APPLICATION NO:
O/2000/1890

LOCATION:
Land At Church Farm & Cattle Breeding Centre Church Lane, Shinfield Reading.

APPLICANT:
University Of Reading C/O Haslams

PROPOSAL:
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

EARLIEST DATE FOR DECISION: **31/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Angela Odell**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
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Direct Line 0117-9876079
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04 JAN 2001
COPIES TO:
ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 3 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I am writing to tell you that the appeal, reference number APP/X0360/A/00/1049544 has been withdrawn and the file is closed.

The arrangements have been cancelled.

Yours faithfully

A Groves

Miss A Groves

208B

DATED **DECEMBER 2000**

THE UNIVERSITY OF READING

and

THE WOKINGHAM DISTRICT COUNCIL

AGREEMENT

creating planning obligations pursuant to
S106 Town and Country Planning Act 1990
relating to the development
of land at Church Farm and the
Cattle Breeding Centre Church Lane
Shinfield Berkshire

Clarks Solicitors
Great Western House
Station Road
READING RG1 1SX
Ref: SMD/JRA/SMD10258

THIS DEED OF AGREEMENT is made the day of December 2000

BETWEEN:

(1) THE UNIVERSITY OF READING of Whiteknights PO Box 217 Reading Berkshire ("the Owner")
and
(2) THE WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham ("the Council")

WHEREAS:

(1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the District of Wokingham

(2) The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham

(3) The Owner is the freehold owner of the Land

(4) The Owner has applied to the Council for outline planning permission to develop the Land in the manner and for the uses set out in the Application and in the plans specifications and particulars deposited with the Council and forming part of the Application

(5) The Council has resolved that subject to this Agreement being entered into the Planning Permission should be granted for Development of the Land by the erection thereon of 140 dwellings

(6) The Owner is therefore entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Land to secure the appropriate provision of affordable housing transportation measures primary education and open space

(7) This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) ("the Statutory Provisions") whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions

NOW THIS DEED WITNESSES AND IT IS HEREBY AGREED AND DECLARED by and between the parties as follows:

DEFINITIONS

1. In this deed "the Owner" shall include its successors in title and the following expressions shall have the following meanings:

1.1 "Affordable Dwelling" means a dwelling to be provided by or for a Registered Social Landlord and intended to be available for persons requiring affordable housing as envisaged by the provisions of DETR Circular 6/98 (Affordable Housing)

1.2 "the Application" means the application dated 30 June 2000 to the Council for outline planning permission to develop the Land by the erection of not less than 95 dwellings and not more than 140 dwellings and given the reference number 0/2000/1891

1.3 "Development" includes any development of the Land pursuant to the Planning Permission

1.4 "Dwelling" means any dwellinghouse including an Affordable Dwelling erected pursuant to the Planning Permission including garden garage driveway and/or parking spaces

1.5 "the Highway Contribution" means the sum of £74,296 ("the basic sum") plus such additional sum which shall be equal to the difference between the basic sum and a sum arrived at by increasing the basic sum by the percentage by which the Index of Retail Prices (all items) published by the Office for National Statistics has increased

between the date hereof and the date of payment of the basic sum and the additional sum (and for the purposes of calculating the additional sum the Index of Retail Prices for which most recent official figures published by the Office for National Statistics are available shall be deemed to be the Index prevailing at the date of payment) PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

1.6 "the Land" means all that piece or parcel of land amounting to 5.4 hectares or thereabouts (of which 4.66 hectares is the net developable area) situated at Church Lane Shinfield belonging to the Owner and more particularly shown edged red on the plan attached to this deed

1.7 Occupation of dwellings means occupation for residential purposes pursuant to the Planning Permission and excludes occupation for the purposes of construction decoration fitting out landscaping marketing and security and "occupy" shall be construed accordingly

1.8 "the On-Site Open Space" means those parcels of open space land which shall total ~~not more than~~ 0.91 hectares to be provided within the Land the location or locations of which will be identified when applications for approval of reserved matters pursuant to the Planning Permission are determined and for the avoidance of doubt shall include landscape planting buffers where they are provided within the Land

1.9 "the Off-Site Open Space" means a parcel of land totalling 0.56 hectares of a shape reasonably agreed between the University of Reading and the Council within the Land ~~located adjoining the Land and~~ shown edged blue on the plan attached to this deed or as may subsequently be agreed between the Owner and the Council located within a radius of 1 mile of the Land

1.10 "the Planning Permission" means planning permission for the Development to be granted by the Council pursuant to the Application

1.11 "Registered Social Landlord" means a registered social landlord recognised by the Housing Corporation or any other similar organisation established to provide affordable housing recognised by the Housing Corporation or such other statutory body which has a statutory responsibility for the provision of affordable or public housing and for the purposes of this deed the term may include the Council

1.12 "the Road Closure Contribution" means the sum of £2,500 towards the cost of preparing and making the Road Closure Order

1.13 "the Road Closure Order" means the Order which the Council is considering making pursuant to the Road Traffic Regulation Act 1984 to close Church Lane Shinfield to vehicular traffic between a point on Church Lane to the north west of the Cattle Breeding Centre and its junction with Brookers Hill Shinfield

STATUTORY AUTHORITY

2. This deed is entered into between the Owner and the Council pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and creates planning obligations for the purposes of the said Section 106 which are intended to bind the Land

AGREEMENT

3. The Owner hereby covenants and agrees with the Council to perform the obligations relating to affordable housing open space primary education and transportation matters set out in Schedules 1,2, 3 and 4 respectively of this deed

CONDITIONS OF UNDERTAKING

4. It is declared that this deed is made subject to the following terms:

4.1 The covenant and agreement given in clause 3 to perform the obligations referred to therein is conditional upon:

4.1.1 Planning Permission for the Development being granted by the Council pursuant to the Application for the erection on the Land of 140 dwellings and

4.1.2 Development of the Land pursuant to the Planning Permission being commenced by the carrying out on the Land of a material operation as defined in Section 56 of the Town and Country Planning Act 1990 pursuant to the Planning Permission provided that for the purposes of this deed "material operation" shall not include any operation in connection with surveying ground investigation archaeological investigation structural or advance planting site clearance demolition site preparation diversion and laying of sewers drains and services the erection of fences and hoardings or the erection of a site compound and temporary accesses

4.2

4.2.1 This deed shall cease to have effect if the Planning Permission shall expire or shall be quashed revoked or otherwise withdrawn (whether after development has taken place or not) or if Planning Permission shall be granted subsequently and implemented for proposals incompatible with the Development or (if the Development shall have been commenced) the continuation of the Development those provisions of this deed which shall not have taken effect by the time implementation of such subsequent Planning Permission shall have commenced shall thereafter cease to have effect

4.2.2 No person shall be liable for breach of covenant or obligation contained in this deed after he shall have parted with all his interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breaches of covenant or obligation arising prior to that person parting with such interest

4.2.3 No person shall be liable for a breach of any planning obligation contained in this deed insofar as his interest in the Land is solely comprised in a dwelling (and its garden) constructed on the Land which is in private occupation or is a

statutory undertaker and has acquired the part of the Land for the purposes of constructing facilities to serve the Land or Development

4.2.4 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

4.3 In the event that:

4.3.1 the Development does not commence within the time allowed under the Planning Permission or

4.3.2 planning obligations referred to in clause 3 are satisfied

this deed shall be deemed to be discharged and have no further effect

4.4 The planning obligations contained in this deed are intended to be enforceable by the Council as the local planning authority

4.5 The obligations set out in Schedules 1, 2, 3 and 4 shall be subject to such terms and conditions as relate to them and appear in those Schedules Schedule 5 and in this clause 4

4.6 This deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

4.7 Where in the opinion of the Owner the provisions of this deed have been completed and/or satisfied the Owner shall be entitled to make application to the Council for a certificate to the effect that the provisions of this deed have been completed and/or satisfied and upon the Council being satisfied that such obligations have been completed and/or satisfied the Council shall issue a certificate to such effect and forthwith remove this deed from the Register of Local Land Charges

ARBITRATION

5.

5.1 In the event that dispute or difference shall arise between the Owner and the Council as to any matter obligation definition or thing arising in connection with this deed including sums of money (save in relation to the construction of this clause) then such dispute or difference may be referred to the arbitration pursuant to the Arbitration Act 1996. The arbitrator shall be a person to be agreed between the Owner and the Council to act as arbitrator, or failing agreement within fourteen days after either party has given to the other a written request to concur in the appointment of an arbitrator, a person to be appointed on the request of either party by the President for the time being of The Law Society

5.2 The arbitrator shall, without prejudice to the generality of his powers, have power to direct such measurement and/or valuations as may in his opinion be desirable in order to determine the rights of the parties and open up, review and revise any certificate opinion decision requirement or notice and to determine all matters in dispute which shall be submitted to him in the same manner as if no such certificate opinion decision requirement or notice had been given and to make provision for the payment of the costs of the reference as necessary

5.3 Any award of the arbitrator shall be generally in accordance with the Planning Permission, any parameters set out in this deed and any drawings referred to or incorporated therein relating to the matter PROVIDED that the arbitrator shall not make any award which shall have the effect of imposing a liability upon the Owner or any successor in title in respect of any matter which is in excess of the maximum liability relating to such matter contained in this deed

5.4 The award of such arbitrator including any award as to costs shall be final and binding on the parties

IN WITNESS whereof the Owner and the Council have caused their Common Seals to be hereunto affixed to this deed the day and year first before written

SCHEDULE 1

Provisions relating to Affordable Housing

Part I

Restriction on occupation of dwellings

The Owner undertakes:

1. Not to permit the occupation of any dwelling constructed on the Land until the Owner has made a binding irrevocable offer in writing to a Registered Social Landlord on terms to include those set out or referred to in this Schedule either

1.1 to transfer an area or areas of 0.6 hectares in aggregate within the Land ("the Affordable Housing Land") suitable for the construction on such area of 28 Affordable Dwellings or

1.2 to build 28 Affordable Dwellings within the Land and to transfer them to the Registered Social Landlord when each such Affordable Dwelling is practically complete and

2. If the offer is refused in writing or is not accepted by the Registered Social Landlord within 12 months of the date of the offer then (unless otherwise agreed by the Council) the Owner undertakes not to permit the occupation of any dwellings constructed on the Land other than those constructed before the date which is 56 days from either the expiry of 12 months from the date of the first offer or the date of written refusal of the offer (if earlier) until the Owner has made a binding irrevocable offer in writing to a different Registered Social Landlord on terms to include those set out or referred to in this Schedule either

2.1 to transfer an area or areas of 0.6 hectares in aggregate within the Land ("the Affordable Housing Land") suitable for the construction on such area of 28 Affordable Dwellings or

2.2 to build 28 Affordable Dwellings within the Land and to transfer them to the Registered Social Landlord when each such Affordable Dwelling is practically complete and

3. If such second offer is refused in writing or is not accepted by that Registered Social Landlord within 12 months of the date of that offer then not to permit the occupation of any dwellings constructed on the Land other than those constructed before the date which is 56 days of the expiry of 12 months from the date of the second offer or the date of refusal of the offer (if earlier) until the Owner has made a binding irrevocable offer in writing to a Registered Social Landlord nominated by the Council on terms to include those set out or referred to in this Schedule either

3.1 to transfer an area or areas of 0.6 hectares in aggregate within the Land ("the Affordable Housing Land") suitable for the construction on such area of 28 Affordable Dwellings or

3.2 to build 28 Affordable Dwellings within the Land and to transfer them to the Registered Social Landlord when each such Affordable Dwelling is practically complete and

4. If such third offer is refused in writing or is not accepted by that Registered Social Landlord within 12 months of the date of that offer or the Council fails to nominate a Registered Social Landlord within 56 days of the written refusal of the second offer or the expiry of 12 months from the date of the second offer referred to in paragraph 3 above then the Owner will build 28 Affordable Dwellings within the Land and make a binding offer in writing to transfer them to a Registered Social Landlord nominated by either the Council or the Owner when each such Affordable Dwelling is practically complete

5. Not in any event to permit the occupation of more than 112 dwellings constructed on the Land until sufficient time has elapsed to permit the process provided for in paragraphs 1 2 and 3 above to take place

6. To notify the Council in writing of each offer made to a Registered Social Landlord and to notify the Council forthwith of receipt of any written refusal of any offer

PROVIDED ALWAYS THAT if an offer is not accepted by the Registered Social Landlord in writing within 12 months of the date of the offer the Registered Social Landlord shall be deemed to have refused that offer and PROVIDED FURTHER THAT if the final offer made in accordance with paragraph 4 above is not accepted within 6 months of the date of the written offer the Land and any dwellings built on it shall thereafter be free from any obligations relating to affordable housing

Part II

Terms to be included in any Offer made in accordance with Part I of this Schedule

Transfer

1. The Affordable Housing Land or each Affordable Dwelling (as the case may be) shall be transferred

(i) with vacant possession

(ii) subject to any easements wayleaves and rights over on or under the Affordable Housing Land or Affordable Dwelling as the case may be as may exist at the date of the offer

(iii) in the case of the Affordable Housing Land subject to (ii) above free from any charge or other encumbrance which would prevent the Affordable Housing Land from being used for the development of the relevant number of Affordable Dwellings and the subsequent use of them

(iv) with full title guarantee and

(v) subject to the provisions of this deed insofar as they will continue to apply to the Affordable Housing Land or the Affordable Dwellings as the case may be

Price

2.1 If the offer is to transfer the Affordable Housing Land and is accepted by a Registered Social Landlord the price for the Affordable Housing Land shall be such sum as the Registered Social Landlord is able to pay for the Affordable Housing Land in accordance with the Housing Corporation's relevant Total Cost Indicators (current at the date of the offer) or such other price as the Owner and the Registered Social Landlord may agree

2.2 If the offer is to build Affordable Dwellings and is accepted the price for each Affordable Dwelling shall be a sum equal to the amount the Registered Social Landlord is able to pay for each Affordable Dwelling by reference the Housing Corporation's Total Cost Indicators (current at the date of the offer) or such other sum as the Owner and the Registered Social Landlord may agree

2.3 If paragraph 4 of Part I of this Schedule applies the price for each Affordable Dwelling shall be a sum equal to the amount the Registered Social Landlord is able to pay for each Affordable Dwelling by reference the Housing Corporation's Total Cost Indicators (current at the date of the offer) or such other sum as the Owner and the Registered Social Landlord may agree

2.4 The price or prices (calculated as provided for above) shall be paid to the Owner on completion of any relevant transfer

Costs

3. Each party shall bear its own costs

Rights

4. The provisions of Schedule 5 (rights reservations and provision of services) shall apply to the transfer of the Affordable Housing Land or any Affordable Dwelling as the case may be

Completion

5.1 Completion of the transfer of the Affordable Housing Land shall take place three months after acceptance of the offer by the Registered Social Landlord or earlier upon the Registered Social Landlord giving at least 28 days notice requiring earlier completion

5.2 Completion of the transfer of any Affordable Dwelling shall take place 28 days after practical completion of that Affordable Dwelling

5.3 In any transfer of the Affordable Housing Land the transferee shall enter into a covenant with the University of Reading for the benefit of the University of Reading and for the benefit of any land in the vicinity of the Affordable Housing Land owned by the University of Reading and designated by it to benefit from the covenant not to use or permit the use of the Affordable Housing Land other than for the erection of the number of Affordable Dwellings for which the land transferred was intended and not to use the Affordable Dwellings erected on the Affordable Housing Land other than for the purposes of Affordable Dwellings

5.4 In the transfer of any Affordable Dwelling the transferee shall enter into a covenant with the University of Reading for the benefit of the University of Reading and for the benefit of any land in the vicinity of the Affordable Dwelling owned by the University of Reading and designated by it to benefit from the covenant not to use or permit the use of the Affordable Dwelling other than for purposes as an Affordable Dwelling

SCHEDULE 2

Recreation Open Space

Part I

On-Site Open Space

The Owner undertakes to:

1. Provide or procure the provision within the On-Site Open Space in locations reasonably acceptable to the Council of two (unless otherwise agreed with the Council) local equipped areas for play (each equipped with at least five pieces of different play equipment with safety surfacing seating fencing and refuse bins) in accordance with the Council's reasonable standards and requirements (including a 20-metre buffer zone) prior to the occupation of 75 dwellings constructed within the Land when required in accordance with the Planning Permission

2. To maintain or procure the maintenance of the On-Site Open Space including the local equipped areas for play provided in accordance with paragraph 1 above to the reasonable standards and requirements and satisfaction of the Council once the On-Site Open Space has been laid out in accordance with the relevant approval of reserved matters pursuant to the Planning Permission

3. Not occupy or permit the occupation of more than 105 dwellings unless it shall first have made or procured the making of a binding irrevocable offer in writing to the Council upon the following terms (unless otherwise agreed with the Council) to transfer the On-Site Open Space to the Council:

3.1 The offer shall be accepted (if the Council so wishes) by the Council in writing within 12 months of the date of the offer

3.2 The price for the transfer of each parcel of land shall be £1

3.3 The provisions of Schedule 5 shall apply to the transfer of each parcel of On-Site Open Space as appropriate

3.4 The Owner shall be liable to maintain the On-Site Open Space for 12 months from the date of completion of laying out the On-Site Open Space to the Council's reasonable satisfaction

3.5 Completion of the transfer of the On-Site Open Space shall take place 56 days after the expiry of the 12 months period referred to in 3.4 above (provided that if at the date of completion any defects in the On-Site Open Space remain to be rectified the Owner shall (at the choice of the Council) either rectify such defects forthwith or reimburse the Council for its costs in reasonably incurred in carrying out such rectification as it reasonably considers is required.

3.6 In the transfers of the parcels of the On-Site Open Space the Council shall enter into a covenant with the University of Reading for the benefit of the University of Reading and for the benefit of any land in the vicinity owned by the University of Reading and designated by it to benefit from the covenant not to use or permit the use of the On-Site Open Space other than for the purposes of open space and outdoors recreation

3.7 Each party shall bear its own costs

4. If the offer referred to in paragraph 3 above is accepted by the Council and all the parcels of On-Site Open Space are transferred to pay to the Council on the date of transfer a capital sum of such reasonable amount as will enable the Council to maintain the On-Site Open Space (including the local equipped area for play) for such purposes for 10 years provided that such sum shall not exceed the capitalised revenue cost that would be incurred by the Owner in maintaining the On-Site Open Space as such

PROVIDED THAT on the transfer of the Open Space and the payment of the commuted sum referred to in paragraph 4 above the liability under paragraph 2 shall cease

Part 2

Off-Site Open Space

The Owner undertakes to:

1. Not to occupy or permit the occupation of more than 65 dwellings constructed within the Land until it shall first have made or procured the making of a binding irrevocable offer in writing to the Council upon the following terms (unless otherwise agreed with the Council) to transfer the Off-Site Open Space to the Council:

1.1 The offer shall be accepted (if the Council so wishes) by the Council in writing within 12 months of the date of the offer.

1.2 The price for the transfer of the Off-Site Open Space shall be £1

1.3 The provisions of Schedule 5 shall apply to the transfer of the Off-Site Open Space and in any event the transfer shall provide for a right of way with or without vehicles from the Off-Site Open Space to either the public highway or a road constructed within the Land intended to be adopted as public highway the route of such right of way to be determined at the stage of approval of reserved matters pursuant to the Planning Permission

1.4 Completion shall take place 56 days after acceptance of the offer

1.5 Each party shall bear its own costs

1.6 On the date of the transfer of the Off-Site Open Space the Owner shall pay to the Council a capital sum of such reasonable amount as will enable the Council to lay out the Off-Site Open Space in accordance with the Council's reasonable standards and requirements (which will include laying out any grass pitch so that it is capable of use all year round with suitable drainage and sports quality seeding and the provision of car parking for up to 20 cars) and to maintain the Off-Site Open Space for such purposes for 10 years provided that the element of such sum attributable to

maintenance shall not exceed the capitalised revenue cost that would be incurred by the Owner in maintaining the Off-Site Open Space as such

1.7 In the transfer of the Off-Site Open Space the Council shall enter into a covenant with the University of Reading for the benefit of the University of Reading and for the benefit of any land in the vicinity owned by the University of Reading and designated by it to benefit from the covenant not to use or permit the use of the Off-Site Open Space other than for the purposes of open space and outdoors recreation

SCHEDULE 3

Primary Education

The Owner undertakes to pay to the Council as a contribution towards the Council's costs in providing additional facilities for primary education within Shinfield the sum of £25,000 on the first occupation of a dwelling (not taking account of Affordable Dwellings) to be constructed on the Land

PROVIDED THAT

1. In addition to that sum the Owner shall pay such additional sum which shall be equal to the difference between that sum and the sum arrived at by increasing that sum by the percentage by which the Index of Retail Prices (all items) published by the Office for National Statistics has increased between the date of this agreement and the date of payment of that sum and the additional sum (and for the purposes of calculating the additional sum the Index of Retail Prices for which most recent official figures published by the Office for National Statistics are available shall be deemed to be the Index prevailing at the date of payment) PROVIDED FURTHER THAT in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date of this agreement had been retained and

2. If such sums (or any part thereof) are not applied for the purpose of providing additional facilities for primary education within Shinfield within 5 years of payment the Council will forthwith pay to the University of Reading such sums (or such part of such sums which shall not have been so applied) together with interest at the base rate of Lloyds TSB Bank Plc from the date of payment until the date of repayment

SCHEDULE 4

Transportation

The Owner undertakes:

Highway Contribution

1.1 Not to occupy or cause or suffer or permit the occupation of more than 35 dwellings within the Development until the Highway Contribution has been paid to the Council

1.2 To pay the Highway Contribution to the Council before the occupation of more than 35 dwellings within the Development as a contribution towards either (at the Council's discretion) the cost of improvements to be carried out by the Council to the junction of the A327 with the Earley Outer Peripheral Road to the north of the Black Boy Bridge Shinfield or improvements in the provision of public transport pedestrian or cycle facilities ~~or other appropriate traffic management/safety measures within Shinfield serving or in the vicinity of the Land~~ provided that if the Council does not apply the Highway Contribution to improvements to either the said junction or in the said provision of public transport pedestrian or cyclist facilities within ~~five~~ seven years of payment ~~(or such as the Owner and the Council may agree)~~ the Council shall forthwith thereafter repay the Highway Contribution (or such part of it as shall not have been so applied) to the University of Reading together with interest at the base rate of Lloyds TSB Bank Plc from the date of payment until the date of repayment

Road Closure

2. If the Road Closure Order is made by the Council within three years of the date of the Development being commenced to pay to the Council the Road Closure Contribution and in addition a sum equivalent to the cost reasonably incurred by the Council in carrying out works within Church Lane Shinfield to give effect to the Road Closure Order PROVIDED THAT the obligation in this paragraph shall not

take effect if the Road Closure Contribution shall have been paid under the provisions of

2.1 an agreement dated 11 June 1996 made between the Owner and the County Council of the Royal County of Berkshire relating to development of land at Church Farm Church Lane Shinfield

2.2 an agreement of 11 June 1996 between the Owner and the County Council of the Royal County of Berkshire relating to the Cattle Breeding Centre Church Lane Shinfield

2.3 an undertaking given to the Council pursuant to section 106 of the Town and Country Planning Act 1990 by the Owner on 20 March 2000 relating to Church Farm Church Lane Shinfield

2.4 an undertaking given to the Council pursuant to section 106 of the Town and Country Planning Act 1990 by the Owner on 20 March 2000 relating to the Cattle Breeding Centre Church Lane Shinfield

2.5 an agreement dated 16 May 2000 made between the Owner and the Council pursuant to S106 of the Town and Country Planning Act 1990 relating to land at Hollow Lane Shinfield

Highway Works

3. If when the Planning Permission is implemented the planning permission granted by the Council under number 99/70802/0 in respect of the land at Hollow Lane Shinfield shown edged green on the plan attached to this agreement has been implemented by the carrying out on that land of a material operation as defined in S56 of the Town and Country Planning Act 1990 pursuant to that permission to undertake prior to occupation of any dwellings constructed within the Land the highway improvement works to the junction of Church Lane and Hollow Lane Shinfield in accordance with the design indicated on drawing number 1100/03B 13054/02 prepared by TPK Consulting and annexed to this deed or a similar scheme

and in any event the reasonable satisfaction of the District Council unless such highway improvement works or similar scheme shall already have been carried out whether in accordance with an undertaking given to the Council pursuant to section 106 of the Town and Country Planning Act 1990 by the Owner or otherwise

Church Parking

4. Prior to occupation of more than 70 dwellings constructed on the Land to lay out an area within the Land to provide 10 car parking spaces to be available for the use for church purposes by St Mary's Church Shinfield within ~~that part of~~ the Land ~~shown hatched on the plan attached to this deed or elsewhere within the Land~~ as shall be agreed between the Owner and the Council (both acting reasonably) provided that the net developable area within the Land for housing development should not be less than 4.66 hectares

SCHEDULE 5

Provisions relating to the transfers of land

1. **Rights to be granted to Transferee and its successors in title**

1.1 The right of way with or without vehicles (except in relation to footpaths and bridleways in which case rights to be restricted as appropriate) over any roads and footpaths which may be constructed at the date of the transfer or within the perpetuity period on or over the Land which are intended to be adopted by the highway authority as highways maintainable at the public expense such rights of way to cease in respect of a particular way on the adoption of that way

1.2 The right to connect to any such roads and footpaths at such points as shall be approved by the Owner (such approval not to be unreasonably withheld) subject to the person exercising such right making good any damage forthwith caused thereby

1.3 The reasonable right (bearing in mind the purpose for which the particular parcel of land is transferred) to the free and uninterrupted passage and running of water soil gas electricity and telephone signals from and to the parcel of land through and along any sewers pipes wires channels and watercourses which may be laid or constructed at the date of the transfer through the Owner's adjoining land

1.4 The right to enter upon the Land (except any part on which buildings shall have been constructed) for the purpose of making connections at such points as shall be approved by the Owner (such approval not to be unreasonably withheld) and of inspecting repairing maintaining renewing and cleansing any such sewers pipes wires channels and watercourses in respect of which rights are granted subject to the person exercising such right making good forthwith any damage thereby caused

1.5 Rights of support from other parts of the Land as may be requisite to ensure the stability of buildings lawfully constructed on the Land

2. **Exceptions and reservations**

2.1 An agreement and declaration that the Transferee and its successors in title shall not be or become entitled to any rights of light or air or other rights easements liberties or privileges whatsoever which would in any manner restrict prevent or interfere with the full and free use by the Owner or the University of Reading or their successors in title of the University of Reading's adjoining land for building or for any purpose whatsoever

2.2 The transfer shall except and reserve for the benefit of the University of Reading's adjoining land and any other land in which the University of Reading may have an interest all rights easements and other matters as may reasonably be required by the Owner or the University of Reading to enable the University of Reading's adjoining and any other land to be developed and used in accordance with the requirements of the University of Reading

2.3 The exception and reservation to the Owner and (if different) the University of Reading and their successors in title the owners and occupiers for the time being of the Owner's or the University of Reading's adjoining land and any dwellinghouses to be erected on such adjoining land and to the statutory service authorities of the following rights:-

2.3.1 the right to enter upon such part of the land as is not built upon with vehicles plant and equipment for the purpose of carrying out and maintaining works on the adjoining land SUBJECT TO the person exercising such right making good forthwith any damage caused thereby to the reasonable satisfaction of the Transferee

2.3.2 the right to enter upon such part of the land as is not built upon with vehicles plant and equipment and to lay or construct thereunder foul and surface water sewers and gas water electricity and telephone pipes wires and cables to serve the adjoining land or any of the Owner's or the University of Reading's neighbouring land as aforesaid SUBJECT TO

(a) the Transferee's prior approval in writing (such approval not to be unreasonably withheld and if not refused in writing within 14 days such approval shall be deemed to have been given) to the route of any such sewers pipes wires and cables

(b) the person exercising such right making good forthwith any damage caused thereby to the reasonable satisfaction of the Transferee and

(c) the person exercising such rights providing the Transferee with a reasonable period of written notice of its intention so to do (save in case of emergency)

2.3.3 the right to the free and uninterrupted passage and running of water (including surface water) soil gas electricity and telephone signals from and to such adjoining and further land as aforesaid through and along the sewers pipes wires channels and watercourses at the date of transfer laid constructed or running or which may be laid or constructed within 80 years of the transfer pursuant to the aforementioned right under 2.2 above

2.3.4 the right upon giving reasonable notice in writing to the Transferee (save in any emergency) to enter upon such part of the land as is not built upon with vehicles plant and equipment for the purpose of making connections at such points as shall be approved by the Transferee (such approval not to be unreasonably withheld or delayed) inspecting repairing maintaining renewing and cleansing such sewers pipes wires cables channels and watercourses as aforesaid SUBJECT TO

(a) the person exercising such rights making good forthwith any damage caused thereby to the reasonable satisfaction of the Transferee

(b) the person exercising such rights providing the Transferee with a reasonable period of written notice of its intention so to do (save in case of emergency)

2.4 Such rights of way and rights to construct use and repair (including appropriate rights of access for such purposes) roads sewers drains pipes wires and other services to benefit adjoining or neighbouring land of the Owner or the University of Reading as the Owner or the University of Reading may reasonably require

3. **Transferor's covenants**

3.1 To the extent that at the date of the transfer the parcel of land in question does not benefit from the matters referred to in the sub-paragraphs below the Transferor shall in the case of land other than Affordable Housing Land within six months of the date of the transfer and at nil cost and in the case of Affordable Housing Land within 12 months of the date of the transfer and at no cost additional to the price of the parcel of Affordable Housing Land

3.1.1 make provision for adequate inverts for the foul and surface water drains so as to be sufficient to serve the drainage requirements of the land for the purpose for which it is transferred ("its stated purpose")

3.1.2 ensure that all the pipes sewers channels and watercourses serving the land in question will be of sufficient capacity to serve each parcel of land for its stated purpose

3.1.3 provide up to the boundary of the land so as to be sufficient and readily available to serve the same for its stated purpose the following services

(a) a water supply connection from the mains

(b) an electricity supply

(c) a gas supply where necessary and if available from a statutory undertaker reasonably required by the Transferee

(d) adequate access for pedestrians cyclists and vehicles (where appropriate) to and from the public highway

4. **Transferee's covenants**

4.1 In the transfer of the land the Transferee shall covenant with the Transferor for the benefit of the Transferor's neighbouring land not to use the land transferred in any way which may cause a nuisance to the Transferor's neighbouring land or for any purpose other than the purpose for which the land was transferred the precise terms of any such covenant to be as reasonably required by the Transferor and

4.2 If the Transferor shall not be the University of Reading in addition to any covenant given to the Transferor the Transferee shall covenant with the Transferor to enter into a separate deed covenanting for the benefit of the University of Reading and the University of Reading's neighbouring land not to use the land transferred in any way which may cause a nuisance to any neighbouring property the precise terms of any such covenant to be as reasonably required by the Transferor or the University

THE COMMON SEAL of WOKINGHAM)
DISTRICT COUNCIL was hereunto affixed in the)
presence of:-)

THE COMMON SEAL of THE UNIVERSITY)
OF READING was hereunto affixed in the)
presence of:-)

Your Ref:

Our Ref: JHS/HF/18307

Date: 14 September 2000

HASLAMS

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Ms Lisa Jarvis
Recreation Officer
Environmental Services Department
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Ms Jarvis

RE: UNIVERSITY OF READING – PROPOSED DEVELOPMENT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

I refer to my letter of the 24th August.

I have now heard from the University's architect and enclose herewith a copy of his illustrative drawing to a scale of 1:1000 with the various areas of open space etc marked up. Also attached is the architect's legend – the total being 8,166m².

In addition, I myself have shown on the architect's drawing those areas previously referred to on the second page of my letter dated 28th July – marked with a pink surround. These additional areas total:-

365 m² amenity open space.
573 m² - landscape buffering.

The overall total comprises 9,104 m² – the figure of 0.91 hectares set out at the end of point 5 of my letter dated 24th August.

I look forward to your comments.

Yours sincerely

J H Short
HASLAMS

cc Mrs A Odell
S M Dimmick Esq
R H C Ascott Esq

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators
Established 1838
With Haslams Estate Agents & Auctioneers

LEGEND

1995 m^2	AMENITY OPEN SPACE
	NOT INCLUDED AS OPEN SPACE / WOODLAND
838 m^2	LANDSCAPE BUFFERING
1195 m^2	ACTIVE OPEN SPACE
3553 m^2	WOODLAND - INFORMAL PARK LAND
585 m^2	CHILDREN PLAY AREA

SAI BRIEFING NOTE

APPLICATIONS O/2000/1890 & 1891(DUPLICATE APPLICATIONS) OUTLINE APPLICATIONS FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS ON LAND AT CHURCH FARM, & CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

APPLICANT: UNIVERSITY OF READING

The application is in outline with only the means of access to be determined. The indicative plan shows 140 units:

21 x 2 bedroom flats
42 x 2 bedroom houses
42 x 3 bedroom houses
35 x 4 and 5 bedroom houses

20% to be affordable housing (16 x 2 bed and 12 x 3 bed units)

Residential development is acceptable in principle as the site is allocated in the Wokingham District Local Plan (Deposit Draft). The amount of public open space appears to be below standard and buffer planting areas have been included in it.

Angela Odell

Angela Odell

To: Lynda Fisher
Subject: RE: Church Farm

-----Original Message-----
From: Lynda Fisher
Sent: 21 September 2000 17:27
To: Hilary Wardale; Angela Odell
Subject: RE: Church Farm
Importance: High

Dear Lynda

A letter was sent by John Short of Haslams to Helen Rowlay, dated 23.8.00 about this. In this letter he proposed no contribution towards education. However, as I e-mailed Hilary Wardale yesterday, he is now offering £25,000, the same as he did on the nearby Hollow Lane site recently, which we accepted. If the education dept. do not accept this, then there is a high risk that the appeal will go ahead, probably just on the matter of education contributions. Therefore any decision by the education dept. not to accept the £25,000 would need to be justified by the education dept. at the appeal, including an education expert witness appearing and doing a statement. I attach a copy of the report going to the Development Control Committee on 27.9.00.

If you wish to discuss please contact me.

Regards

Angela << File: 1891.dot >>

I am not aware of the communication sent to helen Rowlay in August...please could you clarify what the problem is and what if any, information you need

Thanks

-----Original Message-----
From: Hilary Wardale
Sent: 18 September 2000 18:04
To: Lynda Fisher
Cc: Helen Rowlay; Gill Boulter
Subject: FW: Church Farm

For your information
<< File: Haslams_john_short.doc >>

-----Original Message-----
From: Angela Odell
Sent: 18 September 2000 16:54
To: Hilary Wardale
Subject: Church Farm

Dear Hilary

Further to my e-mail of today re. the above, if agreement is not reached with John Short of Haslams, and the inquiry therefore goes ahead, then the education dept. would be expected to provide expert evidence and a witness to appear at the inquiry to defend the position regarding education contributions.

Regards

Angela

Angela Odell

To: Tom Callaghan; Lisa Jarvis; Hilary Wardale; Helen Rowlay
Subject: Church farm, Shinfield

Please see attached report to D C Committee on 27.9.00

Thanks


1891.dot

Angela

Angela Odell

To: Hilary Wardale
Subject: Applications O/2000/1890 & 1891 - Church Farm, Shinfiled

Dear Hilary

The 'start date' for the appeal for the above is 19.9.00. As I explained, IF agreement is not reached on contributions and the appeal goes ahead, the pre-inquiry statement is due 6 weeks from the start date, i.e. on 31.10.00. It looks as though agreement will be reached on highways and open space/recreation, which are the only other types of contributions.

