	0	0	0	6	3	0	0	0	3
1700 - 1715	4	0	0	0	4	3	0	0	0	3	7	0	0	0	7
1715 - 1730	4	0	0	0	4	5	0	0	0	5	4	1	0	0	5
Hourly total	12	0	0	0	12	17	0	0	0	17	17	1	0	0	18
1730 - 1745	1	0	0	0	1	6	1	0	0	7	2	0	0	0	2
1745 - 1800	1	0	0	0	1	5	0	0	0	5	6	0	0	0	6
1800 - 1815	8	0	0	0	8	3	0	0	0	3	2	0	0	0	2
1815 - 1830	3	0	0	0	3	8	0	0	0	8	2	0	0	0	2
Hourly total	13	0	0	0	13	22	1	0	0	23	12	0	0	0	12

APPENDIX 5

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

WOODLEY

Location: WARREN ROAD

Weather: DRY

Date: Thursday 21st February 2002

Observed speed (mph)	
From Northwest	From Southeast
17	26
19	26
20	26
20	26
20	27
20	27
20	27
21	27
21	27
21	27
21	28
22	28
22	28
23	28
23	30
24	30
24	31
24	32
24	32
24	33
24	34
25	35
25	35
25	36
25	39
14	21
15	21
17	21
18	21
18	2
19	22
19	22
19	22
19	22
19	22
20	23
20	23
20	23
20	23
20	24
20	24
20	24
20	25
20	25
20	25
20	25
20	26
21	26
21	26
21	30
85th %tile (dry) = 31.7 mph	24.7 mph

APPENDIX 6

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Police Ref.	Date	Cas.	Sev.	Cycs	Peds	Ch	OAPs	Vis.	Manv.	Road Cond.	Time	Easting	Northing	Location
W3170699	18/06/99	1	Serious	1	0	0	1	Light	No turn	Dry	1712	475475	174340	A4 BATH RD JUST SW JNC SONNING LN SONNING. READING.
W3240999	30/09/99	1	Fatal	0	1	0	1	Light	No turn	Dry	1058	475448	174315	A4 BATH RD APP 50M W JW WARREN ROAD. SONNING
W3810600	18/06/00	1	Slight	0	1	0	0	Light	No turn	Dry	1400	475497	174411	SONNING LANE 45M N JNC BATH ROAD SONNING
W0430800	02/08/00	1	Slight	0	0	0	0	Light	No turn	Dry	1700	475496	174356	A4 BATH RD JNC SONNING LANE SONNING
W4511001	18/10/01	1	Slight	0	1	0	0	Dark	No turn	Dry	1828	475500	174364	A4 J/W SONNING LANE SONNING
Column Totals		5		1	3	0	2							
No. of Accidents				1	3	0	2							

Total number of accidents listed: 5

Accidents between dates **01/04/1999 and 31/03/2002** (36) months
Selection: **Notes:**

Friday 18/06/1999 Time 1712 Serious at A4 BATH RD JUST SW JNC SONNING LN SONNING. READING.
E: 475475 N: 174340 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight: no street lighting
Vehicle Reference 1 Pedal cycle Moving from W to E Changing lane to right
Casualty Reference: 1 Age: 85 Male Driver/rider Severity: Serious Injured by vehicle: 1
Vehicle Reference 2 Car (four-wheeled) Moving from W to E Going ahead

Thursday 30/09/1999 Time 1058 Fatal at A4 BATH RD APP 50M W JW WARREN ROAD. SONNING
E: 475448 N: 174315 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight:street lights present
Vehicle Reference 1 Car (four-wheeled) Moving from NE to SW Going ahead
Casualty Reference: 1 Age: 90 Female Pedestrian Severity: Fatal Injured by vehicle: 1

Sunday 18/06/2000 Time 1400 Slight at SONNING LANE 45M N JNC BATH ROAD SONNING
E: 475497 N: 174411 Junction Detail: 0 Control
Fine without high winds Road surface Dry Daylight: street lighting unknown
Vehicle Reference 1 Goods vehicle unknown weight Moving from S to N Going ahead
Casualty Reference: 1 Age: 27 Male Pedestrian Severity: Slight Injured by vehicle: 1

Accidents between dates **01/04/1999 and 31/03/2002** (36) months
Selection: **Notes:**

Wednesday 02/08/2000 Time 1700 Slight at A4 BATH RD JNC SONNING LANE SONNING
E: 475496 N: 174356 Junction Detail: 3 Control 4
Fine without high winds Road surface Dry Daylight:street lights present
Vehicle Reference 1 Car (four-wheeled) Moving from N to S Going ahead
Vehicle Reference 2 Car (four-wheeled) Moving from NE to SW Going ahead
Casualty Reference: 1 Age: 21 Male Driver/rider Severity: Slight Injured by vehicle: 2

Thursday 18/10/2001 Time 1828 Slight at A4 J/W SONNING LANE SONNING
E: 475500 N: 174364 Junction Detail: 3 Control 4
Fine without high winds Road surface Dry Darkness: street lights present and lit
Vehicle Reference 1 Car (four-wheeled) Moving from SW to NE Going ahead
Casualty Reference: 1 Age: 22 Male Pedestrian Severity: Slight Injured by vehicle: 1

Accidents between dates **01/04/1999 and 31/03/2002** (36) months

Selection:

Notes:

Accidents involving:

	Fatal	Serious	Slight	Total
Vehicles only	1	0	3	4
Motor cycles	0	0	0	0
Bicycles	0	1	0	1
Total	1	1	3	5

Casualties:

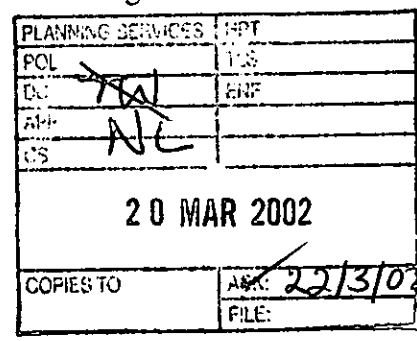
	Fatal	Serious	Slight	Total
Vehicle Driver	0	0	1	1
Passenger	0	0	0	0
Motorcyclist	0	0	0	0
Cyclist	0	1	0	1
Pedestrian	1	0	2	3
Total	1	1	3	5

Number of casualties meeting the criteria: **5**

Obs letter

THERESA MAY MP
Shadow Secretary of State for
Transport, Local Government and the Regions

HOUSE OF COMMONS
LONDON SW1A 0AA



Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
P O Box 157 Shute End
Reading
Berkshire RG40 1WR

15 March 2002

Dear Ms Cronin,

I enclose a further letter from my constituents opposing the proposed housing development in Warren Road, Woodley.

As I said before, I trust my constituents' concerns will be considered.

Yours sincerely,

MRS THERESA MAY, MP

Tel: 020 7219 5206 *Fax: 020 7219 1145*
E-mail: mayt@parliament.uk

PLANNING SERVICES
POL
DC
APP
CS
20 MAR 2002
COPIES TO

14 Warren Road,
Woodley,
Reading RG5 3AP

18 Warren Road,
Woodley,
Reading RG5 3AR

Mrs.Theresa May MP.,
House of Commons,
Westminster,
London

4th.February 2002

Dear Mrs.May,

Proposed Housing Development on land behind Warren Road and Western Avenue, Woodley.

Planning Applications by Millgate Homes (0/2001/4915), and by Cala Homes / Lypar Properties Ltd.(0/2001/5268).

You will be aware already of infill housing proposals behind the houses of Warren Road / Western Avenue, Woodley for which the above Planning Applications have been made to Wokingham District Council. Along with many of the local residents we are opposed to these developments. We deplore the loss of natural woodland; Warren Road / Western Avenue are unsuitable to take the additional vehicular traffic; the proposed type of housing is inappropriate for this part of Woodley. We have made representations to Wokingham District Council and also to Woodley Town Council. The land concerned is not listed or identified in the Planning Inspector's recent report into the Wokingham District Local Plan.

However, we are particularly concerned about the proposals being made by Lypar Properties (Planning Application Number 0/2001/5268); and it is about these that we are specifically writing to you, as our Member of Parliament. Unlike the Millgate Homes scheme which utilizes an existing private roadway to gain **access** onto Warren Road, the Lypar scheme proposes the demolition of No.16 Warren Road and construction of a new access roadway running between our two properties in the narrow gap thus created. We believe that some accomodation has been reached between Lypar and the owners of No.16 to enable this to happen.

We are writing to you because we are the two homes most grievously affected by this proposal. If the Lypar scheme goes ahead it will mean that we would have a public road imposed upon us, against our will, with a kerb line just 4 metres from our house walls. In the case of No.14, this means 4 metres from our lounge, dining room (with windows), and both main bedrooms which are all on this side of the house. In the case of No.18, it is the garage, a utility room and upstairs bedroom that are on this side of the house. In addition, the driveway for No.18 would actually be located in the corner of the road junction itself - a totally unsafe and unsatisfactory arrangement ! In both cases the new roadway would run immediately adjacent to

cont'd.....

the whole length of our gardens, destroying the security, privacy and peace of our present situation, which we have enjoyed as a right for many years. The new road would severely and detrimentally change the whole nature of this area and our present living environment.

We strongly believe that there is insufficient space for an acceptable new road in this artificially created gap. Four metres clearance to the walls of our houses is totally inadequate. We also raise the issue of safety to our premises from road vehicles which might leave the carriageway in an accident (e.g. icy roads).

Wokingham District Council seem to be completely unable (or unwilling) to tell us what standards they work to in determining acceptable clearances between houses and roadways in this kind of situation and this type of well-established residential area. We are both Band F Council Tax payers.

We believe that this proposed new road represents a gross infringement of our human rights. What can you do to help us please ?

Plans of the area and the proposed development are enclosed.

Yours sincerely,

J. Tidmarsh

No.14

Mr.& Mrs.J.G.Tidmarsh

No.18

Mrs.R.M.Doggett

Mr.L Doggett

Miss A.Doggett

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 22 March 2002
My ref. SB/O/2001/4915 & O/2001/5268
Your ref.

Mrs Theresa May, MP
Shadow Secretary of State for
Transport, Local Government and the Regions
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs May

PLANNING APPLICATION NOS. O/2001/4915 & O/2001/5268
PROPOSED HOUSING DEVELOPMENT ON LAND BEHIND WARREN ROAD AND WESTERN AVENUE, WOODLEY

Thank you for your letter of 15 March, addressed to Anna Cronin, enclosing a letter of objection from your constituents at Nos. 14 and 18 Warren Road.

This has been passed to the case officer, Nicola Lake, and the comments contained therein will be taken into account before a decision is made.

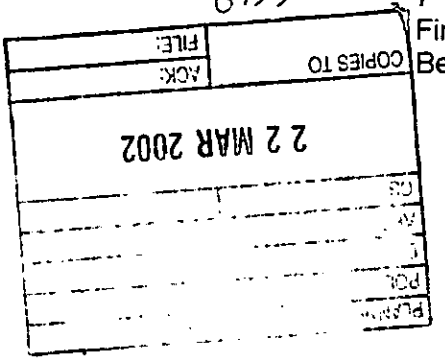
I hope this is of assistance.

Yours sincerely

SANDRA BAYDEN
Management Support Assistant (Planning Services)

8/05

7 Tomlinson Drive
Finchampstead
Berks RG40 2NZ



Wokingham DC
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Re: F/2001/4838

I would like to lodge an objection to the above numbered planning application scheduled for an appeal hearing 15/5/2002.

I have already objected to loss of sunlight, overlooking and overbearing structure. I had not realised, until I looked at the plans yesterday, that the proposal was to replace the bungalow with a 2 story building AND move it closer to our boundary wall. The existing building is at least 3 metres from the boundary wall and as a single story bungalow it is not too imposing on us.

We would prefer to see the proposed development sited at least 3 metres away from our boundary especially as the proposal is to replace the bungalow with a 2 story building thereby increasing its presence on the skyline.

A 2 story building built almost on the boundary would be overbearing to us and if allowed to go ahead it should be sited 3 metres further away.

Yours faithfully

D Rogers

020 7935 1055

ANGEL SPRINTS
PART LANE
SWALLOWFIELD
Nr. READING
BERKSHIRE
RG7 1TB

READING (0734) 883291

Please note new telephone no. 0118 988 3291

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
25 MAR 2002
COPIES TO | ACO:
FILE:

Ms Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

25 March 2002

Dear Ms Brown

Application No: LB/2001/5154
Site Address: The Poors House, Part Lane, Swallowfield, Reading.

Following your letter of 13 March and our subsequent telephone conversation, I am afraid that I object to the revised proposals for the following reasons:-

1. Although the building has now been split into two, the garage is still a substantial building being 6m x 6m with a ridge height of 5.5m. In addition, the building albeit re-positioned is still close to the road which adds to its conspicuousness.

2. The detached store, also a substantial building being 6m x 3m with a ridge height of 4m constitute over-development of the site known as Loddon Cottage bearing in mind the large two storey extension. The original building also has two floors of accommodation internally.

3. Under the present proposals, the store is hidden behind the garage at ground floor level but is clearly visible at first floor level from our house.

4. The separation of the store from the garage has actually increased the total floor area over that of the combined building originally proposed, which itself was considerably larger than the existing garage. The critical mass might be reduced but the floor area is larger.

I would also mention that the conservatory which is a relatively recent addition is also an eyesore and in direct line with the view from our main bedroom.

I would have no objection to a large garage if it were sited in the position of the present garage and constructed of similar height. This would then be a replacement and extension of the present garage.

In the alternative, if you are minded to grant consent for the detached store, I feel this should be relocated behind the house where it will be out of sight.

Yours sincerely

Sheila Phillips

Sheila Phillips

Sent by post and fax to 0118 974 6484

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Mr C Lawley
Principal Solicitor
Wokingham District Council
Legal Services
PO Box 151
Shute End
Wokingham
Berkshire
RG40 1WH

Ref:NSJ/SC/177
12th April 2002

Dear Mr Lawley,

LAND AT WARREN ROAD, WOODLEY

I refer to your letter of 6th March 2002 following my earlier letter dated 26th February 2002 to Mr Auton in the Highways Department.

I am surprised that you consider that our proposal would not be acceptable to the Council, as we have just completed the development of another site in very similar circumstances, albeit with a lower number of dwellings. Our development of 9 apartments at Eyre Court, Finchampstead Road, Wokingham is accessed along a narrow private drive between TPO trees and will be maintained in perpetuity by the residents of the development. The only difference at Warren Road is that the number of dwellings served by the access road is greater, which if anything should be a preferable situation in that any default by a small number would be underpinned by a larger group, ensuring that there should always be enough contributions to cover the expenses.

You acknowledge that it would be possible to have a Section 106 Agreement which included a covenant by residents not to serve notice under Section 219 of the Highways Act 1980, whereas you indicate that despite this the Council may come under pressure to take over the maintenance. We have taken advice on this point to the effect that there is no other mechanism by which the residents could require the Council to undertake maintenance and therefore if Section 219 of the Highways Act is excluded this situation could not arise.

We are anxious to resolve the situation as quickly as possible as your Highways Department has still not responded formally to our Planning Application in terms of Highway comments and in turn the Planning Officer cannot progress the application until that takes place. I therefore propose to telephone you next week to progress the matter and perhaps a further meeting would be helpful.

Yours sincerely

N S JACKSON
Land & Planning Director

cc: Steve Auton - Highways Department
Nicola Lake - Planning Department
Dermot McCaffery - Buchanan Consulting Engineers

WORK SHEET FOR : Nicola Lake

Application Number : O/2001/5268

Applicant : Cala Home & Lypar Properties Ltd .

Location : Land At The Garden Cottage, Warren Road, Woodley, Reading.

Proposal : Outline application for residential development of 40 dwellings. Demolition of The Garden Cottage and 16 Warren Road.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/11/2001

Earliest Date for Decision : 15/12/2001

Latest Consultation Date/Site Notice Expiry Date : 15/12/2001

This application will have expired on: 07/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2001/5268

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number O/2001/5268
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At The Garden Cottage Warren Road Woodley Reading.