I have spoken to John Short of Haslams on the phone this morning. He has stated that the University are willing to offer £25,000 for education on Church Farm (the same amount as they did at Hollow Lane, which we accepted). Please advise me as soon as possible whether you would also accept this amount for Church Farm.

Thanks

Angela

Memo to: Hilary Wardale, Education **18.9.00**

From: Angela Odell, planning **ext.6445**

Applicant: University of Reading
Location : Land at Church Farm & Cattle Breeding centre, Church Lane, Shinfield
Proposal : Outline applications for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (duplicate applications)

I advise you that we have received an appeal against non-determination of application O/2000/1890, to be dealt with by public inquiry. In view of the urgency caused by the new inquiry procedures, we are putting a report on the agenda for the next Development Control Committee on 27.9.00. We are recommending approval to the still 'live' application 1891, and that we would have approved the appeal application 1980, subject to a Sec. 106 for contributions to services & infrastructure, with agreement of the details to be delegated to the Head of Planning & Transportation, chairman & opposition spokesperson, and local members. Apart from the offered 20% social housing (which we consider acceptable), the Sec. 106 would cover education, highways and recreation/open space. We are hopeful that agreement can be reached on the latter two. The 'start date' for the appeal is expected immediately. The pre-inquiry statement must be submitted within 6 weeks of this date. As things stand, this would only be on the services & infrastructure issue, and could be only on education. We therefore need to ensure that the situation on education is clarified quickly. In the event that there is an impasse and no agreement is reached with the applicants, the matter would be referred back to the Development Control Committee. (I note that John Short of Haslams wrote to Helen Rowlay on 23.8.00.) I will e-mail you a copy of the report when it has been finalised (it will be confidential until Friday).

Thank you for your help in this matter. Meanwhile, please telephone me if you wish to discuss it further.

Angela Odell

From: Angela Odell
Sent: 18 September 2000 16:54
To: Hilary Wardale
Subject: Church Farm

Dear Hilary

Further to my e-mail of today re. the above, if agreement is not reached with John Short of Haslams, and the inquiry therefore goes ahead, then the education dept. would be expected to provide expert evidence and a witness to appear at the inquiry to defend the position regarding education contributions.

Regards

Angela

Memo to:Lisa Jarvis, Leisure & Cultural Services **18.9.00**

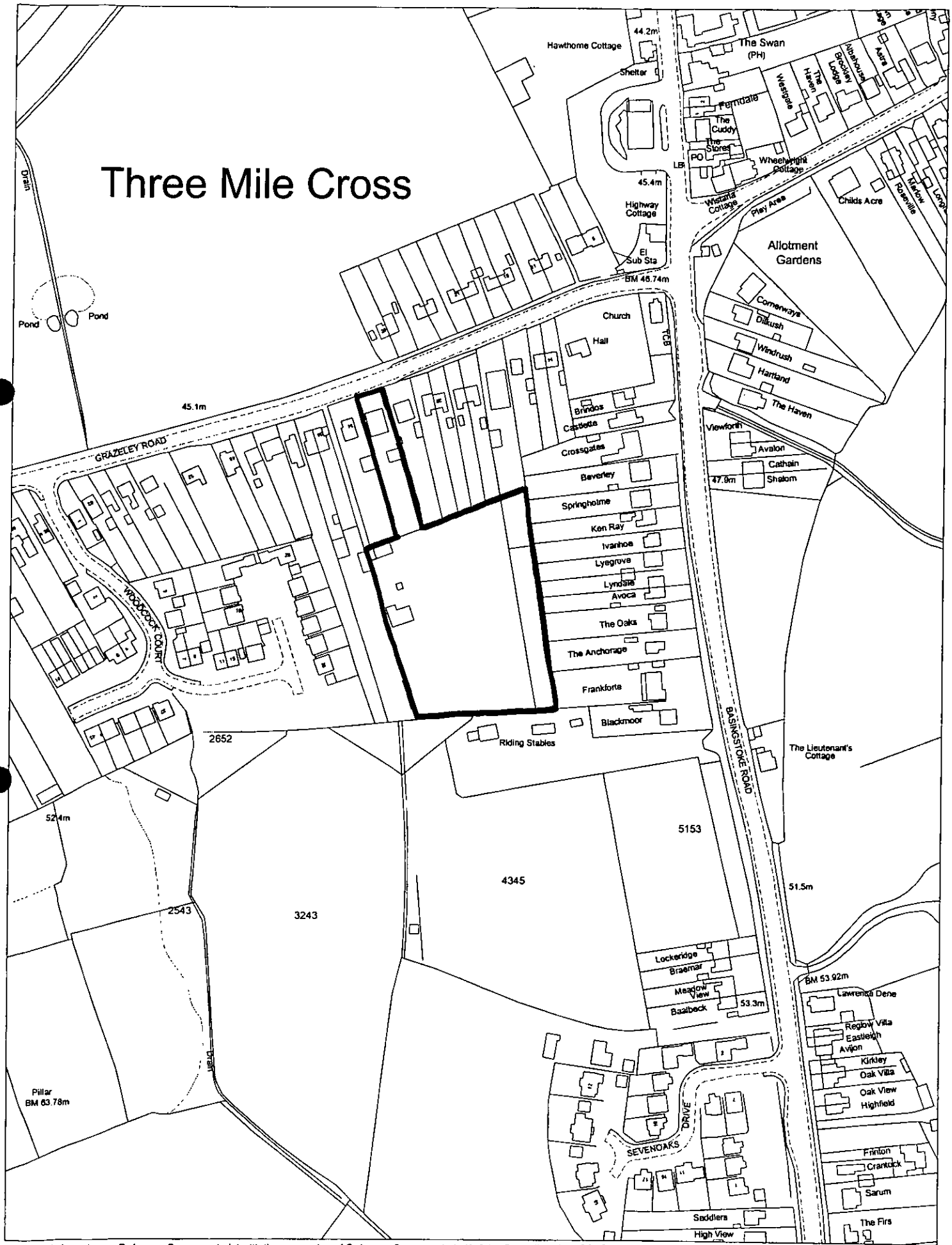
From: Angela Odell, planning **ext.6445**

Applicant: University of Reading
Location : Land at Church Farm & Cattle Breeding centre, Church Lane, Shinfield
Proposal : Outline applications for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (duplicate applications)

I advise you that we have received an appeal against non-determination of application O/2000/1890, to be dealt with by public inquiry. In view of the urgency caused by the new inquiry procedures, we are putting a report on the agenda for the next Development Control Committee on 27.9.00. We are recommending approval to the still 'live' application 1891, and that we would have approved the appeal application 1980, subject to a Sec. 106 for contributions to services & infrastructure, with agreement of the details to be delegated to the Head of Planning & Transportation, chairman & opposition spokesperson, and local members. Apart from the offered 20% social housing (which we consider acceptable), the Sec. 106 would cover education, highways and recreation/open space. The 'start date' for the appeal is expected immediately. The pre-inquiry statement must be submitted within 6 weeks of this date. As things stand, this would only be on the services & infrastructure issue. We therefore need to ensure that the situation on recreation/open space is clarified quickly. In the event that there is an impasse and no agreement is reached with the applicants, the matter would be referred back to the Development Control Committee. Thank you for the work you have done to date, and it looks as though there is a good chance that you will reach agreement with John Short of Haslams. I will e-mail you a copy of the report when it has been finalised (it will be confidential until Friday).

Thank you for your help in this matter. Meanwhile, please telephone me if you wish to discuss it further.

P.S. I know that you are aware that in the event of agreement not being reached and the inquiry going ahead because of this, then the Leisure & Recreation Dept. would be expected to provide expert evidence and an expert witness at the inquiry.



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Development Control Section, Environmental Services, Wokingham District Council.

29 August 2000

Scale: 1 : 2500

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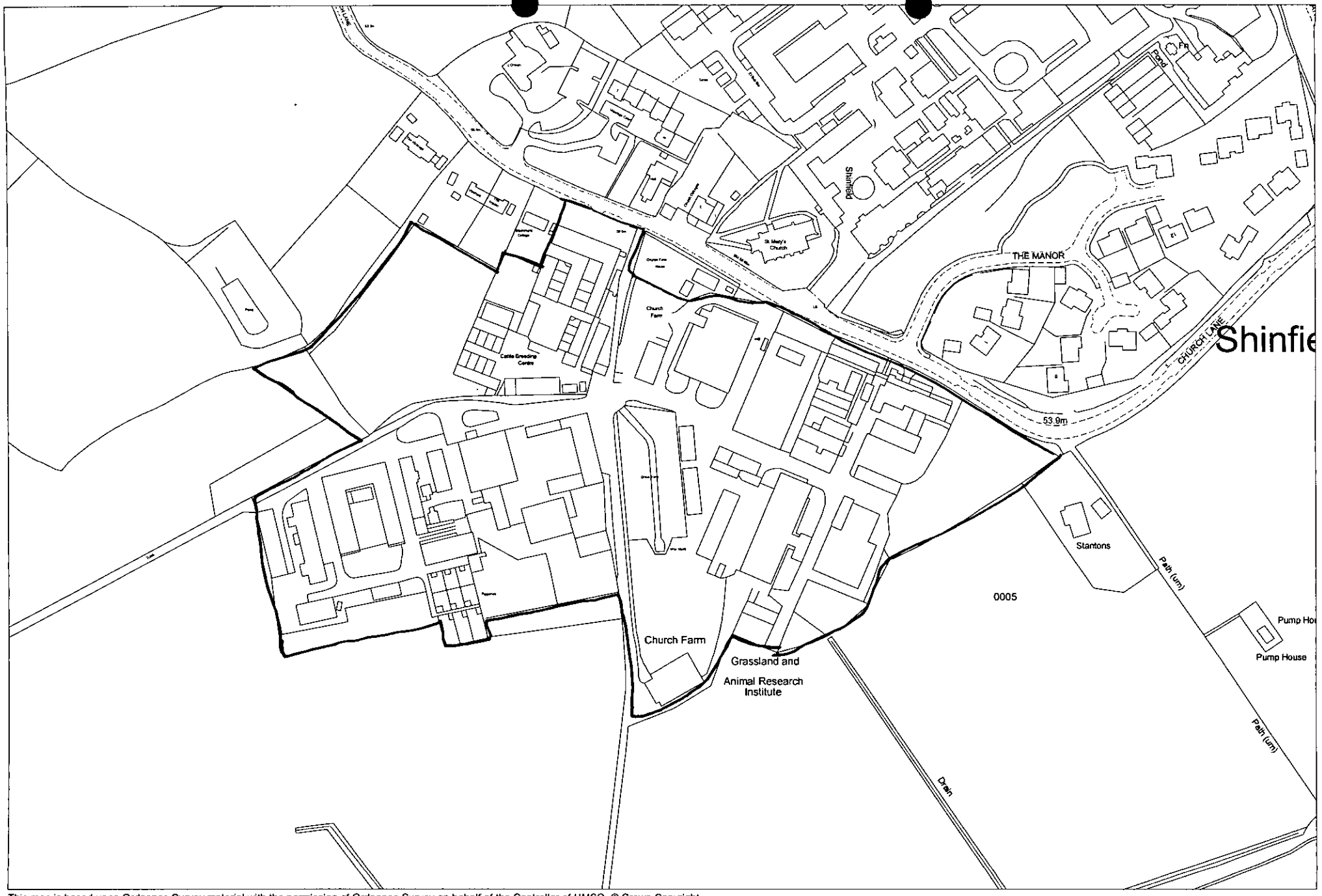

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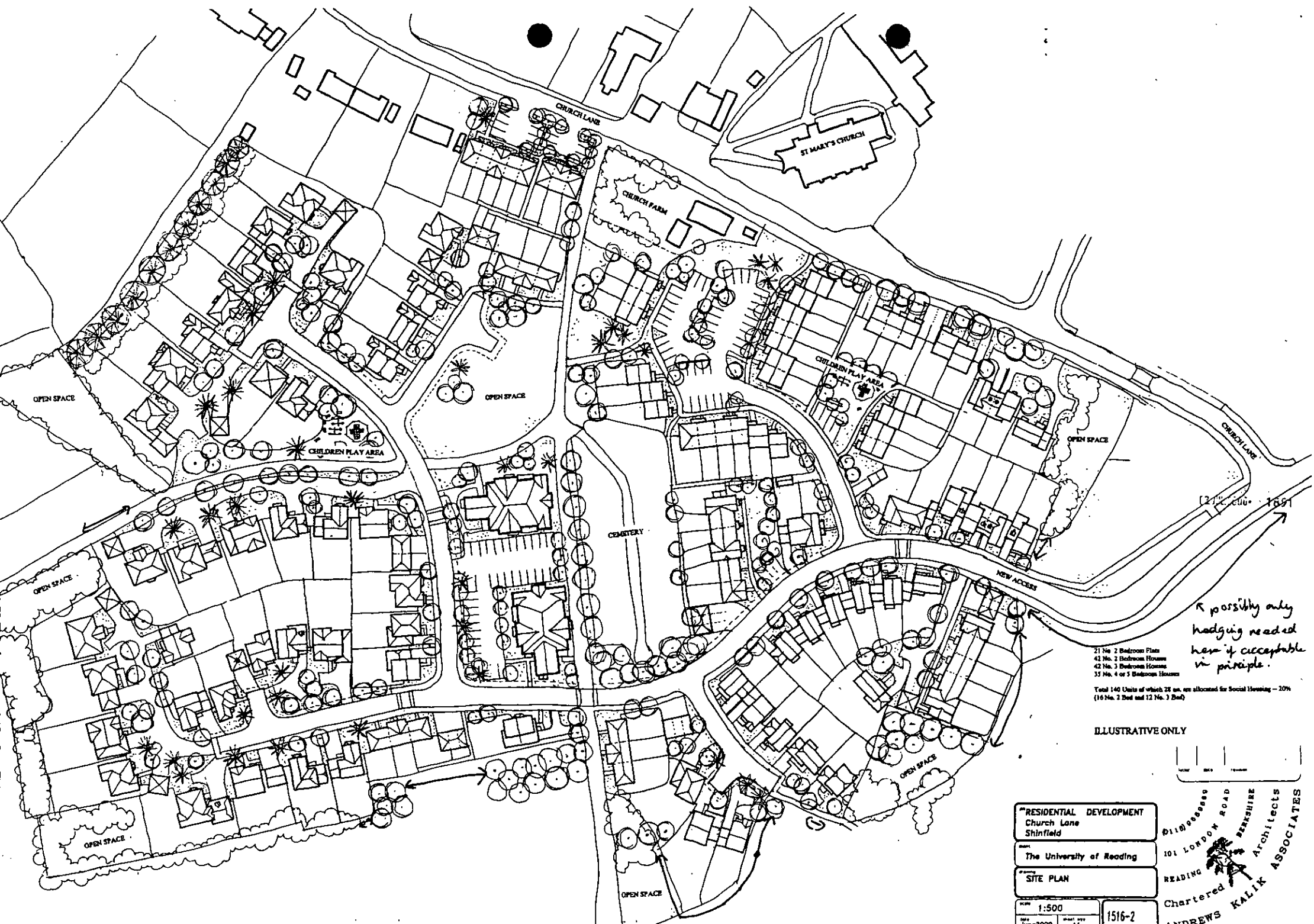
Development Control Section, Environmental Services, Wokingham District Council.

25 July 2000

Scale: 1 : 2500

N W E S



↑ possibly only hedging needed here if acceptable in principle.

check for reference: setting of LB | + EA | John Mathews re: contamination | get reductions done for in site play

Church Lane : Appeal decision:

Visual

par. 58 : indicative plan shows how the visual relationship between the Church + cemetery could be re-established + open space introduced adjacent to Church Farmhouse + its granary.

L.B 60 : Open space around the farmhouse + granary would improve their settings.

Conditions

Env. Agency

Contamination

Liz Walker - OK in principle. - in ~~D.C.S~~ Draft LP

Boundary to E+S in some places site is outside the existing settlement boundary ~~and~~ as well as the ⇒ having site boundary. (SH13)
∴ need commitment re: bits outside not to be developed.

Density - need to be at 40 to comply with policy.

P.O.S - well shared.

Vehicular/LB - car parking visible, effect on LB., positive access.

For SA1 - amount of POS, density

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From:	Property Services	My Ref:	MS/ GW/SAI
To:	Colin Lawley - Legal John Mitchell / Jim Dunning - Planning Howard Squires - Community Services Iain Root - Leisure Tom Callaghan - Engineers (Highways) Lynda Fisher & Helen Rowlay - Education Suzanne McLaughlin, Env. Health	Extn: Your Ref: Date:	6700 26th July 2000

SAI OFFICER GROUP

AGENDA

Please see below the items received (papers attached) for the meeting to be held next Monday, 31st July at 10.00 a.m. in Committee Room 4.

- Outline application (duplicate applications) from University of Reading for erection of dwellings at Church Farm, & Cattle Breeding Centre, Church Lane, Shinfield
- Outline application for proposed erection of dwellings at Poperinghe Barracks, Arborfield
- Proposed demolition of existing offices, workshops etc at Riseley Stores & RCD House, Basingstoke Road, Riseley.
- Any Other Business

Marc Sartorio
Head of Property Services

cc: Karen Satterford, Director of Environmental Services
Jeff Salzman, Director of Support Services

SAI BRIEFING NOTE

APPLICATIONS O/2000/1890 & 1891(DUPLICATE APPLICATIONS) OUTLINE APPLICATIONS FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS ON LAND AT CHURCH FARM, & CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

APPLICANT: UNIVERSITY OF READING

The application is in outline with only the means of access to be determined. The indicative plan shows 140 units:

21 x 2 bedroom flats
42 x 2 bedroom houses
42 x 3 bedroom houses
35 x 4 and 5 bedroom houses

20% to be affordable housing (16 x 2 bed and 12 x 3 bed units)

Residential development is acceptable in principle as the site is allocated in the Wokingham District Local Plan (Deposit Draft). The amount of public open space appears to be below standard and buffer planting areas have been included in it.

Angela Odell

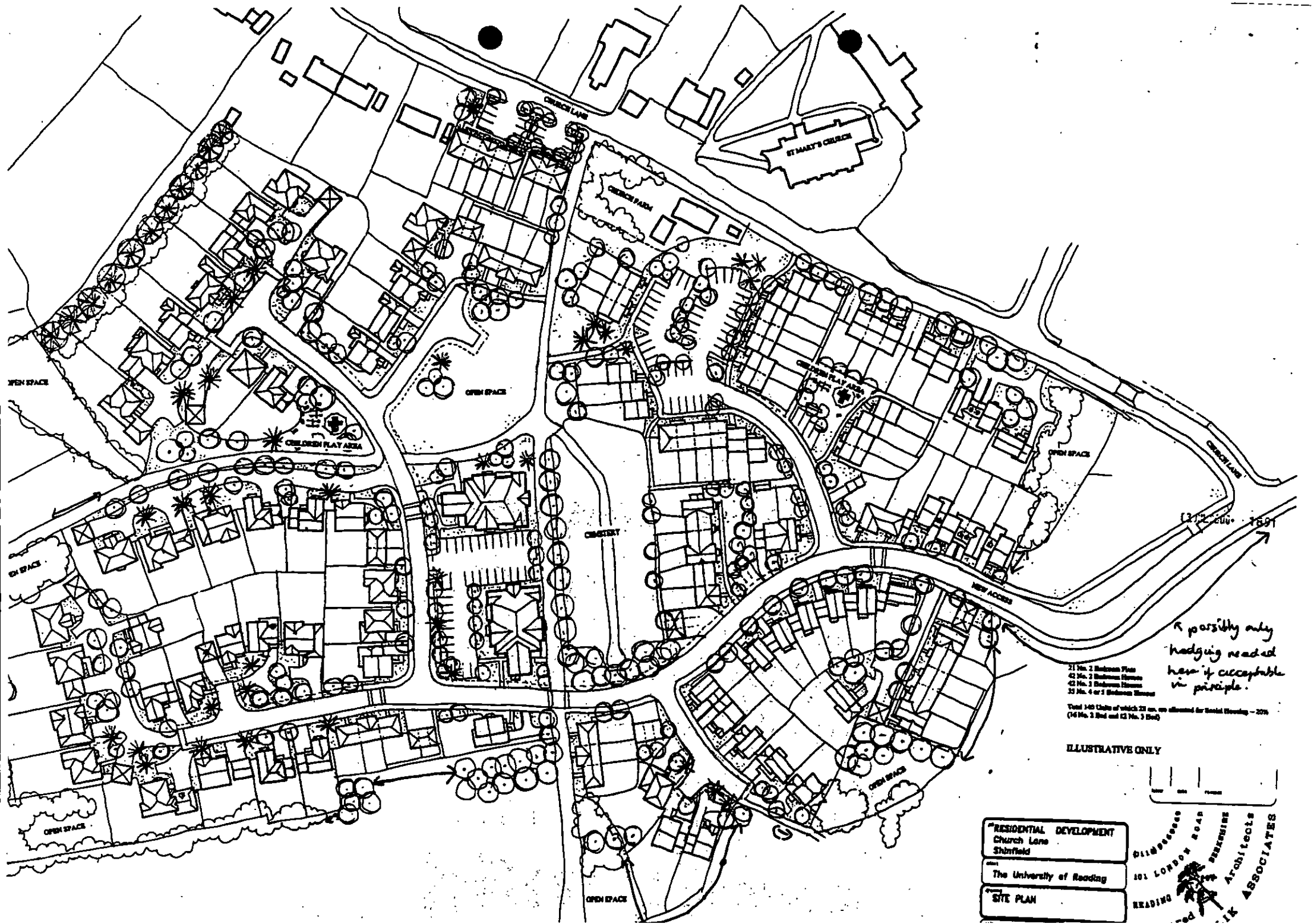
play areas dont h·

1·5 ha POS 20m 2 play areas.

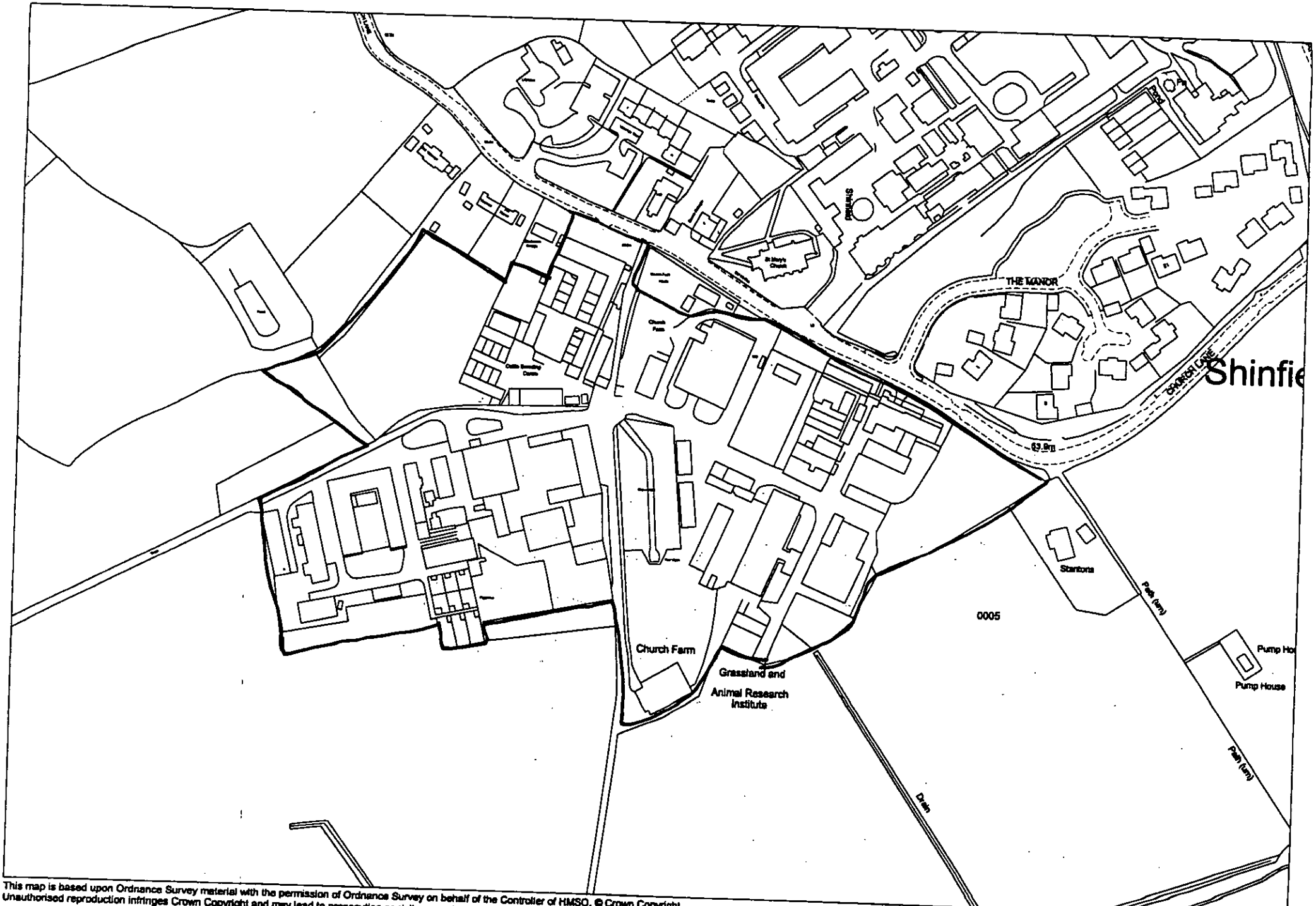
Education requirement T.B.A.

Lane Gn Farm appeal - Public Transport

Affordable housing



↖ possibly only hedging needed here if acceptable in principle.



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Development Control Section, Environmental Servic● Wokingham District Council.

25 July 2000

N
W E

Angela Odell

To: Lisa Jarvis
Subject: Applications O/2000/1890 & 1891 (dpulicate)

Dear Lisa

Applications O/2000/1890 & 1891 (duplicate). Outline for between 95 & 140 dwellings at Church lane, Shinfield. Following the SAI meeting about 5 weeks ago and consultation sent to you, please could you advise me re. adequacy of proposed POS, Play equipment and any contributions to recreation you consider would be justified.

Thanks

Angela

Angela Odell

To: Hilary Wardale
Subject: Church Farm, Church lane, Shinfield

Dear Hilary

In Helen's absence please could you advise on the following:

Application O/2000/1890 & 1891 (duplicate) - Proposed erection of between 95 & 140 dwellings. Following the Services & Infrastructure meeting about 5 weeks ago and Haslams' (John Short) letter to you of 23 August, please advise me what (ifany) contribution you are now seeking towards education.

Thanks

Angela (Odell)

Your Ref:

Our Ref: JHS/HF

Date: 23 August 2000

HASLAMS

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Ms Helen Rowlay
School Planning & Asset Management Team Leader
Education & Cultural Services Department
Wokingham District Council
PO Box 156, Shute End
WOKINGHAM
Berkshire RG40 1WN

COPY

Dear Ms Rowlay

RE: UNIVERSITY OF READING
PROPOSED RESIDENTIAL DEVELOPMENT
CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Having travelled to Wokingham earlier today on the train for our 10.00 am meeting, I was very disappointed to arrive and be told that you were out all day and that you knew you would be yesterday. A call to my office yesterday to let me know the position would have been courteous.

However, Lisa Jarvis kindly agreed to bring forward my meeting with her, scheduled for 11.30 am, so that in the event, my visit to Wokingham was not abortive.

Turning now to the matter in hand, your secretary asked if I would indicate what I consider to be an appropriate contribution towards education. As you will appreciate, I have given this matter considerable thought – particularly in the context of our discussions relating to the development of 105 dwellings at the Hollow Lane site close by. For the reasons set out in correspondence relating to that site (copies of which I attach for your convenience), I am of the view that when adjustments have been made to your Council's pupil generation factor, household size adopted, affordable housing (in respect of which your Council's liability to education arises in any event) but particularly the displacement factor, no contribution towards education arising from this development either primary or secondary is appropriate in this case. I am advising the University accordingly.

If you disagree, would you please let me have your justification.

/cont'd.....

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
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John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

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With Haslams Estate Agents & Auctioneers

HASLAMS

Incidentally, my instructions are to lodge an appeal by the end of this month in respect of the duplicate application, and it would therefore be helpful to hear from you as soon as may be convenient.

Yours sincerely

J H Short
HASLAMS

cc Mrs A O'Dell, Senior Planner, Wokingham District Council
S M Dimmick Esq
R H C Ascott Esq

Your Ref:

Our Ref: JHS/HM

Date: 19 April 2000

Mrs Helen Rowlay
Education & Cultural Services Department
Quality Control
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

BY FAX AND POST

COPY

Dear Ms Rowlay

RE: UNIVERSITY OF READING – PROPOSED RESIDENTIAL DEVELOPMENT LAND AT HOLLOW LANE, SHINFIELD

Thank you for seeing me last Monday with Lynda Fisher and Simon Lewis. For my part, I thought we made very useful progress.

I left it with Lynda or you to provide the following information:-

1. Comparable benchmarking information against which your Council's pupil yield factor has been assessed.

2. Evidence of the current household occupation profile in Wokingham District.

3. A plan showing the various catchment areas for Shinfield, Spencers Wood and Grazeley.

4. The addresses of potential displacement pupils currently attending the infant and junior schools at Shinfield.

One of my main points of concern as I indicated at our meeting, was the impact of affordable housing on the contribution calculation. On the basis of a development of 77 dwellings, 15 of those dwellings are intended to be affordable housing. My concern is that affordable housing is imposed in order to meet existing local need for which your Council already has to make current provision in any event. This point has been accepted by other authorities.

Lynda Fisher countered with the wider point that there was now a shortfall in capacity in the Shinfield area of some 10 or 11 places (having allowed for displacement) and this factor would broadly balance out the affordable housing factor. In planning terms, and please do check this with Simon Lewis or Colin Lawley, that balance is not relevant. It is no part of an applicants duty to make up, or contribute towards making up, an existing shortfall of capacity in the area.

Subject to the affordable housing point immediately above and to a satisfactory response in respect of the further information requested above, I see no reason why we should not be able to agree a fair and reasonable education contribution in the terms of DOE Circular 1/97.

I look forward to hearing from you shortly.

Yours sincerely

J H Short
HASLAMS

cc R H C Ascott Esq
S M Dimmick Esq

Tel. (0118) 974 6156 (Direct Line)
Fax. (0118) 974 6135
Email. Helen Rowlay@wokingham.gov.uk
Date. May 2, 2000
My ref. Haslams
Your ref.

Mr Short
HASLAMS
156 Friar Street
Reading
RG1 1HH

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

05 MAY
COPY

Dear Mr Short,

ADDITIONAL DATA FOR HOLLOW LANE DEVELOPMENT

Further to our meeting on 17 April regarding the above development, please find attached a copy of the additional data as requested. These notes should be read in conjunction with the notes provided at the meeting.

PUPIL GENERATION

In total the work of 17 LEAs has been examined by Wokingham regarding pupil yields and the approach taken regarding developers contributions. The information indicated that two separate approaches are used by these LEAs, the first using a set pupil yield for all age groups, and the second providing a separate pupil yield for the primary and secondary sectors. As Berkshire County Council used separate yields, until Wokingham are able to undertake further more detailed work, it was decided that this principle should be maintained.

Eleven of the LEAs examined currently use separate yields for the primary and secondary sector, examples of which are listed in paragraph 4.05 of the Planning Guideline A9. The different yields used by each of the LEAs examined is shown on the attached graph and includes 5 unitary authorities.

We have also received a report of recent (1998) research carried out by Kent in to pupil yield, from which the following information was obtained. The figures compare the results of the research compared to the 1991 census. All figures are expressed as "children per 100 houses".

	1991 CENSUS	1998 SURVEY
MEDWAY (primary)	22	52
(secondary)	15	20
KENT CC (primary)	22	38
(secondary)	15	15

It is clear from these results that the pupil yields derived from the research are generally higher than the figures from the census. This is particularly true for Medway, a new unitary authority created from within

Kent where both the primary and secondary factors are considerably higher than those from the 1991 ensus..

In Wokingham we have also found that the mid-year estimates based on the 1991 census have significantly underestimated the current population, including that of children. However we do not currently have the evidence to suggest that we adopt a yield similar to that of Medway.

In addition the results of the Kent research also highlight the following:

- New housing has a considerably higher proportion of children than existing stock.
- The age profile of new housing is different with a higher proportion of pre-school and primary aged children in new houses.
- New houses have higher occupancy levels and are slightly larger than the over-all stock

Upon gaining unitary status in April 1998, very little data in relation to schools was available for use from Berkshire County Council. None of the Berkshire staff were employed within the Planning and Information Team and to date we have been unable to trace the complete Berkshire data for Wokingham schools. Although we were aware that the County had previously used child yield figures, calculated for the County as a whole, we do not appear to have received information detailing how these were calculated.

Contact with the other new unitaries during 1999 indicated that Reading, West Berkshire and Windsor & Maidenhead found the Berkshire figure to be too high. Bracknell Forest found the yield figures to be more or less correct whilst in Wokingham and Slough the figures are thought to be too low.

The work undertaken in Wokingham on the existing pupil yield figures was based on an analysis of the effect on school rolls of the new housing which had been built over the previous decade, predominantly in Lower Earley.

Sufficient accommodation was not provided in this area to cope with the demands from new housing developments and the existing schools are now heavily over-subscribed. Many of the Lower Earley Schools needed to be extended quite soon after they were first built to cope with the demand arising from local housing developments. It became clear that from the analysis that the child population in Lower Earley had been seriously underestimated on the basis of the Berkshire yield and that any revision to the Wokingham factor should be higher.

As separate yield rates are not available for different sized houses, the child yield rates currently quoted in the Council Policy document are applied to all dwellings built expect where such dwellings only have 1 bedroom. Similarly the yield does not differentiate between social and private housing. The term 'average' is used within the above context, and applies to all new dwellings irrespective of the nature or size of development.

HOUSING NEEDS

Whilst we do not have access to data relating to the current household occupation profile in Wokingham, attached is an extract from the Housing Needs Survey conducted in 1997. The data indicates that the proportion of couples and couples with children is higher than the UK average figures. Further details regarding the Housing Survey documents can be obtained from our Planning department.

PUPIL ADDRESS POINTS AND CATCHMENT/DESIGNATED AREAS.

Due to data protection regulations I am unable to forward details of individual pupil address points however I can confirm that in January 2000 the following number of pupils attending Shinfield Infant and Junior schools lived within Reading.

ge group	No Reading pupils	Total number of pupils
Year 1	34	60
Year 2	30	65
Year 3	25	58
Year 4	19	61
Year 5	24	67
Year 6	18	62

Preliminary discussions with the schools in the Shinfield area indicate that for the September 2000 intake year, the majority of applications have been received from Wokingham based pupils. As more housing development takes place in the catchment areas so Wokingham based pupils will displace the Reading based pupils. We will be unable to confirm the actual address points of the September 2000 pupils until February 2001 when the next postcode monitoring exercise will take place. Copies of the relevant catchment areas for the two Shinfield schools are attached.

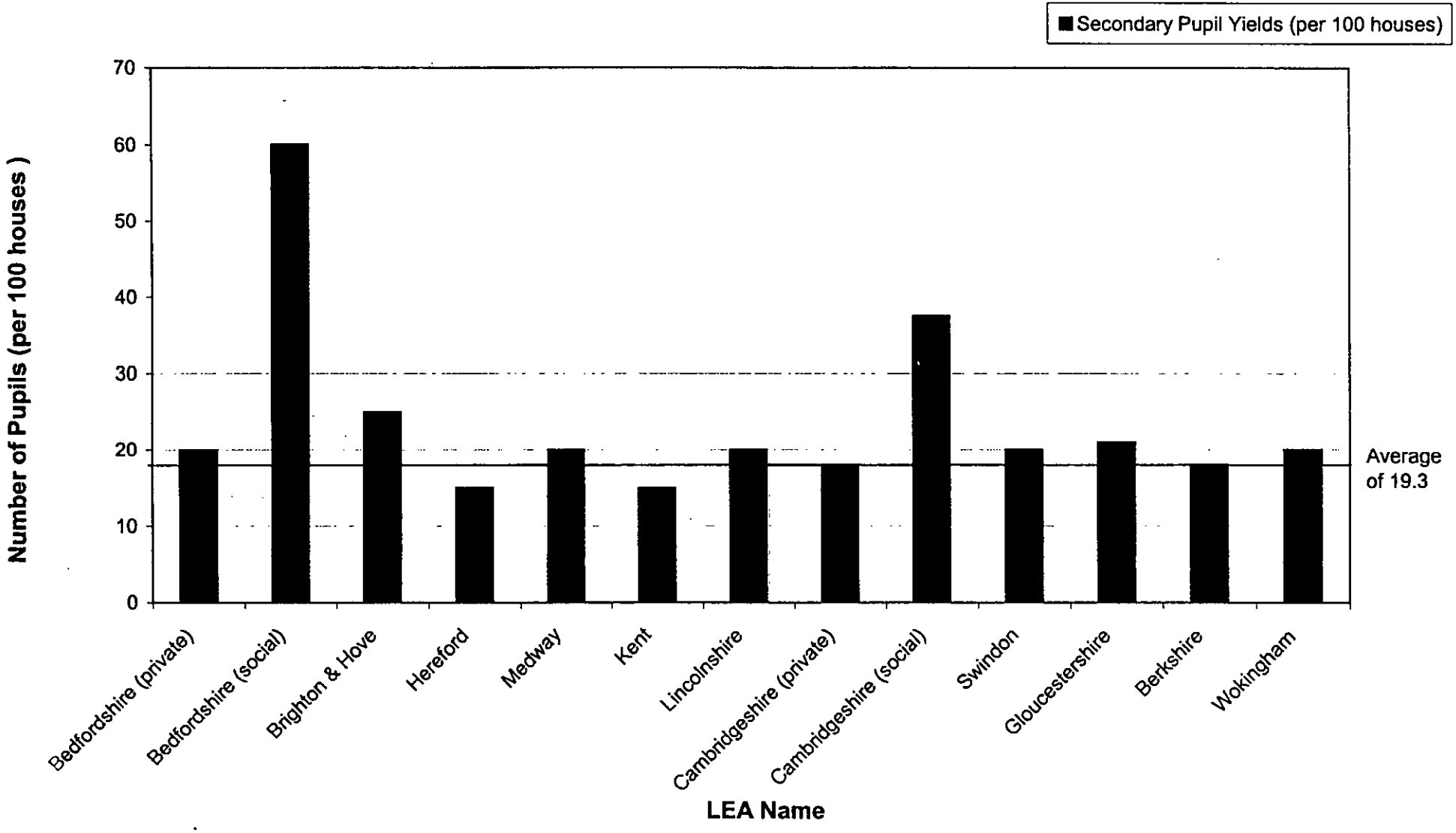
Apologies for the delay in providing the data. If you have any queries regarding this data I will be available on Monday 8 May 2000. Alternatively I can be contacted at the above E-mail address.

Yours sincerely

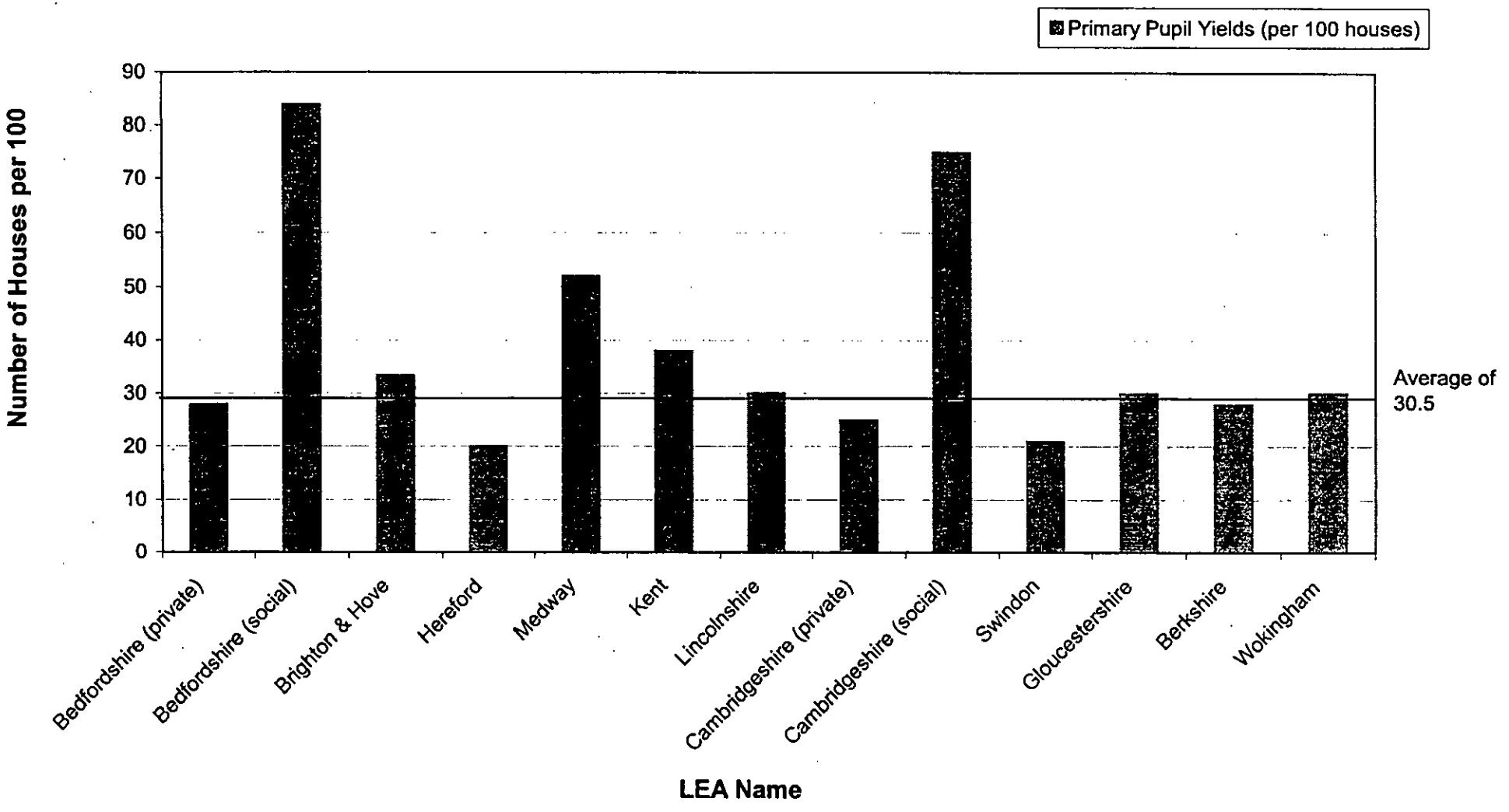
H. Rowlay

Helen Rowlay
School Planning and Asset Management Team Leader

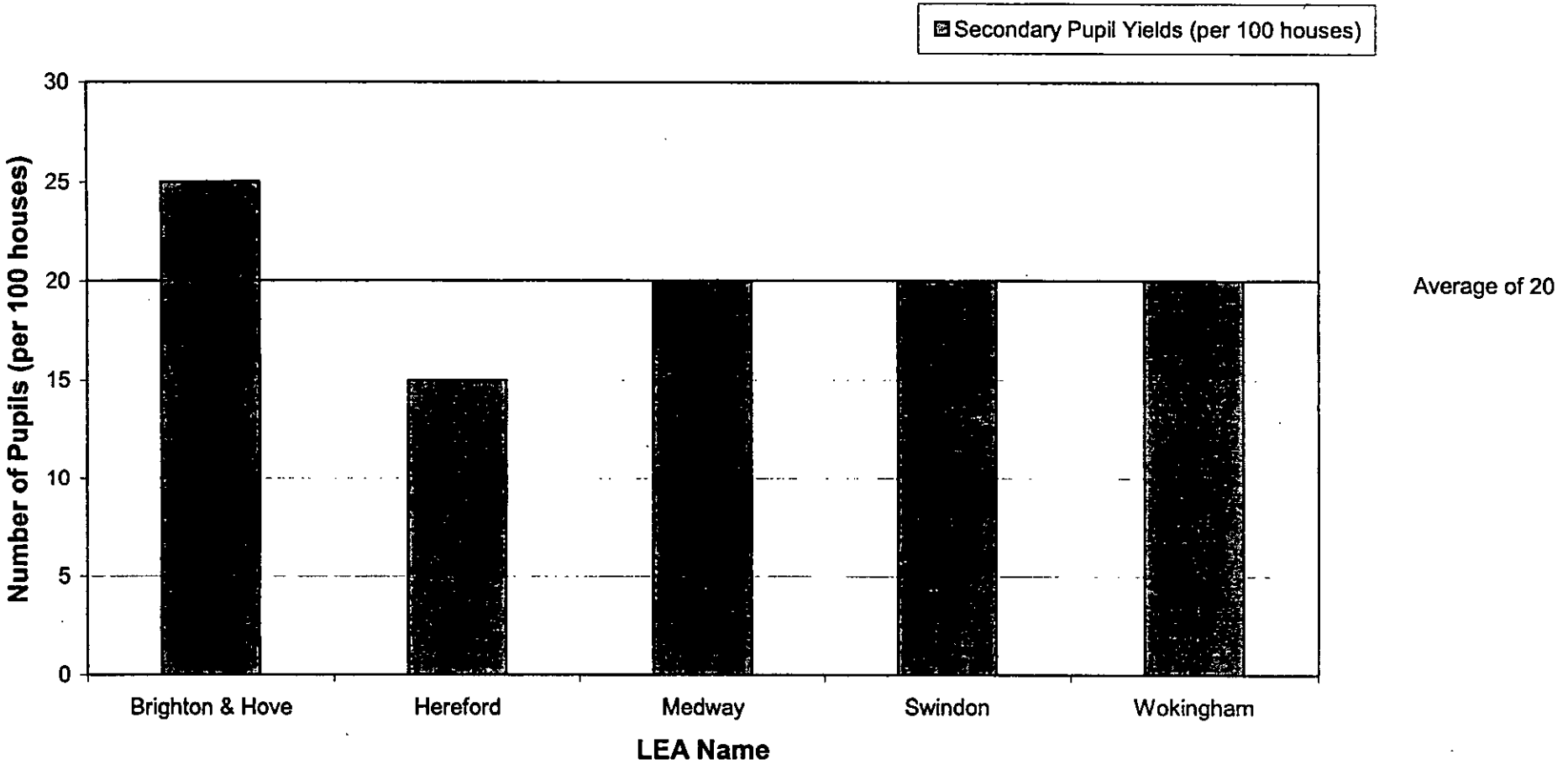
A Graph to Show the Secondary Pupil Yield (per 100 Houses)



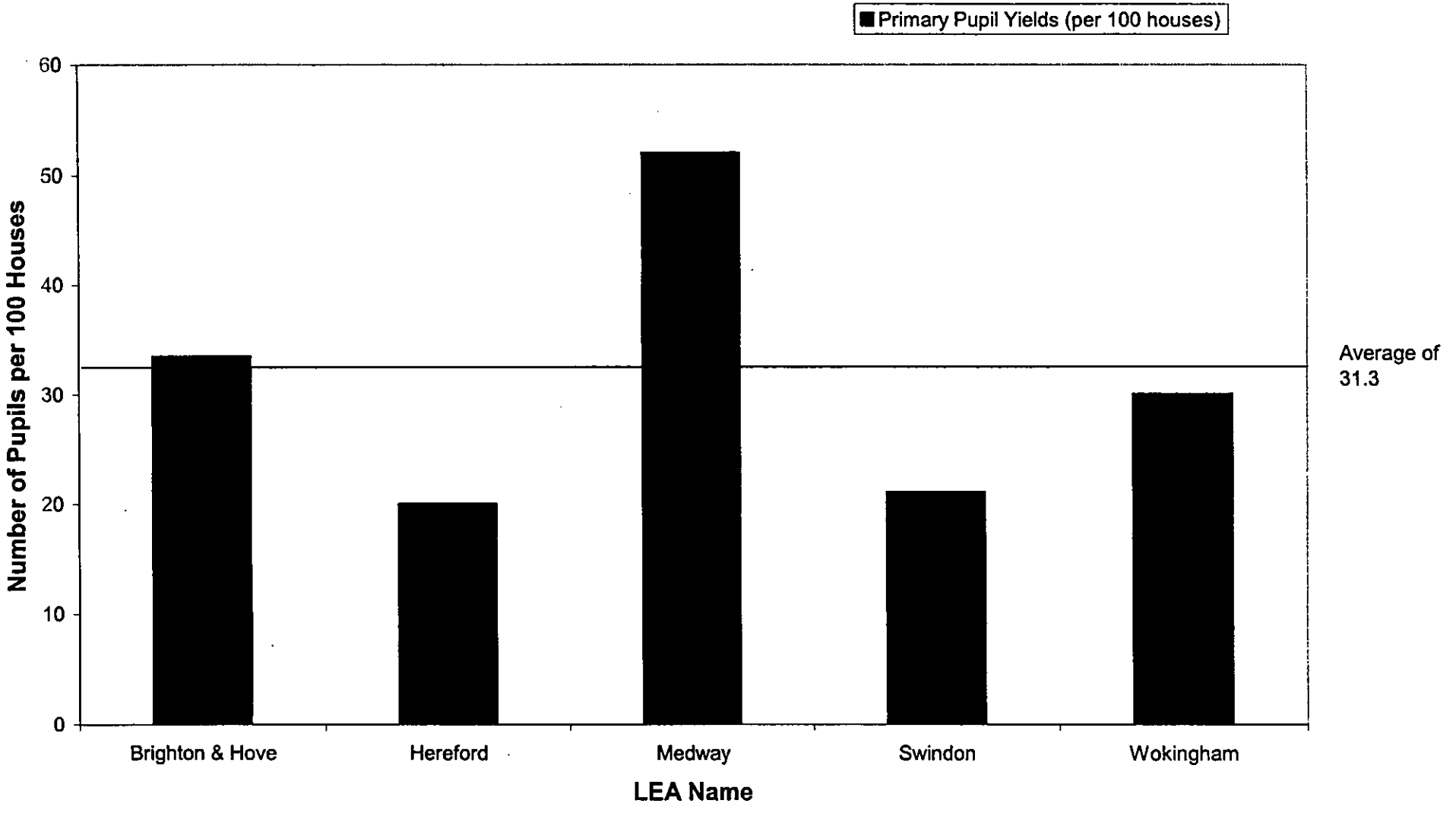
A Graph to show the Primary Pupil Yield (per 100 houses)



Unitary Authoritaries Secondary Pupil Yields (per 100 Houses)



Unitary Authorities Primary Pupil Yields (per 100 houses)



In Table Four it can be seen that the proportion of larger dwellings is much higher than the national average, Four and five bedroomed dwellings being treble and double the national levels. Correspondingly, bedsits, one bedroom and two bedroom properties are considerably lower.

The profile, whilst suited to families, has major implications for affordability and accessibility for lower income households and for singles / couples with no children seeking accommodation. One and two bedroomed properties are around half the national levels.

3.2.5

Large amounts of data were collected about the structure of the households and we have constructed a summary table to show the basic pattern of household types. It is based on the categories used by the OPCS to construct their 'Social Trends' statistical series but is not exactly congruent due to the manner in which the different data sets are collected.

Table Five Family Composition

	%	UK Average OPCS %
1 adult under 60 years	4.9	(12)
1 adult over 60 years	12.5	(15)
1 adult + others*	0.7	(3)
couple no children	34.7	(28)
couple with 1 or 2 children	25.6	(20)
couple with 3 or more children	5.3	(4)
couple with non-dependent children**	10.8	(8)
single parent with dependent children	3.1	(6)
single parent (non-dependent children)	2.1	(3)
single person and others***	0.3	(1)
	100.0	

* includes lodgers or other person
** no children 0-15 and may include grandchildren, lodger
*** may include grand child(ren) or parent and also lodger or other

The main difference in the District's profile emerging from the survey, as compared with the UK statistics, would appear to lie in the significantly higher number of couple households (District 76%; UK 60%). Single adults under 60 are 7% lower.

The incidence of single parents is also significantly lower [District 5.2%; UK 9%]. Around 34% of households in the District have dependent children; only 30% in the UK as a whole.

Year	Total Population	School Population (5-10)	% of Population at School (5-10)
1991	142032	10227	7.20%
1992	142458	10266	7.21%
1993	142894	10358	7.25%
1994	141735	10769	7.60%
1995	141989	10976	7.73%
1996	142361	11223	7.88%
1997	144046	11387	7.91%
1998	145254	11531	7.94%
Projections			
2001	151700	11468	7.56%
2006	158200		0.00%

Year	Total Population	School Population (5-18)	% of Population at School (5-18)
1991	142032	19703	13.9%
1992	142458	19801	13.9%
1993	142894	20176	14.1%
1994	141735	20711	14.6%
1995	141989	21004	14.8%
1996	142361	21305	15.0%
1997	144046	21653	15.0%
1998	145254	21861	15.1%
Projections			
2001	151700	22413	14.8%
2006	158200		0.0%

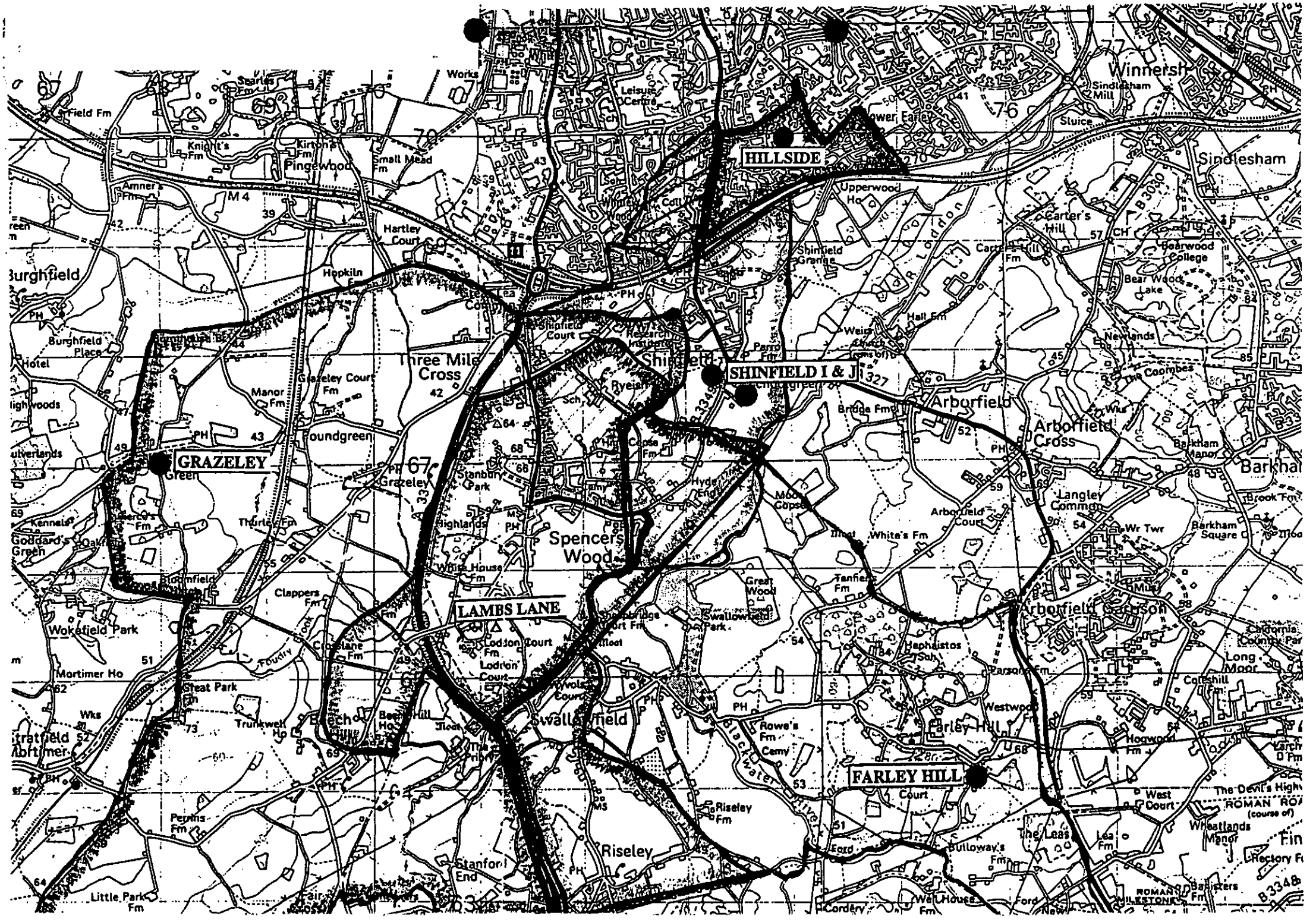
ROYAL COUNTY OF BERKSHIRE WOKINGHAM DISTRICT
GRAZELEY PAROCHIAL AIDED PRIMARY SCHOOL DESIGNATED AREA

Aided schools do not have a defined designated area. However, the area outlined on the map is the area which traditionally feeds the school.

The main feeder areas are-

The Parish of Grazeley, Grazeley Green, Three Mile Cross, and Beech Hill.

The parish of Spencers Wood is a shared area with Lambs Lane Primary School, Farley Hill Primary School and Shinfield Infant and Junior Schools.


HILLSIDE
SHINFIELD I & J
GRAZELEY
LAMBS LANE
FARLEY HILL
Spencers Wood
Three Mile Cross
Foundgreen
Arborfield
Arborfield Cross
Arborfield Garrison
Sindlesham
Winnersh
Shinfield
Riseley
Swallowfield
Farley Hill
Wokefield Park
Burghfield
Stanford End
Little Park Fm
Beech Hill
Grazeley Green
Goddard's Green
Langley Common
Barkham
Barkham Square
Bearwood College
Bear Wood Lake
Shinfield Grange
Upperwood Ho
Carter's Hill
Hartley Court
Pingewood
Small Mead Fm
Knight's Fm
Searles Fm
Kirton Fm
Amner's Fm
Hopkiln
Burghfield Place
Manor Fm
Grazeley Court Fm
Stanbury Park
Highlands
Thurlers Fm
Clappers Fm
Cross Lane Fm
Lodden Court
Lodden Fm
Great Park Fm
Mortimer Ho
Trunkwell Ho
Perrins Fm
Riseley Fm
Rowe's Fm
Blackwater
Swallowfield Park
Great Wood
Tanfield Fm
White's Fm
Arborfield Court
Moor Copse
Hyde End
Ryeish
Close Fm
White House Fm
Bridge Fm
Hall Fm
Parrs Fm
Newlands
Coombes
Barkham Manor
Brook Fm
Hephaistos Sch
Parsonage Fm
Westwood Fm
Hogwood Fm
Coleshill Fm
Long Moor
California Country Park
West Court
Wheatlands Manor
The Leas
Lea Fm
Bulloway's Fm
Rectory Fm
Ford
Cordery
Wellhouse Fm
Baalisters Fm
Sluice
Sindlesham Mill
Leisure Centre
Works
Sch
Ch
PH
M4
A329
B3030
B3348
ROMAN MILESTONE
ROMAN ROAD (course of)
The Devil's Highway

Your Ref:

Our Ref: JHS/HM

Date: 05 May 2000

Ms Helen Rowlay
School Planning & Asset Management Team Leader
Education & Cultural Services Department
Wokingham District Council
PO Box 156, Shute End
WOKINGHAM
Berkshire RG40 1WN

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

BY FAX AND POST

COPY

Dear Ms Rowlay

RE: UNIVERSITY OF READING
PROPOSED RESIDENTIAL DEVELOPMENT AT HOLLOW LANE, SHINFIELD
POSSIBLE EDUCATION CONTRIBUTION

Thank you for your letter of the 2nd May which I have now had an opportunity to consider in some detail with the University's Solicitor.

I have the following comments which we should like to discuss with you at our meeting at your offices on Monday afternoon:-

Pupil Generation

I note that Reading, West Berkshire, and Windsor and Maidenhead all found the previous Berkshire figures to be too high, but that your authority "thought" it to be too low. No real justification has been provided for this, although the Lower Earley factor is clearly significant in your Council's thinking on pupil generation rates.

Could you please let us know on Monday what the pupil intake is from Reading Borough to the schools in Earley. Our informal information is that some of the Earley schools are subject to significant subscription from Reading Borough, but not vice versa.

Furthermore, your own figures show a relative decline in the percentage of population at school (5-10) from 7.88% in 1996 to 7.56% in 2001. The relative decline from 1997 and 1998 is even more marked.

Household Size

The extract from the Housing Needs Survey enclosed with your letter can be utilised to give some idea of pupil generation. Assuming that the fifth category is couples with 1.5 children, 57.5 children will arise. It is not unreasonable to assume that approximately a quarter of those children would be under school age, thus giving rise

to a pupil generation (of school age) of around 44 compared with 50 as adopted by your authority.

Catchment Areas

(Information awaited).

Displacement

The position concerning the potential for displacement is far more significant than I had originally believed.

It is clear that at Shinfield there is through the 6 primary school years, capacity to displace 150 pupils out of the catchment area (25 – nearly one full form entry per year) back to Reading Borough.

However, irrespective of where they come from, there is clearly substantial existing potential capacity at Shinfield for local pupils by way of displacement– considerably in excess of the pupil generation from all four developments at The Manor, Grazeley Road, Lane End Farm and Hollow Lane.

If we are not to pursue the appeal, we shall need to be convinced that there is any sum at all to be paid towards education provision at Shinfield arising from the proposed development at Hollow Lane of 105 dwellings. To require a contribution towards primary education at Shinfield, when clearly there is capacity at Shinfield for Shinfield generated pupils, is clearly unreasonable in terms of Circular 1/97.

Yours sincerely

J H Short
HASLAMS

cc Colin Lawley Esq (By Fax and Post)
Simon Lewis Esq (By Fax and Post)
R H C Ascott Esq (By Fax and Post)
S M Dimmick Esq (By Fax and Post)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 October, 2000
My ref. O/2000/1890

Councillor B. Patman

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

Dear Mr. Patman

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

You will recall that at the Committee meeting on 27 September members agreed the recommendation for approval subject to consultation with yourself (amongst other specified Councillors) on Services and Infrastructure contributions (page 1105 of the agenda). Application 1980 is at non-determination appeal, and the pre-inquiry statement must be received by the Inspectorate by 31 October. Discussions have not yet been concluded on transport and recreation/open space. However, the appellants have offered £25,000 towards education, and the education dept. have agreed this. The statement will need to be finalised next Tuesday 24 October, as I am then on leave for the rest of the week. Please advise me by 3pm on Tuesday if you have any concerns about the proposed education contribution or contact me to discuss it. Otherwise I will assume you have no objection. This would enable us to refer solely to transport and recreation/open space provision/contributions in the statement.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 October, 2000
My ref. O/2000/1890

Councillor Mrs M. Long

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

Dear Mrs Long

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

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Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 October, 2000
My ref. O/2000/1890

Councillor M. Bryant

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
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Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr. Bryant

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

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Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AD

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 October, 2000
My ref. O/2000/1890

Councillor A. Pollock

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

Dear Mr. Pollock

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

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Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 October, 2000
My ref. O/2000/1890

Councillor K Malvern
Chairman of Development Control Committee

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

Dear Mr Malvern

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

You will recall that at the Committee meeting on 27 September members agreed the recommendation for approval subject to consultation with yourself (amongst other specified Councillors) on Services and Infrastructure contributions (page 1105 of the agenda). Application 1980 is at non-determination appeal, and the pre-inquiry statement must be received by the Inspectorate by 31 October. Discussions have not yet been concluded on transport and recreation/open space. However, the appellants have offered £25,000 towards education, and the education dept. have agreed this. The statement will need to be finalised next Tuesday 24 October, as I am then on leave for the rest of the week. Please advise me by 3pm on Tuesday if you have any concerns about the proposed education contribution or contact me to discuss it. Otherwise I will assume you have no objection. This would enable us to refer solely to transport and recreation/open space provision/contributions in the statement.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Anna — copy. (sent to Cllrs Malvern, Lay, Patman, Pollock & Bryant)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk

Date. 19 October, 2000

My ref. O/2000/1890

Councillor

Environmental Services Department
Planning Services
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Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Councillor

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

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Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Your Ref: LJ

Our Ref: JHS/HF/18307

Date: 23 October 2000

HASLAMS

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Mrs Lisa Jarvis
Product Officer
Educational Cultural Services Department
Wokingham District Council
PO Box 156 Shute End
WOKINGHAM
Berkshire RG40 1WR

COPY

Dear Mrs Jarvis

RE: UNIVERSITY OF READING
PROPOSED RESIDENTIAL DEVELOPMENT
CHURCH FARM & THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Thank you for your letter dated 13th September which I have now had an opportunity to consider with the University.

The preferred option from the University's point of view would be part of the field that I have shown marked with a pink surround on the plan attached. Access could be achieved through the development or via the footpath network and the criteria set out in the penultimate paragraph of your letter could be met.

I trust this is a possibility that you would find acceptable.

The University lawyer is currently drafting the draft Section 106 Agreement and your early response would be appreciated please.

If this proposal is acceptable to you, the area made available at this field could also include the off site requirements arising from the following proposals:-

- The main Lane End Farm/Horticultural Station site (118 dwellings).
- The revised Lane End Farm/Horticultural Station site (142 dwellings).
- Land to the east of Horticultural Station (24 dwellings).

The latter two above are at present the subject of applications that are currently with your Council for consideration

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

I look forward to hearing from you as soon as may be convenient please.

Yours sincerely

J H Short
HASLAMS

cc Mrs A Odell
R H C Ascott Esq
S M Dimmick Esq

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 December, 2000
My ref. O/2000/1890

Councillor

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Dear Councillor

PLANNNING APPLICATIONS O/2000/1980 & 1981(DUPLICATES)
PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, SHINFIELD

You will recall that at the Committee meeting on 27 September members agreed the recommendation for approval subject to consultation with yourself (amongst other specified Councillors) on Services and Infrastructure contributions (page 1105 of the agenda). Application 1980 is at non-determination appeal, and the public inquiry is scheduled to take place on 23/01/01. You will recall that I have already written to you regarding contribution to education and that the 20% social housing was already agreed. I have now received details on Public Open Space and highways, and these are set out below. In order to avoid preparing statements for the appeal, we intend to try to issue the decision notice for application O/2000/1891 by Christmas. Please advise me by 3pm on Tuesday 19 December if you have any concerns about the above or contact me to discuss it. Otherwise I will assume you have no objection.

Public Open Space

- 0.91 ha. of on-site Public Open Space
- 0.56 ha. of off-site Public Open Space
- 2 on-site locally equipped areas for play
- Laying out and provision of equipment (or payment for these) + commuted maintenance sums

Highways

- A contribution of £74,296 towards either (at the Council's discretion): (i) the cost of improvements to be carried out at the junction of the A327 with the Earley Outer peripheral Road, or
  (ii) public transport, pedestrian or cycle facilities or other appropriate traffic management/safety measures serving or in the vicinity of the land.
- Cost of road closure of end of Church Lane (subject to various provisos, including the road closure order being made within 3 years).
- Highway improvement works to the Hollow Lane (A327)/Church Lane junction (in conjunction with the permission for residential development at Hollow Lane).
- Provision of 10 spaces for church purposes car parking.

Yours sincerely

AO

MRS A ODELL
Senior Planner

c.c. Colin Lawley, legal services
Tom Callaghan, highways
Lisa Jarvis, leisure services

Letter to Councillors Malvern, Mrs Long, Bryant, Patman, Pollock, also Anna Cronin

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878440
GTN 1374-6079

G SERVICES | HPT | LS | Legal

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 24 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Miss A Groves

217L(BPR)

Your Ref: APP/XO360/A/00/1049544

Our Ref: JHS/HF

Date: 08 November 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

Miss A Bibi
Case Officer
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

COPY

Dear Madam

RE: TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING

Thank you for your letter of the 30th October enclosing the Local Planning Authority's Statement of Case relating to the above appeal.

We note from the LPA's statement that there is no issue between us on the principle of development which is in accordance with policy.

We further note that the issue between us potentially is in respect of infrastructure provision.

If this appeal goes to Inquiry, the LPA will need to justify its position. For example at the present time, there appears to be no requirement for any contribution towards education provision. This is currently adequately catered for in the area.

There may be other matters concerning infrastructure that we shall need to raise, should the appeal run to Inquiry.

I have provided a second copy of this letter for your onward transmission to the LPA as appropriate.

Yours faithfully

J H Short
HASLAMS

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

Clarks

Solicitors

Great Western House Station Road Reading RG1 1JX
Telephone 0118 958 5321
Facsimile 0118 960 4611 DX 54700 Reading 2
e-mail: inmail@clarks-solicitors.co.uk
website: www.clarks-solicitors.co.uk

Mr C J Lawley
Principal Solicitor
Legal Services
Wokingham District Council

DX 33506
WOKINGHAM

Our Ref SMD/JRA/869
Direct Line 0118 960 4633
Direct Fax 0118 953 3967
Direct e-mail simondimmick@clarks-solicitors.co.uk
Date 28 November 2000

BY FAX

Dear Colin

THE UNIVERSITY OF READING - CATTLE BREEDING CENTRE AND CHURCH FARM - PLANNING APPEAL

First, it was very helpful of you and Edwina Field to meet me this morning and go through the draft agreement. Thank you for your time and the approach you adopted.

We amended the draft and I attach to this fax a copy of those pages of the draft document which have been altered. In the post will follow a full copy of the draft.

It might be helpful to record our agreed/not yet agreed position as follows:-

1. The overall format of the document is acceptable to the District Council.

2. The provisions for education and affordable housing are acceptable.

3.

3.1 The provisions for open space have been amended as we discussed so that in 3.1 there are two LEAPs.

3.2 The reasonable requirements are spelt out in slightly more detail.

3.3 We have clarified the position regarding access to the off-site open space. In other words vehicular access will indeed be provided from the off-site open space to the public highway or to an estate road which is to become adopted over which the Council would have rights by virtue of paragraph 1.1 of Schedule 5.