APPLICATION NUMBER: O/2001/5268

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: O/2001/5268

Proposal:
Outline application for residential development of 40 dwellings. Demolition of The Garden Cottage and 16 Warren Road.

Location:
Land At The Garden Cottage, Warren Road, Woodley, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5268 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 November 2001

Tel: (0118) 974 6481

Date:

My ref: O/2001/5268

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: O/2001/5268
Land At The Garden Cottage, Warren Road, Woodley, Reading.
Outline application for residential development of 40 dwellings.
Demolition of The Garden Cottage and 16 Warren Road.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/5268**
Land At The Garden Cottage, Warren Road, Woodley, Reading.
Outline application for residential development of 40 dwellings. Demolition of The Garden Cottage and 16 Warren Road.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Lennard

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 6481

Date:

My ref: O/2001/5268

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: O/2001/5268
Land At The Garden Cottage, Warren Road, Woodley, Reading.
Outline application for residential development of 40 dwellings.
Demolition of The Garden Cottage and 16 Warren Road.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/5268**
Land At The Garden Cottage, Warren Road, Woodley, Reading.
Outline application for residential development of 40 dwellings. Demolition of The Garden Cottage and 16 Warren Road.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor McCann

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 6481

Date:

My ref: O/2001/5268

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 Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: O/2001/5268
Land At The Garden Cottage, Warren Road, Woodley, Reading.
Outline application for residential development of 40 dwellings.
Demolition of The Garden Cottage and 16 Warren Road.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/5268**
Land At The Garden Cottage, Warren Road, Woodley, Reading.
Outline application for residential development of 40 dwellings. Demolition of The Garden Cottage and 16 Warren Road.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Dredge

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/5268
CASE OFFICER: Nicola Lake

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

MILLGATE
HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

56326
NL
13 MAY 2002
COPIES TO
ACK:
FILE:

Mr C Lawley
Princial Solicitor
Wokingham District Council
Legal Services
PO Box 151
Civic Offices
Shute End
Wokingham
RG40 1WH

Ref:NSJ/SC/194
10th May 2002

Dear Mr Lawley,

LAND AT WARREN ROAD, WOODLEY

I refer to my letter of 12th April 2002, and your acknowledgement of 23rd April 2002. Could we please have a response as soon as possible in order that our planning application can be progressed.

Yours sincerely

N S JACKSON
Land & Planning Director

cc: Steve Auton - Highways Department
Nicola Lake - Planning Department

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

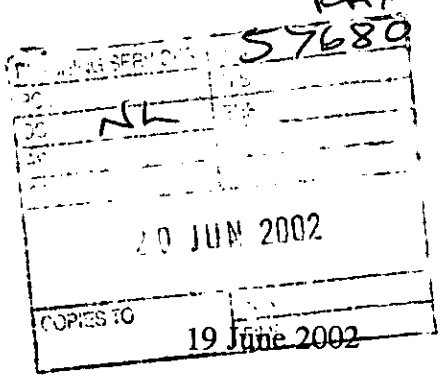
Best Luxury Home 1998 - 1999

Best Small Builder
1996

Millgate Developments Ltd. Registered in England No. 2229073

FAX & LTR

THE
BELLAMY
ROBERTS
PARTNERSHIP



By Fax and Post

Ms Nicola Lake
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berks RG40 1BN

GDB/apc/01/2497

Dear Ms Lake

CALA HOMES/LYPAR PROPERTIES
LAND AT WARREN ROAD, WOODLEY
PLANNING APPLICATION 0/2001/5268

I understand that you have a meeting with David Heron of Cala Homes on Friday this week to discuss progress with this application.

I thought it would be helpful to write and let you know the current position regarding highway and traffic matters. We have been discussing the proposals with Keith Rogers in your Highways Department and have now reached the basis of an agreement with regard to access and off-site highway improvement.

I enclose a copy of his letter of 7th June 2002 addressed to me, which basically confirms that subject to the minor amendments requested under the itemised points, our proposals would be acceptable. At this stage I have amended our drawings to take account of these comments (and this exercise confirms that there are no difficulties in accommodating Keith Rogers' changes) and I am in the process of finalising the technical report which he has requested. Once that report is completed I will let you have a copy of it together with the amended drawings and I anticipate that this will be early next week.

Turnpike House
16 Church Road, Fleet, Hampshire GU51 3RH
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

CALA HOMES/LYPAR PROPERTIES
LAND AT WARREN ROAD, WOODLEY
PLANNING APPLICATION 0/2001/5268

19 June 2002

If I can help you with any further information regarding the highway and traffic conditions then please let me know.

Yours sincerely,

G D Bellamy

cc D Heron
K Conner
K Rogers

Application Number: 0/2002/7863
~~Conditions~~/Reasons for Refusal

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

1 The proposed development would have a resultant housing density of only 7 dwellings per hectare which would not represent an efficient and effective use of land. As such the proposed development would be contrary to PPG3 and The Housing Density Policy of the Wokingham District Local Plan, and policy H6 of the emerging Berkshire Structure Plan (Deposit Draft March 2002).

2. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have a unacceptable adverse impact upon the amenities of the area. The proposal is therefore considered contrary to policies LD6 and OS1 of the Berkshire Structure Plan, Policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan.

3. The applicants have failed to demonstrate, through the submission of a general Ecological Survey, including any necessary mitigation measures, for the whole of the application site, that the proposed development would have no adverse impact upon the existing ecology of the surrounding area. As such the proposed development would be contrary to policies OS1 and EN1 of the Berkshire Structure Plan and policies WOS3, WNC3 and WLL8 of the Wokingham District Local Plan.

4. The proposed development scheme would by reason of the number of dwellings, the size of the developable land and mix of housing type/size would fail to incorporate a mix and balance of densities, dwelling types and sizes. As such the proposed development is contrary to policy H9 of the Berkshire Structure Plan, policy LH8 of the Loddon Area Local Plan and policy WH6 of the Wokingham District Local Plan.

5. The applicants have failed to demonstrate, through the submission of a comprehensive tree survey (to British Standards) for the whole of the development site, including any necessary mitigation measures, that the proposed development would have no adverse impact upon the existing trees on and adjacent to the application site. As such the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE8 of the Loddon Area Local Plan and policies WOS3 and WLL8 of the Wokingham District Local Plan.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: LD5, LD6, OS1, EN1, H9, H5, EN3.
Berkshire Structure Plan (Deposit Draft March 2002): H6.
Loddon Area Local Plan:LPS1, LH8, LH1, LBE5, LBE1, LBE2, LBE9, LT5, LT6, LPS3, WIC16.
Wokingham District Local Plan: Housing Density Policy, WOS4, WOS3, WNC3, WLL8, WH6, WBE1, WBE11, WT6, WT7.

Application Number: 0/2002/7853

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
2.			In the event of a section 106 agreement or unilateral undertaking/agreement being singed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

MEMBER'S UPDATE

Development Control Committee – 11 December 2002

All Applications:

In respect of any reasons for refusal that refer to the Wokingham District Local Plan (Deposit Draft), these should now refer to the Wokingham District Local Plan (as proposed to be modified).

Site Address: Chatsworth Avenue, Winnersh
Application No:F/2001/4258, Pages 17-75.

B. DRAINAGE (Reason 2) – Surface Water Drainage

Summary of latest information submitted by SMA Consulting Engineers for Bovis Homes.

1 Strategy

a) The strategy is amended to provide a single outfall for the proposed development in the north west corner of the site downstream of the existing residential area.

b) The strategy retains the existing watercourse along the rear gardens of Chatsworth Avenue within a corridor of public open space. It is not proposed to discharge any run off from the development itself to this watercourse to maintain the existing hydrological and hydraulic regime. Therefore run off from the proposed development would not impact adversely upon existing dwellings in Chatsworth Avenue.

c) The strategy shown uses "Stormcell" (or Formpave) source control measures under shared private drives and communal parking areas to limit the rate of surface water discharge as per SUDS guidance.

d) The proposed system has sufficient capacity to accommodate 1 year, 30 year and 100 year events with surface flooding limited to Manhole S1.10 immediately upstream of the outfall.

e) The range of SUDS type source control measures is expanding and that the final scheme submitted for Section 104 and Building Regulation approvals could be modified to include approved alternatives to Stormcell in due course.

2 Surface Water Drainage System

The proposed surface water drainage system comprises of the following elements:

a) The proposed surface water sewers would be designed and laid in accordance with "Sewers for Adoption" and the particular requirements of Thames Water. Sewers would be maintained by Thames Water upon adoption and would be laid

within the public highway or in a 6m wide easement across front gardens or open space.

b) Public highway drainage would be provided by gullies discharging to highway carrier drains and then to surface water sewers, maintainable by Thames Water or a watercourse. Gullies and carrier drains would be designed and installed to highway authority requirements under Section 38 Agreement obligations and would be maintained by the highway authority upon adoption.

c) Run off from roofs and paved areas would discharge to a "Stormcell" or other SUDS type underground reservoir beneath communal drives and/or parking areas from which run off would discharge via a flow (orifice plate or Hydrobrake) and private drain to the public and private drain to the public surface water sewer. The ownership and maintenance of the underground reservoir would be addressed in the conveyance clauses relating to the ownership, maintenance and right of way for the shared drives, or in the case of affordable housing would be transferred to the Housing Association.

d) **"Product Information on the Stormcell Storage System"**

- Stormcell is a high void ratio plastic matrix which is produced in blocks of 2m x 1m plan and between 40 mm and 480 mm in depth.
- The matrix is made up of vertically aligned polypropylene hexagonal tubes which gives it an exceptional ability to withstand vertical:
- Occasional loads up to 40 tonnes/m^2
- Long term design loads of 4 tonnes/m^2
- Lateral loads of up to 2 tonnes/m^2
- The polypropylene has excellent resistance to chemicals commonly found in stormwater, is resistant to attack from micro-organisms and the matrix will not be prone to rotting away
- To date there have been over 60 successful installations of Stormcell in the UK since 1995, and over 400 sites in Europe, with no reported problems of siltation
- With current maintenance and good engineering practices polypropylene plastic can last up to 120 years or more when installed underground.

3 A general arrangement plan of the surface water drainage strategy and the layout for a typical residential development site is illustrated on the attached plans.

Comments

The additional information, as outlined above, represents positive progress in the development of the drainage strategy. It is acknowledged that further details are required to fully satisfy the criteria for formal approval, as set out under c(i) and (ii) (Page 21 of the report) but it is considered that these can be satisfactorily dealt with by condition. It should be noted that the design of the drainage system will be independently assessed as part of the Building Regulation procedures.

See attachments A, B and C.

Background Papers:
SMA letters & enclosures:

Access Works & Culvert - 29/11/02
Surface Water Damage & SUDS control measures - 6/12/02
Surface Water Drainage - 6/12/02

Site Address: 207-219 Reading Road, Wokingham
Application No: F/2002/6713 & 7267, Pages 115-135.

For clarification, these are duplicate applications and the recommendation is the same for both of them.

Correction: The second line of paragraph J on page 81 should read "The visibility splays do not include any land that is not within the public highway.

One additional letter of objection has been received: no new planning issues are raised.

In response to the Local Plan Inspector's recommendations, the Council has proposed modifications to the Wokingham District Local Plan (Deposit Draft). These were considered by the Executive at the meeting on 4 December 2002. The proposed modifications were generally in accordance with the Inspector's recommendations and the resolutions made by the Executive would not alter the assessment of this proposal, except in relation to policy WH7. The Inspector had recommended that the threshold for requiring affordable housing, in settlements with a population of over 3,000 should be reduced from one hectare or 25 dwellings to 0.5 hectares or 15 dwellings. In addition to this modification the Executive resolved to redefine the settlements with populations of over 3,000 and the proportion of affordable housing required. The application is for 24 dwellings on a site with a net developable area of 0.76 hectares and would have fallen below the threshold as originally proposed but would be above the revised threshold. However, the Council's established approach is to assesses SAI contributions as at the date that applications are received and at this time the original threshold was still being applied. It is not considered reasonable to request affordable housing contributions at this late stage. There is an extant outline planning permission for 24 dwellings on the site, which does not require affordable housing.

An additional condition is proposed as follows:

The access road shall be constructed and adopted up to the boundary of the application site with no unadopted gap between the boundary and the edge of the road.

Reason: To prevent multiple accesses on the Reading Road.

An additional informative is proposed as follows:

In order to prevent the proliferation of further accesses to Reading Road and thereby maintain highway safety and its function as a distributor road, the Council, would resist further planning applications involving new access roads to serve backland development

on the northern side of Reading Road between its junctions with Emmbrook Road and Old Forest Road.

Site Address: Oaklands Nursery, Green Lane, Winnersh
Application No: F/2001/5267, Pages 136-157.

Since receipt of this application, two petitions, one of 303 signatures and one of 977, have been received from local residents, living in the vicinity of Reading Road. Although these do not relate to any specific development they are relevant to this proposal. The first, was reported to the Development Control Committee on 4 September 2002, and the second on 23 October 2002.

In response to the Local Plan Inspector's recommendations, the Council has proposed modifications to the Wokingham District Local Plan (Deposit Draft). These were considered by the Executive at the meeting on 4 December 2002. The proposed modifications were generally in accordance with the Inspector's recommendations and the resolutions made by the Executive. There would be changes to policy WH7, including the definition of settlements with populations of over 3,000 and the proportion of affordable housing required, but this proposal would fall below the revised threshold for requiring affordable housing and, hence, this change would not affect the assessment of it.

Site Address: Land at Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst
Application No: F/2002/6072, Pages 158-194.

A duplicate application (F/2002/8039) was received on 27 November 2002. This is currently the subject of public consultation.

Corrections:
The final paragraph on page 158 should read *"RESOLVE that, had the appeal against non-determination not been lodged, the application would have been Refused Planning Permission."*

The number of households that commented on the application was omitted from the second line of the paragraph regarding consultation from local residents and amenity groups (page 160). This should read *"100 households"*.

Consultations:
The Arboricultural Officer has confirmed that the site layout is acceptable in relation to the best trees on the site. An Oak and Silver Birch on the site frontage are to be included in a Tree Preservation Order.

One of the letters from the Parish Council was included in the agenda. Two other letters referred to in the report are attached to this update.

In response to the Local Plan Inspector's recommendations, the Council has proposed modifications to the Wokingham District Local Plan (Deposit Draft). These were

considered by the Executive at the meeting on 4 December 2002. The proposed modifications were generally in accordance with the Inspector's recommendations and the resolutions made by the Executive. Of particular relevance to this application, the Executive resolved to accept the recommendations regarding policy WOS2. The Inspector had not proposed a threshold for *"very limited infilling and small windfall development"* but Paragraph 1.9A has defined *"small windfall"* as less than one hectare. Hence, the resolutions made by the Executive would not alter the assessment set out in Section A of the report to the Development Control Committee. There would be changes to policy WH7, including the definition of settlements with populations of over 3,000 and the proportion of affordable housing required, but this would not alter the assessment of this proposal.

See attachments D and E.

Site Address: Land south of Roberts Grove and Blagrove Lane, Wokingham

Application No: O/2002/7665, Pages 195 - 210.

Following the consideration of the Inspector's report by the Council on 4th December 2002 the green gap designation has been deleted from this site. Therefore reference to the green gap should be deleted from reasons for refusal 1 and 8 and informative 1. Reference should also be made to PPG7 in the first reason for refusal. These should now read as follows:

1. The proposed development by reason of its location would cause unacceptable harm to the open and rural character of the area. As such the proposal is considered contrary to Policies STV2 of the South East Area Local Plan; Policies WCC1 of the Wokingham District Local Plan (Deposit Draft) and as proposed to be modified; Policies C2 of the Berkshire Structure Plan and PPG7.

8. Approval of the application would be likely to create an unacceptable precedent for further such developments in the rural area which the Local Planning Authority would then find difficult to resist.

Informatives

1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C2, H2, H9, LD5, LD6 and EN6
South East Area Local Plan Policies STV2, SPS1, SPS5 and SH8
Deposit Draft as amended Wokingham District Local Plan Policies WCC1, WOS1, WOS3, WOS4, WR7, WIC12A, WIC18, WT1, WT7, WH6, WHE16B and Density Policy WH3A

In addition for clarification the second informative should include reference to the relevant reason for refusals which relate to services, amenities and infrastructure contributions and provision of affordable housing. This should read as follows:

2. Reasons for refusal 5 and 6 will be withdrawn if a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 or a unilateral undertaking are signed.