4. Transportation

4.1 Tom Callaghan still has to come back to you to verify the details specified. I hope they will prove uncontroversial. If there are any difficulties please let me know straight away.

Partners: Christopher Ward, Michael Sippitt, Peter Clark, Thomas Howell, Richard Lee, David Few, Peter James, Simon Dimmick, David Clark, Jane Gunnell, Antony Morris, David Rintoul, Helen Beech, Jolyon Barton, Derek Ching, David Corsellis, Kirstin Wells.
Associates: Rachel Booth, Rachel Clayfield, Jonathan Pawlowski, Kathryn Taylor, Rebecca Ireland.

Clarks is a member of the **TAGLaw** worldwide network of law firms.

4.2 I have no objection to the highway contribution being applied within Shinfield.

4.3 The deed of variation to the Hollow Lane agreement is acceptable to the District Council (I have amended that merely to delete reference to the date in case you need to execute it after rather than contemporaneously with the Church Farm section 106 agreement).

4.4 We agreed to insert reference to the obligation to carry out the highway works being prior to occupation.

4.5 Basically we are now waiting for Tom Callaghan to be satisfied with what is now provided. Please could you copy him the relevant amended schedule as soon as practicable.

5. Church Parking.
Our position on that is as set out in John Short's letter to Angela Odell of 4th October. I have reflected the majority of that in paragraph 4 of the transportation schedule as you will see. It may be that the wording can be tinkered with. The University's position however is that a requirement cannot really be justified under Circular 1/97. In the scheme of things, and providing the agreement can be entered into so that the permission is issued more or less straight away, (certainly by the end of next week) the University is willing to accept the request from St Mary's Church to lay out some spaces. It has suggested 10 with the basic proviso that the net developable area should not be reduced.

It is likely to be within part of the open space. Bearing in mind that parking is an acceptable open space use, (in the case of the off-site playing fields you are seeking 20 spaces) the concept of parking facilities is not inconsistent with the provision of open space. There is no reason at all therefore in practice or in principle why the parking should not be contained within a section of open space provided within the land. We do not mind how it is expressed. The Council however, I think, would not want the net developable area to be reduced beyond 4.66 hectares. I have therefore phrased the obligation in those terms. I have suggested the provision should be on occupancy of 70 houses. It would not be practical to provide it earlier (the development may not have reached that stage). 70 is simply half the overall number.

Please can you come back to me on the question of the Church car parking and when you have heard from Tom Callgahan. I can then arrange for the documents to be engrossed and executed by the University.

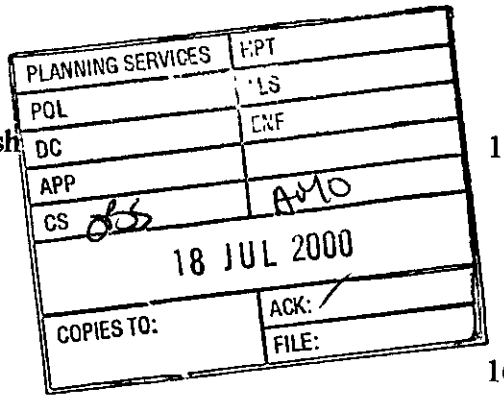
Yours sincerely

SIMON DIMMICK

Copy to: Mrs A Odell Mr J H Short Mr R H C Ascott

L28SMDJRA.1010-29/11/00

Mr & Mrs C G Bradish
0118-988-5610



1, L'Ortolan Cottages,
Vicarage Court,
Church Lane,
Shinfield,
Berkshire,
RG2 9BY
16th July 2000

Ref :- Application Number 0/2000/1890 :-

Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield,Reading

Dear Mrs Odell,

Thank you for your correspondence of 7th July regarding the above application for 95 to 140 dwellings on the said property. This appears identical to application 0/2000/1891.

My wife and I strongly object to this proposal on the following grounds :-

1] The proposal would increase the amount of traffic using Church Lane, which is practically at its limit now, increasing the danger of further accidents within Church Lane and at its junctions by the Six Bells Public House and the A327.

2] The associated heavy vehicle movements for the respective demolitions and building development will create unnecessary ground vibrations which will damage the fabric of Church Lane, St Mary's Church and the Churchyard itself.

3] The existing accessway to the War Graves and War Memorial, plus the Public Footpath from Chuch Lane to Ryeish Green will vertually be obliterated with this proposed development, denying the local population the right of way to pay respects to those who gave their all in preserving this Country for a healthy environment, amongst many other things. May they be allowed to rest in peace, God Bless Them.

4] The footpath above and Church Lane itself form integral parts of routeways for school children moving to and from local schools, which will face permanent interruptions should this development proceed. One or more children will be involved in accidents due to the development being approved. Will those responsible for allowing the approval of the application be happy to attend the bedside or worse still the funeral of the first victim?

5] With the development of such magnitude as this in conjunction with that one already approved further along on Church Lane South adjacent to the corner with the A 327, it does not make sense in adding a total of over 200 extra vehicles per day back and forth into Church Lane. Church Lane will no longer be a quiet accessway to St Mary's Church but lose its identity to become a main thoroughfare to yet another chunk of Reading suburbia.

Yours sincerely,

C G Bradish

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: O/2000/1890

Proposal:
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

Location:
Land At Church Farm & Cattle Breeding Centre Church Lane Shinfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 28/07/2000 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **18/08/2000** from the date of this notice. 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: 28/07/2000 displayed 27.7.00

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 24 July 2000

Location:	Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal:	Outline application for proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)
Application Number:	O/2000/1890

In response to your consultation dated 7 July 2000 for the above application, the landscape comments are as follows:

I have no objection to the principle of developing the site for housing. However it is difficult to assess the full impact of the development in terms of the illustrative plan provided indicating that there could be a difference of 45 properties within the site as a whole.

The layout although only illustrative, does not provide an appropriate setting for the cemetery especially as the plan shows it to be overlooked by flats very close to the western edge of the cemetery and houses backing on to it from the north and east. It would be much more appropriate to include the cemetery in an area of public open space running centrally through the site which would also provide a physical and visual link to St Mary's Church.

As the site is located on the edge of a green gap designation any housing proposal should consider the impact of the housing on the open rural landscape to the south especially as the land rises up to the site. Sufficient planting needs to be incorporated into the development to help integrate the housing into the wider landscape. This can be achieved by the retention of the trees/copses to the south and south west of the cemetery as well as designing in significant areas for new tree planting on the edge of the development. It is essential to retain as much of the existing vegetation as possible especially on the site boundary.

It is inappropriate to have the open spaces on the periphery of the site as most of those shown are not only small but also very difficult to get to and not central to the whole site. The areas allocated for open spaces should be in addition to the boundary planting mentioned above.

The location of the access road as shown on drawing no. 13054/01 is unacceptable as the arrangement will remove a significant part of the hedgerow along Church Lane as well as most of the mature hedgerow along the south eastern boundary of the site where it forms the boundary with Stantons.

As the illustrative site layout is only illustrative I would recommend that the following are dealt with as reserve matters as they will all have an impact on the ultimate form of the development and it's significance in the wider landscape: mix of units, site layout and landscape scheme.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Angela Odell

DATE: 07 July 2000

PL	32736
P	
DC	
APP	
CS	

COPIES TO:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: O/2000/1890

Proposal: Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application).

Site Address: Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Applicant: University Of Reading C/O Haslams.

Your observations are required in respect of this application **by 31/07/2000** .

We express concern that the proposed design does not seem to be in keeping with the very special and historic character of the area, with its historic church dating from the 11th Century and being a Grade I Listed Building.

We also express concern over the proposed generation of traffic through this historic rural village centre and suggest a 'tonnage' limit be imposed. We have noted that the proposed Hollow Lane site traffic will be in addition to this proposal.

SIGNED: J Banner. DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

Shinfield Parish Council

Your Ref: Angela Odell
O/2000/1890

Roselyn
School Green
Shinfield
Reading
RG2 9EH

tel: 0118 988 2120 (home)
01491 636 654 (work)
e-mail young_c@wrcplc.co.uk

27th July 2000.

Dear Sir

Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield – Application Number O/2000/1890

I reply on behalf of the Parochial Church Council (PCC) of St. Mary's, Shinfield, occupiers of St Mary's Church and the Hall Adjoining Church Cottages (Church Hall), Church Lane, Shinfield.

The PCC regrets that the area can no longer be operated as a farming enterprise but welcomes positive development of the site, which removes the constant threat of vandalism or squatting posed by derelict buildings. The PCC wish the following comments to be taken into account:-

1. The mix of housing should include a significant proportion of affordable properties, suitable for purchase by young families rather than single person occupancy units.

2. The layout should include sufficient off-road parking to cope with vehicles belonging to persons attending weddings and funerals at St. Mary's Church, parents delivering and collecting children from the Play Group and other children's organisations which meet in the Church Hall and for parishioners attending services on Sundays. During the time that the Farm and Institute (Manor House) were actively in use off-road parking was made available by Reading University. However, since closure of the Institute and Farm routine off-road parking has become restricted.

3. The additional housing at The Manor and L'Orlolan Cottages has significantly increased the flow of vehicles with legitimate business in the lane and further development can only generate more traffic. In addition, the lane is used as a short cut between Hollow Lane and the area around the Six Bells. Traffic calming measures are in place at the Hollow Lane end of the lane, but none are found at the end opposite the Six Bells with the result that some vehicles move very rapidly eastwards along the lane past the Hall and Church, only being slowed

when they reach the chicane near the entrance to the Manor. The PCC would wish to see the development include further traffic calming measures at the western end of the lane.

Yours faithfully

C P Young.
Churchwarden

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept.
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1890

Applicant : University Of Reading C/O Haslams.

Location : Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Proposal : Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/07/2000

Earliest Date for Decision : 31/07/2000

Latest Consultation Date/Site Notice Expiry Date : 31/07/2000

This application will have expired on: 28/08/2000. 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/2000/1890

Appraisal :

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

Application Number O/2000/1890
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Church Farm & Cattle Breeding Centre Church Lane Shinfield Reading.

APPLICATION NUMBER: O/2000/1890

OFFICER: Angela Odell

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/2000/1890

Proposal:
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

Location:
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

07 July 2000

Tel: (0118) 974 6445

Date:

My ref: O/2000/1890

CONFIDENTIAL

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

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

Dear Councillor

Application Number: O/2000/1890
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1890**
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6445

Date:

My ref: O/2000/1890

CONFIDENTIAL

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

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

Dear Councillor

Application Number: O/2000/1890
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1890**
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6445

Date:

My ref: O/2000/1890

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: O/2000/1890
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1890**
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)

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

Signed: _____ Date: _____

Councillor M Bryant

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

SHINFIELD - SMALLER B1

LIST OF REPRESENTATIONS RECEIVE

(To be completed for all committee cases - if no comments received, then state

Application No. 98/67376/0 **File No.** **Ctte Dat**

Application Address: Cattle Breeding Centre, Church Lane,

NAME	ADDRESS
Agent or Applicant	- as per application form -
Objectors/Supporters	

18. J.P.A. + B.K. WHITLOCK, 37 Leyland Gardens, Shinfield, RG2 9AN.

19. W.D. + S.A. DAVIES. 65 Oatlands Road, Shinfield, RG2 9DN.

20. SHINFIELD PARISH COUNCIL, Mrs J Barnes (Clerk), 36 Ryhill Way, Lower Earley, Reading, RG6 4AZ.

21. MR J. + MRS C. LOWE, 5 Wychelm Road, Shinfield, RG2 9DJ.

22. MR F.A.J. COZENS, 14 Wychelm Road, Shinfield, RG2 9DJ

23. P.A. HOWARD, 26 Hollow Lane, Shinfield, RG2 9BT

24. MR. M. HOWARD, " " " " " "

Notified of ctte date & copy of one notification letter on file (Case Officer to sign & date)

Notified of decision (Admin Officer to s

SHINFIELD - SMALLER

11.NOV.1999

LIST OF REPRESENTATIONS RECEIVE

(To be completed for all committee cases - if no comments received, then state

Application No. 98/67376/O **File No.** 03.JUL.2000 **Ctte Date** 1890

or 67377

Application Address: Cattle Breeding Centre, Church Lane

NAME	ADDRESS	C
Agent or Applicant	- as per application form -	
Objectors/Supporters		
1.- T.A.J. Edmonds	48 Cutbush Lane, Shinfield,	RG2 9AH.
2. G.M. Josey	21 Rosecroft Way, Shinfield,	RG2 9AP
3 Mrs. H. Josey	" " "	" "
4. Miss J. Rowden	18 Fairmead Road, Shinfield,	RG2 9DL
5. R.G. + H.R. Miller	24 Leyland Gardens, Shinfield,	RG2 9AN
6. A.J. GILSON	50 Cutbush Lane,	" RG2 9AH
7. MRS A.H. GILSON	" " "	" " "
8. Mr J. MACNAB	3 KENDAL AVENUE	" , RG2 9AR
9. PAM MACNAB	" " "	" " "
10. Mrs + Mr P. Watts	11 Fairmead Road,	" , RG2 9DL
11. Don S Bulcock	24 Hollow Lane,	" , RG2 9BT
12. Mrs S + Mr J Hewitt	Barn Close Cottage, Cutbush Lane, Shinfield,	RG2 9AL.
13. Mr + Mrs A Chaffey	'Hylands, 10 Hollow Lane, Shinfield,	RG2 9BT.
14. Mrs D. Higgs	31 Hyde End Road, Shinfield,	RG2
15. Mr. P. Stone	Badgers Holt, Theale Road, Burghfield,	Reading
16. Mr. D. Stone	1 Felthorpe Close, Lower Earley,	Reading RG6 4AF.
17. Mrs P. Stone	11 Wychelm Road, Shinfield	RG2 9DJ

4.7.2000

Notified of ctte date & copy of one notification letter on file (Case Officer to sign & date)

Notified of decisio (Admin Officer to

Your Ref: APP/X0360/A/00/1049544

Our Ref: JHS/HF

Date: 20 December 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

Miss A Groves
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

Dear Madam

RE: **TOWN & COUNTRY PLANNING ACT 1990**
APPEAL BY UNIVERSITY OF READING
SITE AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE

I refer to our telephone conversation earlier today concerning the above appeal.

I confirm that Wokingham District Council has now issued a planning consent in respect of a duplicate application relating to the above site. That planning consent is acceptable to the University.

The above appeal is therefore withdrawn with the full approval of Wokingham District Council.

Yours sincerely

J H Short
HASLAMS

cc C J Lawley Esq, Principal Solicitor, Wokingham District Council
Ms Angela Odell, Principal Planning Officer, Wokingham District Council
S M Dimmick Esq, Clarks
R H C Ascott Esq, Bursar, University of Reading

Associates
Christopher D Moore FRICS
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Angela Odell

From: Colin Lawley
Sent: 20 December 2000 09:57
To: Angela Odell
Subject: Sec 106 Cattle Breeding Centre Church Lane

The Section 106 has now been completed .I should be grateful if you would please issue the consent as soon as possible.

Best Wishes

Colin

Angela Odell

From: Malvern, Keith (SHS Brk) [MalvernK@plcbrk.siemens.co.uk]
Sent: 18 December 2000 15:12
To: 'Angela.Odell@wokingham.gov.uk'
Subject: O/2000/1980 Saif contributions

Angela,

In response to your letter of 12/12/2000 I have no objections to raise to the proposed contributions.

Keith Malvern

Tel. 0118 974 6255 (Direct Line)

Fax. 0118 974 6259

Email. lisa.jarvis@wokingham.gov.uk

Date. September 13, 2000

My ref. LJ/

Your ref. JHS/HF

Mr J H Short
Haslams
156 Friar Street
Reading
Berkshire
RG1 1HH

Education & Cultural Services Department
Continuing Education, Leisure and Cultural Services
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6107
Fax: (0118) 974 6259
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Short

UNIVERSITY OF READING
PROPOSED RESIDENTIAL DEVELOPMENT
CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Further to our meeting regarding the above development and your subsequent letter dated 24 August relating to the provision of open space, I write to clarify the Councils position.

Firstly, I can confirm that the Council concurs with your calculation for the on site requirement of open space for this development totalling 0.91 ha, excluding the requirement for pitch and recreation grounds which for a development of this size would be 0.56ha.

As discussed at our meeting the on site open space needs to be made up of relatively large areas to be usable as open space, we agreed that this detailed design would be agreed at a later date but the principle would be incorporated into the planning agreement. Along with the requirement for the two play areas to be surrounded by 20 m buffer zones between their boundaries and the boundaries of adjacent properties.

You have suggested that it is not practical for all elements of open space, essentially the playing pitches, to be provided within the development land. We explored this issue and the application of our local plan policies. As you are aware it is the Council's expectations that the local plan policies will be adhered to in all developments. However, we are prepared to discuss our expectations with regard to smaller developments. Applying this theory with regard to your specific development I believe we have the following options:

- Full open space provision on site
- Financial contribution towards off site provision; either to enhance existing facilities or for the provision of new
- Provision of land with pitches equivalent to that required on site provided off site by the developer.

Having reviewed the public open space currently within the area, I find that there is no potential to enhance any existing facilities, which are managed by the District or Parish Council in line with Leisure Strategy and Local Plan Policies.

Therefore having reviewed all the above options and taking into consideration the current open space provision within the area I am in favour of the 3rd option. That is, if full provision of open space cannot be

provided on the development site an equivalent amount of open space must be provided within the locality by the developers.

The minimum amount of open space required for the pitches and recreation ground category based on the Councils standards for this development is 0.56ha. With this amount of land one Junior pitch could be provided, there is a high demand for junior football pitches within the area and the proposed new development will increase this demand further.

If the third option is pursued the land provided would need to be located

- within a radius of 1 mile of the proposed development
- easily accessible
- well drained
- allow correct pitch orientation
- pitch to be installed on to the land, a specification for the pitch would be provided.

This off site provision would need to be included within the planning agreement.

I hope this has clarified the Council's position.

Yours sincerely

L. Jarvis

Lisa Jarvis (Mrs)
Project Officer

cc: Angela Odell, Planning Officer

Your Ref:

Our Ref: JHS/HF

Date: 24 August 2000



Lisa Jarvis
Recreation Officer
Environmental Services Department
Wokingham District Council
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

Dear Ms Jarvis

RE: UNIVERSITY OF READING
PROPOSED RESIDENTIAL DEVELOPMENT
CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

I refer to our meeting earlier today at your offices. Thank you for bringing forward our meeting from 11.30 am.

We discussed the following matters:-

1. I indicated that the architect's illustrative drawing to scale 1:500 (a copy of which I left with you) was for purely illustrative purposes only, and that a detailed layout would only be finalised following discussions with the eventual developer. At this stage, we are looking at the matter in outline principle only.

2. I did, however, indicate that I would like the basic open space principles embodied in any Section 106 Agreement – beyond the formula that we have agreed for previous applications. This has hitherto been that open space would be provided in accordance with the Planning Authority's standards.

3. Having made the point that the architect's drawing was illustrative only, I have in fact asked the architect to let me have his calculation for open space provision which we are agreed at the present time should be based upon the upper limit of 140 dwellings. Should your authority condition to a smaller number of dwellings, the open space provision should be reduced pro rata.

4. We then discussed draft Policy WR7 from the WDLP together with the guidelines set out in Appendix 5 to that draft plan. I suppose the first point to be made is that Appendix 5 constitutes guidelines only and that Policy WR7 can be flexible in its application as presaged by para 9.19 of the supporting text which indicates that:-

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HASLAMS

"The guidelines can be flexible taking into account local circumstances..."

5. I calculate the open space requirement, if fully met, to be as follows:-

Children's play areas:	0.2 hectares
Casual/informal play space:	0.4 hectares
Amenity open space:	2.0 hectares
Total per thousand population:	2.6 hectares

On the basis of 140 dwellings at an occupancy rate of 2.5 persons per dwelling, 0.91 hectares would need to be provided within the site.

6. It is clearly not practicable for the provision of pitches and recreation grounds within such a small site, but I would be prepared to recommend to the University a contribution towards off site provision in this respect. Perhaps you would be able to let me have a figure for consideration.

7. The children's play areas would be dealt with together with buffer zones as per previous planning obligations in respect of Hollow Lane and also Lane End Farm.

I trust the foregoing is of assistance to you and should welcome your comments.

In the meantime, I will let you have our calculations for open space when I have heard from the University's architect.

Yours sincerely

J H Short
HASLAMS

cc R H C Ascott Esq
S M Dimmick Esq

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000	
Officer: AO	Application No. 0/2000/1890

Map No. 72 Site S.4

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: OUTLINE APPLICATION FOR THE (O) APROPOSED ERECTION OF ~~NOT~~ NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS (DUPLICATE APPLICATION)

Location: LAND AT CHURCH FARM & THE CATTLE BREEDING CENTRE, CHURCH LANE

Parish: SHINFIELD Ward: Shinfield 7.7.2000

Applicant: UNIVERSITY OF READING

Fee Received 4750-00 Required ..... Additional ..... Refund .....

(14)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... Major dev. .....

Date Site Notice Sent : 7.7.2006 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓
Trees .....
Conservation Officer ✓ 250 m
Environmental Health ← Landfill Consultation Site
Housing .....
Leisure & Cultural services ✓
Public Rights of Way ✓
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓
Strategic Planning (JSPU) .....
Minerals (BABTIE) ✓
Archaeological Site (BABTIE) .....
Education .....
Social Services ✓
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

(Rural Area)

OTHERS:

Ramblers Assoc.
Shiffnal P.C. c/o Vicarage ✓
Council for Preservation of Rural England.

No pre-apps.

NEIGHBOURS:

S/N x 2
+ See attached list of objectors to previous proposals
+ Mr. B. Rawson, The Manor, Shinfield
+ new list (properties within 60m of site)

Church Farm Shinfield application.

CONSULTATION SHEET – 60m radius within of Site.

APPLICATION NO. _____

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
The Haven, Church Lane, Shinfield	7.7.2000		
Vaernes, Church Lane, Shinfield			
Stockmans Cottage, Church Lane			
The Vicarage, Church Lane			
L'Ortolan Restaurant, Church Lane			
1 L'Ortolan Cottages, Church Lane			
1–6 Vicarage Court, Church Lane			
1 & 2 Church Cottages, Church Lane			
St Mary's Church, Church Lane			
1–7 The Manor, Shinfield.			
Hall adj. to Church Cottages, Church Lane (no address on GIS)			
Stanbons, Church Lane, Shinfield			
Church Farm House, Church Lane.			

Your Ref:

Our Ref: JHS/HM

Date: 30 June 2000

03.JUL.2000* 18

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

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

For the attention of Mr S Lewis

Dear Sir

RE: UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKS

We enclose herewith two identical planning applications in respect of the above site.

The following application documents are enclosed:-

1. 6 x application form.
2. 6 x location plan (scale 1:2500).
3. 6 x supporting statement.
4. 6 x site plan (scale 1:500) – for illustrative purposes only.
5. 6 x site plan coloured (reduction – not to scale) – again for illustrative purposes only.
6. 6 x access plan prepared by TPK Consulting.
7. 1 x Section 66 Certificate.
8. 2 x application fee cheques at £4,750.

Please let us know whether there are any matters you would like to discuss. Otherwise we look forward to a decision from you as soon as possible please.

Yours faithfully

J H Short
HASLAMS

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03 JUL 2006 1890

PLANNING STATEMENT

APPLICANT: UNIVERSITY OF READING

PROPERTY: CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, READING

PROPOSAL: NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS

THE SITE

The site comprises approximately 5.4 hectares (approximately 13.34 acres) and for the most part is virtually wholly built over or covered with hard standing.

The total floor space of buildings on the site is approximately 14,718 m^2 (approximately 158,405 sq.ft).

A further building was destroyed by fire 3 years ago amounting approximately 1,094 m^2 leaving a hard standing of equivalent area.

All the buildings are vacant and comprise ugly utilitarian asbestos clad buildings for the most part single storey but of varying ridge heights.

PLANNING HISTORY OF THE SITE

The site was vacated in the early 1990s and up to that time had been previously used for University research purposes.

A number of applications and appeals were conducted from the early 1990s onwards culminating in appeals and decisions earlier this year for the redevelopment of the site for B1 use of an equivalent area to the existing buildings.

A unilateral undertaking has been entered into by the University in respect of that proposed development, relating to contribution to the EOPR/A327 junction north of the Black Boy Bridge over the M4, and a Green Transport Plan.

Conditions were attached to the planning permissions, the most notable being a restriction of car parking on site.

PLANNING POLICY CONTEXT

The site is provisionally allocated as a housing site in draft Policy WH2 of the Emerging Districtwide Local Plan. The allocation is for 95 dwellings and the Planning Authority's site reference is SH13.

Part 2 of the Local Plan Inquiry is running currently.

Approximately half of the site is included within the identified settlement boundary as shown on the Proposals Map forming part of the Loddon Area Local Plan.

The Proposals Map to the Emerging Districtwide Local Plan shows the site as being included within a revised identified settlement boundary for Shinfield at this point – upon the assumption that the allocation of the site as a housing site for the purposes of draft Policy WH2 will be confirmed.

In any event, representations on behalf of the Applicant at Part 2 of the current Local Plan Inquiry are that the whole of this site should be included within the identified settlement boundary, irrespective of whether the allocation for residential development is confirmed or not.

Other policies from the Deposit Draft Districtwide Local Plan in addition to draft Policy WH2 (if the housing allocation is confirmed), apply in support of the proposed development that is the subject of this application:-

Policy WOS2 – Indicates that development will be allowed within the boundaries of the identified settlements.

Policy WH1 – Permits redevelopment and change of use to residential use within identified settlements.

Policy WRE3 – Specifically relates to new uses for research establishments outside the settlement of Shinfield and allows for residential redevelopment.

The above are the main emerging policies applicable to this site, but there are other policies in the draft Plan relating to sustainability, efficient re-use and redevelopment of brownfield sites, and a new proposed draft policy relating to density.

In addition, one further policy might be considered to be applicable - being Policy WCC2 relating to green gaps and wedges. Part of the application site is included within an area designated on the Loddon Area Local Plan Proposals Map as gap, and were the site not allocated as site SH13 for residential development in the Emerging Districtwide Local Plan, then if the whole of the site were not included within the identified settlement boundary, that part of the application site that is excluded would be included within the gap designation.

The objectives of the gap designation at this point would not be adversely affected by the proposed development. Indeed, those objectives would be encouraged and enhanced. The site at present is extremely unsightly and with redevelopment, the opportunity can be taken to improve the visual perception of the Shinfield to Three Mile Cross/Spencers Wood gap at this point.

PREMATURITY

The grant of planning permission in respect of this application would not be premature to the current Emerging Districtwide Local Plan process. It would:-

i. Accord with draft Policy WH2 – to which weight should be given.

ii. Accord with draft Policies WOS2 and WRE3 to which weight should be given.

iii. Not to be prejudicial to the outcome of the Development Plan process in terms of paras 47/48 of PPG1. The Inspector in respect of a similar appeal at Lane End Farm (118 dwellings) considered there that in terms of the Structure Plan requirement to 2006 that scheme represented 3% of the total and was not **"large enough to constitute a danger to the overall strategy."**

iv. The contribution this site makes has been included in the Council's 5 year housing land supply. It is therefore considered to be genuinely available and should be so.

v. In any event be a windfall site under existing Development Plan policies – Policy LS3 of the Loddon Area Local Plan. The Lane End Farm Appeal Inspector regarded this policy as being **"specifically applicable to the appeal site"** and was **"satisfied that Development Plan Policy LS3 is directly applicable to this appeal."** The same applies a fortiori to this current application site at church Farm and the Cattle Breeding Centre.

NATIONAL POLICY

Recently issued PPG3 makes it clear that in order to achieve sustainable development, one of the primary objectives of national policy now is to redevelop brownfield sites where possible.

It is recognised that there is a dearth of brownfield sites within Wokingham District, and the redevelopment of this brownfield site to residential use represents an efficient and sustainable form of development in line with Government Policy.

PPG3 also requires residential development to be at a density generally of not less than 30 dwellings per hectare.

Whilst therefore the accompanying application is couched in terms of the proposed Local Plan allocation (namely 95 dwellings) we have also calculated that at a density of 30 dwellings per net developable hectare – in accordance with PPG3, the number of dwellings that can be erected on the site can be increased (namely 140 dwellings).

We have also taken the opportunity to realign and take access from Church Lane at a point east of the site. Thereby removing significant existing use and proposed development traffic from that part of Church Lane that is within the Area of Special Character.

SUMMARY

The proposed development that is the subject of this application is one that is sustainable in terms of both Local and National Policy. It complies with PPG1 and PPG3 and it complies with the Emerging Districtwide Local Plan in terms of the proposed allocation for residential development (Policy WH2) and other policies such as WRE3 which specifically relate to University property at Shinfield and lead to windfall sites being available. The proposed development is also in accordance with the equivalent earlier Policy LS3 from the Loddon Area Local Plan and cannot therefore be considered to be premature or prejudicial to the current Local Plan process.

Subject therefore to agreement relating to a Section 106 Obligation, and also agreement in respect of conditions, there is no good reason why planning permission should not be granted in respect of this application.

JHS/HM
13th June 2000

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

~~OR~~

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

~~OR~~

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

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

Signed . . . . . .

On behalf of . . . . UNIVERSITY OF READING . . . . .

Date . . . . 30.06.00 . . . . .

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

CHURCH FARM: NATIONAL INSTITUTE FOR RESEARCH DAIRYING DE

ADDRESS SOUTH CHURCH LANE PC 10 230 005 PARISH SHINFIELD

PLOT No. ORD. SHEET No SU 7268 SU 7368 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/192/60 -	N.I.R.D	Farm Building	1.12.60	App App
/130/63 -	"	Calf rearing bldg - laboratories	22.2.63	App App
/388/63	"	Dutch Barn & Calving Boxes	8.8.63	App N/A
/509/63	"	Ext to Dairy	5.9.63	App N/A
0/67	"	Detached House	19.5.67	N/A C/A
/286/67	"	Two Buildings - One a laboratory & the other storage bldg 55'.30' for equipment & m/cs	28.9.67	App C/A
/630/67	"		23-11-67	App N/A
92/67	"	Ext/Use of Garage	18 3.68	App Refuse
/396/68	"	Field Laboratory	8.8.68	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU(*) 13 - RESEARCH FARM CR. - 15.2.94 ISSUED

DRAINAGE APPEAL AGAINST PARTIAL REFUSAL OF CLU(E)13 DISCUSSED. 16.8.95

CHURCH FARM: NATIONAL INSTITUTE FOR REASEARCH DAIRYING DE

ADDRESS SOUTH CHURCH LANE. PARISH SHINFIELD

PLOT No. PC 10 230 005 ORD. SHEET No SU 7268 SU 7368 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/395/68	N.I.R.D	Dutch Barn 120.25	8.8.68	App N/A
/217/70	N.I.R.D	Animal Yard & Dutch Barn	23/6/70	App C/A
/73	N.I.R.D	Extend Bldg 100ft 2 feet	25 1.73	App. App
62/48 -	N.I.R.D	Receiving Platform Access	13.7.48	App App
2R 205	N.I.R.D.	Extens of field laboratory	14.2.74	App -
70190	N.I.R.D.	"	29.3.74	C/A
E 4017	N.I.R.D	Dem & re-erection of Dairy	27.11.75	N/A C/A
		Ext to dist store & Pest Mortuary	8 1 75	App C/A
16049	"	EXT TO DAIRY	30.7.81	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(1) CHURCH FARM: NATIONAL INSTITUTE FOR RESEARCH DAIRYING

ADDRESS SOUTH CHURCH LANE. C PARISH SHINFIELD E

PLOT No. PC 10 230 005 ORD. SHEET No. SU 7268. 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
881/54	N. I. R. D.	Exten. Piggery	9. 11. 54.	App - N/A.
20/111/62	N. I. R. D	A. Piggery	19. 4. 62	App N/A
R/137/62	N. I R. D	Exper. Piggery	12. 7. 62	App App
2/138/62	N. I. R. D	Implement Shed	12. 7. 62	App App
-/290/66	N. I R. D	storage building - preparation of pressing stuffs	29 - 9. 66	App App
G/7/66	Min. Agri. Fisheries & Food	Offices & Lab building	30. 11. 66	Interim Only.
R/238/70	N. I. R. D	Fertiliser store	93. 6. 70	App C/A.
1525/72	N I R. D	Rural Bldg Equipment	28. 9. 72	App
3.25/73	N I R D	General Purpose Bldg	92. 3. 73	N/A. App
270/49	N. I. R. D	Storage of Fertilizer	12. 7. 49.	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) CHURCH FARM — N. I. R. D PC 10 230 005 E

ADDRESS SOUTH CHURCH LANE C PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU. 7268 - 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
SE 3725	N. I. R. D.	REPLACEMENT PIG HOUSES	6. 11. 75	APP N/A
03679	"	" "	24. 11. 75	n/a C/A
34849	"	EXT. TO FEED CENTRE	8. 7. 76	C/A
BR 4871	"	"	7. 6. 76	APP
43486	UNIV. OF READING	C/O/USE RES. CENTRE	5. 1. 95	Ref
43487	"	TO B1 USE	5. 1. 95	Ref
8/67376/0				
8/67377/0				
19/70808/0				

DATE OF COMPLETION

MINISTRY DECISION 43486/7 - APPEALS ALLOWED - 31. 7. 96

SPECIAL ORDERS

DRAINAGE

1, NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING E E

ADDRESS NORTH OF CHURCH LANE PARISH SHINFIELD

PLOT No. NW1. THE MANOR PC. 10 230 005 ORD. SHEET No. SU 7268 SU 7368 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/48	N. I. R. D	Six Nissen Huts offices Lab, store etc	19.5.48	App C/A T.P 31.12.57
044/55	"	Lab Wing & Lecture Room	13.9.55	App App
71/57	"	Canteen	9.4.57	App App
344/57	"	Canteen	14.5.57	App N/A
D55/57	"	5 Nissen Huts Canteen Use as above	14.1.58	N/A App
/192/60	"	Farm Building	1.12.60	App App
2/12/61	"	Common room & toilets to canteen	26.1.61	App App
2/31/61	BLOG 19 BLOG. 19	Small Animal House	23.3.61	App App
2/228/61	"	Laboratory	30.11.61	App App
2/229/61	"	Extn to Boiler House workshop	30.11.61	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING E E

ADDRESS NORTH OF CHURCH LANE. PARISH SHINFIELD

PLOT No. PC. 10 230 005 ORD. SHEET No. SU 7268 SU 7368 72.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/155/62	N. I. R. D	M/T Workshop	6.9.62	App App
/169/63	"	Ext-exist laboratory	18.4.63	- App
218/63	"	Laboratory	8.8.63	App N/A
D/364/63	"	Welfare Filter Plant House	3.10.63	App N/A
D/698/63	"	Ext-exist laboratory	28.11.63	App N/A
/123/64	"	Store Building	20.2.64	App App
/1345/67	"	Engineers Workshop & admin	14.3.68	N/A C/A
D/159/70	"	Residing exist Sports Hut	14.5.70	App N/A
56/71	"	Bungalow for Secondary Officer	13.5.71	App C/A
348/72	"	Car Park	8.6.72	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

5) NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING E

ADDRESS NORTH OF CHURCH LANE. PARISH SHINFIELD

SU 7268

PLOT No. PC 10 230 005 ORD. SHEET No. SU 7368 (72)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
273/48	N.I.R.D	New Building	6.5.45	App	App
605/50 26	N.I.R.D	Guard House	9.1.51	App.	N/A
508/73	N.I.R.D	Ext to Eng Workshop	19.4.73	..	App.
1303/73	N.I.R.D.	New Lab Wing - Chemmy Testing; Canteen building & new access.	25.10.73	App	C/A
695/53 BR 914	N.I.R.D.		10.12.53.	App.	N/A
00152	N.I.R.D.	Extend car park.	14.3.74	N/A	C/A
00190	"	Extend fieldside laboratory	14.3.74	N/A	C/A
20367	"	CONSTRUCTION OF SPUR ROAD OFF N. CHURCH ROAD	15.4.74	N/A	C/A
06550 Bldg. 19	"	ALTS. & EXT. TO EXISTING ANIMAL HOUSE ACC., NEW ANIMAL HOUSE ETC.	7.7.77	N/A	C/A
BR 6772	"	" "	26.7.77	App.	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 914 - CANCELLED BY DOE - 5.4.77

DRAINAGE

5) NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING

ADDRESS N. CHURCH LANE PARISH SHINFIELD E

PLOT No. PC 10 230 005 ORD. SHEET No. SU 7268 - 7368 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
06722	N.I.R.D	FIRE ESCAPE	4.8.77	N/A	C/A
06880	"	GAS MAINS HOUSING	25.8.77	N/A	C/A
BR 7358	N.I.R.D.	" " "	24.10.77	App	N/A
BR 7351	" "	formation of fire escape	4.11.77	App	N/A
10261	"	WORKSHOP & TIMBER STORE	15.3.79	N/A	C/A
10157	"	OIL STORAGE TANK	15.3.79	N/A	C/A
10470	"	WORKSHOP & STORE	12.6.79	N/A	C/A
BR 10735	"	ALTS & EXTS. WORKSHOP NAC SD	25.6.79	App	N/A
BR 10925	"	ADD. ACC., CENTRAL STORES ETC.	20.7.79	App	N/A
14431	" (at 44	extn of lab building	20.11.80	N/A	C/A
BR 15581	" "	" " "	1.12.80	App	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) N.I.R.D

E

ADDRESS CHURCH LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7268 SU 7368 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6R15964	N.I.R.D.	LAB. BLOCK NOS 30 & 31	18.12.80	APP N/A
14598	"	"	18.12.80	N/A C/A
6R16098	"	TEMP. OFFICE ACCOM.	26.1.81	APP N/A
14875	" "	" " "	12.2.81	N/A TP 29.2.84
15226	"	LAB. BLOCK TO PHOTOGRAPHIC & ILLUSTRATION.	9.4.81	N/A C/A
6R16891	"	Building No 118 extn alteration	1.6.81	Sapp N/A
15738	"	Gas bottle store adj General Store	4.6.81	NA C/A
6R17027	"	No. 11 TO STUDIOS		
17202	"	Gas bottle store & alts	23.4.81	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(6) N.I.R.D.