Site Address: 183-187, Reading Road, Wokingham
Application No: O/2002/6856, Pages 211-235.

In response to the Local Plan Inspector's recommendations, the Council has proposed modifications to the Wokingham District Local Plan (Deposit Draft). These were considered by the Executive at the meeting on 4 December 2002. The proposed modifications were generally in accordance with the Inspector's recommendations. There would be changes to policy WH7, including the definition of settlements with populations of over 3,000 and the proportion of affordable housing required, but this proposal would fall below the revised threshold for requiring affordable housing and, hence, this change would not affect the assessment of it.

An additional condition is proposed as follows:

The access road shall be constructed and adopted up to the boundary of the application site with no unadopted gap between the boundary and the edge of the road.

Reason: To prevent multiple accesses on the Reading Road.

Site Address: Land at West Warren, East Warren and The Garden Cottage, Warren Road, Woodley.
Application No: O/2001/4915, Pages 236-251.

The applicant's have demonstrated that acceptable visibility splays can be achieved and the new junction with Warren Road. As such the Highway Officer is withdrawing reason for refusal number 4.

Additional words should be added to reason for refusal 1. So that the second line should read as:

"Infrastructure needs, **the development would** have a unacceptable adverse..."

However an additional reason for refusal on trees grounds should be added as follows:

4. The applicants have failed to demonstrate that they would be able to construct the access road to an acceptable highway standard, without having a detrimental impact upon the existing trees on and adjacent to the application site. As such the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE8 of the Loddon Area Local Plan and policies WOS3 and WLL8 of the Wokingham District Local Plan.

Site Address: Land at Warren Cottage, West Warren, East Warren and The Garden Cottage, Warren Road, Woodley.
Application No: O/2002/7863, Pages 252-264.

One further letter of objection has been received on this application. It reiterates concerns, which have been noted and addressed in the appraisal.

The applicant has also submitted a letter which raised two points:

The first point they raise is that they consider that the developable area would be 1.13 hectares and not as stated in section B of the appraisal "approximately 1.63 hectares." The report states that this is an approximate area, as without a comprehensive tree and ecological survey it is not possible to access accurately what land is considered to be developable.

There second point is that they would be prepared to provide affordable housing for this development on a separate site in Winnersh, and that this offer has not been included in the report. The developers have yet to submit an application or gain permission for the redevelopment of the Winnersh site. They suggest that the Winnersh development could be linked to the Warren Road site by way of a legal agreement. This would not be considered as a satisfactory solution to the provision of affordable housing on this development site. As such the application is still recommended for refusal on reason 2 (in addition to the other reasons).

A 5th reason for refusal is also recommended as follows:

5. The applicants have failed to demonstrate, through the submission of a comprehensive tree survey (to British Standards) for the whole of the development site, including any necessary mitigation measures, that the proposed development would have no adverse impact upon the existing trees on and adjacent to the application site. As such the proposed development is contrary to policies OS1 and EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE8 of the Loddon Area Local Plan and policies WOS3 and WLL8 of the Wokingham District Local Plan.

Site Address: Land Between Woodcock Lane, Basingstoke Road and Grazeley Road, Shinfield
Application No: O/2002/7756, Pages 265-277.

p.266 Consultation
Reading Borough Council have provided the same comments as with the previous application. They have placed a holding objection on transport grounds until:

- An assessment of the implications of the development on the wider transport network has been assessed and appropriate measures, works and, if necessary, contributions have been agreed and secured by a legal agreement with WDC, in accordance with Policies LD5, H4, T1 and T4 of the BSP; and
- The percentage of affordable housing should be increased to reflect the need in Reading; and

- The application is considered to be premature pending the modifications to the Wokingham District Local Plan (WDLP)

p.269 A. Principle of the Development

The Modifications to the Deposit Plan, as approved at Executive on the 4th of December, have identified that due to the infrastructure constraints in the area it would not be appropriate to allow development at this site until the necessary infrastructure is available. These works a re unlikely to be complete until the very end of this plan period. This site has therefore been identified as a long-term reserve housing site. It is considered that the development of the site at this stage would undermine a sustainable development approach and conflict with the Inspector's Recommended overall strategy as outlined in Policy WH1.

Reasons for Refusal

As a result of the above, it is recommended that reasons for refusal numbers one and two be altered to read:

1. *The site is allocated for possible long-term development within the Wokingham District Local Plan (as proposed to be modified), and not development within this plan period, due to the considerable infrastructural constraints within the immediate area. Development of the site within this plan period would therefore represent unsustainable development, and would be contrary to the advice of Planning Policy Guidance Note 3, and contrary to policies C2, C5 and H5 of the Berkshire Structure Plan, and policies WH1, WH2B, WOS2 and WCC1 of the Wokingham District Local Plan (as agreed to be amended).*

2. *In accordance with the sequential approach adopted in the site selection process for the Wokingham District Local Plan, the council has allocated sufficient land to meet the Berkshire Structure Plan requirements for the period to 2006. Therefore the development of this greenfield site is unnecessary, and could lead to the development of greenfield land in advance of previously developed land, contrary to advice within Planning Policy Guidance Note 3 and contrary to policy H2 of the Berkshire Structure Plan.*

It is also recommended that a further reason be added, to distinguish the affordable housing component from the other infrastructural requirements:

9. *The proposal does not make adequate provision for affordable housing in accordance with Policies H8 of the Berkshire Structure Plan; SH8 of the South East Area Local Plan and Policy WH7 of the Wokingham District Local Plan (as proposed to be modified).*

Wokingham District Local Plan (as proposed to be modified) Policy WHE15 'Evaluation of Archaeological Potential' should also be added to reason 6.

Informatives

Informative 2 should also be altered to read:

2. In the event of a satisfactory s106 agreement or unilateral agreement being signed to secure the contributions within the reasons for refusal 8 and 9, these reasons shall be withdrawn.

Site Address: Land at Poperinghe Barracks, Wokingham Lane, Arborfield
Application No: RM/2002/7406, Pages 278-307
There are three errors within the report, as follows:

The application location is incorrectly described as 'Land Rear of Poperinghe Barracks', instead of 'Land at Poperinghe Barracks.

1. History
Outline application O/2000/1864 was in fact dismissed at appeal. Subsequent to the appeal, application O/2001/4221 established the principle of residential use for the site.

E. Impact on the character and appearance of the surrounding area
The report refers here to drawing 02001/P1E which has since been superceded with drawing 02001/P1F (contained within the committee report).

Reasons for Refusal
It is further recommended that another reason for refusal be added. This is to incorporate concerns about the poor general layout and design of the development, which is considered particularly unsatisfactory in such a rural area.

4. It is considered that the proposed design and layout of the scheme is inadequate, by virtue of its incompatibility with the rural surroundings, being of no particular merit or style in relation to the setting, and being vehicular lead with poor quality inter-relationships between buildings, roads and open spaces. The application is therefore considered contrary to Planning Policy Guidance Note 1, Berkshire Structure Plan Policy OS1, and Policies WOS1, WOS3, WBE1 and WH6A of the Wokingham District Local Plan (as proposed to be modified).

In light of the recommendations made the applicant has presented some alternative plans (received 10/12/2002), which re-orientate units 73-79 so that they front onto the open space (members should note that these are alternative plans only, which have not yet been subject to any consultation). Unit 80 (immediately alongside the A329) has also been deleted in these plans. Alternatively, should the scheme at present be considered the most preferable option, then CCTV cameras can be provided for security.

The applicant has also submitted images illustrating the play space proposed which can be distributed at the committee meeting.

With regards to the Policy changes, Policy WBE5 has been deleted as it is now incorporated within Policy WBE1. This policy should therefore be removed from Reason Number 1. Policy WCC4 is no longer relevant as it only refers to non-

residential buildings. Policy WH1 is not relevant and should be removed from Reason Number 3.

Site Address: Methodist Church and Centre, Rose Street, Wokingham
Application No: F/2002/7290 and CA/2002/7291, Pages 308-323.

In response to the Local Plan Inspector's recommendations, the Council has proposed modifications to the Wokingham District Local Plan (Deposit Draft). These were considered by the Executive at the meeting on 4 December 2002. The proposed modifications were generally in accordance with the Inspector's recommendations and the resolutions made by the Executive, except with regard to the following policies:

Policy WHE5: The Inspector did not comment on this policy but suggested that the approach taken should be consistent with that recommended in relation to other policies. Hence, the policy has been deleted with part (f) being incorporated in policy WHE4. This would not alter the principle that extensions to buildings in the conservation area should respect the original building and its setting.

Policy WT6: The policy would now apply across the district and the second paragraph relating to cycle parking would be deleted from the policy, to be replaced by additional details in Appendix 7. This would not alter the assessment of this proposal.

Policy WIC12: Additional text has been inserted in this policy but this would not alter the principle involved or the assessment of this proposal.

Site Address: Land Adjoining Warren Lodge and Warren Cottages, Warren Lane, Finchampstead
Application No: F/2002/7284, Pages 324-332.

The agent for the proposal has requested that the application be deferred, as the applicant and architect currently have commitments out of the country and the applicant is unable to be contacted.

Policy Changes:
Policy WCC4 within Reason for Refusal number 2 should now be deleted. This policy only refers to new non-residential buildings outside of the settlement boundary and is therefore no longer applicable.

All other policies referred to remain relevant to the application.

Site Address: Land west of Molly Millars Close/ Molly Millars Lane, Wokingham
Application No: O/2001/5282 Pages 333 -340.

Following the consideration of the Inspector's report by the Council on 4th December 2002 the proposed modifications were generally in accordance with the Inspector's

recommendations and the resolutions of the Executive would not alter the assessment of the site except for the following:

Policy WOS2: reference should be deleted as this now relates to housing development as opposed to development in general.
Policy WEM12: The Council agrees with the reasoning of the Inspector but proposes to augment the supporting policy to indicate that when development is proposed it will first seek B2 and B8 uses on the sites identified. As such the wording of the policy has been strengthened and the proposed modification now states " In these locations the Council will seek uses in B2 and B8 classes. Clear justification will be required if other uses are proposed."
Within the Wokingham District Plan the whole of the site falls within such an area. In this instance a report has been submitted with the application concluding that there is an unsatisfied demand for office and industrial uses and that if existing permissions in Molly Millars Lane ie. Fluidrive and Phase 1 on the adjoining site are not forthcoming there will be a significant shortfall in office floorspace. According to the report office use on these sites is unlikely to be forthcoming.

Confirmation has been received today that the applicant is willing to contribute £14,000 towards recreational facilities, as requested, and therefore this part of the refusal will be withdrawn, subject to this being included in a s106 agreement/unilateral agreement.

Members are also informed that the appeal is due to be heard on 3rd June 2003 (Informal Hearing) and that a new planning application has been submitted O/2002/8136 for a similar scheme although the 3 buildings have been subdivided into 9 smaller units. This application is currently invalid and will be reported to the Development Control Committee in due course.

See attachment F (letter from Highways Consultants).

Site Address: University of Reading, Whiteknights Campus, Earley.
Application No: F/2002/7510, Pages 341-352.

I would like to confirm that the proposed alterations to the previously approved scheme does not include the reduction in the number of parking spaces. The parking spaces would remain as approved at 20 spaces.

The recommendation on page 344 should be amended to read as follows:

"...and the transfer of the parcel of land..."

Site Address: University of Reading, Whiteknights Campus, Earley.
Application No: O/2002/7417, Pages 353-363.

Reading Borough Council have confirmed that their Planning Application Committee of the 4 December 2002, resolved to raise no objections to the proposed development subject to suitable conditions. The committee also resolved to grant conditional approval for the application for the part of the development within their boundary.

The Highway Officer has also recommended an informative:

1. Attention is drawn to the University of 'Reading's Green Travel Plan' (such documents now called travel plans) and the need for the occupiers of this building hereby approved to accord with the objectives of the travel plan (and future modifications) to encourage more walking, cycling and use of public transport.

The standard informative, which lists the policies considered, as part of the determination of the application should also be added.

(D)

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

20th September 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 SEP 2002
+ fax 2019

Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/6072
Land in School Road, Hurst

I refer to the St Nicholas Hurst Parish Council's letter of 9th April 2002 objecting to the proposed development that is the subject of the above application.

In amplification and support of the objections, the Parish Council would draw your attention to the following:

1. The application site is within the settlement of Hurst and as an 'unidentified site', sometimes referred to as 'windfall sites', is the subject of Policy WH1 of the Wokingham District Local Plan (WDLP) the emerging plan and also Policy LH1 of the Loddon Area Local Plan (LALP) the statutory plan. These two policies are very similar and all further reference is to WDLP.

2. The proposed development fails the tests of WH1 Criteria a), b) and g) and these failures are covered by objections 1, 3, 4, 5, 6, 7 and 8 of the letter of 9th April 2002.

3. With particular reference to Criteria g), the Inspector's Report on WDLP specifically rejected development on six sites close or adjacent to the settlement of Hurst because of this lack of infrastructure and transport facilities that made such developments unsustainable. Many of these proposals were considerably smaller that the proposed School Road development. Pages 5-179 to 5-185 of the report refer. The Parish Council's objection 2 of 9th April pointed out this rejection.

4. The above rejection arose out of and reinforced the Inspector's assessment of the settlement of Hurst as a category B one as stated in the recommendation in Paragraph 1-32 of the report.

5. The proposed development also fails to comply with the guidance in PPG3 and particularly Paragraphs 46 to 75, which comprise the section headed 'Creating Sustainable Residential Environments'. The only paragraphs the proposed development falls in line with is those dealing with density, Paragraphs 57 and 58. However density is not put forward as an overriding consideration that must be complied with to the exclusion of all the other sustainability matters. Indeed, if it was, then any 'unidentified site' in any of the rural villages of the District would succeed automatically if the proposed density was high enough and this is clearly not the intent of the PPG.

St Nicholas Hurst Parish Council repeats that it believes that the proposed development is an unsustainable and damaging development for all the reasons stated in the Parish Council's letter of 9th April 2002 and once again asks that it be refused.

Yours sincerely,

Clerk

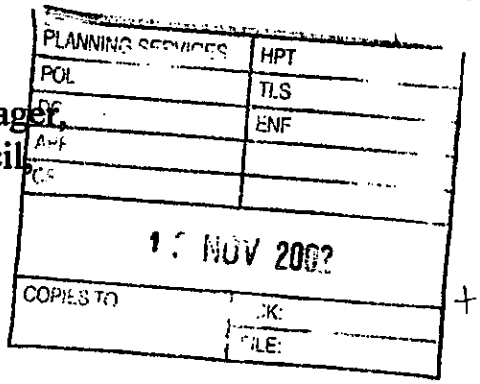
(E)

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

7th November 2002

Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



+ fax.