E

ADDRESS CHURCH LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU. 7268 72 SU. 7368 5 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16426	NIRD	TEMP. OFFICE & LAB. ACC	22.10.81	29.2.84 TP
[redacted]709/16257	" Building 12.	Extn & alteration	5.11.81 24.8.84	APP C/A.
7080	SERC	IRRIGATION PUMP	18.2.82	INF. ONLY
21148	NIRD	RENEWAL 16426	5.4.84	N/A C/A
6R24962	FOOD RESEARCH INSTITUTE	SOLVENTS STORE (BLOG 36)	3.7.85	APP N/A
23968, 9	"	"	15.8.85	N/A C/A
6R25490	" 19	TOILETS & CANOPY - REPAIRS	6.10.85	APP N/A
24577	MILK MARKETING BOARD 19	"	2.12.85	C/A
24918	" 19	MOD. OF ABOVE	27.1.86	C/A
QA 3580	FRI 19	MINOR ALTS. & DRAINAGE	1.9.87	APP
35740 APPEAL	UNIV OF READING, THE MANOR	0/L REAR. BLOCK BLOCKS.	1.8.90	REF
16244	MILK MARKETING BOARD 19	ROLLER HOUSE & WATER STORAGE TANK	12.9.90	C/A

DATE OF COMPLETION

MINISTRY DECISION 35740 - APPEAL DISMISSED - 27.5.92

SPECIAL ORDERS THE MANOR - EXC - 28.9.88 (REF. ODV.)

DRAINAGE ~~36442~~

091074 36945 THE MANOR

(7) ADDRESS N.I.R.D / THE MANOR PARISH SHINFIELD

PLOT No. CHURCH LANE ORD. SHEET No. 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36941 - THE MANOR	UNIV. OF READING O/L	REDEV. BY BLOCKS		
36942/3	"	PLAYING FIELD AREA	13.2.91	R
36944/5	"	"	13.2.91	R
		+ OPEN LAND TO N.		
		ACCESS FOR GROVE FARM		
		COOPERS HILL		
38325 - THE MANOR	" O/L	REDEV. BY BLOCKS B1 USE	25.9.91	Ref.
39398	M.M. BOARD	CABIN AS OFFICE ACC	26.5.92	30.11.93
39292 S. OF N.I.R.D — SEE MOLLOW		LANE		
43182	UNIV. OF READING	2 SIGNS AT MOLLOW LANE	3.10.94	Ref.
43448 - APPEAL W/DRN	O/L	55 DWELLINGS RENEWAL. 36941	23.12.94	Ref

DATE OF COMPLETION

MINISTRY DECISION 36941 - APPEAL GRANTED - 27.5.92 . 36942/36944 - APPEALS DISMISSED - 27.5.92

SPECIAL ORDERS THE MANOR - ENC. - 28.9.88 (ALS - DCV) LAND TO S. - ENC. PLAYING FIELDS

DRAINAGE

091074

1933

(8) N.I.R.D / THE MANOR

ADDRESS CHURCH LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43818 -	UNIV. OF READING - THE MANOR	2 YRS. EXTENSION. VAR. CONDS. 2 & 3 ON 36941	12.5.95	C/A
44247 -	" O/L	RE 43448 - 48 DWELLINGS	13.7.95	Ref.
~~95/60336/O~~				
45251 - W/DR.	THE MANOR			
~~96/63427/O~~				
96/63844/O - W/DR.	"			
97/64986/V	UNIV of READING THE MANOR	VAR cond on 36941 (BY COND APP. Plan 01) (B1 DCV.)	10.6.97	C/A
97/64991/O - W/DR.	" "	25 DWELLINGS	1.10.97	C/ALA
97/64992/O - APPEAL W/DR.	"			
98/67568/RM	DAVID WILSON HOMES	" ACCESS	23.7.98	C/A
		PARKING & O.SPACE		
98/68190/FU	" "	20 DWELLINGS		C/ALA
98/67377	University of Reading	O/L for B1 Development		

MINISTRY DECISION 67377 - APPEAL ALLOWED - 5/4/00

SPECIAL ORDERS RD Eng - David Wilson Homes - Erect 25 Dwellings - 21/10/98

& THE MANOR

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

03.JUL.2000 1890

1.	**APPLICANT'S NAME**	UNIVERSITY OF READING
	ADDRESS	WHITEKNIGHTS, PO BOX 217
		READING, BERKSHIRE
	POST CODE	RG6 6AH **PHONE** 0118 9875123
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	HASLAMS
	ADDRESS	156 FRIAR STREET, READING
		BERKSHIRE
	POST CODE	RG1 1HH **PHONE** 0118 9601010
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS OF WHICH APPROX 25% SHALL BE 4 BEDROOMED DWELLINGS, APPROX 30% SHALL BE 3 BEDROOMED DWELLINGS AND APPROX 45% SHALL BE 2 BEDROOMED DWELLINGS.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	5.4 HECTARES (13.34 ACRES)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	FREEHOLD - OWNER ACTING AS TRUSTEE
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	i. 1:2500 OS LOCATION PLAN ii. 1:500 ILLUSTRATIVE SITE PLAN iii. ACCESS DRAWING PREPARED BY TPK CONSULTANTS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	**REDEVELOPMENT**	[X]
ERECTION OF NEW BUILDING	[X]	**ALTERATION or EXTENSION**	[ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	[X]	**See question 10**	
FULL PERMISSION	[ ]		
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	**State relevant outline permission number Also complete Question 10**	
TEMPORARY PERMISSION	[ ]	**State period required**	
RELAXATION OF CONDITIONS	[ ]	**State relevant application number Conditions to be relaxed**	

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	**DESIGN**	[ ]
MEANS OF ACCESS	[X]	**LANDSCAPING**	[ ]

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

B1 BROWNFIELD SITE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

NONE TO BE FELLED

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE DECIDED AT THE DETAILED APPLICATION STAGE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

MAIN SURFACE WATER DEWER OR LOCAL SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access

AS PER THE ATTACHED ACCESS DRAWING PREPARED BY TPK CONSULTANTS

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

TO BE DEALT WITH AT THE DETAILED APPLICATION STAGE

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	95 / 570	* / *	*
BUNGALOW	140 / 840	* / *	*
FLAT/MAISONETTE	/	* / *	*
OTHER	/	* / *	*
	/	* / *	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ * STATE No. OF HABITABLE ROOMS If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

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

SIGNED [signature] ON BEHALF OF UNIVERSITY OF READING DATE 30.06.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT	NONE	14,718 m²		
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

TO BE DEALTWITH AT THE DETAILED APPLICATION STAGE

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

N/A

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

N/A

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

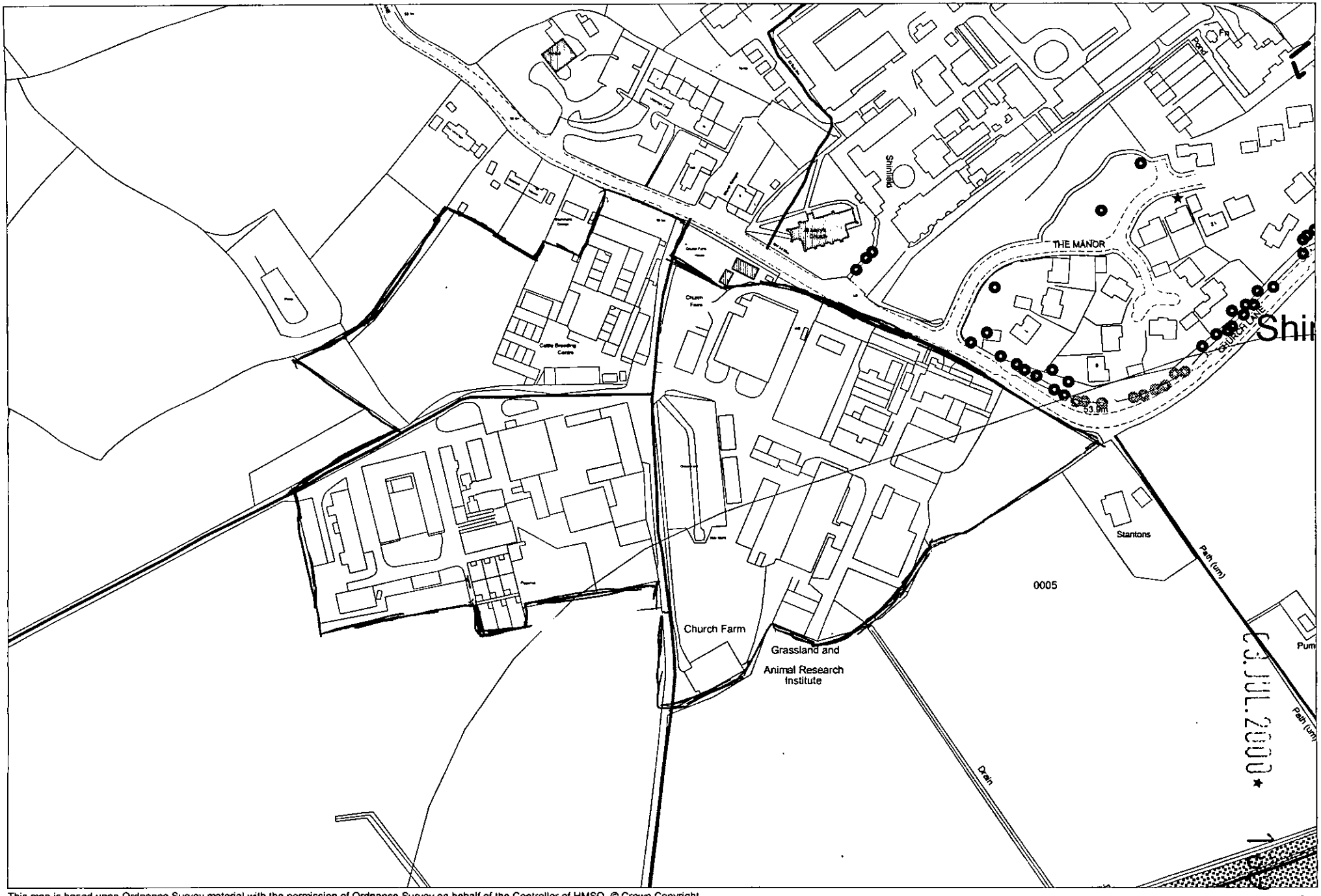
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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



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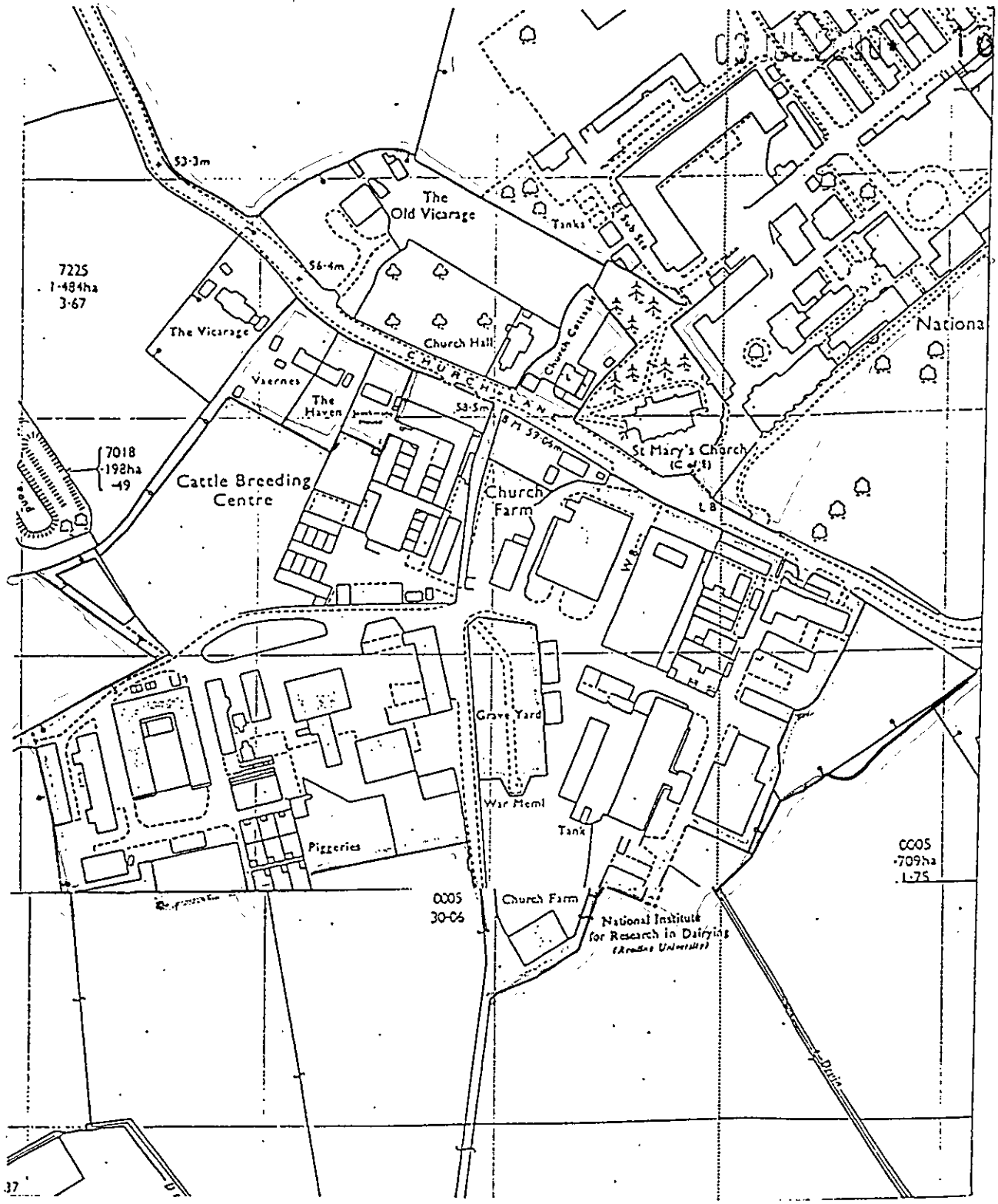
Development Control Section, Environmental Services, Wokingham District Council.

5 July 2000

Scale: 1 : 2500

N W E S



HASLAMS
Chartered Surveyors

156 Friar Street Reading Berkshire RG1 1HH
Tel: 0734 585456 Fax: 0734 596197

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/HM/1830

Date: JUNE 2000

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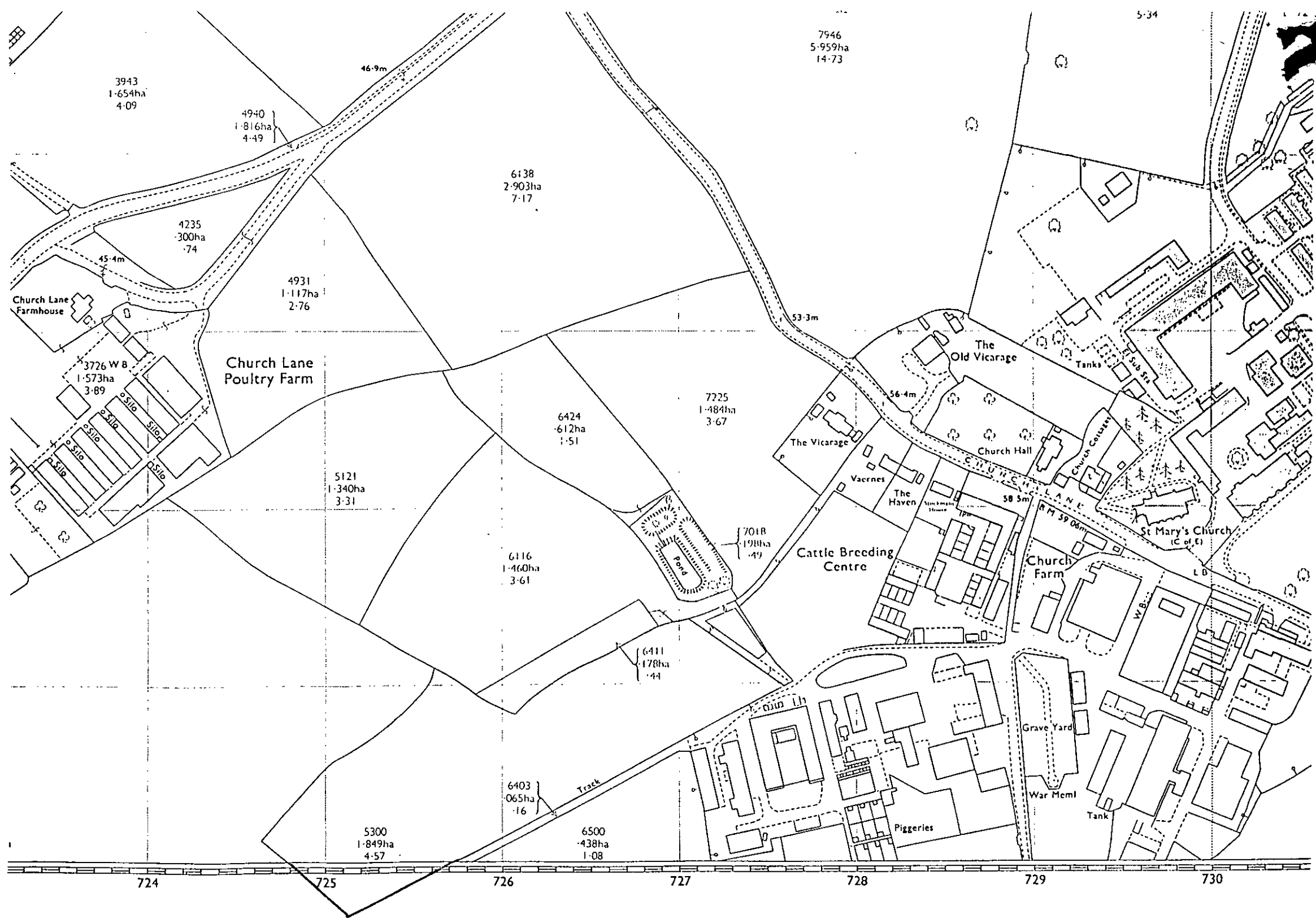
3943
1·654ha
4·09
4940
1·816ha
4·49
46·9m
6138
2·903ha
7·17
7946
5·959ha
14·73
5·34
4235
·300ha
·74
45·4m
4931
1·117ha
2·76
Church Lane
Farmhouse
Church Lane
Poultry Farm
3726 W B
1·573ha
3·89
Silo
Silo
Silo
Silo
Silo
Silo
53·3m
The
Old Vicarage
Tanks
Sub Sta
56·4m
7225
1·484ha
3·67
6424
·612ha
1·51
The Vicarage
Church Hall
Church Cottages
Vaernes
The
Haven
CHURCH LANE
58·5m
R M 59·06m
St Mary's Church
(C of E)
5121
1·340ha
3·31
Pond
7018
1·988ha
·49
Cattle Breeding
Centre
Church
Farm
L B
6116
1·460ha
3·61
W.B.
6411
·178ha
·44
Grave Yard
War Meml
Tank
Piggeries
6403
·065ha
·16
Track
5300
1·849ha
4·57
6500
·438ha
1·08
724
725
726
727
728
729
730

SOUTHPOR
LONDON O

X SYSTEMS LTD

APPLICATION NO.1890

Name of appellant:
University of Reading

Site address:Land at Church Farm & the cattle breeding centre, Church Lane

Proposal:Outline application for the proposed erection of not less than 95 dwellings & not more than 140 dwellings(Duplicate application)

Case Officer:A O

Appl

Loft
at 2(
Crow

Distr
Allo
Date

Vett

5 W
Exte

EOT

Dec
Date 3/6/97

Date Commenced

Date Completed

APPROVED

J:ZLA

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

04 JAN 2001

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ACK:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 3 January 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I am writing to tell you that the appeal, reference number APP/X0360/A/00/1049544 has been withdrawn and the file is closed.

The arrangements have been cancelled.

Yours faithfully

A Groves

Miss A Groves

208B

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878528
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8528

PLANNING SERVICES | HPT
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CS 2C
06 DEC 2000
COPIES TO: | ACK:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 5 December 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the inquiry into the above appeal will now be:

Mr D R Vickery DipT&CP MRTPI.

You have already been given notice of the arrangements for this inquiry.

Yours faithfully

Ms A Kumar

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

DATED NOVEMBER 2000

THE UNIVERSITY OF READING

and

THE WOKINGHAM DISTRICT COUNCIL

DEED OF VARIATION
OF AN AGREEMENT

**Dated 16 May 2000 pursuant to
S106 Town and Country Planning Act 1990
relating to the development
of land at Hollow Lane Shinfield Berkshire**

Clarks Solicitors
Great Western House
Station Road
READING RG1 1SX
Ref: SMD/JRA/SMD10257

THIS DEED OF VARIATION is made on the day of November 2000

BETWEEN:

(1) THE UNIVERSITY OF READING of Whiteknights PO Box 217 Reading Berkshire ("the Owner")

and

(2) THE WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire ("the Council")

WHEREAS:

1. The Owner and the Council entered into an Agreement dated 16 May 2000 pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the development of land at Hollow Lane Shinfield ("the Existing Agreement")

2. The Owner and the Council have this day entered into an agreement also pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the development of land at the Cattle Breeding Centre and Church Farm Church Lane Shinfield for residential purposes ("the Church Lane Agreement")

3. As a result of entering into the Church Lane Agreement it is appropriate to alter the provisions of Schedule 4 paragraph 4 of the Existing Agreement and therefore the Owner and the Council are entering into this Deed of Variation

WHEREBY IT IS HEREBY AGREED:

1. All the words and phrases defined in the Existing Agreement shall have the same meaning in this Deed of Variation save where the context otherwise dictates and the Existing Agreement shall remain in full force and effect save as varied by this Deed of Variation

2. Paragraph 4 of Schedule 4 to the Existing Agreement shall be varied by the addition at the beginning of the paragraph of the following words:

"If the planning permission granted by the Council under number 0/2000/1891 in respect of residential development of land at Church Farm and the Cattle Breeding Centre Church Lane Shinfield shown edged blue on the plan attached to a Deed of Variation dated [ ] November 2000 relating to the Land has been implemented by the carrying out on that land of a material operation as defined in Section 56 of the Town and Country Planning Act 1990 pursuant to that permission or"

IN WITNESS whereof the parties hereto duly executed this agreement as the Deed on the date first before written

THE COMMON SEAL of WOKINGHAM)
DISTRICT COUNCIL was hereunto affixed)
in the presence of:-)

THE COMMON SEAL of THE UNIVERSITY)
OF READING was hereunto affixed)
in the presence of:-)

WOKINGHAM DISTRICT COUNCIL
MEMORANDUM

From: Tom Callaghan, Highways

My Ref: 1890 & 1891

To: Angela Odell, Planning

Your Ref: O/2000/1890&1891

Date: 18th September 2000

OUTLINE PLANNING APPLICATION F/2000/1890 AND DUPLICATE 1891
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS.
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD.

Overview

The development of this site for residential purposes has already been considered in a Traffic Impact Assessment requested by the Environmental Services Committee at its meeting on the 21st September 1998, which assessed the cumulative impact of the proposed amendments to the Deposit Draft Local Plan housing sites within Shinfield acadjacent to the A327 corridor. Although the TIA identified that during peak periods the A327 was at or very near capacity, with extensive queuing at major junctions, it did conclude that the main effect of the local plan developmer sites is likely to be one of incremental changes in operation of the local highway network and that the development would add slightly to the operational problems likely to already exist in 2006. It is therefore not anticipated that the local plan development options will give rise to traffic problems where none would otherwise exist or lead to a substantial worsening in conditions at locations where traffic problems have previously been identified.'

Part C

In terms of traffic impact, an initial comparison of the traffic generated by 140 dwellings against the likely level of traffic that would be generated by the site under its existing permitted uses has been carried out. The site has an extensive planning history and was subject to a recent Public Inquiry for redevelopment for B1 office use comprising approximately 15,000m^2. The total peak hour movements associated with the B1 use (398 two way) is far greater tha the 118 two way trips as a result of the 140 dwellings. Therefore, in view of the planning history associated with this site and the conclusions reached within the TIA, it would not be possible for the Highway Authority to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to contribute financially/carry out highway/transportation improvements to accommodate the development traffic. These have yet to be agreed.

The access arrangements as set out on the application drawing TPK 13054/01 are accepted in principle although will still have to be subject to further detailed design, including additional/amendments to the existing traffic calming measures along Church Lane.

Therefore, I recommend that subject to the following conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed) It should be noted that as part of the legal agreement, certain highway infrastructure improvements will need to be carried out prior to the development being occupied.

1. C120 Parking/Garaging/Turning

2. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority.

3. C129 Construction Vehicles

4. C130 Mud on Road

herefore, I recommend that subject to the following conditions and a legal agreement securing off site highway nfrastructure works/financial contributions (to be agreed)It should be noted that as part of the legal agreement, certain highway infrastructure improvements will need to be carried out prior to the development being occupied.

1. C120 Parking/Garaging/Turning

2. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority.

3. C129 Construction Vehicles

4. C130 Mud on Road

acit

ac

Our ref: SP\2000\2063-2064(Duplicate Application)
Your ref: 0/2000/1890-1891

Date: 19th July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 32739
PC	TLS
OS AO	DNF
APP	
CS	
25 JUL 2000	
COMES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

FAO: Angela Odell

Dear Sir/Madam

PROPOSED ERECTION OF NO LESS THAN 95 AND NO MORE THAN 140 DWELLINGS
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Thank you for your letter dated 7th July 2000 which was received on 12th July 2000. You are asked to quote the following reference in any correspondence: **SU76NW/18/5**. 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 Local Planning Authority before development commences.
Reason: To prevent the increased risk of flooding and to improve water quality.

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

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment.

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

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 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 Andrea Szabados on 01276 454373 for further details.

ADVICE TO PLANNING AUTHORITY

Waste Licensing: contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	Landfill name
~180meters	School Green

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

Development Control: contact Amanda Reed on 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:

- they should not be culverted; and
- a buffer zone is left on either side of any watercourse, and
- 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.

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 is likely to 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.

Cont/d..

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

ADVICE TO APPLICANT

Environment Protection: contact Nick Weddell on 01276 454405

Surface water from the site should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from the site should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

A separator should be provided on the main surface water outlet from this site, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil/grit separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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.

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.

I hope this information is useful. However, if you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Cc Haslams, 156 Friar Street, Reading RG1 1HH

Babtie Environmental

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

Babtie

A member of Babtie Grou

Our ref BEN 409500/1890/1891
SMR 722.01

Your ref

PLANNING SERVICES	APT 3240
POL	TLS S
DC AO	ENF
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28 JUL 2000	
COPIES TO:	ACK:
	FILE:

26 July 2000

Angela O'Dell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela

LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE
CHURCH LANE, SHINFIELD, READING

This site is located in the vicinity of the medieval settlement of Shinfield, a settlement mentioned in the Domesday Book.

I would advise you that in the light of guidance contained in PPG16, policy EN6 of the Berkshire Structure Plan, policy SBE 23 of the Wokingham South-East Local Plan and policy WHE 15 of the Wokingham District Local Plan, the applicant be required to provide further information on the archaeological impact of the proposed development. This should be by means of trenching undertaken and reported upon by a suitable archaeological contractor, prior to determining the application.

However, due to the current nature of the site with a diverse range of buildings I am making arrangements with Haslams for a site visit with their archaeological consultants prior to determining the scope of the brief for the evaluation and preparing the brief.

I will keep you informed of progress.

Yours sincerely

P FASHAM
Principal Archaeologist

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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S8315

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PLANNING SERVICES	RPT 32520
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Babtie Environmental

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

Babtie

A member of Babtie Grou

Our ref BEN 409500/1890/1891
SMR 722.01

Your ref

31 July 2000

Angela O'Dell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela

APPLICATION NO. 00/1890/1891
CHURCH FARM AND CATTLE BREEDING STATION, CHURCH LANE, SHINFIELD

I understand from a telephone conversation with John Short of Haslams that there is an existing BI consent for this site – presumably in connection with application 00/1890/1891. The archaeological potential of the site remains the same.

The northern part of the site lies within an area suspected to contain the remains of medieval Shinfield which is thought to have been centred on St Mary's Church. As an evaluation of the recently developed The Manor estate failed to reveal any archaeological remains, a medieval settlement is more likely to have been to the west and south of the church. The application site encapsulates a portion of this area and consequently may contain medieval archaeological remains.

Therefore, in line with advice contained in PPG16, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan and Policies WHE15 and 17, 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 by means of an archaeological evaluation. Due to the presence of the existing buildings, the evaluation would be hard to undertake prior to determination and so should therefore be secured by use of the following conditions.

No development shall take place within the application area, 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 and approved by the District Council.

I would be happy to provide the District and/or the applicant with a brief for the evaluation work.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely

pp **P FASHAM**
Principal Archaeologist

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

S8323

Recycled Paper

~~To~~ FROM
Public Rights Of Way Officer
F A O Graham Barnwell

TO

~~From:~~ [redacted]

Date: 07 July 2000

PLANNING SERVICES	HPT
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07 AUG 2000	
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Application Number: O/2000/1890

Proposal: Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application).

Site Address:
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Applicant:
University Of Reading C/O Haslams.

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

No objections to this proposal

G Barnwell

3.8.2000

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT 3183
POL	TLS
DC	ENF
APP	
CS	
17 JUL 2000	
COPIES TO:	ACK:
My Ref: JRM	FILE:

From: John Mullaney
Environmental Health

To: Angela Odell
Planning Department

Date: 13/07/00

CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD 01/2000/1891

Having considered the above application I recommend the following conditions be attached should planning consent be granted:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

   (a) (i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

   (ii)The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

   (iii) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority . The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

   iv). Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in wring by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

J Mullaney

John Mullaney
Environmental Health Officer

FROM: Angela Odell

DATE: 07 July 2000

PLANNING SERVICES	Ref: 32737
POL	
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	17 JUL 2000
COPIES TO:	

SHINFIELD PARISH CONSULTATION SHEET

Application Number: O/2000/1891

Proposal: Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate application).

Site Address: Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Applicant: University Of Reading C/O Haslams.

Your observations are required in respect of this application **by 31/07/2000** .

We express concern that the proposed design does not seem to be in keeping with the very special and historic character of the area, with its historic church dating from the 11th Century and being a Grade I Listed Building.

We also express concern over the proposed generation of traffic through this historic rural village centre and suggest a 'tonnage' limit be imposed. We have noted that the proposed Hollow Lane site traffic will be in addition to this proposal.

SIGNED: J Barnes DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

The Ramblers' Association
Working for walkers

PLANNING SERVICES	HPT 31955
POL	TLS
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19 JUL 2000	
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Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

17 July 2000

PLANNING SERVICES
Wokingham District Council

Your ref: Angela Odell

Dear Sirs

Application Nos. 0/2000/1890 & 1891
Land at Church Farm, Shinfield

In response to your letters of 8th July we are pleased to note that Shinfield Footpaths 13 and 16 appear to have been retained on their original lines and incorporated into the layout of the proposed development, with suitable tree-planting.

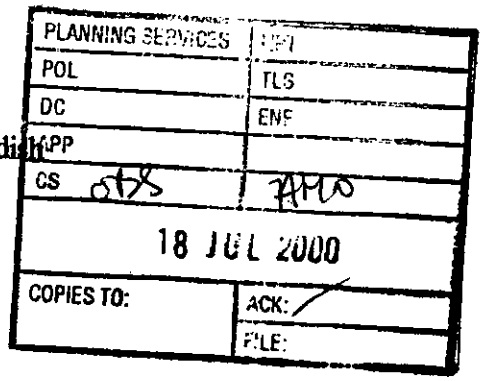
It may be that the surface of these paths will need some attention, most of it being old, rather rough concrete.

Yours faithfully

D W Bounds
Footpath Secretary
Loddon Valley RA Group

Registered charity number 1060389

Mr & Mrs C G Bradish
0118-988-5610



1, L'Ortolan Cottages,
Vicarage Court,
Church Lane,
Shinfield,
Berkshire,
RG2 9BY
16th July 2000

Ref :- Application Number 0/2000/1891 :-
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield,Reading

Dear Mrs Odell,

Thank you for your correspondence of 7th July regarding the above application for 95 to 140 dwellings on the said property. This appears identical to application 0/2000/1890.