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/6072
Land in School Road, Hurst

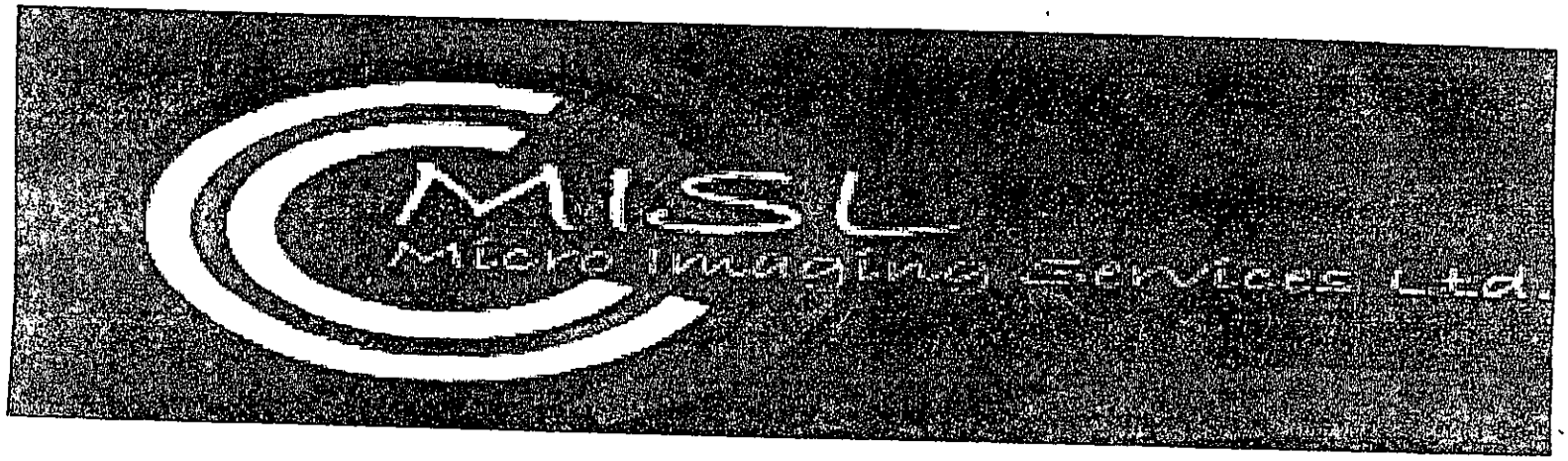
I refer to the St Nicholas Hurst Parish Council's letters of 9th April and 15th September 2002 objecting to the proposed development that is the subject of the above application and to the recent revised plan 11265/P02 Rev E submitted by the applicant.

The revisions do not in anyway alter the Parish Council's views.

The Parish Council would point out that there is still a large specimen oak tree immediately to the East of the proposed entrance that will obstruct the sight lines. The Parish Council would not wish to see this fine tree removed and asks that a Tree Preservation Order is immediately placed upon it.

The Parish Council has pointed out previously the difficulties concerning traffic from this proposed development and it is clear that despite the improved but obstructed sight lines it is not possible to devise a safe exit onto the busy School Road.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Once again the Parish Council asks that this unsustainable and dangerous development be refused for all the reasons stated in the Parish Council's letters.

Yours sincerely,



Clerk

F

mayer brown

WOKING

To	Basia Polnik
Company	Wokingham Borough Council
Your Fax	01189 74 64 84
Date	10th December 2002
Pages (inc)	1

Re: Molly Millars Lane, Wokingham

I write further to receiving a copy of the report prepared for the Development Control Committee in respect of the proposed development at Molly Millars Lane, Wokingham, which I understand is due to be reported today. I would be most grateful if you could present our comments to the Committee verbally and apologise for the lateness of this letter, due to us only just receiving the draft report.

I would like to take the opportunity to address the transport issues raised on the penultimate page in the order in which they appear so that they can be reported to committee, and do so below:-

Parking Provision

The revised parking provision has been set at a level which accords with guidance set out in Planning Policy Note 13 entitled Transport and allows 1 parking space per 30 square metres of development. We understand from research undertaken in Berkshire that average employee densities for this type of use class is in the region of 1 employee per 18 square metres, resulting in approximately 258 employees on the site. With only 156 parking spaces being provided this will require 102 (40%) of employees to use alternatives to the single occupancy car, which we consider to be a challenging but realistic level to achieve, with a supporting Travel Plan.

Travel Plan

It was my understanding at our recent meeting with Keith Rogers and Steve MacMillan that we agreed that a full travel plan is not achievable when an end user and its employees are unknown. You will of course appreciate that without detailed information on staff home locations and travel patterns that it is difficult to identify measures and incentives to encourage alternative modes of travel. We have prepared the Heads of Terms, as agreed, to provide an idea of what could be put into place. My Client is prepared for a Travel Plan which would be prepared in accordance with the Best Practice Guidance to be secured through a Section 106 Agreement, which should provide the Council the comfort which they require.

If any of this fax is illegible please call 01483 750 508 for assistance

mayer brown

WOKING

Traffic Flows

The Transport Assessment has been based on the provision of 185 parking spaces and we consider that this presents a worse case scenario in terms of traffic movements. Clearly the reduced level of 156 spaces will result in a lower level of traffic being attracted to the site. With respect to additional queuing as a result of the development proposals, you will note from our Transport Assessment that additional queuing has been identified as minimal on the adjacent highway. With respect to the base flows, we do not consider that traffic flows in the area has changed significantly from those which we obtained from the assessment produced for the CFC Taylor site, which was granted planning consent on the strength of this assessment.
The development will result in a relatively low level of additional traffic on Finchamptstead Road, with an additional 50 and 47 vehicles on the north and south links respectively in the critical peak periods. These figures correspond to less than 1 additional vehicle per minute (two way) and have corresponding percentage impacts of 2.6 and 2.1%. Clearly the development will not have a significant impact on Finchampstead Road.

Furthermore, the site has consent for a 345 space car park and it is considered that the proposals will result in a net decrease in traffic attraction potential to the site, which we believe must provide a significant benefit to the Council.

Contribution

You will be aware that my Client has revised the sum they are prepared to contribute towards the proposed new link to the Town Centre to £50,000. The already site benefits from an adequate link to the town centre, which is via the rail station. The proposed footbridge may provide a limited benefit to the site, but would provide a larger benefit to the area as a whole, including the adjacent employment and residential areas. It would appear that the proposed link is not an essential element of the proposed development as no timescales for its implementation of the footbridge link has been provided to us. It is therefore considered that the proposed contribution of £50,000 is appropriate and fully accords with the criteria of circular 1/97.

Yours sincerely

Alec Philpott

cc.

Keith Rogers **Wokingham Borough Council** **Fax** **01189 746 313**

If any of this fax is illegible please call 01483 750 508 for assistance

Nicola Lake

From: Andy Glencross
Sent: 26 November 2002 13:10
To: Nicola Lake
Subject: PA O/2002/7863 Land at West Warren, East Warren & the Garden Cottage Warren Rd Woodley (refusal)

Hi Nicola

The applicant has failed to submit any general ecological assessmernt of the site as reqested. The site is partially wooded and could contain significant ecological interest. In addition the site contains a badger sett and the applicant has not submitted any assessment of how the badger will be affected by the development proposal.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

64159

NL

2002

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

Head of Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/434
10th December 2002

FOR THE ATTENTION OF MISS NICOLA LAKE

Dear Sirs,

WARREN ROAD, WOODLEY – REF: 0/2002/7863

I have read your report to the Development Control Committee on the above application, and would like to point out one inaccuracy and one omission.

In paragraph 4B "Housing Mix and Density", you indicate that the proposed development area would be approximately 1.63 hectares, whereas we have calculated the developable area of the site to be only 1.13 hectares as shown on the attached plan. Clearly the developable area excludes Warren Cottage, West Warren and East Warren as well as the embankment area and wildlife corridor. In addition we suggest that the proposed footpath access from Warren Road should be excluded and the first length of the access road which has no development fronting either side of it. Even including these areas the figure is much lower than 1.63 hectares.

Secondly we wrote to you on 22nd November 2002, indicating that we would be prepared to provide Affordable Housing for this site on a separate site in Winnersh but this proposal has not been included in your report. I attach a further copy of that letter and can now confirm that we have agreement with the land owner to acquire the site which is very well located in terms of sustainability being in close walking distance of the Sainsburys supermarket and other facilities near the Winnersh crossroads. We believe this site would be capable of accommodating up to 20 affordable units on a site of 0.174 hectares.

The Winnersh site could be linked by a legal agreement to the Warren Road site whereby the Affordable Housing has to be made available to a RSL prior to the occupation of any properties at Warren Road. In this way the density and mix of units could be looked at on a comprehensive basis including both sites. The combined site area would be 1.3 hectares producing a total of 31 units giving a combined net site density of 23 units per hectare. As regards the mix, 64% of the combined development would be small units and the affordable proportion would also be 64%. In both cases the Council's minimum Policies will be significantly exceeded.

Clearly this combined development would still be below the minimum density of 30 DPH in PPG3 and if Members are adamant that this minimum level must be achieved the content of the Warren Road site would need to be increased by only 8 units to achieve the desired level on the combined site. To achieve this we would probably delete two or three of the detached houses and replace them with more smaller units.

This could be done simply by deleting the reference to 11 dwellings in the description of development making the proposal an outline application for residential development with only means of access specified, and then a condition could be imposed requiring a minimum of 19 dwellings.

In this way the Council's objectives towards site density, small units and Affordable Housing can be satisfied whilst maintaining a relatively low density form of development in Warren Road, as sought by local residents.

If Members consider this approach has some merit and warrants further investigation we would ask that the current application be deferred to enable further discussions to take place with the Planning and Housing Officers.

Yours sincerely



N S JACKSON Dip TP MRTPI
Land & Planning Director

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
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www.millgatehomes.co.uk

Head of Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/414
22nd November 2002

ATTENTION: NICOLA LAKE

Dear Sir,

LAND AT WARREN COTTAGE, WEST WARREN, EAST WARREN AND THE GARDEN COTTAGE, WARREN ROAD, WOODLEY - REF: 02/2002/7863

I refer to our telephone conversation yesterday when you confirmed that it would not be possible for us to change our application to a higher number of dwellings to comply with PPG3, despite the fact that the application site remains the same and there is no additional fee payable as it is an outline application.

Listening to the debate at the Woodley Town Council meeting and the WDC Development Control Committee discussing the Cala/Lypar application last Wednesday, it was clear that whereas most local residents support the lower density approach some members were concerned to ensure that the site provides the right balance of accommodation and the appropriate proportion of Affordable Housing. As a way of satisfying these two objectives in conflicting we are prepared to provide a substantial Affordable Housing element on a separate site, which we are acquiring in Winnersh. The site is suitable for 10-12 flats and is well located in relation to shops, Public Transport etc. This would give an overall proportion of Affordable Housing on the two sites taken together of 50% plus and the balance between small units and large units would be of the right order. We would be prepared to accept a condition or a Section 106 obligation to provide this Affordable Housing before occupation of the dwellings at Warren Road.

I would be grateful if you could bring this information to the attention of the Members when they consider our application.

Yours sincerely

N S JACKSON
Land & Planning Director

01344301930

64159

NL

2002

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ

TEL: 01344 489966 FAX: 01344 489967

www.millgatehomes.co.uk

FACSIMILE TRANSMITTAL SHEET

To: NICOLA LAKE		From:	NICK JACKSON
E-mail	nicki@millgatehomes.co.uk		
Company:		Date:	10 DECEMBER '02
Fax No.: 0118.974.6484		No. of Pages:	5.
Phone No.:		Urgent:	Please Reply:
RE:	WARREN ROAD, WOODLEY.		

LETTER RELATING TO APPLICATION 02/2002/7863 ON TOMORROW NIGHT'S AGENDA.

01344301930
MILLGATE HOMES
MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

Head of Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/434
10th December 2002

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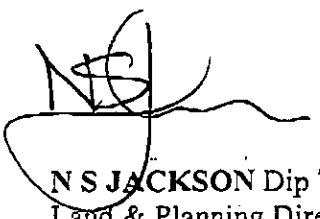
If Members consider this approach has some merit and warrants further investigation we would ask that the current application be deferred to enable further discussions to take place with the Planning and Housing Officers.

Yours sincerely



N S JACKSON Dip TP MRTPI
Land & Planning Director

01344301930

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Head of Development Control
Wokingham District Council
Shute End
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RG40 1WR

Ref:NSJ/SC/414
22nd November 2002

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N S JACKSON
Land & Planning Director

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Head of Development Control
Wokingham District Council
Shute End
Wokingham
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RG40 1WR

Ref:NSJ/SC/414
22nd November 2002

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Yours sincerely

N S JACKSON
Land & Planning Director

Please see Part I for plans.

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Nicola Lake

Date: 01 November 2002 07 NOV 2002

Application Number: O/2002/7863

Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road..

Site Address:
Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Applicant:
Millgate Homes .

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

---

1. Tree survey required for land at Warren Cottage so that we can accurately assess the impact of the proposals.

2. I am concerned about the relationship between the road, in particular the access to 'Warren Lodge', and trees shown to be retained. In addition it seems likely that trees at Warren Cottage will need to be removed (see 1. above).

3. In principle I have no objection to the development of this site. However, I do not consider that even outline planning permission should be granted until we have sufficient information to accurately assess the potential impact on trees.

Neil Etherington
27/11/02

Nicola Lake

From: Colin Patient [colin@wotan.fsnet.co.uk]
Sent: 14 November 2002 16:15
To: nicola.lake@wokingham.gov.uk
Subject: Fw: planning applications 2002/7008 & 2002/7863

----- Original Message -----
From: Colin Patient <colin@wotan.fsnet.co.uk>
To: <niicola.lake@wokingham.gov.uk>
Sent: Tuesday, November 12, 2002 4:40 PM
Subject: planning applications 2002/7008 & 2002/7863

> Hi there, I've finally managed to get to the local library to study these
> plans in detail , having objected to the earlier one. My objection to
both
> these plans is mainly on traffic control after completion. The Warren
> rd/Western Ave junction becomes blocked twice a day (school times) to the
> point when no buses or emergency vehicles can use the road - I have
trouble
on a m/cycle ! Vehicles are parked across both that and the Warren
> rd/Wroxham rd junctions .I believe it likely that with the light control
> across 'suicide bridge' and single traffic measures at the top of Warren
rd
> even more traffic would attempt to use Western Ave during this period.
> There needs to be more severe measures at the southern end of Warren rd.
> My objections to previous plans seem to have been addressed. Colin
Patient
> resident.
>
>

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers

MY REF: KR/7863
YOUR REF:

TO: Nicola Lake - Planning

DATE: 28/11/02

PLANNING APPLICATION NO. O/2002/7863
PROPOSED RESIDENTIAL DEVELOPMENT FOR THE DEMOLITION OF GARDEN COTTAGE AND THE ERECTION OF 11 DWELLINGS ON LAND AT, WARREN ROAD, WOODLEY.

There is no objection in principle to further residential development on this site. This accords with previous advice given in respect of earlier planning applications for developing this site for residential purposes.

The proposed means of access is located in a different position to that proposed in connection with the other Millgate Homes application (O/2001/4915). This would appear to have less impact on existing trees, but no doubt the Council's tree officer will be commenting on this aspect. From the highway safety aspect the point of access is better in that full visibility splays can be provided. The internal site layout and access road is only indicative (at this outline) stage, but it is likely that further speed restraint measures would have to be provided to contain vehicle speeds to 20mph. This would need to be agreed and provided before any full planning permission is granted.

No objection is raised subject to the completion of a S106 to secure a contribution of £41,250 (pro rata to that agreed for the Cala Homes proposal subsequently refused) towards local highway/traffic management/transport schemes and initiatives it is recommended that the imposition of the following conditions on any planning permission:

1. C125 (access construction & visibility splays of 4.5 by 90 metres in each direction)
2. The new access, parking/turning area for Warren Cottage shall be constructed before the new access for the development site is first brought into use. R: In the interests of highway safety.
3. The detailed layout of the site shall comply with the LPA requirements in respect of road and footway/footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which, have been given in the current application. R: In the interest of highway safety and vehicle/pedestrian movement.
4. C120 (parking)
5. C129 (construction traffic)
6. C130 (no mud on road)

INFORMATIVES

1. N01
2. N07 and add 'The developer is expected to enter into a separate legal agreement with the Council made under S38 of the Highways Act 1980 in respect of the adoption of the internal roads etc as public highway.'

Keith Rogers
Team Leader (Highway Development Control)

Nicola Lake

From: Keith Rogers
Sent: 28 November 2002 16:08
To: Nicola Lake
Cc: Trevor Watson
Subject: Millgate - latest application

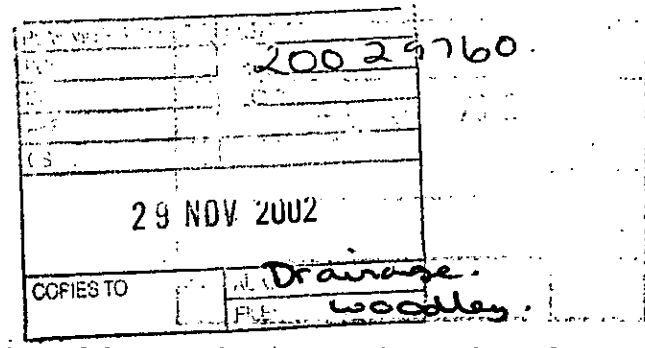
Coments attached as promised. If this is to be refused then need standard SAI reason to protect contribution. I will send the other one when completed. Keith.