My wife and I strongly object to this proposal on the following grounds :-

1] The proposal would increase the amount of traffic using Church Lane, which is practically at its limit now, increasing the danger of further accidents within Church Lane and at its junctions by the Six Bells Public House and the A327.

2] The associated heavy vehicle movements for the respective demolitions and building development will create unnecessary ground vibrations which will damage the fabric of Church Lane, St Mary's Church and the Churchyard itself.

3] The existing accessway to the War Graves and War Memorial, plus the Public Footpath from Chuch Lane to Ryeish Green will vertually be obliterated with this proposed development, denying the local population the right of way to pay respects to those who gave their all in preserving this Country for a healthy environment, amongst many other things. May they be allowed to rest in peace, God Bless Them.

4] The footpath above and Church Lane itself form integral parts of routeways for school children moving to and from local schools, which will face permanent interruptions should this development proceed. One or more children will be involved in accidents due to the development being approved. Will those responsible for allowing the approval of the application be happy to attend the bedside or worse still the funeral of the first victim?

5] With the development of such magnitude as this in conjunction with that one already approved further along on Church Lane South adjacent to the corner with the A 327, it does not make sense in adding a total of over 200 extra vehicles per day back and forth into Church Lane. Church Lane will no longer be a quiet accessway to St Mary's Church but lose its identity to become a main thoroughfare to yet another chunk of Reading suburbia.

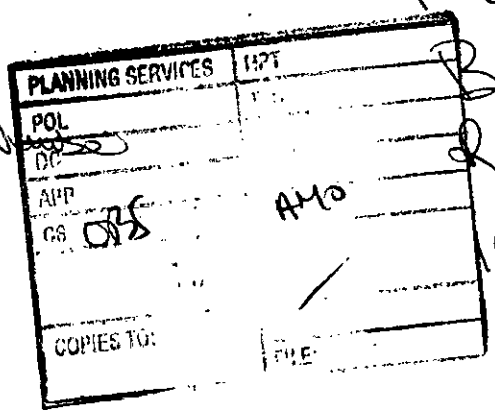
Yours sincerely,

C G Bradish

24 Hedgerd Gardens
Shinfield
Reading
Berks
RG2 9AN
16th July 2000

Your Refpere
Angela Odell
0/2000/1890

Re Application No
0/2000/1890



Dear Sir,

Thank you for your letter of 14th July 2000 keeping us informed of the situation.

We would like to continue to voice our objections to this building on the following grounds:-

1 The sheer destruction to the area, loss of wildlife and loss of pleasant areas to walk and relax in.

2 We chose to live in Shinfield for the rural aspect of the area. If building starts it will be turned into a Hackney like place with houses everywhere.

3 Increase in traffic and ensuing congestion.

Yours faithfully

Mrs K G Miller

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 24 July 2000

Location:	Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal:	Outline application for proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate Application)
Application Number:	O/2000/1891

In response to your consultation dated 7 July 2000 for the above application, the landscape comments are as follows:

I have no objection to the principle of developing the site for housing. However it is difficult to assess the full impact of the development in terms of the illustrative plan provided indicating that there could be a difference of 45 properties within the site as a whole.

The layout although only illustrative, does not provide an appropriate setting for the cemetery especially as the plan shows it to be overlooked by flats very close to the western edge of the cemetery and houses backing on to it from the north and east. It would be much more appropriate to include the cemetery in an area of public open space running centrally through the site which would also provide a physical and visual link to St Mary's Church.

As the site is located on the edge of a green gap designation any housing proposal should consider the impact of the housing on the open rural landscape to the south especially as the land rises up to the site. Sufficient planting needs to be incorporated into the development to help integrate the housing into the wider landscape. This can be achieved by the retention of the trees/copses to the south and south west of the cemetery as well as designing in significant areas for new tree planting on the edge of the development. It is essential to retain as much of the existing vegetation as possible especially on the site boundary.

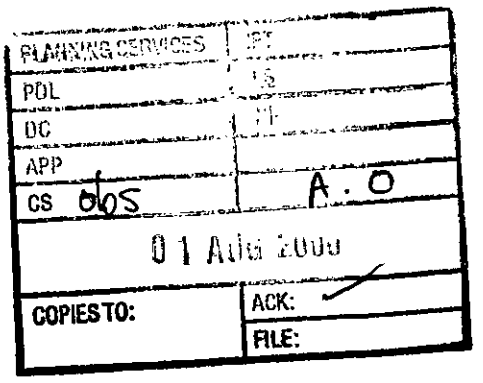
It is inappropriate to have the open spaces on the periphery of the site as most of those shown are not only small but also very difficult to get to and not central to the whole site. The areas allocated for open spaces should be in addition to the boundary planting mentioned above.

The location of the access road as shown on drawing no. 13054/01 is unacceptable as the arrangement will remove a significant part of the hedgerow along Church Lane as well as most of the mature hedgerow along the south eastern boundary of the site where it forms the boundary with Stantons.

As the illustrative site layout is only illustrative I would recommend that the following are dealt with as reserve matters as they will all have an impact on the ultimate form of the development and it's significance in the wider landscape: mix of units, site layout and landscape scheme.

Catherine Brimble

Catherine Brimble
Landscape Architect



Your Ref: Angela Odell
O/2000/1891

Roselyn
School Green
Shinfield
Reading
RG2 9EH

tel: 0118 988 2120 (home)
01491 636 654 (work)
e-mail young_c@wrcplc.co.uk

31st July 2000.

Dear Sir

Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield – Application Number O/2000/1891

I reply on behalf of the Parochial Church Council (PCC) of St. Mary's, Shinfield, occupiers of St Mary's Church and the Hall Adjoining Church Cottages (Church Hall), Church Lane, Shinfield.

The PCC regrets that the area can no longer be operated as a farming enterprise but welcomes positive development of the site, which removes the constant threat of vandalism or squatting posed by derelict buildings. The PCC wish the following comments to be taken into account:-

1. The mix of housing should include a significant proportion of affordable properties, suitable for purchase by young families rather than single person occupancy units.

2. The layout should include sufficient off-road parking to cope with vehicles belonging to persons attending weddings and funerals at St. Mary's Church, parents delivering and collecting children from the Play Group and other children's organisations which meet in the Church Hall and for parishioners attending services on Sundays. During the time that the Farm and Institute (Manor House) were actively in use off-road parking was made available by Reading University. However, since closure of the Institute and Farm routine off-road parking has become restricted.

3. The additional housing at The Manor and L'Orlolan Cottages has significantly increased the flow of vehicles with legitimate business in the lane and further development can only generate more traffic. In addition, the lane is used as a short cut between Hollow Lane and the area around the Six Bells. Traffic calming measures are in place at the Hollow Lane end of the lane, but none are found at the end opposite the Six Bells with the result that some vehicles move very rapidly eastwards along the lane past the Hall and Church, only being slowed

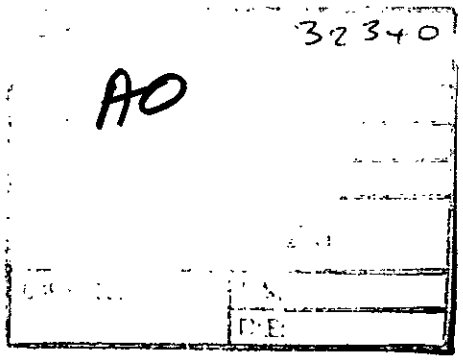
when they reach the chicane near the entrance to the Manor. The PCC would wish to see the development include further traffic calming measures at the western end of the lane.

Yours faithfully

C P Young.
Churchwarden

p.s. I note with interest that in the Reading Chronicle of 27th July, 2000, the site is described as a **Castle** Breeding Centre!

John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept.
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR



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

25 July,2000

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

Dear Sir,

APPLICATION NO.O/2000/1890,1891 - ERECTION OF 95-140 HOUSES ON LAND AT CHURCH FARM & CATTLE BREEDING CENTRE,CHURCH LANE,SHINFIELD.

Although some of the land involved in the above applications is outside the limit of Identified Settlement in both the Loddon Area Local Plan and the draft Wokingham District Plan(1997),Wokingham District CPRE recognises that this is a brownfield site and,in line with the revised PPG3 on Housing, should be considered for development.However,we hope that the District Council will insist on a sympathetic development that is in keeping with the historic associations of the area.

Yours faithfully,

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

Your Ref:

Our Ref: JHS/HF/18307

Date: 05 September 2000

HASLAMS

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The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

COPY

Dear Sirs

RE: **PLANNING APPEAL**
APPLICANT – UNIVERSITY OF READING
PLANNING AUTHORITY – WOKINGHAM DISTRICT COUNCIL
PROPOSAL – OUTLINE APPLICATION FOR NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS
LOCATION – LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, READING

We enclose herewith appeal documents in respect of the above matter.

We look forward to hearing from you shortly that the appeal papers are in order, and with proposed dates for a Public Inquiry.

Yours faithfully

J H Short
HASLAMS

Enc

cc Mrs A Odell, Wokingham District Council (plus copy of application form)

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

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Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
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Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

A.O.

Your Ref: AO/0/2000/1890&1891

Our Ref: JHS/HF/18307

Date: 05 September 2000

3301.7

DC

HASLAMS

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Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: APPLICATION 0/2000/1890 & 1891 (DUPLICATE)
PROPOSAL FOR 95-140 DWELLINGS
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

I refer to my recent correspondence with you and your colleagues and now enclose herewith a copy of an appeal that I have today lodged with the Planning Inspectorate. I hope it won't be necessary to pursue the appeal, since what we are proposing accords with the Development Plan (both existing and emerging) and with National Policy, and I think your Council would be vulnerable to costs if the appeal does proceed. I would particularly draw your attention to Section G dealing with the grounds of appeal.

I have sent you copies of my various letters to your colleagues and as far as you are concerned, when writing a report for your Council's Development Control Committee, the University's position is that it will meet your Council's reasonable infrastructure requirements arising in respect of this proposed development – of course by reference to and comparison with the existing use and planning permissions.

It seems to me that there is no good reason for your authority to hold up the grant of planning permission and the University would like to see a clear cut position as far as this site is concerned as soon as possible please.

Can I suggest that it might be sensible for you and I to meet to discuss outstanding matters – together with as many of your colleagues as you consider appropriate. My instructions are that the University really does want to get on with this matter.

/Cont'd.....

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With Haslams Estate Agents & Auctioneers

HASLAMS

I look forward to hearing from you.

Yours sincerely

J H Short
HASLAMS

Enc

cc The Planning Inspectorate
S M Dimmick Esq
R H C Ascott Esq
M R Knowles Esq
Mrs M Hankinson

H·O·

Your Ref: AO/0/2000/1890&1891

Our Ref: JHS/HF/18307

Date: 05 September 2000

3 3c1 07

DG

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Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: APPLICATION 0/2000/1890 & 1891 (DUPLICATE)
PROPOSAL FOR 95-140 DWELLINGS
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

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HASLAMS

I look forward to hearing from you.

Yours sincerely

J H Short
HASLAMS

Enc

cc The Planning Inspectorate
S M Dimmick Esq
R H C Ascott Esq
M R Knowles Esq
Mrs M Hankinson

Your Ref:

Our Ref: JHS/HF

Date: 27 October 2000

PLANNING SERVICES	HPT 35946
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Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE

I enclose herewith a copy of my letter today to the Planning Inspectorate and two copies of the accompanying Rule 6 Statement

I hope and trust this matter can be sorted out with a Section 106 Agreement entered into and planning permission issued before the next stage!

Simon Dimmick, the University's Solicitor is preparing a draft Section 106 Agreement for submission to your Legal Department, and if they or you feel a meeting is necessary to discuss the terms, do please let me know.

Yours sincerely

J H Short
HASLAMS

Encs

cc S M Dimmick Esq

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Your Ref:

Our Ref: JHS/HF

Date: 27 October 2000

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Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE

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Yours sincerely

J H Short
HASLAMS

Encs

cc S M Dimmick Esq

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Your Ref: APP/XO360/A/00/1049544

Our Ref: JHS/HF

Date: 27 October 2000

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Direct Email: js@haslams-surveyors.co.uk

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

COPY

Dear Madam

RE: TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE

Further to your letter dated 18th September, I enclose herewith as requested two copies of the appellant's Rule 6 Statement.

I have also sent two copies of that statement to the Local Planning Authority.

Yours sincerely

J H Short
HASLAMS

Enc

cc Ms A Odell, Wokingham District Council

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
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Matt Andrews RIBA FFB
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The Planning Inspectorate

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Bristol BS2 9DJ
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Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 31 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I enclose a copy of the appellants statement relating to the above appeal.

If you have any comments on the points raised, please send them to me no later than 9 weeks from the starting date. Comments received after that deadline may not be seen by the Inspector.

Yours faithfully

Miss A Bibi

211AL(BPR)

Clarks

Solicitors

Great Western House Station Road Reading RG1 1JX
Telephone 0118 958 5321
Facsimile 0118 960 4611 DX 54700 Reading 2
e-mail: inmail@clarks-solicitors.co.uk
website: www.clarks-solicitors.co.uk

Mr C J Lawley
Principal Solicitor
Legal Services
Wokingham District Council

Our Ref	SMD/JRA/822
Direct Line	0118 960 4633
Direct Fax	0118 953 3967
Direct e-mail	simondimmick@clarks-solicitors.co.uk
Date	17 October 2000

DX 33506
WOKINGHAM

Dear Colin

THE UNIVERSITY OF READING - PLANNING APPEAL - CHURCH FARM AND CATTLE BREEDING CENTRE SHINFIELD

I am not sure whether you have yet been instructed in detail, but as you will know from Angela Odell the University has submitted an appeal and as Angela explained at the Development Control Committee on 27th September the appeal timetable starts from 19th September.

In the light of the Committee's decision we do not expect to have to go through with the appeal but nevertheless we must be prepared and an appeal date has been set for 23rd January 2001. We have reserved Counsel for that occasion should the need arise.

Given that we now have to operate to revised procedures I wonder if I can agree the timescale with you. I understand it to be as follows:

1. Appeal questionnaire. The questionnaire was due by 3rd October and has been received for which many thanks.
2. Rule 6 Statements. The statements are due from both of us on 31st October.
3. Comments on Rule 6 Statements. The comments are due 3 weeks after the 6 week period namely on or before 21st November.
4. Proofs of evidence and agreed statement of common ground. These are due 4 weeks before the inquiry. Working back from 23rd January you come to 26th December which, as far as I am concerned, is a bank holiday! I think therefore that the relevant date is going to be Friday 22nd December since we are not entitled to agree a lesser period than 4 weeks.

Partners: Christopher Ward, Michael Sippitt, Peter Clark, Thomas Howell, Richard Lee, David Few, Peter James, Simon Dimmick, David Clark, Jane Gunnell, Antony Morris, David Rintoul, Helen Beech, Jolyon Barton, Derek Ching, David Corsellis, Kirstin Wells.
Associates: Rachel Booth, Rachel Clayfield, Jonathan Pawlowski, Kathryn Taylor, Rebecca Ireland.

Clarks is a member of the TAGLaw worldwide network of law firms.

I should be most grateful if you could confirm that my understanding of the timescale is correct. Quite clearly it means that a considerable amount of work needs to be done sooner rather than later in order to achieve the required section 106 agreement to allow the planning permission to be issued. I realise that John Short and your colleagues are trying to address the section 106 points but again I wonder whether you have formal instructions – or whether instructions have been given to one of your solicitor colleagues.

So far as the section 106 agreement is concerned, we will draft something but not all the principal terms to be included with it have so far been agreed.

So far as the agreed statement of common ground is concerned we shall need to deal with that well before the magic date of 22nd December. May I suggest that for practical purposes we try to produce something by 11th December for agreement during that week.

I am not sure what consideration you have given within the Council to what should be included in the statement of common ground. Attached to this letter is a list of those factors which I think at the minimum we ought to be able to agree. Failing agreement presumably we need to indicate the extent to which we have been able to agree and those areas on which no agreement has been achieved.

Because to some extent we are breaking new ground it would be very useful to have a short discussion with you when you have had a chance to consider the timescale.

Yours sincerely

Simon

SIMON DIMMICK

Enclosure

Copy to: Mrs A Odell – Senior Planning Officer

STATEMENT OF COMMON GROUND

Planning Inspectorate Reference:

Local Planning Authority Reference:

Appellant:

Planning Authority:

Date:

1. Location
2. Site Description and Size
3. The Proposal
4. Relevant Planning History
5. The Development Plan
6. Relevant Development Plan Policy
7. Relevant Regional and National Planning Policy
8. [Agreed Planning Conditions]
9. [Section 106 Agreement/Unilateral Planning Obligation]
10. [Expert evidence]
    - e.g. Policy
    - e.g. Transportation
    - e.g. Infrastructure (if any)

Angela Odell

From: Helen Rowlay
Sent: 10 October 2000 18:10
To: Angela Odell
Cc: Hilary Wardale
Subject: 0/2000/1890 and 0/2000/2292

Angela

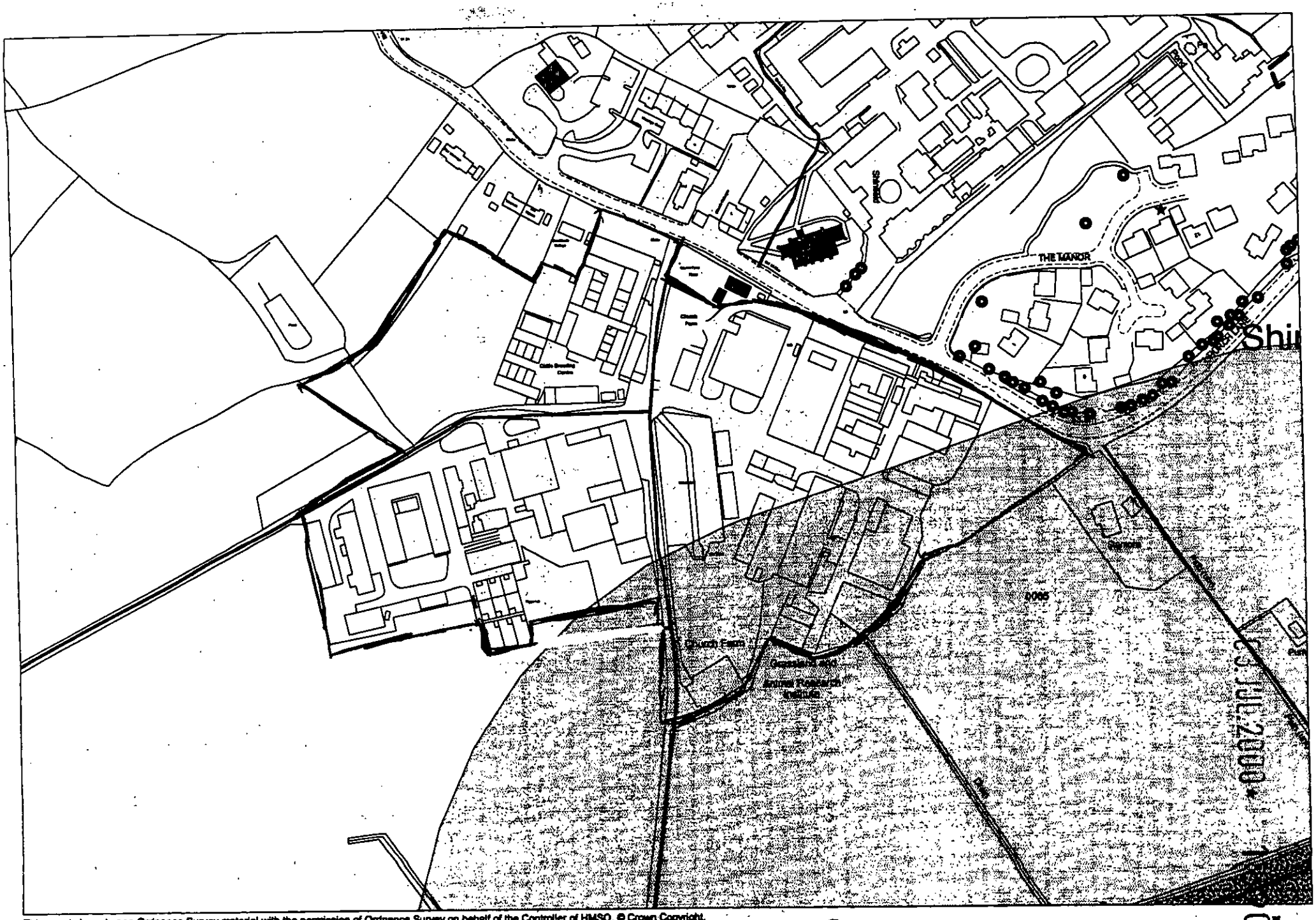
Further to your memo dated 6 October I can advise that we will be accepting the following offers on the above applications:-

0/2000/1890 - £25,000
0/2000/2292 - £5,000

Due to staff shortages/leave etc we have not had the time to follow up correspondence and queries from the developer regarding these developments. Similarly we do not have the time to build up an evidence base to support an alternative request on behalf of the Council.

If you have any queries please let me know.

Helen



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Development Control Section, Environmental Services, Wokingham District Council.

Tel: (0118) 974 6448 (Direct Line)
Date. September 28, 2000
My ref: O/2000/1890
Your ref:

Mr C P Young
Roselyn
School Green
Shinfield
Reading
RG2 9EH

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

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY

APPEAL BY: **University of Reading**
SITE: **Church Farm & the Cattle Breeding Centre, Shinfield**
APPLICATION No: **O/2000/1890**
PROPOSAL: **Outline application for the proposed erection of not less than 95 dwellings & not more than 140 dwellings (duplicate application)**

I write to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will attend at the Civic offices, Shute End, Wokingham, on a date to be advised, to hold a Local Inquiry into the above appeal.

Comments made at the application stage will be sent to the Inspectorate. If you wish to make further representations, you should send three copies to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1049544, to arrive no later than **30th October 2000**. Representations received after the deadline will not normally be seen by the inspector will be returned.

A free booklet, "Guide to taking part in planning appeals" is available from this department.

If you wish to receive a copy of the Appeal Decision, you should write to Miss Bibi asking for one.

Yours faithfully

Denise Gumbrell
Appeals Assistant

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878460
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GTN 1374-8460

COPIES TO: DC ACK: FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 12 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I am writing to confirm that the inquiry into this appeal will open at 10:00 on Tuesday 23/1/2001 at The Council Offices, Shute End, Wokingham which should be reserved for 3 days. The sitting days are at the Inspector's discretion and may be changed once the inquiry has opened. Please arrange a car-parking space for the Inspector, and send the details to the case officer quoting our appeal reference number.

We will confirm the Inspector to you at a later date.

Please note that disabled people who may be concerned about facilities at the inquiry venue have been advised to write to or contact your Council to confirm that proper provisions are in place.

Yours faithfully

Miss H Langridge

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206BL

Your Ref:

Our Ref: JHS/HF

Date: 04 October 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1031
Mobile Telephone: 07879 600061
Direct Email: js@haslams-surveyors.co.uk

Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: APPLICATION NOS. 0/2000/1890 AND 1891
UNIVERSITY OF READING
LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE

I refer to our recent discussions in respect of the above applications which, I understand, were considered by Development Control Sub-Committee at its meeting on the 27th September.

There were a number of points arising from that meeting:-

1. Haul routes.

   Could you or Tom Callaghan please let me or TPK know what you are proposing.

2. Church car parking.

   I do not think that in terms of Circular 1/97 there is an obligation on the University to provide such parking. However, I think the University would not object to part of the open space provision on site being devoted to this purpose. It would need to be provided from the 0.76 hectares that is not currently proposed as net developable site area, so that the net developable site area should remain at 4.66 hectares. It would, of course, be preferable for such parking to be provided close to the church and the village hall, and in this particular case, I would recommend that the University should be responsible for laying out an area for say 10 spaces.

3. Although no justification has been provided, the University would be prepared to contribute a sum of £25,000 towards education in Shinfield Village. You have indicated that this sum would be acceptable.

There remain a number of transportation points outstanding which I gather are being discussed as between Tom Callaghan and TPK.

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

I have incidentally asked Simon Dimmick to prepare a draft Section 106 Agreement which clearly can only be finalised once the main terms have been agreed. An early resolution of the outstanding matters is desirable from both our points of view if abortive appeal costs are to be avoided.

I will leave it to you to copy this letter to your colleagues as you consider necessary. If there are any points arising, please do not hesitate to give me a ring.

Yours sincerely

J H Short
HASLAMS

cc R H C Ascott Esq
S M Dimmick Esq
M R Knowles Esq

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878460
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Fax No 0117-9878804
GTN 1374-8460

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 3 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I am writing to tell you that we propose to hold an inquiry into this appeal at 10.00am on Tuesday 23 January 2001, at a venue to be arranged. We anticipate that the inquiry will last for 3 days.

We allow only one refusal of an inquiry date, before we fix a date, time and place for the inquiry. If you refuse the date offered you should give a good reason for doing so.

If you cannot accept the date offered, you may agree a reasonable alternative date with the other party. The availability of an Inspector is a crucial factor in this process. We will let you know whether we can supply an inspector for any date you agree between yourselves, but it must meet our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by 11 October 2000, I will assume that the proposed inquiry date and estimated duration are both acceptable, and that you are not intending to negotiate an alternative inquiry date with the other party.

You should not assume that the inquiry date offered here is the one which will eventually go ahead. We will write to you again to confirm the final arrangements.

Yours faithfully

Miss H Langridge

NB: You should only send letters about the inquiry date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

The Planning Inspectorate

For official use only Date received

QUESTIONNAIRE

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

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/00/1049544 **GRID REF:** SU 7268/7368

APPEAL BY: UNIVERSITY OF READING

SITE: CHURCH FARM + THE CATTLE BREEDING CENTRE, SHINFIELD

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

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

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

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

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch 1 Sch 2 col 1	
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c.	Has a screening opinion been placed on Part 1of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
		Number of Documents Enclosed	N/A
d.	Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e.	Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f.	A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g.	Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h.	Details of any other applications or matters you are currently considering relating to the same site; DUPLICATE APPLICATION REF: 0120001891		
i.	For all appeals, including those against non determination, you must provide details of all relevant development plan policies. *Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.*	3	
j.	Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k.	A list of any conditions or limitations you would agree to if the appeal were to be allowed;	1	
l.	Any other relevant information or correspondence you consider we should be aware of.		✓

16.a. What is the date you told those you notified about the appeal that we must receive any further comments by? 30/10/00

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	11	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute		

went to committee 27/9/00 - Not yet available.

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal? If NO, please send the following information:- YES / ~~NO~~ N/A

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit. —

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application? If YES please attach a copy of that notification. YES / NO

a. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction. YES / NO

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

Signature: _____ on behalf of Wokingham District Council

Date sent to us and the appellant 28/9/00

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

Conditions

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

3. No development shall take place within the application area, 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 and approved by the District Council.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. 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 Local Planning Authority before development commences.

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

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure efficient use of development land.

3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

8 & 10.
In the interest of highway safety and convenience.

9. To prevent queuing and parking off site, in the interest of highway safety and convenience.

Informatives

1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00

Angela Odell

Clarks

Solicitors

Great Western House Station Road Reading RG1 1JX
Telephone 0118 958 5321
Facsimile 0118 960 4611 DX 54700 Reading 2
e-mail: inmail@clarks-solicitors.co.uk
website: www.clarks-solicitors.co.uk

Mrs E Field
Wokingham District Council

DX 33506
WOKINGHAM

Our Ref	SMD/JRA/869
Direct Line	0118 960 4633
Direct Fax	0118 953 3967
Direct e-mail	simondimmick@clarks-solicitors.co.uk
Date	3 November 2000

Dear Mrs Field

THE UNIVERSITY OF READING - CATTLE BREEDING CENTRE AND CHURCH FARM - PLANNING APPEAL

I understand from Angela Odell that in the light of Colin Lawley's illness you are dealing with the legal aspect of the University's application for residential development at the Cattle Breeding Centre/Church Farm Church Lane, and indeed the appeal.

It is I believe the wish of neither party that the appeal should actually have to take place but that planning permission should be granted in accordance with the resolution of the Council's Planning Committee which means a S106 undertaking is required.

Draft S106

As Mr Short of Haslams indicated to Mrs Odell, we have prepared a draft agreement. The agreement follows the provisions of the agreement dated 16th May 2000 in respect of the residential development at Hollow Lane Shinfield. A copy of the Hollow Lane agreement (but without the drawings referred to in the schedules) is attached for your convenience. I hope you will be able to see that what I have drafted reflects the general and specific provisions closely.

I am not sure whether you have full instructions yet but the agreement needs to cover the following matters:-

1. affordable housing
2. open space
3. education contribution
4. transportation matters

Partners: Christopher Ward, Michael Sippitt, Peter Clark, Thomas Howell, Richard Lee, David Few, Peter James, Simon Dimmick, David Clark, Jane Gunnell, Antony Morris, David Rintoul, Helen Beech, Jolyon Barton, Derek Ching, David Corsellis, Kirstin Wells.
Associates: Rachel Booth, Rachel Clayfield, Jonathan Pawlowski, Kathryn Taylor, Rebecca Ireland.

Clarks is a member of the TAGLaw worldwide network of law firms.

As you would expect there is correspondence between John Short, Mrs Odell and others at the Council relating to education and open space matters and between TPK Consulting and Tom Callaghan in relation to transportation issues. If it would help I am happy to supply relevant copy correspondence but no doubt you will want to check the position directly with those who instruct you.

Draft Deed of Variation

Schedule 4 of the draft Section 106 Agreement relates to transportation matters. TPK Consulting have agreed the relevant details with Tom Callaghan. As explained in the TPK Consulting letter of 11th October to Mr Callaghan the planning obligation relating to transportation would provide for:-

1. a contribution towards the cost of making and implementing a Road Traffic Order;
2. a highway contribution towards the A327/EOPR Junction improvement works; and
3. the improvement of the junction of Hollow Lane with Church Lane if the Hollow Lane site has been developed. Schedule 4 of the draft Agreement has been written accordingly.

The Hollow Lane Agreement, which I have enclosed with this letter, provides in paragraph 4 of Schedule 4 for the Hollow Lane/Church Lane junction works to be carried out in the event that Church Farm and the Cattle Breeding Centre are put to a B1 use. There is no reference to development of the Church Farm/Cattle Breeding Centre site for residential purposes. The advice which TPK Consulting have given us, and with which I am confident that Tom Callaghan will agree, is that if the Church Farm/Cattle Breeding Centre site is developed for residential purposes then the junction works ought to be carried out in conjunction with the development of the Hollow Lane site. There is so far no provision to that effect. It is a point which I am sure, because they know all the issues, that neither Colin Lawley nor Tom Callaghan would miss. Because you are relatively "new" to the details of the various sites I thought I should draw it to your specific attention.

I have prepared a Deed of Variation to the Hollow Lane Agreement to alter the relevant paragraph to make it clear that if the Church Farm/Cattle Breeding Centre site is developed for residential purposes the Hollow Lane/Church Lane junction works should be carried out in conjunction with the development of the Hollow Lane site. The Deed of Variation should be entered into immediately after the Section 106 Agreement and the date of the variation agreement should of course be inserted in the square brackets in the additional words referred to in clause 2.

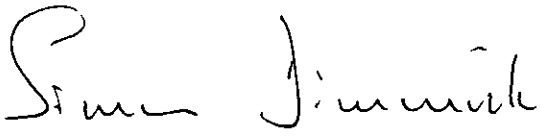
In addition to copying this letter and the enclosures to Angela Odell I am copying everything to Tom Callaghan direct.

In the past we have deduced title to the land on a number of occasions. If however you would like me to produce a copy of the title again I should be happy to do so. There are section 106 undertakings which relate to development of the land for 4 other purposes and/or

in other ways. I am sure Mrs Odell will be able to brief you fully as to the background. If however I can assist, please let me know because it is important for both of us that we can deal with this matter quickly so that both the Council and the University can avoid further unnecessary expenses in preparing for the appeal.

I will telephone you shortly to arrange a meeting to consider the draft if that would be helpful in progressing matters.

Yours sincerely



SIMON DIMMICK

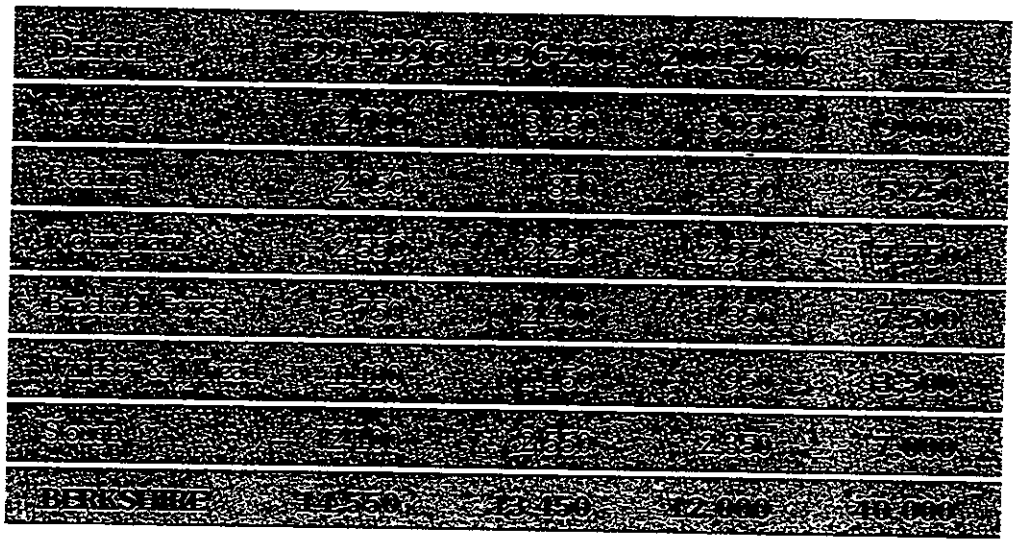
Enclosures

Copy to: ~~Mr J H Short~~
Mr R H C Ascott
Mr T Callaghan
Ms A Odell

7.23 In order to help control the overall scale of development, to prevent all housing development taking place in the early years of the Plan (if there were to be a significant recovery in the housing market) and to avoid an over-commitment which could limit discretion in any subsequent review of the Plan, it is important that there is some phasing of the total provision for the period 1991 to 2006. Therefore the table of provision by district below is broken down into three phases.