7863 WOODLEY
Millgate 11 dwell...

Please see Part I for plans.

To:
Drainage
Fao Roger Johnson



RJ

From: Nicola Lake

Date: 01 November 2002

Application Number: O/2002/7863

Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road..

Site Address:
Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Applicant:
Millgate Homes .

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

Conditions ① Development shall not begin int surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works togethe with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Distric Planning Authority prior to commencement
③ None of the Dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority RJ 27/11/02

Date: 03 December 2002

Your Ref:

My Ref: **Nicola Lake - O/2002/7863**

Millgate Homes

Millgate Court
Terrace Road North
Binfield
Berks
RG42 5HZ

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

Dear Sir/Madam

Application Number: O/2002/7863

Site Address: Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11/12/02 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

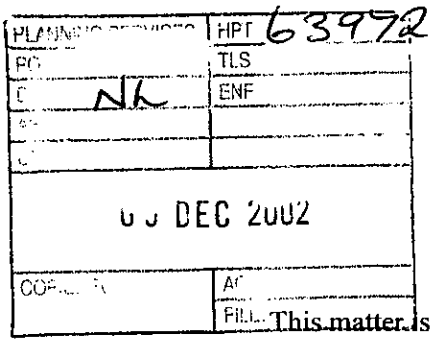
IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Our Ref. **15300**
Your Ref. O/2002/7863
Date. 03 December 2002



FAO Nicola Lake
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Land at West Warren, East Warren & The Garden
Cott
Warren Road, Woodley
Reading

I refer to your consultation received in this office on 01/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

ENVIRONMENT AGENCY

62810

29 NOV 2002

COPIES TO | ACK: | FILE:

Our Ref : SP/2002/006720-1/1
Your Ref : O/2002/7863

Date : 26 November 2002

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

Dear Sir/Madam

OUTLINE - DEMOLITION OF GARDEN COTTAGE, ERECTION OF 11 DWELLINGS, 2 GARAGES & ACCESS RD
LAND AT WEST WARREN, EAST WARREN AND THE GARDEN COTTAGE, WARREN ROAD, WOODLEY

Thank you for your letter dated 1 November 2002, received on 7 November 2002. Please quote the following reference in any correspondence: SU77SE/21/3. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the LPA, before development commences. Such details shall include a Flood Risk Assessment in accordance with PPG Note 25, Development & Flood Risk ,with particular reference to Paragraphs 40-42 and Appendix E.
REASON: To prevent the increased risk of flooding and to improve water quality

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the

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

Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO PLANNING AUTHORITY

Surface water drainage

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

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

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment

Agency for comment.
Watercourses

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

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

ADVICE TO APPLICANT

Pollution Prevention

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Conservation

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

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

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

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

degraded during works.

Sustainable Construction & Water Conservation

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

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

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

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

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

Please contact the Environment Agency for further advice.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not

hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully



SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Millgate Homes

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers

MY REF: KR/7863
YOUR REF:

TO: Nicola Lake - Planning

DATE: 28/11/02

PLANNING APPLICATION NO. O/2002/7863
PROPOSED RESIDENTIAL DEVELOPMENT FOR THE DEMOLITION OF GARDEN COTTAGE AND THE ERECTION OF 11 DWELLINGS ON LAND AT, WARREN ROAD, WOODLEY.

There is no objection in principle to further residential development on this site. This accords with previous advice given in respect of earlier planning applications for developing this site for residential purposes.

The proposed means of access is located in a different position to that proposed in connection with the other Millgate Homes application (O/2001/4915). This would appear to have less impact on existing trees, but no doubt the Council's tree officer will be commenting on this aspect. From the highway safety aspect the point of access is better in that full visibility splays can be provided. The internal site layout and access road is only indicative (at this outline) stage, but it is likely that further speed restraint measures would have to be provided to contain vehicle speeds to 20mph. This would need to be agreed and provided before any full planning permission is granted.

No objection is raised subject to the completion of a S106 to secure a contribution of £41,250 (pro rata to that agreed for the Cala Homes proposal subsequently refused) towards local highway/traffic management/transport schemes and initiatives it is recommended that the imposition of the following conditions on any planning permission:

1. C125 (access construction & visibility splays of 4.5 by 90 metres in each direction)
2. The new access, parking/turning area for Warren Cottage shall be constructed before the new access for the development site is first brought into use. R: In the interests of highway safety.
3. The detailed layout of the site shall comply with the LPA requirements in respect of road and footway/footpath design and vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which, have been given in the current application. R: In the interest of highway safety and vehicle/pedestrian movement.
4. C120 (parking)
5. C129 (construction traffic)
6. C130 (no mud on road)

INFORMATIVES

1. N01
2. N07 and add 'The developer is expected to enter into a separate legal agreement with the Council made under S38 of the Highways Act 1980 in respect of the adoption of the internal roads etc as public highway.'

Keith Rogers
Team Leader (Highway Development Control)

Nicola Lake

From: Andy Glencross
Sent: 26 November 2002 13:10
To: Nicola Lake
Subject: PA O/2002/7863 Land at West Warren, East Warren & the Garden Cottage Warren Rd Woodley (refusal)

Hi Nicola

The applicant has failed to submit any general ecological assessmernt of the site as reqested. The site is partially wooded and could contain significant ecological interest. In addition the site contains a badger sett and the applicant has not submitted any assessment of how the badger will be affected by the development proposal.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

**********ATTENTION**********

THIS APPLICATION MAY BE SUBJECT TO A SERVICES, AMENITIES & INFRASTRUCTURE (SAI) CONTRIBUTION - YOUR COMMENTS ARE REQUIRED AS SOON AS POSSIBLE IN ORDER THAT THEY MAY BE CONSIDERED AT THE NEXT SAI PANEL MEETING.

FROM: Nicola Lake Telephone: (0118) 974 6481

DATE: 01 November 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2002/7863

Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road..

Site Address: Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Applicant: Millgate Homes .

Your observations are required in respect of this application **by 25/11/2002** .

SAI Panel meetings are scheduled for the following dates during 2002; 10th June, 8th July, 5th Aug, 2nd & 30th Sept, 28th Oct and 25th Nov.

See attached sheet.

SIGNED: _____ DATE: 20.11.02.

Clerk To Woodley Parish/Town Council.

WOODLEY TOWN COUNCIL

Plan No. O/2002/7863

37 residents, representatives of Millgate Homes and District Councillor David Ashman were present.

Residents were confused about the current position regarding this proposal and other applications which were still on the table. Councillor Carol Jewell explained the background and workings of the planning system. Although it was the view of residents that the site should be looked at globally, she said that this application should be considered separately, on its merits, although it was likely that 11 dwellings would not be a viable option. Mrs. Jewell reminded residents that this was an indicative plan only and that the layout would be decided by 'reserved matters'. The means of access to the site was the main issue and it was important to get it right.

The Chairman then adjourned the committee to allow members of the public to speak on the proposal.

Councillor David Ashman said he would like to see both applications (7008 – Cala Homes and 7863 – Millgate) considered together. In his view, the Millgate application was far superior although it would not meet the density required by government. It would have less impact on the local infrastructure and highways. The Cala Homes proposal would have a detrimental effect on the area, more particularly on Nos 14 and 18 and the proposed road junction would be totally unacceptable.

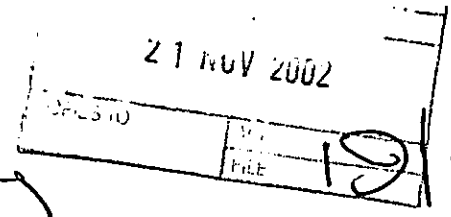
Councillor Ashman said that as a ward councillor, he would speak in favour of the Millgate Homes proposal when it was discussed by the District Council's Development Control Committee. It was his understanding that this would be on 11 December.

Residents concerns included:

- There was no process for looking at the cumulative effect of any proposed development.
- Warren Road was a narrow, straight road and traffic was inclined to speed up on the downhill stretch after crossing the bridge – any proposal for traffic lights would be unacceptable
- No-one was in favour of the Millgate proposal although, given a choice, it was the preferred option

After the meeting was reconvened, although the committee acknowledged that the proposed density was better suited to the area than any previous applications, Members expressed the following objections to the plan:

- it was backland development
- it would place unwanted pressure on existing infrastructure
- it would change the character of the area, e.g. loss of trees, green space and wildlife habitat
- the impact of the proposed new access: – on neighbours next to and opposite
  - its close proximity to the bridge
- the impact of the proposed new roadway on neighbours backing on to the site



To Planning 19/11/02

From Highways

Planning Applications Returned :-

~~0~~/2002/7863

1 Total

RJ

*ENC

FROM: Mrs A Odell **DATE:** 21 April 1997

TO: **Engineers (Drainage).**

Application Number: 97/65475/F

Proposal : PROPOSED DEMOLITION AND REPLACEMENT OF EXISTING REAR EXTENSION AND CONSTRUCTION OF DORMER IN ROOF SPACE

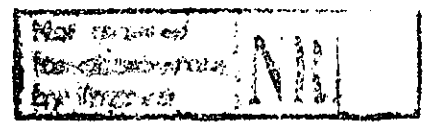
Location : 10 King Street Lane
Winnersh

Officer : Mrs A Odell

Your observations in respect of this application are requested within 14 days of the above date.

---

25 APR 1997.



Please see Part I for plans.

To:
Drainage
Fao Roger Johnson

2002 9760

RJ.

From: Nicola Lake

Date: 01 November 2002

Application Number: O/2002/7863

Drainage. Woodley.

Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road..

Site Address:
Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Applicant:
Millgate Homes .

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

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority. RJ 19/11/

Nicola Lake

From: John Mullaney
Sent: 20 November 2002 13:46
To: Nicola Lake
Subject: Warren Road, Woodley O/2002/7863

I have no objections to the proposal however I would recommend the following conditions are attached should planning consent be granted:

Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

Standard planning condition C070 regarding hours of construction.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Date	18/11/02
Case Officer	Nicola Lake
Location	Land at West Warren, East Warren & the Garden Cottage
Proposal	Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.
Application Number	O/2002/7863

Applications 2001/5268 & 2002/7008 were refused on 13 November because they represent an inefficient use of land. This current application has a net site area of 1.63ha (this excludes the proposed wildlife areas). Development of 11 houses on this site would equate to a density of 7 dph, which would not comply with national or local policy. The Government issued Circular 01/02 'The Town and Country Planning (Residential Density) (London and South East England) Direction 2002' on 5 November. The Circular explains the implications of the Direction, which will come into effect on 2 December 2002. The direction will require any application for residential development over 1 hectare to be referred to the Secretary of State for the Office of the Deputy Prime Minister where the density of development does not equal (or exceed) 30 dwellings per hectare.

Debra Hammond



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63376

NL

19 NOV 2002

COPIES TO

FILE:

Wokingham District Council
Planning Servces
PO Box 157, Shute End
Wokingham
Berks. RG40 1WR

Your Ref: F/2002/7863
Our Ref: R/ALM/JGB/TCP02/48
Tel: 0118-9579638
Fax: 0118-9579483
Date: 18.11.02

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990 – READING WEST/EAST WARREN – PROPOSED DEMOLITION OF GARDEN COTTAGE AND ERECTION OF 11 DWELLINGS 2 GARAGES AND ACCESS ROAD - MLN – DOWNSIDE – 33M 20C

I refer to your letter dated the 1st November 2002. I confirm I have no additional comments to make on these proposals to those already made in my letter dated 30.9.02, (y/r; 02001/5268/7008 and my letter of the 02.08.02.

Yours faithfully,

J.G. Burges
Area Liability Manager

Registered office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

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Great Western

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Wokingham District Council
Planning Servces
PO Box 157, Shute End
Wokingham
Berks. RG40 1WR

Your Ref: F/2002/7871
Our Ref: R/ALM/JGB/TCP02/47
Tel: 0118-9579638
Fax: 0118-9579483
Date: 18.11.02

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990 – READING 21 QUINNEYS, COPSE MEAD – PROPOSED SINGLE STOREY REAR EXTENSION – MLN – DOWNSIDE – 32M 55C

I refer to your letter dated the 5th November 2002. I confirm I have no comments to make on these proposals and have no objections to planning permission being granted.

Yours faithfully,

J.G. Burges
Area Liability Manager

Floor 3 Sussex House, 6 The Forbury, Market Place, READING, Berkshire, RG1 3EJ
Tel: 0118-9579638 Fax: 0118-9579483

Registered office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

Your ref As below

62932

5th November 2002

Nicola Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

APPLICATION O/2002/7863
West Warren, East Warren & The Garden Cottage Land at, Warren Rd, Woodley, Reading

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Archaeological Evaluation

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

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

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for evaluation issued 10th October 2001.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
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Reading
Telford
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: Ann Brown.

YOUR ADDRESS: (if these details are incorrect please amend)
73 WESTERN AVENUE
WOODLEY
RG5 3BL

07 NOV 2002

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐ ✓ 7/11
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

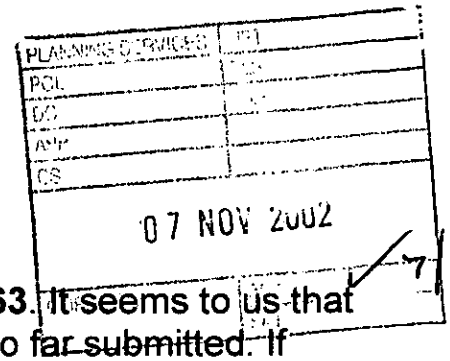
These new plans appear an attractive layout which should blend in with the surrounding area.
The lower ratio on the plot, hopefully will not create so much traffic as alternative plans - The planned entrance is far better sited.
The creation of the wild life area is vital
If this is accepted please request a proper brick constructed wall to retain the security of the shared land at the rear of the Western Ave & Warren Road houses.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

12.

12 Warren Road, Woodley, Reading, RG5 3AP
6 November 2002



Dear Ms Lake,

We wish to comment on application no. **0/2002/7863**. It seems to us that this proposal is far superior to any other proposal so far submitted. If concerns about security in the area to the rear of our property are addressed we would find the proposal acceptable. Moreover we are persuaded by the letters and documents from Millgate Homes (dated 28.10.02) of the serious defects inherent in the various applications submitted by Cala homes.

We are however disturbed to learn today that such comments are apparently rendered pointless by the fact that application **0/2002/7008** has already been recommended for approval. If this is confirmed on 13 November, does this render all other applications, including **7863**, invalid? If it does not, and it is possible for two (or more) 'approved' applications to co-exist, why does the Council propose that we discuss one without the other? If the Council really is, as it constantly asserts, 'aiming for excellence', can it not wait for a decision on **7863** and then discuss any 'approved' applications at one meeting. To do otherwise seems to us both a waste of time and a grave disservice to local democracy.

Yours sincerely,

Michael Pursglove

C. G. Pursglove

Michael Pursglove

(Mrs) Catherine Pursglove

Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

WOKINGHAM UNITARY
Aiming for Excellence

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

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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR & MRS L.J. CORPER

YOUR ADDRESS: (if these details are incorrect please amend)
49 Warren Road
WOODLEY
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: AT LAST A SENSIBLE SOLUTION.!!
THIS SEEMS TO SATISFY ALL OBJECTIONS RAISED AT AT PREVIOUS APPLICATIONS TO DEVELOP THIS LAND. SUCH AS.
NO ALTERATIONS TO ROAD (HIGHWAY)
NO TRAFFIC LIGHTS
NO WILD LIFE DESTRUCTION
NO DEMOLITION TO HOUSES IN WARREN RD
NO TREE DESTRUCTION
Continue over the page if more room required
MINIMAL TRAFFIC MOVEMENTS

PLANNING APPLICATION COMMENTS SHEET FOR O.2002/7863 (Case Officer:Nicola Lake)

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MRS. K. W. JEFFERY

YOUR ADDRESS: (if these details are incorrect please amend)
6 Warren Road
Woodley
Reading
RG5 3AP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

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INVESTOR IN PEOPLE

9.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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WOKINGHAM UNITARY
Aiming for Excellence

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: JOHN W. JEFFERY

YOUR ADDRESS: (if these details are incorrect please amend)
6 WARREN ROAD
WOODLEY
READING
RG5 3AP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: J. MILLER.