Distribution and Phasing of the Overall Provision

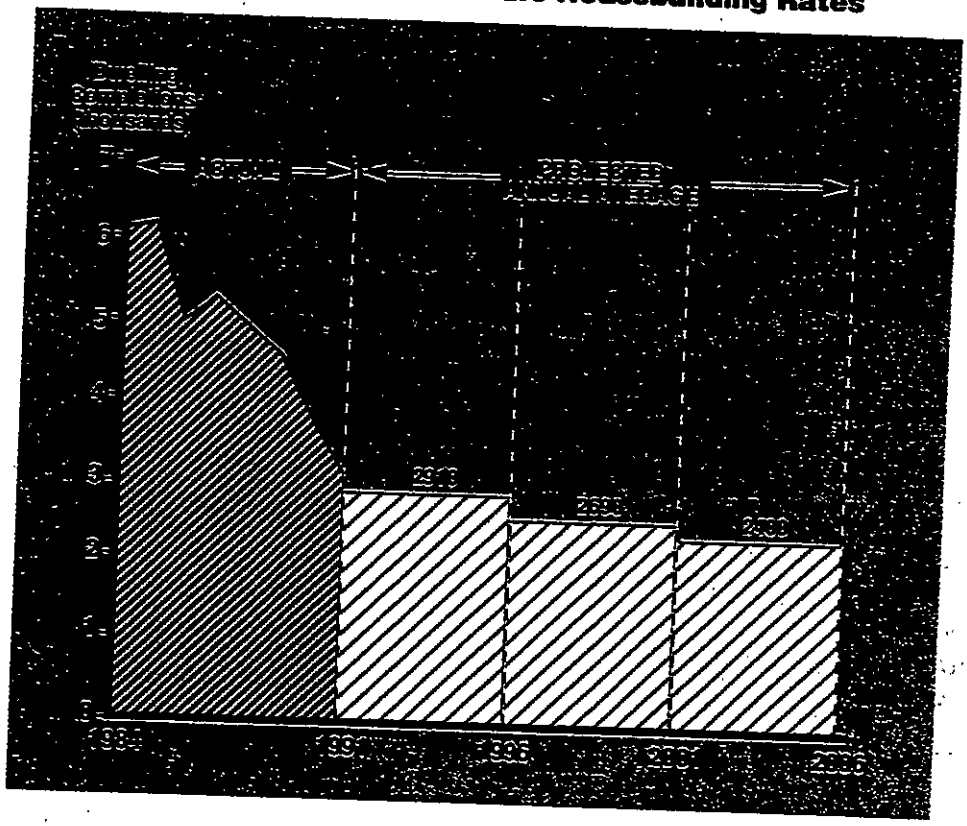
Policy H2 **The overall housing provision will be distributed and phased as follows:**



7.24 Although the figures for each period are not precise limits or targets, it is considered essential that land is not released for development which might lead to the proposed housing provision for any period being significantly exceeded. This may require the imposition of conditions on proposed development limiting the number of dwellings that may be built by certain dates, and possibly restrictions on the amount of development permitted in any period. An oversupply of housing in any of the individual phases will be counted against subsequent phases so that the overall housing provision in each district should not be significantly exceeded. The definition of "significantly exceed" will need to be agreed between the County and district councils, dependent upon local circumstances.

7.25 The implementation of the phasing set out in Policy H2 would result in a gradual reduction in housebuilding rates during the Plan period, as shown in Figure 1. Average building rates would be considerably below the levels experienced in the recent past. For example, an average of 5,140 dwellings per annum were built between 1981 and 1989. During the recent years affected by recession in the housebuilding industry, completions have been reduced substantially and indeed in the first three years of this Plan period dropped below 3,000.

Figure 1: Projected Future Housebuilding Rates



7.26 A specific strategic issue which cannot be addressed by the district-wide distribution set out in Policy H2 is the needs of the wider Reading area, and in particular the fact that there is a substantial amount of employment-generating development already committed in the area. While additional housing provision in Reading Borough will go some way towards meeting the consequent labour supply demands, it is recognised that additional provision will also have to be made in adjoining districts.

7.27 Specific reference was made to meeting the needs of the Reading area in Policy H3 of the Deposit Draft Structure Plan. Policy H3 proposed that a proportion of the housing provisions in Policy H2 of the Plan for Newbury and Wokingham Districts, taken together, should be within the wider Reading area, or be close to good transport links with employment opportunities in the Reading area. Subsequently, the Panel which conducted the Examination in Public recognised that the housing needs of Reading could not be fully met within the Borough itself.

7.28 The County Council had, before the receipt of the Secretary of State's direction, examined options for locating in the wider Reading area a significant proportion of any additional housing development that may be required in the County. This reflected the fact that the area had the greatest concentration of need in the County. The Council considered that sustainable locations should be sought close to the existing built up area which are or can be well served by public transport. While it concluded that no areas could be found for major housing development without incurring environmental damage, the County Council decided that development south of the M4 at Reading in Wokingham District was the least damaging broad location which would enable relatively close access by public and private transport into Reading.

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8 **In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :**

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9 **Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.**

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

TOWN CENTRE HOUSING

7.60 It is considered important to retain and, where possible, to increase the dwelling stock within town centres, where the pressures to reduce the available stock are often at their greatest.

Provision of Housing in Town Centres

Policy H10 **Within the provisions specified in Policy H2 proposals which increase housing provision within or on the fringes of town centres will be encouraged, provided that they do not lead to over-intensive development.**

7.61 Houses and flats in and adjacent to town centres may be seen as contributing towards a sustainable form of development in that they can provide opportunities for those who wish to live within walking distance of town centre facilities, improve the character of the town, and help to reduce the need for greenfield sites to be developed. Housing can also help to enliven town centres after working hours and provide a more varied built environment. In this respect it can contribute to maintaining the prosperity of the County's town centres, as sought in paragraph 9.13. In particular, 'living over the shop' initiatives may assist with this objective. However, care will have to be taken that problems related to "town cramming" are not created (see Policy EN1). The provisions of Policy H5 will also be taken into account.

GYPSY CARAVAN SITES

7.62 In accordance with Government advice, the Structure Plan should include policy guidance on the provision of sites for gypsy families residing in the County or resorting to the area.

7.63 The Criminal Justice and Public Order Act of November 1994 repealed those parts of the 1968 Caravan Sites Act which imposed a duty upon County Councils to provide gypsy caravan sites and to seek official 'designation' under the Act. Powers in respect of site provision are therefore now discretionary. Berkshire County Council already provides six permanent-stay sites which are considered to be sufficient to meet the needs of gypsies residing permanently in Berkshire. However, adequate provision is also sought for gypsy transit sites within the County.

Gypsy Transit Sites

Policy H11 **Adequate provision will be made for gypsy transit sites within the County. Criteria to be included in the site selection process will include:**

(i) proximity and easy accessibility to the primary road network:

(ii) maximum distance from residential and business properties;

(iii) strong physical site boundaries or an opportunity for self-containment.

Such development will not normally be appropriate in areas of land where development is severely restricted, for example, Green Belt; Areas of Outstanding Natural Beauty; and Sites of Special Scientific Interest.

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 **The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :**

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

6.11 The use which best retains the character of an historic building will normally be that for which it was built. However, where this cannot reasonably be achieved, any new use should:

- be wholly compatible with maintenance of the special character of the building; and
- involve minimum alteration to that character, internally or externally; and
- not materially damage the setting of the building.

6.12 Should, in exceptional circumstances, the complete or partial demolition or the large scale alteration of an historic building be permitted, detailed prior recording of the building will be required.

6.13 The County Council maintains a record of buildings and other structures of special architectural and historic interest to ensure consistency of records throughout Berkshire.

Areas of Special Character

6.14 The designation of Conservation Areas allows areas to be selected for their special character and for the application of extra resources, publicity, attention and controls. There are other areas or attractive groups of buildings - for example nineteenth and early twentieth century areas with a recognisable and consistent period character - where Conservation Area designation may not be justified, but where measures are desirable to ensure that change does not harm the existing character.

Areas of Special Character Including Conservation Areas

Policy EN5 **Areas of special character, particularly designated Conservation Areas, common land and town and village greens, will be protected from change damaging to their character and appearance. Encouragement will be given to proposals which make a positive contribution to the enhancement of the character and appearance of such areas.**

6.15 In both designated Conservation Areas and other areas of special character, particular attention will be paid to ensuring that the form, materials, density and siting of new buildings reflect and enhance the character of the area.

Archaeological Remains and Evidence

6.16 Archaeological remains are irreplaceable. They are the evidence, in some instances the only evidence, of the past development of our civilisation. They comprise a varied resource, including buried objects and standing structures ranging in date from prehistory to the industrial era. Particular care must be taken to ensure that archaeological remains and evidence are not needlessly or thoughtlessly destroyed.

6.17 The positive management, enhancement and understanding of archaeological sites will be promoted. Where appropriate, sites will be made accessible to the public.

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were 31,860 households in the plan area of which about 85% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the plan area lacked one or more of the basic amenities. There are few houses in the plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The two major developments in the plan area at Lower Earley and Woodley Airfield are now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Winnersh Farm, Winnersh (150 houses), south of Waltham Road, Twyford (200 houses) and west of Park Lane, Charvil (120 houses). These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are land at Reading Road, Winnersh, Broad Hinton, Twyford and Culver Lane, Earley.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan states that a main new area for housing provision will be at Winnersh. Details of the housing provision to be made in this main new area are given in Chapter 2.4 of this plan.

1.2.05 In addition to the main new area for housing, Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectare in size for this type of development are identified in Policy LH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than 0.4 hectare) which have not been specifically earmarked for house-building by the planning authority. Proposals for development, especially on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which

allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in Local Plan Working Paper Four which is available separately from this plan.

❖ LH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND DEVELOPMENT GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY LH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY LTV6 AND VARIOUS SPECIFIC POLICIES);

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES LTV6, LBE1 & LBE2);

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY LTV5);

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY LR4);

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS;

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.



1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-98) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore, in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 336 dwellings are to be included in the South East Area Local Plan, and 726 additional dwellings have been identified in this Local Plan. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites. The total for this Plan area is made up of 470 dwellings to be developed as the main area

nure and size of dwellings are not normally nsidered to be land-use matters. Site aracteristics though can influence the type of velling that can be provided, e.g. dense housing an urban situation, large dwellings in extensive ounds in village fringe locations, sheltered ousing in communal grounds. Further the District ouncil, with its resources of information can dvise residential developers about the types of ousing required in the Plan area. This information as to be regularly updated as the housing situation hanges over time. The District Council is nonitoring housing need and is carrying out a o[illegible]ng needs survey in the Spring of 1993.

1.2.24 In preparing this information the District C[illegible]il will have regard to:

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing residential accommodation i.e. social services, health authorities;

e) the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.25 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings;

b) dwellings to rent;

c) low-cost dwellings of various sizes.

❖ LH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.26 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material planning consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy statement and is likely to be confirmed in the forthcoming needs survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham District such sites are considered to be over 0.4 hectare in extent. Within the provisions of Policy LPS1 though, smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale special provision can be made under the rural 'exceptions' scheme. In view of the needs the Council has made limited provision for such exceptions in policy.

1.2.27 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

❖ LH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING

WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ LH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES LH1 AND LH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY LH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ LBE2 INAPPROPRIATE DESIGN

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

ENVIRONMENTAL IMPROVEMENT

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

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

STREET FURNITURE

1.4.12 Many elements of the built form have an important effect upon the quality and appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ LBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only 'green' an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a sense of place. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas. They should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill-considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ LBE8 LANDSCAPING OF NEW DEVELOPMENT

THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.

❖ LBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR

must be of a form, scale and height compatible with the character of the area and be constructed in materials sympathetic to the existing urban fabric. Proposals for new development that would be to the detriment of the local scene and character of these areas, by virtue of being badly designed in themselves, or when the use of poor and inappropriate materials is proposed, will not be acceptable. Proposals for development adjoining designated conservation areas will be expected to recognise the character of the area, and be supported by full details, to ensure that inappropriate forms of development do not take place in sensitive locations. In addition to policies earlier in this chapter, the following policies will apply in the control of development in conservation areas.

❖ LBE14 INAPPROPRIATE DEVELOPMENT IN CONSERVATION AREAS

PROPOSALS FOR NEW DEVELOPMENT WHICH WOULD BE DETRIMENTAL TO THE CHARACTER OF A CONSERVATION AREA WILL NORMALLY BE REFUSED.

❖ LBE15 NEW DEVELOPMENT IN CONSERVATION AREAS

IN CONSIDERING PROPOSALS FOR OTHERWISE ACCEPTABLE NEW DEVELOPMENT IN CONSERVATION AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE FOLLOWING:

(A) THE MASSING, SCALE, SITING AND DESIGN OF PROPOSED BUILDING(S);

(B) THE MATERIALS TO BE USED IN NEW BUILDING(S) (AND ANCILLARY FLOORSPACE TREATMENTS). THESE SHOULD BE APPROPRIATE TO THE AREA AND SYMPATHETIC TO ADJOINING BUILDINGS;

(C) THE CONTRIBUTION THE NEW BUILDING(S) WOULD MAKE TO THE CHARACTER OF THE AREA.

OTHER AREAS OF TRADITIONAL LOCAL CHARACTER

1.4.25 Links with the past are particularly important in an area which has experienced great change and high levels of growth. Equally important is the need to maintain the sense of place given by the use of traditional building materials and methods which is so often lost in modern development, leading to a sense of sameness.

1.4.26 Conservation areas will conserve the traditional local character of a few select areas. However, other areas and groups of buildings exist which, although not worthy of classification as Areas of Architectural, Historic or Townscape Character, nevertheless provide important links with the past and a sense of place. The Replacement Structure Plan, in Policy EN22, seeks to perpetuate areas of traditional local character by seeking, in any new development, designs and use of materials which take account of that character.

❖ LBE16 NEW DEVELOPMENT IN AREAS OF TRADITIONAL LOCAL CHARACTER

WITHIN AREAS OF TRADITIONAL LOCAL CHARACTER, AS IDENTIFIED IN PART TWO AND ON THE PROPOSALS MAP, OTHERWISE ACCEPTABLE NEW DEVELOPMENT SHOULD RESPECT THE EXISTING CHARACTER OF THE AREA. IN CONSIDERING PROPOSALS WITHIN SUCH AREAS THE DISTRICT COUNCIL WILL HAVE REGARD TO THE SCALE OF THE DEVELOPMENT, ITS RELATIONSHIP TO EXISTING BUILDING FORMS AND THE USE OF TRADITIONAL MATERIALS.

LISTED BUILDINGS

1.4.27 The plan area contains over 400 buildings which are included in the statutory list of buildings of architectural or historic interest and which are afforded special protection.

1.4.28 The listed buildings within the Plan area are important and irreplaceable assets, comprising part of the national stock of buildings of special architectural or historic merit. Accordingly, there is a strong presumption in favour of their retention, a concern reflected in Policy EN25 of the Replacement Structure Plan. It is essential that listed buildings are retained and maintained in good condition. The District Council has powers to prevent listed buildings falling into disrepair, and these powers will be used in appropriate cases.

1.4.29 The special architectural or historic features of listed buildings are not limited to their external appearance. Buildings will be listed for a variety of reasons including their age, the architectural style they represent, their method of construction, their relevance to the history of development in the area and their historic connections. Special care will therefore be taken to ensure that listed buildings are not altered so as to damage or erode their character, either internally or externally. A sensitive approach to the design of alterations or additions to historic buildings will be expected.

1.4.30 Listed building consent is required for any works of demolition, alteration or extension which would affect the historic character of a listed building in any way. This applies to both internal and external features and to any objects or structures which, although not fixed to the building, form a part of the land within the curtilage and have done so since 1st July 1948.

1.4.31 The setting of a listed building is often an essential element of its character. Special attention will be paid to development proposals which affect the setting of a listed building.

1.4.32 The best use for a historic building is the use for which it was built. Buildings still enjoying the original use should preferably stay in that use, since adaptations for new uses may result in changes to the character of the historic building, or result in the loss of features of architectural or historic interest. The original function of some listed buildings has now ceased and, accordingly, it will be necessary to find new uses to ensure their retention. In certain circumstances, it may be appropriate to permit the change of use of a historic building, as an exception to other policies contained in the local plan, where this would allow the retention and proper maintenance of that building. In such cases, it would be for the prospective developer to demonstrate that a change of use is the only way to retain the historic building.

❖ LBE17 APPROPRIATE USES FOR LISTED BUILDINGS

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT BUILDINGS OF HISTORIC INTEREST ARE AFFORDED APPROPRIATE USES AND SETTINGS. IT IS DESIRABLE THAT HISTORIC BUILDINGS USED FOR THE PURPOSE FOR WHICH THEY WERE BUILT SHOULD REMAIN IN THAT USE.

❖ LBE18 CHANGES OF USE OF LISTED BUILDINGS

THE CHANGE OF USE OF A LISTED BUILDING WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED:

A) THAT IT WILL NOT BE ABLE TO BE RETAINED BY A CONTINUATION OF THE PRESENT OR ORIGINAL USE;

B) THAT THE SPECIAL CHARACTER OF THE BUILDING AND ITS SETTING WOULD NOT BE ADVERSELY AFFECTED; AND

C) THAT THE PRESENT USE OF THE BUILDING CANNOT CONTINUE, OR THAT IT PREJUDICES THE PROPER PLANNING OF AN AREA.

1.4.33 Listed buildings need to be kept in a good state of repair. The District Council, in conjunction with the County Council, assists in the conservation of historic buildings by offering expert advice on their repair and maintenance and by offering, in appropriate circumstances, loans towards the cost of repair. The extent of loans will be limited by financial constraints. Details of the loan schemes are available from the District Council.

REQUIRED AS A RESULT OF NEW DEVELOPMENTS, SUBJECT TO THERE BEING NO SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECT. ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR.

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

A329/FOREST ROAD: Junction improvement
BETCHWORTH ROAD/WILDERNESS ROAD, EARLEY: Junction improvement
LODDON BRIDGE ROAD/CROCKHAMWELL ROAD, WOODLEY: Junction improvement
LODDON BRIDGE ROAD/HEADLEY ROAD: Modification to roundabout
A329 WOKINGHAM ROAD/WILDERNESS ROAD: Junction improvement
SONNING LANE/A4 BATH ROAD: Junction improvement
WINNERSH CROSSROADS: Improvement
ARBORFIELD CROSS: Junction improvements with A327
BUTTS HILL ROAD BRIDGE OVER RAILWAY: Provision of footbridge
B3349 BARKHAM BRIDGE: New bridge with road realignment
ELM ROAD, EARLEY: Realignment
ELM ROAD/PEPPER LANE: Roundabout improvement
A327 GREENSWARD LANE: Improved alignment.

❖ LT5 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING :

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS;

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS;

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY;

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain the viability of some centres. However new public car parking has environmental implications and may not be acceptable in some more sensitive areas particularly if it is decked.



❖ LT6 PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION TO PROVIDE, OR AN IDENTIFIED NEED FOR, PUBLIC PROVISION.

Note 1: The sum required per parking space by way of a commuted payment will be regularly reviewed.

Note 2: The District Council's adopted parking standards are attached as Appendix 1.

1.8.11 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ LT7 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.12 In general more vehicular traffic makes journeys by foot less pleasant and in some cases more dangerous. In older villages and towns in the plan area pavements are often narrow, can be uneven and are sometimes non-existent. The total exclusion of traffic is rarely achievable or desirable and the District Council is constrained at all times by the existing layout of the built environment.

1.8.13 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ LT8 PEDESTRIAN ROUTES

THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.14 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road spaces is provided. Where major road improvements take place, where possible, specific provision will be made for cyclists, as at the Loddon Bridge Roundabout improvement.

1.8.15 Considerable attention has been given nationally in recent years to the need to promote cycling as a regular mode of transport and a cycle lane has been established along the A4, principally to take school children safely from Sonning to the Wargrave Piggott School. In addition the more recent major housing and commercial developments in the area have been provided with segregated routes and opportunities exist to link those areas together. Where possible new routes could be formed through the areas of public open space between Woodley and Winnersh Triangle, and Lower Earley and Winnersh Triangle.

1.8.16 The Replacement Structure Plan requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycling priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the plan area, it will

Act 1990 and the local plan policy set out below indicates a relationship between the two Acts.

1.4.39 To date, 14 sites or structures within the Plan area have been recognised as being of national importance and are protected by legislation. They are shown on the Proposals Map. Over recent years the rate of discovery of 'new' archaeological sites has outpaced the process by which some are given protection. To redress this imbalance in the Schedule of Ancient Monuments, the Historic Buildings and Monuments Commission (HBMC) is proposing a 'Monuments Protection Programme' which will increase fourfold the number of sites afforded statutory protection nationally.

1.4.40 There will inevitably be some sites which fail to meet the criteria for scheduling, but are nevertheless of particular significance at Regional, County, District or local level and thus still merit protection and preservation.

❖ LBE20 PLANNING APPLICATIONS ON SCHEDULED SITES AND OTHER MONUMENTS

A) IN CONSIDERING PROPOSALS FOR DEVELOPMENT, THE DISTRICT COUNCIL WILL NORMALLY REFUSE PLANNING PERMISSION ON SCHEDULED ANCIENT MONUMENTS, THEIR SETTINGS AND ON THOSE OTHER SITES IDENTIFIED IN BERKSHIRE'S SITES AND MONUMENTS RECORD AS BEING OF REGIONAL OR COUNTY IMPORTANCE.

B) PLANNING PERMISSION MAY BE GRANTED FOR SCHEMES FOR WHICH SCHEDULED MONUMENT CONSENT HAS BEEN ISSUED BY THE SECRETARY OF STATE FOR THE ENVIRONMENT AND ON SITES OF REGIONAL OR COUNTY IMPORTANCE WHERE:

i) THERE ARE NO OVERRIDING LOCAL ARCHAEOLOGICAL REASONS FOR PRESERVATION;

ii) ANY AMENITY VALUE OF THE SITE IS SAFEGUARDED;

iii) ADEQUATE PROVISION HAS BEEN MADE FOR THE PROTECTION OF ARCHAEOLOGICAL FEATURES AND DEPOSITS OR THEIR ARCHAEOLOGICAL INVESTIGATION AND RECORDING PRIOR TO AND/OR DURING DEVELOPMENT.

1.4.41 However, simply to protect these sites from development does not always secure their long term preservation. In instances, positive management and curation is required. In this respect all public bodies have a responsibility to ensure that archaeological sites within their ownership - whether scheduled or unscheduled - have a sympathetic management programme (drawn up in consultation with HBMC for scheduled sites, and the County Council's Archaeological Section for non-scheduled monuments) which ensures their long term survival.

❖ LBE21 ARCHAEOLOGY - SITE MANAGEMENT

PROGRAMMES OF SITE MANAGEMENT WILL BE SOUGHT FOR SITES SCHEDULED AS ANCIENT MONUMENTS AND FOR SITES OF REGIONAL AND COUNTY IMPORTANCE. PLANNING PERMISSION WILL NORMALLY BE REFUSED FOR DEVELOPMENT AFFECTING THESE SITES UNLESS IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT MAKES ADEQUATE PROVISION FOR THE PROTECTION AND PRESERVATION OF THE SITE AND ITS SETTING.

1.4.42 In addition to those sites within the plan area already recognised as meriting preservation, the area contains many sites and areas of high potential where incomplete knowledge prevents an objective assessment being made. Areas of known archaeological potential are identified on the Proposals Map.

1.4.43 If development proposals come forward before a site or area has been properly surveyed and assessed, the applicant will be asked to provide for evaluation of the site so that an informed decision can be made on the proposals. This evaluation should aim to establish the presence or absence, extent, quality and character of the

archaeological evidence.

❖ LBE22 ARCHAEOLOGY - SITE EVALUATION

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT PLANNING APPLICATIONS LIKELY TO AFFECT ARCHAEOLOGICAL SITES AND MONUMENTS OF UNKNOWN IMPORTANCE AND AREAS OF HIGH POTENTIAL SHOULD HAVE PROVISION MADE FOR SUITABLE EVALUATION PRIOR TO DETERMINATION. IN THE ABSENCE OF AN APPROPRIATE LEVEL OF INFORMATION ON THE NATURE, EXTENT AND IMPORTANCE OF ARCHAEOLOGICAL DEPOSITS APPLICATIONS WILL NORMALLY BE REFUSED OR DEFERRED UNTIL SUCH INFORMATION - ENABLING THE FULL IMPLICATIONS OF THE DEVELOPMENT TO BE CONSIDERED - IS AVAILABLE.

1.4.44 As a result of evaluation works, or where existing information is adequate, the destruction of sites not meriting preservation may be acceptable, but only if accompanied by adequate investigation and recording. The scale of recording needed will vary from site to site and is to be determined by the County's Archaeological Officer. In some instances a lengthy excavation and post-excavation operation may be required, while in others a brief photographic or measured survey may suffice. In the absence of central and local government resources, developers in formulating proposals should make provision for work necessary to facilitate the replacement of in situ deposits by a documentary record.

❖ LBE23 ARCHAEOLOGY - PRESERVATION BY RECORDING

IN CONSIDERING PROPOSALS FOR DEVELOPMENT THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT ARCHAEOLOGICAL SITES AND MONUMENTS NOT MERITING PERMANENT PRESERVATION HAVE PROVISION MADE FOR AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL INVESTIGATION PRIOR TO DAMAGE OR DESTRUCTION. WHERE APPROPRIATE THIS WILL BE SAFEGUARDED BY CONDITION(S) AND PLANNING AGREEMENTS MAY BE SOUGHT TO ENSURE THAT ACCESS, TIME AND FINANCIAL RESOURCES ARE AVAILABLE TO ALLOW ESSENTIAL ARCHAEOLOGICAL RECORDING TO TAKE PLACE.

URBAN NATURE CONSERVATION

1.4.45 The plan area has become increasingly urbanised putting considerable pressure on wildlife habitats. However within the urban areas pockets of opportunity exist for the promotion of nature conservation on recreational, amenity and disused land by both the management of existing habitats and the creation of new ones. It is important to increase the richness and variety of wildlife in order to improve the quality of the urban environment and provide a valuable educational and recreational resource.



THE DISTRICT'S HERITAGE

CONSERVATION AREAS

4.39 The Council has powers to determine which part of its area have special architectural or historic interest, the character or appearance of which it is desirable to preserve, and designate them as conservation areas. The areas are protected through several measures, including the requirement for consent to be obtained for demolition, and the limitation of permitted development rights. Having carried out the survey of the built environment and reviewed the findings in preparing this plan, the Council is proposing to designate parts of Remenham village as a conservation area. During the plan period, the Council may decide to designate further conservation areas, depending upon circumstances.

POLICY WHE1: DESIGNATION AND REVIEW OF CONSERVATION AREAS

THE COUNCIL WILL DESIGNATE NEW CONSERVATION AREAS AT REMENHAM VILLAGE AND ELSEWHERE AS APPROPRIATE. IT WILL ALSO REVIEW EXISTING CONSERVATION AREAS IN RECOGNITION OF, AND IN ORDER TO PROTECT, THEIR ARCHITECTURAL AND HISTORICAL IMPORTANCE. IN ADDITION, THE COUNCIL WILL IMPLEMENT SCHEMES OF ENHANCEMENT FOR ALL CONSERVATION AREAS.

Implementation: Through the designation and review of conservation areas.

Monitoring: Carry out thorough review of conservation areas to identify site specific opportunities.

POLICY WHE2: RETENTION AND ENHANCEMENT OF FEATURES WITHIN CONSERVATION AREAS

THE COUNCIL WILL SEEK TO RETAIN AND ENHANCE THOSE FEATURES THAT MAKE UP THE DISTINCT CHARACTER OF CONSERVATION AREAS. THESE INCLUDE: THEIR SETTING, BUILDINGS, AND RELATIONSHIPS BETWEEN BUILDINGS, VIEWS, VISTAS, OPEN SPACES, TREES, TRADITIONAL STREETSCAPE, STREET FURNITURE, WALLS, RAILINGS, TRADITIONAL MATERIALS.

Implementation: Through the development control process.

Monitoring: Review two conservation areas by detailed study per year.

POLICY WHE3: DEMOLITION IN CONSERVATION AREAS

THE COUNCIL WILL REFUSE CONSENT FOR THE DEMOLITION OR REDEVELOPMENT OF BUILDINGS OF INDIVIDUAL MERIT OR GROUP VALUE IN CONSERVATION AREAS UNLESS IT IS SATISFIED THE BUILDING CANNOT BE RETAINED IN ITS PRESENT, OR FOR AN ALTERNATIVE, USE.

Cont.

I) CONSIDERATION WILL BE GIVEN TO APPROPRIATE CONTEMPORARY DESIGN THAT PAYS REGARD TO THE ABOVE POINTS.

Implementation: Through the development control process.

Monitoring: Through detailed studies of conservation areas.

4.42 Listed buildings often have the most to contribute in a conservation area, but other traditional buildings play an important role as a backcloth. Careful control over traditional buildings is therefore important for the overall appearance of the conservation area.

POLICY WHE5: ALTERATIONS AND EXTENSIONS TO TRADITIONAL BUILDINGS IN CONSERVATION AREAS

ALTERATIONS OR EXTENSIONS TO TRADITIONAL BUILDINGS WITHIN CONSERVATION AREAS MUST HAVE REGARD TO THE FOLLOWING:

A) THE RE-USE OF MATERIALS

B) THE USE OF TRADITIONAL MATERIALS APPROPRIATE TO THE LOCALITY

C) THE FORM, PITCH, CLADDING AND ORNAMENT OF THE ROOF SHOULD BE RETAINED

D) NEW WINDOWS SHOULD BE CONSTRUCTED TO MATCH THE ORIGINAL USING THE SAME PATTERN, GLAZING DIVISIONS, FRAME, MOULDING AND MATERIALS

E) NEW WINDOW OPENINGS OR DORMERS SHOULD NOT DISTURB THE PROPORTIONS OF THE ORIGINAL BUILDING, AND SHOULD RESPECT THE SIZE AND STYLE OF EXISTING WINDOWS

F) EXTENSIONS TO BUILDINGS SHOULD BE SUBSERVIENT TO THE EXISTING BUILDING

G) THE SITING OF EXTENSIONS SHOULD NOT DETRACT FROM THE TRADITIONAL INTEGRITY OF THE BUILDING OR ITS RELATIONSHIP WITH OTHER BUILDINGS OR OPEN SPACES WITHIN CONSERVATION AREAS.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

AREAS OF SPECIAL CHARACTER

4.43 There are some areas or attractive groups of buildings where there is a consistent period or character reflecting the area's past, but where a conservation area designation is not justified. It is desirable to protect these areas from development or change that may harm the particular character of that area. These areas are known as 'Areas of Special Character'.

POLICY WHE6: DESIGNATION OF AREAS OF SPECIAL CHARACTER

IN ADDITION TO THE DESIGNATION OF CONSERVATION AREAS THE COUNCIL HAS DESIGNATED AREAS OF SPECIAL CHARACTER, AS SHOWN ON THE PROPOSALS MAP. ENVIRONMENTAL ENHANCEMENT SCHEMES MAY BE PURSUED IN THESE AREAS DEPENDING UPON THE NEED FOR SUCH SCHEMES.

Implementation: Through the designation and review of Areas of Special Character.

Monitoring: Studies of Areas of Special Character.

4.44 Although there is no statutory protection afforded to these areas of special character, their importance is recognised, and the features of these areas should therefore be retained and enhanced.

POLICY WHE7: RETENTION OF IMPORTANT FEATURES IN AREAS OF SPECIAL CHARACTER

THE COUNCIL WILL SEEK TO RETAIN AND ENHANCE THOSE FEATURES THAT MAKE UP THE DISTINCT CHARACTER OF THE AREAS OF SPECIAL CHARACTER. THESE INCLUDE: BUILDINGS, RELATIONSHIPS BETWEEN BUILDINGS, VIEWS, VISTAS, OPEN SPACES, TREES, TRADITIONAL STREETSCAPE, STREET FURNITURE, WALLS, RAILINGS, AND TRADITIONAL MATERIALS.

Implementation: Through the development control process.

Monitoring: Studies of Areas of Special Character.

POLICY WHE8: DEVELOPMENT IN AREAS OF SPECIAL CHARACTER

IN ADDITION TO THE CRITERIA SET OUT IN POLICY WBE1 NEW DEVELOPMENT IN AREAS OF SPECIAL CHARACTER WILL BE EXPECTED TO RESPECT THE HISTORICAL CONTEXT OF THE AREA, AS SHOULD PROPOSALS FOR DEVELOPMENT ADJACENT TO, OR AFFECTING THE SETTING OF, AN AREA OF SPECIAL CHARACTER. IN PARTICULAR ATTENTION SHOULD BE PAID TO VOLUME, SCALE, FORM, MATERIALS AND QUALITY OF THE NEW DEVELOPMENT.

PROPOSALS FOR THE ALTERATION OR EXTENSION OF ANY BUILDING IN, AND WHERE APPROPRIATE, ADJACENT TO, AN AREA OF SPECIAL CHARACTER, WILL BE EXPECTED TO HAVE REGARD TO THE HISTORIC AND ARCHITECTURAL FEATURES OF THAT BUILDING. IN PARTICULAR ATTENTION SHOULD BE PAID TO:

A) THE SCALE AND PROPORTION OF THE ORIGINAL BUILDING

B) THE SHAPE AND VOLUME OF ITS ROOF

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F1)TO CONSERVE NATURAL RESOURCES

F2)TO MINIMISE POLLUTION

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or for which a rural location is essential. Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

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

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

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

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

POLICY WHE6: DESIGNATION OF AREAS OF SPECIAL CHARACTER

IN ADDITION TO THE DESIGNATION OF CONSERVATION AREAS THE COUNCIL HAS DESIGNATED AREAS OF SPECIAL CHARACTER, AS SHOWN ON THE PROPOSALS MAP. ENVIRONMENTAL ENHANCEMENT SCHEMES MAY BE PURSUED IN THESE AREAS DEPENDING UPON THE NEED FOR SUCH SCHEMES.

Implementation: Through the designation and review of Areas of Special Character.

Monitoring: Studies of Areas of Special Character.

4.44 Although there is no statutory protection afforded to these areas of special character, their importance is recognised, and the features of these areas should therefore be retained and enhanced.

POLICY WHE7: RETENTION OF IMPORTANT FEATURES IN AREAS OF SPECIAL CHARACTER

THE COUNCIL WILL SEEK TO RETAIN AND ENHANCE THOSE FEATURES THAT MAKE UP THE DISTINCT CHARACTER OF THE AREAS OF SPECIAL CHARACTER. THESE INCLUDE: BUILDINGS, RELATIONSHIPS BETWEEN BUILDINGS, VIEWS, VISTAS, OPEN SPACES, TREES, TRADITIONAL STREETSCAPE, STREET FURNITURE, WALLS, RAILINGS, AND TRADITIONAL MATERIALS.

Implementation: Through the development control process.

Monitoring: Studies of Areas of Special Character.

POLICY WHE8: DEVELOPMENT IN AREAS OF SPECIAL CHARACTER

IN ADDITION TO THE CRITERIA SET OUT IN POLICY WBE1 NEW DEVELOPMENT IN AREAS OF SPECIAL CHARACTER WILL BE EXPECTED TO RESPECT THE HISTORICAL CONTEXT OF THE AREA, AS SHOULD PROPOSALS FOR DEVELOPMENT ADJACENT TO, OR AFFECTING THE SETTING OF, AN AREA OF SPECIAL CHARACTER. IN PARTICULAR ATTENTION SHOULD BE PAID TO VOLUME, SCALE, FORM, MATERIALS AND QUALITY OF THE NEW DEVELOPMENT.

PROPOSALS FOR THE ALTERATION OR EXTENSION OF ANY BUILDING IN, AND WHERE APPROPRIATE, ADJACENT TO, AN AREA OF SPECIAL CHARACTER, WILL BE EXPECTED TO HAVE REGARD TO THE HISTORIC AND ARCHITECTURAL FEATURES OF THAT BUILDING. IN PARTICULAR ATTENTION SHOULD BE PAID TO:

A) THE SCALE AND PROPORTION OF THE ORIGINAL BUILDING

B) THE SHAPE AND VOLUME OF ITS ROOF

Cont.