YOUR ADDRESS: (if these details are incorrect please amend)
17 Warren Road
WOODLEY
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:
MISS NICOLA LAKE : REF O/2002/7863 - 1ST NOVEMBER 2002.

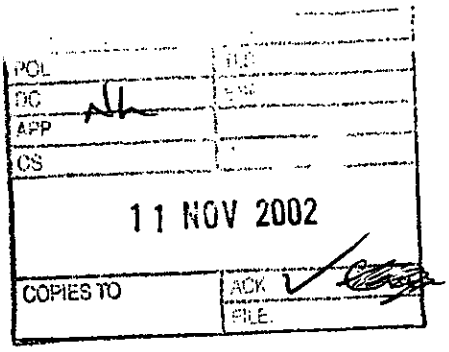
THE REVISED PLAN MERITS SUPPORT AS IT
① DOES NOT INVOLVE ANY ALTERATIONS TO THE CURRENT LAYOUT OF WARREN ROAD AND
② IS MORE IN KEEPING WITH THE PRESENT HOUSING THEREIN.

J. Miller
8/11/2002

Continue over the page if more room required

For the attention of Nicola Lake
Trevor Watson

SBS



12/11

61 Western Avenue
Woodley
Reading
RG5 3BL
Tel: 9694664

Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1WR

7th November 2002

Dear Sir

Planning Applications 0/2002/7863 & 0/2002/7008

Application 0/2002/7863 – your letter of 01.11.02

I wish to tell you that I have no objections to these proposals provided robust fencing is erected along the south east boundary with the land owned by houses in Western Avenue/Warren Road

Application 0/2002/7008 – your letter of 05.11.02

I was disturbed to receive this letter, so soon after the above advice about the Millgate Homes Scheme.

I hope I am not too late to join all my neighbours in totally rejecting this Cala Homes Scheme. The staggered crossroads and traffic lights in Warren Road would increase danger to road users, and knocking down a perfectly good house (no.16) is deplorable. The new road would pass far too close to Nos. 14 & 18.

Both schemes should be considered together, at the same meeting of the Planning Committee – you are creating an uneven playing field by taking the Cala Homes scheme first, on its own.

Yours faithfully

R. Lewis

For the attention of Nicol Lake

14 Warren Road,
Woodley,
Reading RG5 3AP

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

6th.November 2002

Dear Sir,

Planning Application Number 0/2002/7863 - Millgate Homes

In principle we are against in-fill housing developments because of the loss of green spaces and adverse effect on surrounding infrastructure.

However, if development of the West / East Warren site is really unavoidable, the arrangements shown in the above Planning Application represent the best proposals yet seen for this area. They are infinitely preferable to the scheme put forward by Cala Homes, and have clearly been drawn up with some sensitivity and consideration for the existing residents in the surrounding area.

Our comments at this stage are therefore limited to the following points:

- It will be necessary for the developer to erect, and maintain, a brick wall of 1.8 metres minimum height running the whole length of his south east boundary with the land owned by 23 houses in Western Avenue / Warren Road, as marked on the attached plan. This is required in order to maintain the privacy of the adjacent area.
- Storm water drainage arrangements need careful consideration. The land to be developed slopes down towards Western Avenue and the bottom of Warren Road - this road junction already easily floods at times of heavy rain.
- If the proposed new houses are to be supplied with water by means of a spur off the Warren Road supply, Thames Water will absolutely need to take action to enhance that supply. We already suffer regularly from severe low pressure at our taps, as do other homes in the area.

Finally, we heartily endorse all the criticisms of the Cala Homes scheme contained in Millgate's two letters to you dated 22nd.October 2002.

Yours faithfully,

J.G. Tidmarsh

J. Tidmarsh

Mr.J.G.Tidmarsh

Mrs.J.Tidmarsh

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: Mr & Mrs Ross Taggart

YOUR ADDRESS: (if these details are incorrect please amend)
7 Warren Road
Woodley
Reading
Berkshire
RG5 3AP

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

I WISH TO (tick relevant box): OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: letter enclosed.

Continue over the page if more room required

RTV
VIDEO ASSIST

7 Warren Road, Woodley, Reading, Berkshire, RG5 3AP.
Mobile - 07973-286-933 ~ Fax - 0118-969-6632 ~ Home Phone - 0118-969-6632
E-mail – rtvideo@hotmail.com

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November 6, 2002

Nicola Lake
Environmental services dept
Planning services
Shute End,Wokingham
Berkshire
RG40 1WR

REF: Planning application no 7008/7863

Dear, Nicola Lake

It has been brought to my attention by a neighbour,that despite public objections to plan 7008. the planning office is recommending support for Carla homes?
We would in fact support a new proposal by Millgate homes No 7863 for 11 houses, and no alterations to Warren road.
I would request most strongly that you defer any decision on the Carla homes scheme, until the new proposal by Millgate can be considered by your department. As this is the preferred scheme by the local residents.
The outcome of your decision could change the character of our neighbourhood forever so please consider local feelings.

Yours Sincerely

Ross Taggart

R. Taggart

4

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

WOKINGHAM UNITARY
Aiming for Excellence

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: GEOFFREY H. FOWLER.

YOUR ADDRESS: (if these details are incorrect please amend)
83 Western Avenue
WOODLEY
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: At long last I can support an acceptable Plan. A civilised solution to a difficult situation. It will produce a minimum of traffic in a vulnerable area.
The main entrance will be where it always has been (40 yrs). The reduction to 19 dwellings means that they will be of a standard producing an asset to the neighbourhood

Continue over the page if more room required

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INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR + MRS C. R. CHARV.

YOUR ADDRESS: (if these details are incorrect please amend)
59 Western Avenue
Woodley
Reading
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: At last an acceptable plan for the land sited at West and East Warren, Woodley. We have viewed the plans as submitted by Millgate Homes and are in agreement with other residents that this is a much more suitable use of the site, which will blend in with the existing properties rather than blocks of three storey flats as proposed by Cala Homes.

Continue over the page if more room required

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PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: ALAN AND MARY KNOX

YOUR ADDRESS: (if these details are incorrect please amend)
85 WESTERN AVENUE
WOODLEY
READING
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

WE **WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: THIS IS THE BEST PROPOSAL TO DATE IN KEEPING WITH THE QUALITY OF HOUSING AROUND THE SITE.

Continue over the page if more room required

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PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR. I. N. DEWSBURY.

YOUR ADDRESS: (if these details are incorrect please amend)
~~STARTING TOGETHER LTD~~
87 WESTERN AVENUE
WOODLEY
READING
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: This is an ideal development well in keeping with the area.

Continue over the page if more room required

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18 Warren Rd.
Woodley
Reading
RG5 3AR

21.11.02.

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

Re: APPLICATION NUMBER 0 / 2002 / 7863

Dear Ms Lake,

Thank you for you letter Re- proposal by Millgate Homes for development of 11 detached houses behind Warren Rd.

I wish to stress that we are against any development on this site. We are happy with our peaceful green wooded land, which we would loose by proposed development. Also we want to protect our wild life at the site.

We already have the huge problem with traffic and parking at the bottom of Warren Rd, during School dropping off and collection times. The added vehicles from extra dwellings will increase the congestion.

However if the development of the West/East Warren site is unavoidable the above planning application of 11 detached houses would be acceptable. We want to protect our amenity of low density development which is appropriate for this site. Also with the above application there will not be any alterations to Warren Road itself.

As for the access to the site either at Warren cottage or via the existing drive to West/East Warren, I shall support whichever is safer and more acceptable to residents who are mostly affected.

The access via No 16 proposed by Cala Homes was unacceptable as it would have formed an offset crossroads junction with Wroxham Rd., it would have been dangerous, especially during School dropping off and collection times and generally it would have been substandard arrangement with proposed alterations to Warren Rd

If the above application is recommended for approval my great concern would be privacy and security of my property. The South boundary of West Warren runs alongside and almost the whole length of my garden which is 27m long. The boundary is only10m away from my

sitting/dining room door. To the east of my garden is East Warren boundary. Alongside the boundary are laylandii trees. They do not provide complete safety and privacy as there are wide spaces in between trees. I would request that the Developer leaves the existing trees and erect and maintain a brick wall of 1.8m minimum height, behind the trees. Indeed it would be necessary to erect and maintain a brick wall of 1.8m, the whole length of west, south and east boundary with the land owned by residents in Warren Rd/ Western Av.

I would like to remind the Planning Committee that Millgate Homes, last year applied for development of 39 dwellings at the above site, which included two and three-storey flats, Application 0 /2001 / 4915. My concern is that if Application O/ 2002 / 7863 is acceptable, the developer will want to build more houses and flats. Two and three-storey flats at the south of West /East Warren, close to the boundary of my garden would not be acceptable as they would cause loss of amenity and privacy to my property.

I would ask the Planning Committee to suggest what would be the best planning solution regarding the development site at Warren Rd.

Yours sincerely,

R.M.Doggett (Mrs)

Cc: Councillor Carol Jewell

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

RECEIVED
25 NOV 2002
26/11

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: J. A Potter

YOUR ADDRESS: (if these details are incorrect please amend)
33 Warren Road
WOODLEY
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
~~SUPPORT THE APPLICATION~~ ☐ COMMENT ON THE APPLICATION ☑

Comments: With regards to the above planning application I wish to object, as I have done for all the previous applications.
My reasons for this are as follows.
(1) The loss of wildlife habitat and Trees would devastate this area of natural beauty
(2) The Traffic Situation in Warren Road

Continue over the page if more room required

P.T.O

is getting ridiculous. This new development would only make things a lot worse by creating a further problem up the road in a very close proximity to a dangerous bridge and sharp bend.

③ The Infrastructure cannot cope with the population in this area as it is, what is the point of adding to this?

Please 'Wokingham District Council' listen to our objections. We are the residents here, we know what the traffic problems are like here after all we suffer them every day. There are serious problems at both ends of the road does it really need a fatal accident to happen to prove our point?

Why does a new entrance have to be made when there is already a road leading up to West / East Warren?

Yours Sincerely

J.A Potter + family

N.B Please note that there are Owls successfully inhabiting this area, there should be a survey done on them too!!

12.

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

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WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES | HPT | TLS | ENF
07 NOV 2002
COPIES

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: NORMAN MOULSLEY

YOUR ADDRESS: (if these details are incorrect please amend)
75 Western Avenue
Woodley
Reading
Berkshire
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: THIS APPLICATION SEEMS A MORE REASONABLE ONE. HOWEVER, MY SUPPORT WILL NOT BE FORTHCOMING IF A BOUNDARY BRICK WALL WAS NOT PART OF THE PLANS DIVIDING THE PROPERTY ADJACENT TO WESTERN AVENUE. WITHOUT A BRICK BUILT WALL, PRIVACY AND INVASION OF PROPERTY IS A THREAT. FENCING IS NOT A PERMANENT FEATURE.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

06 NOV 2002

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR. JOHN MRS JULIE CARVELL

YOUR ADDRESS: (if these details are incorrect please amend)
66 WESTERN AVENUE
WOODLEY
READING
RG5 3BH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

5 NOV 2002

Comments:
In response to the application o/2002/7863 we feel slightly happier that 11 dwellings are proposed but still have strong concerns over the frail infrastructure i.e. sewage, water supply, surgerys and schools plus the added generation of traffic reiterating our concern worry over the HGV route alternative by the St Dominic Savio school, in Western Avenue. Further to these concerns, are our strong suspicions as to whether we can feel assured this is NOT a step by the builders to give us a false sense of security to build 11 - and not, (as in applications o/2001/5268, o/2002/7008 - o/2001/4915) suddenly have 40 as originally proposed?! We don't feel too comfortable about this new application, or that it will stay at 11!?

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR O.2002/7863 (Case Officer:Nicola Lake)

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

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

06 NOV 2002
ACK:

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR. JOHN / MRS. JULIE CARVELL

YOUR ADDRESS: (if these details are incorrect please amend)
66 Western Avenue
WOODLEY
RG5 3BH

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

PLEASE RETURN YOUR COMPLETED FORM TO:

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

5 NOV 2002

Comments:
In reply to your communication of 18th Nov 2002, we feel the 11 proposed dwellings in application O/2002/7863 sounds a little more acceptable than the 40 proposed earlier (on e20015268-02002 7008-02001 4915)! However, re. the wildlife, the trees and the frail infrastructure of all services still fills us with concern. The added traffic would still pose a problem to the already busy area due to shs school & church parking and the HGV's using the Western Avenue alternative route. The possibility of humps, lights (Bridge) or 'village gates' in Warren Road are a non-practical suggestion as Warren Road never has more than a few cars on it. It's the surrounding area that looks problematic.

Continue over the page if more room required

J M Carvell

9.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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SERVICES	
	TLS
	ENF

2002
7/11

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR & MRS C JACKSON

YOUR ADDRESS: (if these details are incorrect please amend)
70 WESTERN AVENUE
WOODLEY
READING
RG5 3BH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

- INCREASED TRAFFIC CONJESTION
- LACK OF PLACES IN LOCAL SCHOOLS
- LOW WATER PRESSURE
- DESTRUCTION OF WOODED AREA & WILDLIFE HABITAT
- DRAINAGE SYSTEM IS ALREADY UNABLE TO COPE WITH HEAVY RAIN IN WARREN RD/WESTERN AVE & CAUSES FLOODING.

Continue over the page if more room required

Tel. (0118) 974 6481
Date: 01 November 2002
Your Ref:
My Ref:Nicola Lake
O/2002/7863

The Owner / Occupier
70
WESTERN AVENUE
WOODLEY
READING
RG5 3BH

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

Dear Sir/Madam
Application Number: O/2002/7863
Site Address: Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley Reading
Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

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

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number O/2002/7863 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **O/2002/7863.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

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

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

Yours faithfully,

Nicola Lake

Development Control Officer

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR. F.D.R. PULLIN.

YOUR ADDRESS: (if these details are incorrect please amend)
39 WARREN ROAD
WOODLEY
READING
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☒

Comments:

See attached letter

Continue over the page if more room required

9 November 2002

39 Warren Rd.,
Woodley
Reading RG5 3HR

Dear Madam

Application No. 0/2002/7863.
Land at West Warren, etc. and new access road.

I should be grateful if you would put my objections before the Authority's Planning Committee when the above proposal is discussed.

I object strongly to the proposed access road at the north end of the site since the numbers of cars using this access when the site is fully developed will seriously impede the operation of the road safety measures now proposed and vastly increase congestion at the railroad bridge.

Woodley Road is a "rat-run" for vehicles from Caversham and Sonning to Woodley and, from my experience many drivers pay scant regard to the safety of pedestrians. I have lived at the above address for more than [illegible] years and many times have been "run down" by speeding motorists between the Old Bath Road and the railway bridge.

Pedestrian traffic uses the road.

M

are increasing, often involving accompanied children going to and from St. John Bosco School and I should be glad if you would consider this point when deciding on the new access road.

I have sent a similar letter to the Woodley Council Plans Committee.

Yours faithfully

(F.D.R. PULLIN)

PLANNING SERVICES | INFT
PSL | TLS
DC | SNF
APP |
CS |
11 NOV 2002
JOPIEL | ACK
FILE

Your Refs.0/2001/5268 and
0/2002/7008, 7863

"Staddle Stones",
95 Western Avenue,
Woodley,
Reading RG5 3BL
Tel. 0118 969 2015

Mr. Trevor Watson,
Wokingham District Council,
Environmental Services Dept.
P.O. Box 157,
Shute End, Wokingham RG40 1WR.

8th November 2002.

Dear Mr. Watson,

The Various Applications for Development of land behind Properties in Warren Rd. Woodley.

In common with most people in this area, and I believe in fact with most people everywhere, I have expressed very firm views against all the applications submitted previously, and principally upon the basis of the extremely high density proposed. There are of course other serious objections to "back-fill"development, of any kind. However the greatest problems are not simply associated with very superficial arguments appropriate to present day planning applications in general. Very much deeper and diverse difficulties are due to changes in attitudes to the very principles of environmental planning, which have deteriorated seriously over the past fifty five years.

The start of these problems can be identified with the Town & Country Planning Act of 1947 which fundamentally interfered with the housing market, by artificially increasing the price of building land. The effect occurred slowly and insidiously for nearly twenty years, before becoming a significant feature in the British economy, and a serious factor in the true rate of inflation as applied to the average individual. This must have been expected at the time the Act was introduced, and perhaps the results were worse than originally anticipated. Nevertheless nothing was done in the Sixties when it was clear that positive action was needed to ease the situation. Having been allowed to fester for almost a further forty years since then, the effects are now nothing short of disastrous and responsible for many serious ills, perhaps seemingly in no way connected with environmental planning. This is not the place to discuss detail, but I would ask you to consider for example, the result of inflation in house prices over the past half-century, at about ten times that of anything else! Just a few moments thought will tell you that this has led to many situations seemingly impossible to deal with. Unfortunately it has also led to politicians telling a great many untruths and to such an extent that life in Britain has become what I now call an "artificialdom".

The words "stealth" and "spin" have become a part of daily vocabulary, but the fact remains that far greater honesty is necessary in order to devise a route back to reality, and a feeling of true worth and comparative security for ordinary mortals. In short, planning in a much more comprehensive sense is essential. Something produced by fifty-five years of neglect, will require probably twenty years at least to correct, in a manner which can be generally acceptable in a democracy.

Cont'd

Millgate Homes Application No.7863

Having just received information on this, I was about to write along the lines that although an objection still applies to the development of the land behind Warren Road, if development was inevitable, then this proposal seemed a great deal nearer acceptable than any of the others. I have not had the time to see the plans on this occasion, but on the face of it, this development has a reasonable chance of being much more in keeping with this area and would cause much less disruption in a number of ways.

The above paragraph still applies, but I was horrified to also receive a document dated 5th November, which states that the highest density proposal (7008) has been recommended for approval. I was even more annoyed when I learnt that the recommendation was due simply because the very high density proposed has been ordered by government!

I feel it necessary to point out that it is no part of Local Government's job to accept planning proposals of any kind from any outside body, and certainly not a dictatorial requirement from government. I am not sure where John Prescott stands in law, but dictates of this kind cannot even be accepted as law in a so-called democratic country. It is I believe absolutely essential that Local Councils stand firm against any government moves, which are totally alien from most points of view. A sufficiently strong response to any such moves may in fact provide the first real step toward a healthy future for comprehensive planning. Letting matters slide further will be extremely dangerous for us all.

Yours sincerely,



R.T. Moxon

6.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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

WOKINGHAM UNITARY
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR. K. + MRS J. SWANBOROUGH
MISS J. K. SWANBOROUGH.

YOUR ADDRESS: (if these details are incorrect please amend)
67 WESTERN AVENUE
WOODLEY
READING
RG5 3BL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: Congestion at junction of Warren Rd + Wroxham Rd + suggested entrance onto site, also School traffic to St Dominics R.C School traffic in this area is already very heavy without the extra houses + danger during building works.
K Swanborough.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Tel. (0118) 974 6481
Date: 01 November 2002
Your Ref:
My Ref:Nicola Lake
O/2002/7863

W A Tubb
10 Radcot Close
Woodley
Reading
RG5 3BG

WOKINGHAM UNITARY
Aiming for Excellence

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

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

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number O/2002/7863 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **O/2002/7863** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

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

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

Yours faithfully,

Nicola Lake

Development Control Officer

5

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

POL
DC
AP
12 NOV 2002
12/11

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: [illegible]

YOUR ADDRESS: (if these details are incorrect please amend)
10 Radcot Close
Woodley
Reading
RG5 3BG

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

There seems little point of objecting as no doubt the application will be approved in any case. (As attached.) However how can a development be considered when the area cannot cope with present situation

population

Continue over the page if more room required

4.

PLANNING APPLICATION COMMENTS SHEET
FOR O.2002/7863 (Case Officer:Nicola Lake)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

18 NOV 2002
19/11

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MR & MRS. FROST

YOUR ADDRESS: (if these details are incorrect please amend)
36 Warren Road
Woodley
Reading
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: on the grounds of backland development, loss of amenity, questionable access, affords further piecemeal development in the future, increased strain on existing services which are struggling even now to maintain provision (water pressure variable, gas leaks, overhead electric cable)

Continue over the page if more room required

3

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7863. (Case Officer:Nicola Lake)

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

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES
POL
DC
CS
15 NOV 2002
COPIES TO
ACK: 19/11
FILE

Not achieving!

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: O/2002/7863

YOUR NAME: MRS. M. BROOME

YOUR ADDRESS: (if these details are incorrect please amend)
30 WARREN ROAD
WOODLEY
READING
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: While the number of houses is acceptable, a better layout could be achieved. I object strongly to a road along the back of my property. It takes away my privacy, and traffic noise and street lighting will be very intrusive. Millgate first plan takes the road to the north of the Warren which is more acceptable.

Continue over the page if more room required

Tel. (0118) 974 6481
Date: 01 November 2002
Your Ref:
My Ref:Nicola Lake
O/2002/7863

The Owner / Occupier
10
RYECROFT CLOSE
WOODLEY
READING
RG5 3BP

WOKINGHAM UNITARY
Aiming for Excellence

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

PLANNING SERVICES | HPT
POL | JLS
DC | SWF
APP
ENF
19 NOV 2002

Dear Sir/Madam
Application Number: O/2002/7863
Site Address: Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley Reading
Proposal: Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

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

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number O/2002/7863 to enable staff to locate the correct application.**

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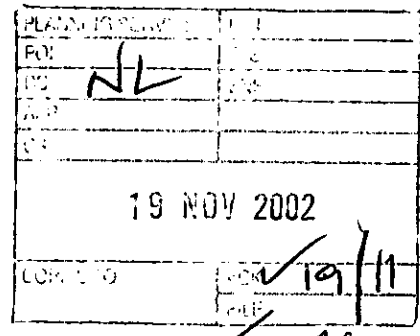
Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Nicola Lake on (0118) 974 6481.

Yours faithfully,

Nicola Lake

Development Control Officer

OBS



Kim & Pete Rogers
10 Ryecroft Close
Woodley
Reading
RG5 3BP

Already Noted

Ref: Nicola Lake – O/2002/7008, O/2001/5268, O/2002/7863

There are two facts that we believe should be taken into consideration, at the time of the penultimate planning application the builders waltzed straight in and starting felling the trees which we are led to understand all have TPO's on them. Why is it that, as the builders blatantly flouted the law, you cannot refuse planning permission solely on those grounds. They flouted the law knowing full well that they needed permission therefore as they have acted like that then any planning application from those builders or associated companies should just get refused straight away.

If that wasn't enough they started felling the trees within feet of active badger setts !

At the time of the last application we got in touch with the Binfield Badger Group who then surveyed the area and as a result they are now aware of the setts situated in the Warren Road/Western Avenue/Ryecroft Close area.

We have been approached by the BBC via a third party to film the Badgers that visit our garden EVERY night. We suggest that the relevant personnel at Wokingham District Council bone up on their knowledge of The Protection of Badgers Act, because we will be informing the BBC that it seems to us the council aren't aware of the issues regarding badgers as it seems you forget about the badgers whenever planning permission is applied for in the Warren Road/Western Avenue/Ryecroft Close area.

This is pretty much a duplicate of our observations submitted a couple of months ago, but we would like you to ensure that as well as the Ecology Appraisal, Bat Survey etc that you also make sure that Badger Protection is taken into account. I am sure that personnel at the Binfield Badger Group would be more than happy to be involved.

24 Warren Road
Woodley
Reading
RG5 3AR

18 November 2002

Your Ref: 0/2002/7863

Dear Miss Lake,

Re: Application 0/2002/7863 Land at Garden Cottage, Warren Road, Woodley, Reading

We have the following comments regarding the proposed development.

Design, Appearance and Layout

The access road to the development enters between No: 36 Warren Road and Warren Cottage. This new road would be very close to the boundary of No: 36 causing a loss of amenity to that property due to increased noise and disturbance.

The road then curves to the west of East and West Warren and along the back of the existing gardens of houses on Warren Road. This will cause extra noise and disturbance to these properties.

An alternative would be take the road along the northern front of East and West Warren and into the area proposed for development. This would allow the gardens of new properties to join the gardens of existing properties and provide a better environment for both.

Services

The intention of the developers to connect new housing to the existing sewerage services will lead to demands on a system that was not designed to cope with the added number of households. The developers need to provide details of how they intend to improve the existing services or provide alternative sewerage and drainage services for the proposed development.

Ecological Impact

The ecology of the area will be damaged by whatever development takes place. The area will be substantially changed by the proposed development and will be poorer for it.

We are concerned that the badger sets are going to be unduly disturbed by the development. A 30m distance between the set entrances and the nearest property is still going to lead to an impact on these animals. This area would need to be protected by fencing from the properties but with the opportunity for the badgers to forage as widely as possible.

There is a great deal of wildlife in the area including birds such as Sparrowhawk, Green Woodpecker and Great Spotted Woodpecker, all of which we have seen and heard in the direction of the land considered for development.

The plan includes a "proposed" wildlife area and a wildlife corridor. Our concern is that there should be guarantees that this land will be left for wildlife and arrangements made for its protection in perpetuity. There would be no advantage to local wildlife to have the land vulnerable to future development and no safeguards in place. Any development of this land should be treated as final.

Traffic and Road Developments

The entrance road to the development from Warren Road is not far from the bend at the Northern end onto the railway bridge. With the increased traffic from this access road there is likely to be added risk of accident.

Because of the reasons given above the plan is not acceptable to us in its present form and we wish to register our opposition to it.

Yours Sincerely,

N.G. Hollis.

Elizabeth S Lea

N.G.Hollis, Mr. & E.Lea, Mrs.

Application Number : O/2002/7863	Map No : 36
Case Officer : NL	Site Area : 2.41
Valid Date : 24/10/02	Received Date: 24/10/2002

Level : D C Sub-Committee

Description : Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

Location : Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Millgate Homes .

Fee Required: £5280 Fee Received: £5280 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No major application

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures wildlife area etc.

Access Officer (not required for outline app)

Drainage Roger Johnson

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Sonning

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack G. Western

Police Arch Officer

Royal Berks Fire & Rescue

Thames Water

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

English Nature – Badger setts

NEIGHBOURS

SN + See map

including sites inside red line

+ all people who submitted Observation Letters re O/2002/7008

31, Warren Rd

No new pre-apps

all objections of 7008 have been notified about 1863 and are left in the system complete box of 7008!

Received by Wokingham District Council

Application No: O/2002/7863

Proposal:
Outline application for the demolition of Garden Cottage and erection of 11 dwellings, 2 garages and new access road.

Location:
Land At West Warren, East Warren & The Garden Cottage, Warren Road, Woodley, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/7863 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/11/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

01 November 2002

Organisation_Name	Building_Name	address1	Old_Postcode
	THE BUNGALOW	THE BUNGALOWWESTERN AVENUEREADING	RG5 3BH
	SCHOOL BUNGALOW	SCHOOL BUNGALOWWESTERN AVENUEREADING	RG5 3BH
		1WARREN ROADREADING	RG5 3AP
		11WARREN ROADREADING	RG5 3AP
		2WARREN ROADREADING	RG5 3AP
		3WARREN ROADREADING	RG5 3AP
		4WARREN ROADREADING	RG5 3AP
		5WARREN ROADREADING	RG5 3AP
		6WARREN ROADREADING	RG5 3AP
		7WARREN ROADREADING	RG5 3AP
		9WARREN ROADREADING	RG5 3AP
		15WARREN ROADREADING	RG5 3AR
		1SELCOURT CLOSEREADING	RG5 3AS
		3SELCOURT CLOSEREADING	RG5 3AS
		5SELCOURT CLOSEREADING	RG5 3AS
		7SELCOURT CLOSEREADING	RG5 3AS
		21WROXHAM ROADREADING	RG5 3AX
		23WROXHAM ROADREADING	RG5 3AX
		25WROXHAM ROADREADING	RG5 3AX
		27WROXHAM ROADREADING	RG5 3AX
		29WROXHAM ROADREADING	RG5 3AX
		31WROXHAM ROADREADING	RG5 3AX
		33WROXHAM ROADREADING	RG5 3AX
		35WROXHAM ROADREADING	RG5 3AX
		37WROXHAM ROADREADING	RG5 3AX
		39WROXHAM ROADREADING	RG5 3AX
		41WROXHAM ROADREADING	RG5 3AX
		43WROXHAM ROADREADING	RG5 3AX
		45WROXHAM ROADREADING	RG5 3AX
		47WROXHAM ROADREADING	RG5 3AX
		49WROXHAM ROADREADING	RG5 3AX
		12RADCOT CLOSEREADING	RG5 3BG
		60WESTERN AVENUEREADING	RG5 3BH
		64WESTERN AVENUEREADING	RG5 3BH
		66WESTERN AVENUEREADING	RG5 3BH
		68WESTERN AVENUEREADING	RG5 3BH
		70WESTERN AVENUEREADING	RG5 3BH
		72WESTERN AVENUEREADING	RG5 3BH
MRU CONVENIENCE STORES		74WESTERN AVENUEREADING	RG5 3BH
		49WESTERN AVENUEREADING	RG5 3BJ
		51WESTERN AVENUEREADING	RG5 3BJ
		57WESTERN AVENUEREADING	RG5 3BL
		59WESTERN AVENUEREADING	RG5 3BL
		10WARREN ROADREADING	RG5 3AP
		12WARREN ROADREADING	RG5 3AP
		14WARREN ROADREADING	RG5 3AP
		8WARREN ROADREADING	RG5 3AP
		16WARREN ROADREADING	RG5 3AR
		17WARREN ROADREADING	RG5 3AR
		18WARREN ROADREADING	RG5 3AR
		19WARREN ROADREADING	RG5 3AR
		20WARREN ROADREADING	RG5 3AR
		21WARREN ROADREADING	RG5 3AR
		22WARREN ROADREADING	RG5 3AR
		23WARREN ROADREADING	RG5 3AR
		24WARREN ROADREADING	RG5 3AR
		25WARREN ROADREADING	RG5 3AR
		26WARREN ROADREADING	RG5 3AR
		27WARREN ROADREADING	RG5 3AR
		28WARREN ROADREADING	RG5 3AR
		29WARREN ROADREADING	RG5 3AR

Organisation_Name	Building_Name	address1	Old_Postcode
		30WARREN ROADREADING	RG5 3AR
		32WARREN ROADREADING	RG5 3AR
		33WARREN ROADREADING	RG5 3AR
		34WARREN ROADREADING	RG5 3AR
		35WARREN ROADREADING	RG5 3AR
		36WARREN ROADREADING	RG5 3AR
		37WARREN ROADREADING	RG5 3AR
		39WARREN ROADREADING	RG5 3AR
		41WARREN ROADREADING	RG5 3AR
		43WARREN ROADREADING	RG5 3AR
		45WARREN ROADREADING	RG5 3AR
		47WARREN ROADREADING	RG5 3AR
		49WARREN ROADREADING	RG5 3AR
		49WYNDHAM CRESCENTREADING	RG5 3AY
		51WYNDHAM CRESCENTREADING	RG5 3AY
		53WYNDHAM CRESCENTREADING	RG5 3AY
		55WYNDHAM CRESCENTREADING	RG5 3AY
		57WYNDHAM CRESCENTREADING	RG5 3AY
		59WYNDHAM CRESCENTREADING	RG5 3AY
		61WYNDHAM CRESCENTREADING	RG5 3AY
		63WYNDHAM CRESCENTREADING	RG5 3AY
		65WYNDHAM CRESCENTREADING	RG5 3AY
		67WYNDHAM CRESCENTREADING	RG5 3AY
		69WYNDHAM CRESCENTREADING	RG5 3AY
		71WYNDHAM CRESCENTREADING	RG5 3AY
		61WESTERN AVENUEREADING	RG5 3BL
		63WESTERN AVENUEREADING	RG5 3BL
		65WESTERN AVENUEREADING	RG5 3BL
		67WESTERN AVENUEREADING	RG5 3BL
		71WESTERN AVENUEREADING	RG5 3BL
		73WESTERN AVENUEREADING	RG5 3BL
		75WESTERN AVENUEREADING	RG5 3BL
		77WESTERN AVENUEREADING	RG5 3BL
	EAST WARREN	EAST WARRENWARREN ROADREADING	RG5 3AR
	WEST WARREN	WEST WARRENWARREN ROADREADING	RG5 3AR
	WILDWOOD	WILDWOODWARREN ROADREADING	RG5 3AR
	29A	29AWARREN ROADREADING	RG5 3AR
	31A	31AWARREN ROADREADING	RG5 3AR
	THE GARDEN COTTAGE	THE GARDEN COTTAGEWARREN ROADREADING	RG5 3AR
	THE WARREN COTTAGE	THE WARREN COTTAGEWARREN ROADREADING	RG5 3AR
WESTERN CONSULTANTS		69WESTERN AVENUEREADING	RG5 3BL
		10RADCOT CLOSEREADING	RG5 3BG
		6RADCOT CLOSEREADING	RG5 3BG
		8RADCOT CLOSEREADING	RG5 3BG
		95WESTERN AVENUEREADING	RG5 3BL
		2RADCOT CLOSEREADING	RG5 3BG
		4RADCOT CLOSEREADING	RG5 3BG
		46RADCOT CLOSEREADING	RG5 3BG
		48RADCOT CLOSEREADING	RG5 3BG
		50RADCOT CLOSEREADING	RG5 3BG
		52RADCOT CLOSEREADING	RG5 3BG
		54RADCOT CLOSEREADING	RG5 3BG
		56RADCOT CLOSEREADING	RG5 3BG
		58RADCOT CLOSEREADING	RG5 3BG
		76WESTERN AVENUEREADING	RG5 3BH
		78WESTERN AVENUEREADING	RG5 3BH
		101WESTERN AVENUEREADING	RG5 3BL
		103WESTERN AVENUEREADING	RG5 3BL
		105WESTERN AVENUEREADING	RG5 3BL
		79WESTERN AVENUEREADING	RG5 3BL
		81WESTERN AVENUEREADING	RG5 3BL

Organisation_Name	Building_Name	address1	Old_Postcode
		83WESTERN AVENUEREADING	RG5 3BL
		85WESTERN AVENUEREADING	RG5 3BL
STARTING TOGETHER LTD		87WESTERN AVENUEREADING	RG5 3BL
		89WESTERN AVENUEREADING	RG5 3BL
		91WESTERN AVENUEREADING	RG5 3BL
		93WESTERN AVENUEREADING	RG5 3BL
		97WESTERN AVENUEREADING	RG5 3BL
		99WESTERN AVENUEREADING	RG5 3BL
		1RYECROFT CLOSEREADING	RG5 3BP
		10RYECROFT CLOSEREADING	RG5 3BP
		11RYECROFT CLOSEREADING	RG5 3BP
		12RYECROFT CLOSEREADING	RG5 3BP
		13RYECROFT CLOSEREADING	RG5 3BP
		14RYECROFT CLOSEREADING	RG5 3BP
		2RYECROFT CLOSEREADING	RG5 3BP
		3RYECROFT CLOSEREADING	RG5 3BP
		4RYECROFT CLOSEREADING	RG5 3BP
		5RYECROFT CLOSEREADING	RG5 3BP
		6RYECROFT CLOSEREADING	RG5 3BP
		7RYECROFT CLOSEREADING	RG5 3BP
		8RYECROFT CLOSEREADING	RG5 3BP
		9RYECROFT CLOSEREADING	RG5 3BP
	CALADH	CALADHWESTERN AVENUEREADING	RG5 3BH
	CANFORD	CANFORDWESTERN AVENUEREADING	RG5 3BH
	EDGEFIELD	EDGEFIELDWESTERN AVENUEREADING	RG5 3BH
	PARKFIELD	PARKFIELDWESTERN AVENUEREADING	RG5 3BH
	ROOKSMOOR	ROOKSMOORWESTERN AVENUEREADING	RG5 3BH
LAND AT	WEST WARREN, EAST WA		

31, Warren Road, Woodley, Reading
+ all people who submitted observations on 6/2002/7008.

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

24.OCT.2002 7863
7863

24 OCT 2002

Head of Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/336
22nd October 2002

FOR THE ATTENTION OF NICOLA LAKE

Dear Sir,

WARREN COTTAGE, WEST WARREN, EAST WARREN AND THE GARDEN COTTAGE, WARREN ROAD, WOODLEY

Please find attached an outline planning application for 10 x 5-bedroom detached houses. 1 x 3-bedroom cottage, two new garages and an access road following the demolition of The Garden Cottage, with access to the south of Warren Cottage. The application includes details of the proposed access design, which has been discussed and agreed in principle with the Highway Authority and an illustrative layouts. The proposed house to the rear of N° 32 already has permission under ref. 98/67803 but a new access arrangement is proposed.

Two other possible access routes to this development site have been put forward previously, one immediately north of 32 Warren Road by ourselves ref (2001/4915),which is still outstanding and another promoted by Lypar Properties/Cala Homes through 16 Warren Road (Ref 2002/7008). We believe that the latter of these is fundamentally unacceptable as it forms an offset crossroads junction with Wroxham Road, which was rejected at an early stage by the Highway Authority. The position and design of our other access north of 32 Warren Road has been agreed with the Highway Authority although there are still some outstanding concerns about the method of construction past the TPO trees on the boundary of 34 Warren Road. The proposed access at Warren Cottage appears to provide the most satisfactory access point of all and we understand this view is shared by the Highway Authority.

We have not put forward this proposal before now owing to the fact that a conditional contract exists between some of the land owners and Lypar Properties relating to the proposed access at 16 Warren Road. We had understood that this proposed access was fundamentally unacceptable to the Highway Authority, but as it now appears there may be some softening of this position we feel it is appropriate to put forward for consideration our best access proposal to demonstrate that it is not necessary to compromise normal Highway requirements to provide access to this development site. We understand that the Lypar contract has only a short further period to run and we believe it is likely that if the Lypar application is not approved the property owners will negotiate with ourselves to enable the development to proceed off our access.

Contd.

Our previous proposal was for development of 30 dwellings per hectare, which is the minimum density recommended in PPG3, producing some 39 units on site comprising a mixture of flats and houses including affordable housing. It is clear from the representations received on the various applications that this form of development is extremely unpopular with residents of the local area. We had a similar situation at our site in 48/50 Butts Hill Road, Woodley recently where three alternative applications were considered at a simultaneous appeal, two being lower density schemes and the third being in compliance with the minimum density in PPG3. In that event the Inspector dismissed the PPG3 scheme and approved lower density detached houses development in view of the low-density nature of existing housing in Butts Hill Road, despite the obvious conflict with Government Policy. In the same way a case can be made in Warren Road that the site is better suited to low density development represented by high quality detached houses which would certainly fit very well with the wooded semi-rural nature of the site and its surroundings. We consider it likely that local residents will prefer this solution.

In an attempt to make the inappropriate access at 16 Warren Road more acceptable the Cala/Lypar application includes extensive "improvements" to the road system in Warren Road, including a 220m traffic light controlled one way working area over the railway bridge. Our Highway Consultants DFM Consulting have already submitted a critique of these proposals with the conclusion that they are unlikely to be implementable and should certainly be subjected to a proper Safety Audit and Public Consultation in accordance with relevant regulations. Our understanding is that these proposed measures are also extremely unpopular locally.

On the other hand we believe that our application for 10 additional detached houses would not require any alterations to the existing road system in Warren Road as it fully complies with the Highway Authority's standards of junction spacing, visibility and geometry and represents only a small increase on traffic volume onto a lightly used road.

In relation to our earlier application 2001/4915 we were asked to confirm that we would enter into a Section 106 Agreement relating to various matters along with the property owners. Clearly we would not be in a position to fulfil this requirement until the property owners are free of their commitment to the existing contract with Lypar but we understand this will expire in the near future (November 30th) and therefore there is a good prospect that by the time our application is ready for determination the owners will be free to sign such an agreement.

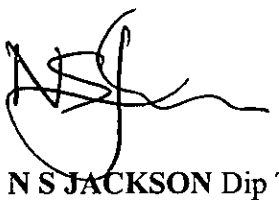
Contd.

We were also asked to provide surveys relating to archaeological and wildlife matters but so far we have not been able to carry these out owing to the inability of the property owners to allow us access to the majority of the application site due to their contract with Lypar. Nevertheless the necessary information is now in the possession of the Council in connection with the Lypar/Cala application, which we have read. The conclusion is that there is an active badger sett on the embankment, which requires a 30-metre buffer zone and a corridor along the eastern boundary of the site to allow the badgers to pass to the adjoining land. There are no significant constraints relating to bats and the development can proceed subject to a condition requiring an archaeological study to be carried out at the commencement of the development. Whereas we are not in a position to submit this information with our application I suggest that the Council can be satisfied that these issues are not an impediment to the grant of outline planning permission.

You will note from the illustrative layout that we have limited the development area to exactly the same boundaries as the Lypar/Cala application on the assumption that the Council is now satisfied on these issues.

Please let me know if you require any further information at this stage.

Yours sincerely



N S JACKSON Dip TP MRTPI
Land & Planning Director

1509/ab

PLANNING APPLICATION PART 1

24.OCT.2002 07:03

WOKINGHAM DISTRICT COUNCIL

24 OCT 2002

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD BERKS
	POST CODE	RG42 5HZ Tel No. 01344 489966
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	WARREN COTTAGE, WEST WARREN, EAST WARREN AND THE GARDEN COTTAGE, WARREN ROAD, WOODLEY.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	2.34 HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF THE GARDEN COTTAGE, ERECTION OF 10 x 5-BED HOUSES, 1 x 3-BED HOUSE, 2 GARAGES AND NEW ACCESS ROAD.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PART OWNER AND PROSPECTIVE PURCHASER.
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 ☐ 1:100 Floor Plan ☐ 1:500 Block Plan ☐ Other ☐ 1:100 Elevations ☐ SEE ATTACHED LIST.
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 ☐	ALTERATION or EXTENSION ☐
	CONSTRUCTION OF NEW BUILDING ☑	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	☐	SITING	☐
	MEANS OF ACCESS	☑	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.

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED AT THE DETAILED STAGE

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

YES / ~~NO~~

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 / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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.

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	1
	4	
	5 or more	10
	TOTAL	11
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	10

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

N/A

YES / NO

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

~~YES~~ / 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 Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 5280

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

SIGNED [signature] ON BEHALF OF MILLGATE HOMES DATE 23.10.02

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.

WARREN COTTAGE, WEST WARREN, EAST WARREN AND THE GARDEN COTTAGE, WARREN ROAD, WOODLEY

LIST OF PLANS SUBMITTED

WR/PL/02	SITE PLAN -	1:1250
WR/PL/01	ILLUSTRATIVE LAYOUT -	1:1500
217/01	ACCESS DRAWINGS -	1:1500

SURVEY PLANS - NTS

MILLGATE HOMES OCT 2002

24.Oct.02 7163

(FOR CASES WHERE THE APPLICANT IS NOT THE SOLE "OWNER" OF LAND AND ALL OWNERS ARE KNOWN)

TOWN AND COUNTRY PLANNING

(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

24 OCT 2002

Certificate B

I certify that:-

1. * I have / The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which the application relates, as listed below.

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

Name of owner	Address	Date of service of notice
MR + MRS P. POASE	WEST WARREN	23.10.02
MR + MRS J. FLEMING	EAST WARREN	23.10.02
THE REPRESENTATIVES OF MRS. MAY DECEASED	c/o BLANDY + BLANDY 1 FRIAR ST., READING	23.10.02.

† 2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

OR

† 2. * I have / The applicant has given the requisite notice to every person other than

* myself / himself who, 21 days before the date of the application, was a tenant

of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of tenant ‡	Address	Date of service of notice

† Delete whichever paragraph is inappropriate.

Signed.....
* On behalf of the applicant

* Delete where inappropriate.

Date 23.10.02.

‡ If you are the sole agricultural tenant, enter " None".

NOTE: There are two alternatives under paragraph 2. You must only delete **ONE** of them.

ADDRESS WARREN ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
219/50	Mr. J. E. Hughes	Conversion from The Warren to 2 Separate dwellings	13/6/50	App. App
303/50	"	Vehicular Access	12/9/50	N/A. C/A.
0/2001/4915	land to the West · Millgate Homes			
0/2002/7863	Millgate Homes	Demolish Garden cottage & erect 11 dwellings		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"WEST WARREN,"

ADDRESS WARREN ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
219/50	Mr. J. E. Hughes	Conversion from The Warren to 2 Separate dwellings	13/6/50	App. App.
303/50	"	Vehicular Access	12/9/50	N/A. C/A.
230/57	Mr. W. J. Aedy	Garage	9/4/57	App. N/A
29974 }			15.6.88	C/A
BRA 4589 }	[illegible]	UTILITY & GARAGE	5.4.88	APP
0/2001/4915	land to the west · Millgate Homes			
0/2002/7863	Millgate Homes	Demolish Garden cottage & erect 11 dwellings etc		

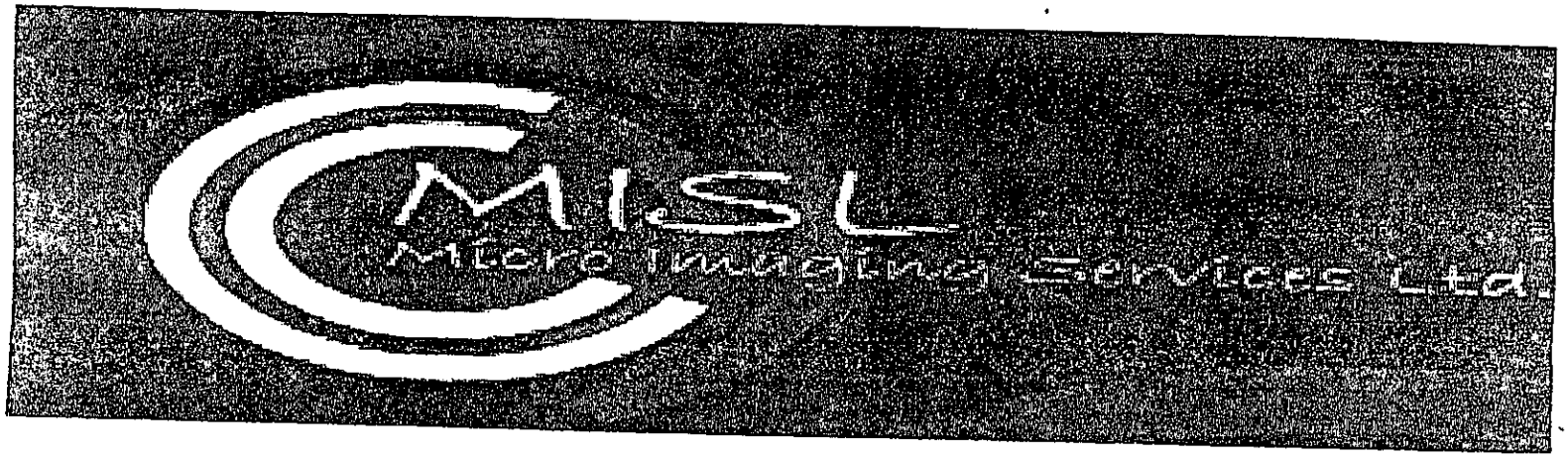
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

THE FOLLOWING SCANNED IMAGES
ARE DOCUMENTS OF BAD QUALITY
OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY
APPEAR UNREADABLE ON SCREEN

"THE GARDEN COTTAGE"

ADDRESS WARREN ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/103/58	Mr. L. Joyce	Alterations	8.1.58	App. N/K
O/2001/4915	land to the west Hillgate Homes			
O/2001/5268	Cala Homes land at			
O/2002/7008	Cala Homes			
O/2002/7863	Millgate Homes	Demolish property & erect 11 dwellings etc		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 1032/2002

DRAINAGE