C) THE FENESTRATION STYLE AND RHYTHM

D) THE QUALITY AND CONSTRUCTION OF THE ORIGINAL BUILDING

E) THE MATERIALS USED.

THE COUNCIL WILL RESIST DEMOLITION OF ANY BUILDING THAT MAKES A CONTRIBUTION TO AN AREA OF SPECIAL CHARACTER UNLESS IT IS SATISFIED THAT AN ALTERNATIVE USE CANNOT BE FOUND. DEVELOPMENT THAT WOULD ENHANCE THE AREA, PARTICULARLY THROUGH THE REMOVAL OF BUILDINGS AND LAND USES DETRIMENTAL TO ITS CHARACTER MAY BE ENCOURAGED.

Implementation: Through the development control process.

Monitoring: Studies of Areas of Special Character.

4.45 Historic parks and gardens form a valuable part of the District's heritage. There are two types of historic parks and gardens covered by this policy:

a) Parks and gardens on the English Heritage Register including: Bearwood College (grade II*); Farley Hall (II); Park Place and Temple Coombe (II*); Swallowfield Park (II); The Deanery, Sonning (II*); Temple Island (II*) (part of Fawley Court historic parkland).
b) Other parks and gardens recorded on the Wokingham District Sites and Monuments Record, including: Barkham Manor; Whiteknights Park; Bill Hill; Ravenswood; Haines Hill; Hurst Lodge; Billingbear (part in Bracknell Forest Council area).

POLICY WHE9: HISTORIC PARKS AND GARDENS: CONSERVATION, RESTORATION, AND NEW DEVELOPMENT

THE COUNCIL WILL SEEK TO CONSERVE AND RESTORE HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AS SHOWN ON THE PROPOSALS MAP BY ENCOURAGING THE USE OF MANAGEMENT PLANS.

DEVELOPMENT THAT WOULD ADVERSELY AFFECT THE CHARACTER, OR THE HISTORICAL CONTEXT, OR THE SETTING, OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST, WILL BE RESISTED.

Implementation: Use of management plans, and through the development control process

Monitoring: Check progress in line with management plans, Survey Historic Parks and Gardens, and assessment of areas in their vicinity.

LISTED BUILDINGS AND BUILDINGS OF TRADITIONAL LOCAL CHARACTER

4.46 Listed buildings are designated by the Department of the Environment. There have been a few recent additions to the list including St.Crispins School in Wokingham and Rebecca's Well in Crazies Hill. A Council 'Buildings at Risk' survey of all the listed buildings highlighted only three buildings with significant problems, which suggests that appropriate uses can be found for most listed buildings.

POLICY WHE10: RETENTION AND RESTORATION OF LISTED BUILDINGS

THE COUNCIL WILL NOT PERMIT THE DEMOLITION OF A LISTED BUILDING WITHOUT THE STRONGEST JUSTIFICATION. THE DEMOLITION OF ANY PART OF A LISTED BUILDING WILL ONLY BE ALLOWED WHERE THE COUNCIL IS SATISFIED THAT IT WOULD ENHANCE, OR AT LEAST NOT HARM, THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING, AND THAT A SUITABLE REPAIR/REPLACEMENT SCHEME HAS BEEN APPROVED, WHEN CONSIDERED NECESSARY.

Implementation: Through the development control process.

Monitoring: Survey of Listed Buildings.

4.47 The setting of a listed building is very important. This policy sets out the criteria necessary to consider when looking at new development in proximity to a listed building, to ensure the setting is protected.

POLICY WHE11: RETENTION OF SETTING OF LISTED BUILDINGS

THE COUNCIL WILL ENCOURAGE THE RETENTION AND RESTORATION OF THE HISTORIC SETTING OF LISTED BUILDINGS. PROPOSALS THAT DAMAGE THE SETTING OF A LISTED BUILDING WILL BE RESISTED. NEW DEVELOPMENT ADJACENT TO LISTED BUILDINGS, WHETHER WITHIN OR OUTSIDE ITS CURTILAGE, WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA, IN ADDITION TO THE CRITERIA IN POLICY WBE1. THE DEVELOPMENT:

A) MUST RESPECT THE HISTORIC SETTING OF THE LISTED BUILDING

B) SHOULD BE SYMPATHETIC IN SCALE TO THE LISTED BUILDING, BE SUBSERVIENT TO ITS MASSING, AND RESPECT ITS PROPORTIONS AND FENESTRATION PATTERN

C) SHOULD RESPECT THE ROOF FORM/HEIGHT OF THE LISTED BUILDING

D) SHOULD BE FINISHED IN MATERIALS SYMPATHETIC TO IT.

Implementation: Through the development control process.

Monitoring: Survey of Listed Buildings.

4.48 Where possible a listed building should be retained in the use for which it was designed. This will help the building to retain its historic identity. Where it is not possible to retain it in its original use, care will be needed to ensure an appropriate alternative use that does not affect the integrity of the listed building.

POLICY WHE12: APPROPRIATE USES OF LISTED BUILDINGS

IN THE FIRST INSTANCE, THE COUNCIL WILL SEEK TO RETAIN ALL LISTED BUILDINGS IN THEIR PRESENT USE AND, WHEREVER POSSIBLE, IN THE

Cont.

Settlements in their Landscape Setting

2.76 Many settlements owe much of their character to the quality of their countryside setting. Where this forms part of a gap or wedge between settlements this character is protected by the Policy WCC2. Other areas that are solely important to the character of the settlements they surround are identified in this policy. Most have been identified and justified in the adopted local plans. The new areas adjoining Wargrave within the Green Belt are identified for the first time.

POLICY WLL6: SETTING OF SETTLEMENTS

DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD DETRACT FROM THE OPEN OR COUNTRYSIDE APPEARANCE OF THE AREAS OF LAND IDENTIFIED ON THE PROPOSALS MAP THAT ARE OF SPECIAL SIGNIFICANCE IN MAINTAINING THE LANDSCAPE SETTING AND/OR THE INDIVIDUAL CHARACTER OF SETTLEMENTS.

Implementation: The development control process.

Monitoring: Impact of planning applications determined.

Landscape and New Development

2.77 Throughout the plan area, opportunities should be taken to ensure that new development both respects and contributes to the enhancement of the character of its immediate landscape, which can be urban or rural. Particular attention will be given to landscape enhancement in the critical areas of green wedges and gaps and setting. This will be achieved by giving advice and guidance to landowners, countryside management projects, and opportunities arising from acceptable forms of development.

POLICY WLL7: LANDSCAPE AND NEW DEVELOPMENT

NEW DEVELOPMENT, BOTH WITHIN AND ADJOINING THE COUNTRYSIDE, SHOULD RESPECT THE LANDSCAPE CHARACTER OF THE AREA AND, WHERE APPROPRIATE, PROVIDE MEASURES FOR THE PROTECTION AND ENHANCEMENT OF THAT LANDSCAPE CHARACTER, PARTICULARLY EXISTING BOUNDARY FEATURES.

IN ALL CASES THE DEVELOPMENT WILL:

A) WHERE PRACTICABLE, ALLOW THE RETENTION OF EXISTING SUITABLE TREES AND OTHER FEATURES

B) INCLUDE AN APPROPRIATE TREE PLANTING AND LANDSCAPE SCHEME THAT IS CONSISTENT WITH LOCAL LANDSCAPE CHARACTER.

Implementation: The development control process.

Monitoring: Planning applications determined.

4.52 There are currently eighteen SAM's in the District but the Secretary of State for Culture, Media and Sport may schedule further sites at any time. The existing Sam's, which are indicated on the proposals map are:

a) Site of St.Bartholomews Church, Arborfield
b) Moated site at Kenney's Farm, Arborfield
c) Moated site at Moat House, Barkham
d) Moated site and associated enclosure at Church Farm, Barkham
e) Cropmark complex south west of St.Patrick's Avenue, Charvil
f) Ring ditch cropmark east of St.Patrick's Avenue, Charvil
g) Cropmark enclosure and pits north east of St.Patrick's Avenue, Charvil
h) Roman buildings east of Wheatlands Manor, Finchampstead
i) Infirmary stables, Arborfield, Finchampstead
j) Bell barrow 160 metres north west of Warren Lodge, Finchampstead
k) Moated site and fishpond at Botany Bay Copse, Ruscombe
l) Cropmark complex south of Charvil Lane, Sonning
m) Cropmark complex north east of Model Farm, Sonning
n) Cropmark complex in Straighthanger field, Sonning
o) Cropmark site east of Broadmoor Lane, Sonning
p) Moated manorial site at Beaumy's Castle, 200 metres north of Priory Farm, Swallowfield
q) Moated site at Sheepbridge Court, Swallowfield
r) Moated site 100 metres south west of Bear Place, Wargrave.

POLICY WHE16A: DEVELOPMENT AFFECTING ANCIENT MONUMENTS

DEVELOPMENT PROPOSALS THAT COULD ADVERSELY AFFECT A SCHEDULED ANCIENT MONUMENT, OR ITS SETTING, WILL BE REFUSED PLANNING PERMISSION UNLESS SCHEDULED ANCIENT MONUMENT CONSENT HAS BEEN GRANTED AND THE DETAILED PROVISIONS OF POLICY WHE16B ARE MET :
Implementation: Through the development control process, in consultation with qualified Archaeologists.
Monitoring: Check applications for compatibility with archaeological objectives.

Other Archaeological Sites

The Wokingham District Sites and Monuments Record (SMR) provides a record of all known areas of archaeological potential, some of which are of national, regional or county significance. It is not possible to show all archaeological sites on the proposals map but as a guide those areas with high archaeological potential are indicated. The amount of information available about sites varies and new remains may be discovered at any time, so the Council's Archaeological Advisor should be consulted to obtain the latest information regarding the nature and extent of remains.

When considering development proposals that could affect archaeological sites the Council will require sufficient information to ascertain what the likely impact of the proposed development on the remains would be. If the SMR does not contain sufficient information, a more extensive desk based evaluation will be required and it is likely the a field evaluation will also be necessary.

POLICY WHE15: EVALUATION OF ARCHAEOLOGICAL POTENTIAL
WHERE DEVELOPMENT IS LIKELY TO AFFECT AN AREA OF ARCHAEOLOGICAL POTENTIAL, THE EXTENT AND NATURE OF WHICH IS NOT KNOW, THE COUNCIL WILL REQUIRE APPROPRIATE EVALUATION OF THE SITE, PRIOR TO DETERMINATION OF THE APPLICATION. IN THE ABSENCE OF SUFFICIENT INFORMATION ON THE EXTENT AND IMPORTANCE OF ARCHAEOLOGICAL REMAINS AN APPLICATION WILL NORMALLY BE REFUSED.

Where important archaeological remains exist, preservation in situ is the preferred means of protection but where a site does not merit this it is essential the provision is made for a proper investigation and recording of the site prior to development.

POLICY WHE16B: DEVELOPMENT AFFECTING ARCHAEOLOGICAL SITES
ARCHAEOLOGICAL SITES WILL BE PROTECTED IN ACCORDANCE WITH THEIR ARCHAEOLOGICAL IMPORTANCE AND ANY DEVELOPMENT PROPOSAL THAT COULD ADVERSELY AFFECT A SITE OF NATIONAL, REGIONAL OR COUNTY IMPORTANCE WILL BE RESISTED. HOWEVER, PLANNING PERMISSION MAY BE GRANTED FOR A DEVELOPMENT WHERE:

A) THERE ARE NO OVERRIDING LOCAL ARCHAEOLOGICAL REASONS FOR PRESERVATION

B) ADEQUATE PROVISION HAS BEEN MADE FOR THE PRESERVATION IN SITU OR EXCAVATION AND RECORDING OF ARCHAEOLOGICAL REMAINS, AS APPROPRIATE, PRIOR TO AND/OR DURING DEVELOPMENT. THE ACCESS, TIME AND FINANCIAL RESOURCES REQUIRED TO ALLOW RECORDING WILL BE SAFEGUARDED BY PLANNING CONDITIONS OR, PREFERABLY A LEGAL AGREEMENT

C) ADEQUATE PROVISION HAS BEEN MADE FOR THE PROTECTION AND PRESERVATION OF THE SITE AND ITS SETTING THROUGH A PROGRAMME OF SITE MANAGEMENT.

Implementation: Through the development control process, in consultation with qualified Archaeologists.

Monitoring: Check applications for compatibility with archaeological objectives.

(Policy WHE17 deleted)

APPENDIX 1

Application Nos.
O/2000/1890 & O/2000/1891

Received
03.07.00

Shinfield

Applicant: University of Reading
Location : Land at Church Farm & Cattle Breeding centre, Church Lane, Shinfield
Proposal : Outline applications for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (duplicate applications)

1. **Planning History** - The site is 5.4 ha. in size and comprises about 14,718m² vacant buildings. These buildings are the former farm buildings and ancillary research accommodation of the University and are in a variety of conditions of repair. The site also includes areas of undeveloped land to the west of the Cattle Breeding Station, proposed landscaping areas and the area between the existing buildings and proposed access at the east end of the site. The existing buildings are largely unscreened from views from the adjacent countryside. The site slopes downwards slightly to the south, and the buildings can be seen from some distance away, including from the public footpaths around and through the site. There are four Listed Buildings nearby on Church Lane: Church Farmhouse and Granary, L'Ortolan and St Mary's Church (Grade I).

   Application Nos. 98/67376/O and 98/67377/O for redevelopment of the site for 14,718m² B1 use floorspace were granted on appeal on 5 April 2000. The two current duplicate applications for residential development would be alternatives to these permissions to redevelop for B1 use.

2. **Proposal** - The proposal is in outline with only the means of access to be determined. The indicative plan shows 140 dwellings with areas of open space and landscaping. 20% of the dwellings would be social housing. The proposed indicative housing mix is 21 x 2 bedroom flats, 42 x 2 bedroom houses, 42 x 3 bedroom houses and 35 x 4 or 5 bedroom houses (assuming 140 dwellings).

3. **Consultations** -

- ***Shinfield Parish Council :*** "We express concern that the proposed design does not seem to be in keeping with the very special and historic character of the area, with its historic Church dating from the 11th Century and being a Grade I Listed Building.

  We also express concern over the proposed generation of traffic through this historic rural village centre and suggest a 'tonnage' limit to be imposed. We have noted that the proposed Hollow Lane site traffic will be in addition to this proposal."

- ***Parochial Church Council (PCC) :*** Asks for the following comments to be taken into account:

1. Housing mix should include a significant proportion of affordable properties suitable for young families.

2. The layout should include sufficient off-road parking to cope with Church and Church Hall uses. (The University used to provide this at Church Farm).

3. Traffic calming measures are needed at the western end of Church Lane to link in with the existing measures from The Manor to Hollow Lane.

- ***2 letters of objection :*** On grounds of increased traffic, accessway to War Graves and Memorial and public footpath from Church Lane to Ryeish Green will be virtually obliterated, construction work will be a safety hazard for footpath users and construction traffic may cause damage to Listed Buildings. Too much development in conjunction with the Hollow Lane housing site. Loss of wildlife and pleasant areas.

- ***Highway Officer :*** Advises that, in view of the planning history associated with this site and the conclusions reached within the TIA (Traffic Impact Assessment), it would not be possible to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to contribute financially/carry out highway/transportation improvements to accommodate the development traffic. These have yet to be agreed.

  Considers the proposed access arrangements are accepted in principle although will still have to be subject to further detailed design, including additional, or amendments to, the existing traffic calming measures along Church Lane.

  Therefore recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed).

- ***Conservation Officer :*** No objection in principle to outline proposal and siting of proposed access, but would recommend alterations to the indicative layout at reserved matters stage.

- ***Environment Agency :*** No objection subject to conditions.

- ***Ramblers Association :*** Pleased the public footpaths appear to have been retained on their original lines, but resurfacing may be needed.

- ***Council for the Protection of Rural England :*** Notes that some of the land is outside the settlement boundary but recognises that this is a brownfield site. Hopes that Wokingham District Council will insist on sympathetic development that is in keeping with the historical associations of the area.

- ***Consultant Archaeologist :*** Recommends a condition securing the implementation of a programme of archaeological work in accordance with an approved written scheme of investigation.

- ***Environmental Health Officer :*** Recommends conditions requiring a contaminated land assessment and associated remedial strategy and works, and hours of construction works limitation.

- ***Public Rights of Way Officer*** : No objections.

4. **Appraisal** - Main issues are:

A. Principle of Residential development including density and housing mix [Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WH2, WOS2 and WH6; Planning Policy guidance Note No.3 (PPG3)].

B. Effect on the character and appearance of the area and neighbouring properties [Berkshire Structure Plan Policies EN1, EN4 and EN5; Loddon Area Local Plan Policies LBE1, LBE2, LBE8, LBE16 and LBE18; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WHE8, WHE11 and WLL7].

C. Traffic, access and parking [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13].

D. Other technical issues; archaeology [Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16] and potential contamination of the land.

E. Services and Infrastructure [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4].

F. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is identified site SH13 for housing development under Policy WH2 of the Wokingham District Local Plan (except for the areas shown for proposed landscaping and open space on the attached plan). As the majority of the site is also 'previously developed' land in PPG3 (which is often commonly referred to as 'brownfield' land), there is no objection in principle to residential development of the site. The application is welcome in principle as its implementation would provide housing in accordance with the aims of the Development Plan and avoid further pressure on housing which implementation of the alternative B1 use permission could produce.

Density and housing mix

The indicative layout plan shows 140 dwellings on a net developable area of 4.66 ha., and the application is for a range of between 95 and 140 dwellings. The proposed Local Plan allocation was for 95 dwellings on the site, but to accord with PPG3 and the Density Policy adopted by the Environmental Services Committee on 12th June 2000, a density range of 30-50 dwellings per hectare is required. At a minimum net density of 30 dwellings per ha., the number of dwellings would need to be at least 140. Therefore, a condition requiring the number of dwellings to be 140 on the specified net developable area should be included, if permission is granted

The proposed housing mix shown on the indicative layout for 140 dwellings is as follows:

No. of Bedrooms	No. of houses and flats proposed	Percentage	Percentage required by Policy WH6
2	63	45%	At least 45%
3	42	30%	25%
4 or 5	35	25%	Not more than 30%
	140	100%	

The proposed indicative housing mix is therefore considered satisfactory under Policy WH6.

B. Effect on the character and appearance of the area and neighbouring properties

The area of proposed open space and access road at the east end of the site is on land outside the allocated housing site boundary for site SH13 and in the gap between settlements. However, as no built development is proposed on this land, it is considered that there is no objection in principle to this. Siting the access at this end of Church Lane would avoid locating it in the centre of Church Lane and would provide an opportunity for traffic calming measures and environmental improvements in this central area close to the Listed Buildings (Church and Church Farmhouse) and in the Area of Special Character.

The layout is indicative and shows that a satisfactory relationship can be provided to adjacent dwellings and in general to the Listed Buildings and in the Area of Special Character. Alterations to the layout and design would be expected at the reserved matters stage to take into account the Conservation Officer's advice.

The indicative plan shows that buffer planting can be provided around most of the western, southern and eastern countryside boundaries of the site. This should provide sufficient screening in time when the planting has matured. The effect on the character and appearance of the area and on neighbouring properties is therefore considered acceptable.

C. Traffic, access and parking

The Highway officer recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed), for the reasons explained in his consultation above.

D. Other technical issues

Archaeology: The Council's Consultant Archaeologist recommends a condition requiring a programme of archaeological work.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination.

E. Service, Amenity and Infrastructure requirements

As the proposed development is considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been

adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. Contributions towards public transport and other sustainable transport measures, local road improvements, education and provision of the proposed Public Open Space and play equipment would be expected. The applicants have proposed that 20% of the dwellings would be social housing units, and this is considered acceptable.

F. Concerns of the Parish Council, PPC and local residents
The Parish Council's reference to 'tonnage', the highway officer advises that part of the highway works (to be agreed) may include closure of the junction of Church Lane with Brookers Hill, but these would be subject to public consultation.
It would not be reasonable to require parking on the site to be made available for Church and related activities because residential parking needs to be available the whole time, and therefore dual use would not be practical. The remaining issues have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in principle, proposed density and indicative housing mix. It is also considered that it would have an acceptable effect on the character and appearance of the area, and access, parking and other technical issues are also considered acceptable, subject to conditions. Contributions to services and infrastructure have not yet been agreed.

6. **Recommendation** – Application No. O/2000/1891 - (I) GRANT planning permission subject to completion of a legal agreement for contributions to be agreed as set out in paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Application No. O/2000/1890 – (I) To resolve that had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been granted planning permission subject to completion of a legal agreement for contributions under paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Conditions

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

3. No development shall take place within the application area, 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 and approved by the District Council.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. 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 Local Planning Authority before development commences.

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

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority.

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure efficient use of development land.

3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

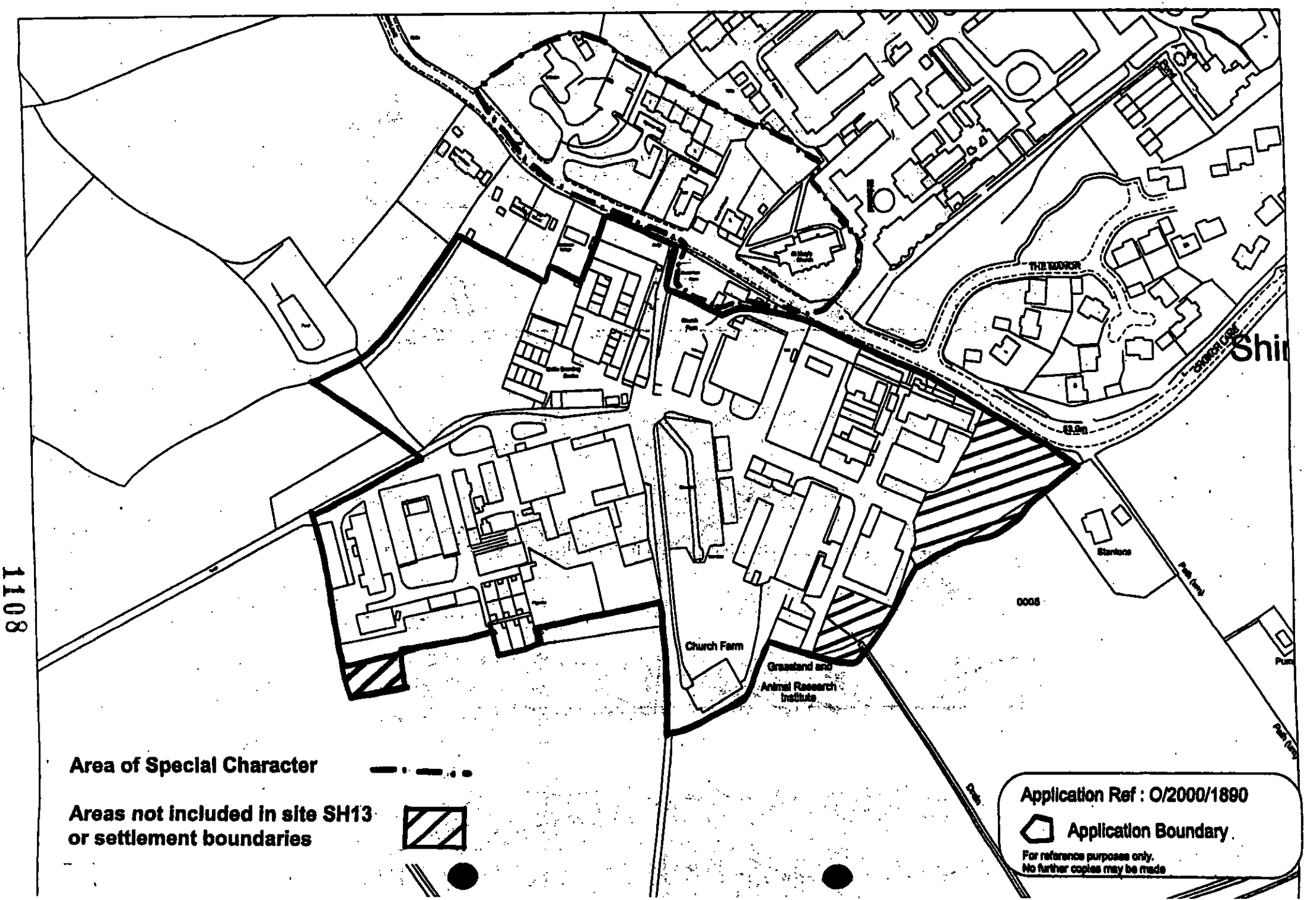
8 & 10.
In the interest of highway safety and convenience.

9. To prevent queuing and parking off site, in the interest of highway safety and convenience.

Informatives

1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00

Angela Odell


THE MANOR
Church Farm
Grassland and
Animal Research
Institute
Stanlore
Area of Special Character
Areas not included in site SH13
or settlement boundaries
Application Ref : O/2000/1890
Application Boundary
For reference purposes only.
No further copies may be made

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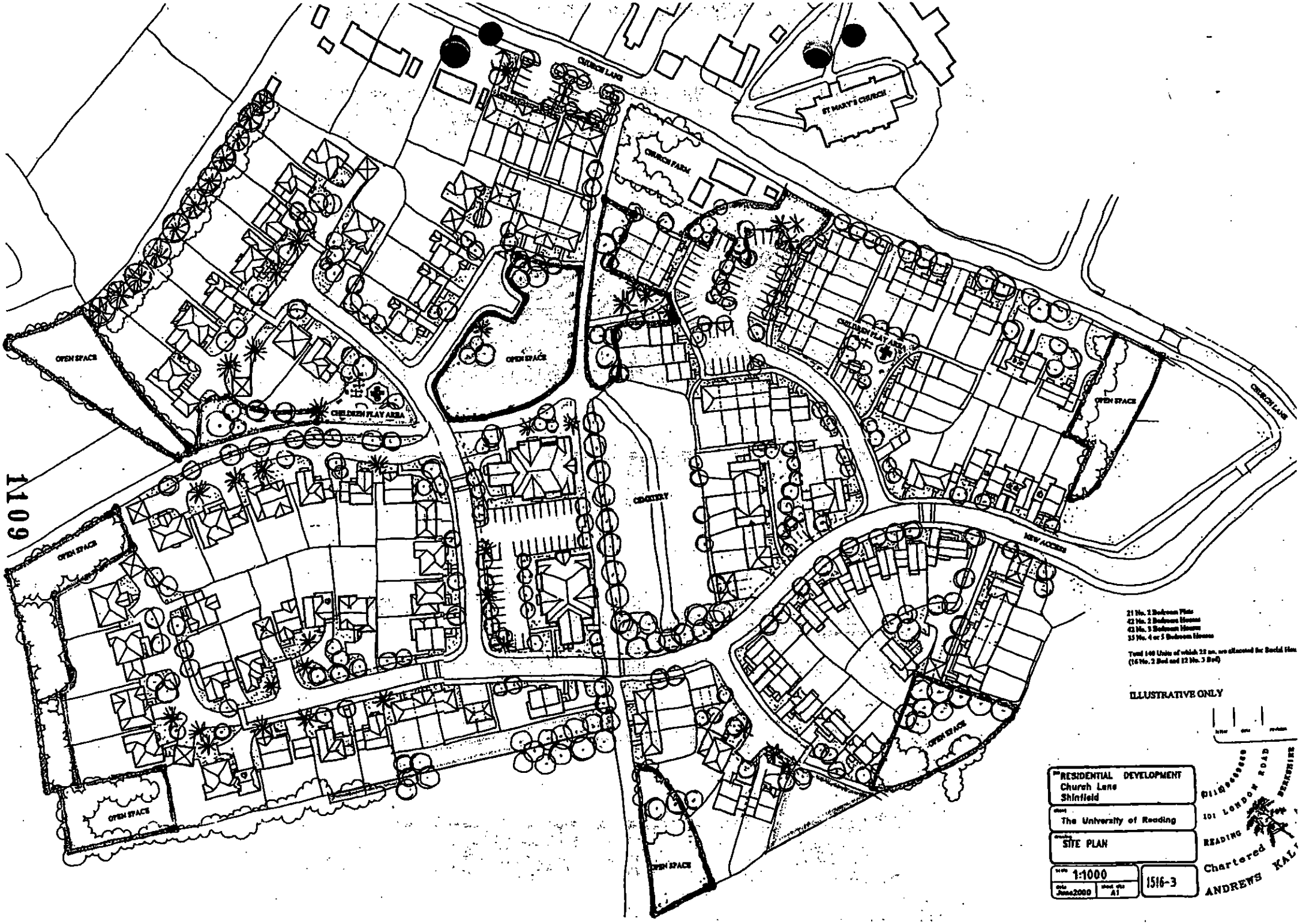
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CHILDREN PLAY AREA
CEMETERY
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21 No. 2 Bedroom Flats
42 No. 2 Bedroom Houses
43 No. 3 Bedroom Houses
33 No. 4 or 5 Bedroom Houses
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Church Lane
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The University of Reading
SITE PLAN
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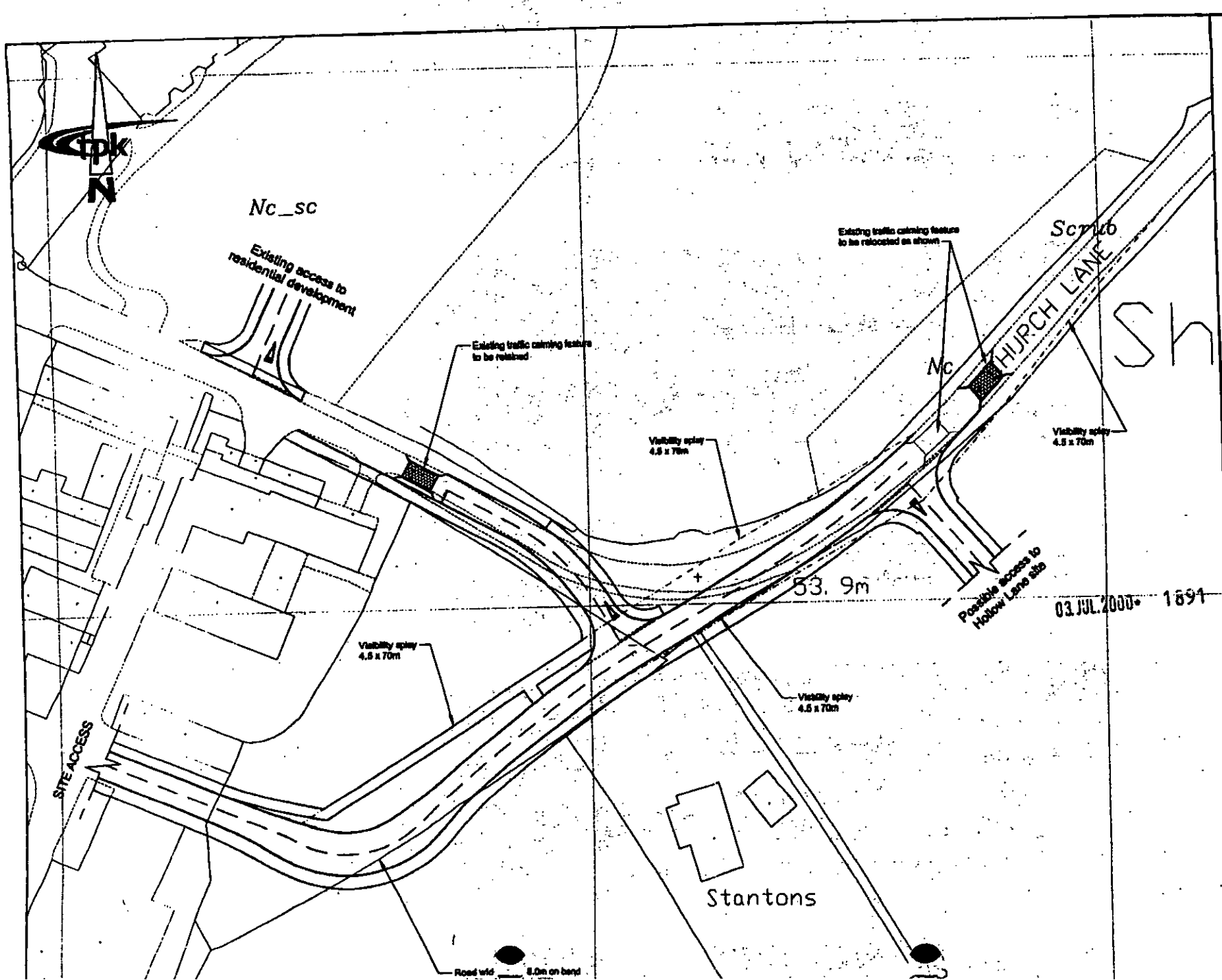

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REV	DESCRIPTION	DRAWN
DATE		AUTHORISED

AMENDMENTS

ISSUE PURPOSE

This drawing is issued solely for the purpose indicated by the adjacent stamp in this box.

tpk consulting

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PROJECT
Church Farm, Shinfield

DRAWING TITLE
PROPOSED RESIDENTIAL SITE ACCESS

CLIENT

on 6 September 2000 to allow Members to carry out a site visit.

RESOLVED: That Application No. 2000/1815 be approved subject to the conditions set out on Agenda pages 1082 to 1083.

127. APPLICATION NO. 2000/1846, PROPOSED DEMOLITION OF EXISITING NURSING HOME AND ERECTION OF 12 FLATS TOGETHER WITH REFURBISHMENT OF EXISITING GARAGE BLOCK, DORNDON HOUSE SCHOOL ROAD HURST, FOR THIRLSTONE HOMES (WESTERN) LTD

The Committee considered a report on this application as set out on Agenda pages 1087 to 1100.

In explaining the report, the Head of Planning and Transportation informed Members that revised plans had been received on the 11 September 2000.

The Head of Planning and Transportation also informed Members that the second line of paragraph (H), page 1090 should read as follows; "With regard to traffic generation it is considered that the likely level of traffic generated by the development would *not* represent a material increase over and above the existing use as a residential home and proposed extension."

Mr. HJ Larkin of Hurst Parish Council attended the meeting and spoke in opposition to the proposal.

Mr. J Saunders attended the meeting and spoke in opposition to the proposal.

Mr. I Tant (Applicant's Agent) attended the meeting and spoke in favour of the proposal.

Mrs. ANMC Drake, a local Member attended the meeting and spoke in opposition to the proposal.

During the discussion of the proposal Members raised a number of concerns relating to the height and massing of the proposal and its effect on the edge of settlement definition.

RESOLVED: That consideration of Application No. 2000/1846 be deferred to enable a site visit to be undertaken.

128. APPLICATIONS NOD. 2000/1890 & 2000/1891, OUTLINE APPLICATIONS FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS (DUPLICATE APPLICATIONS), LAND AT CHURCH FARM & CATTLE BREEDING CENTRE CHURCH LANE SHINFIELD, FOR THE UNIVERSITY OF READING

The Committee considered a report on this application as set out on Agenda pages 1101 to 1110.

Mr. CP Young, Church Warden of St. Marys Shinfield attended the meeting and presented the comments of the Parochial Church Council.

In discussing the application Members raised a numbers of issues relating to access to the site and parking arrangements for the nearby St Marys Church.

RESOLVED: 1) That subject to 2) and 3) below, an Agreement be entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

2) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in consultation with the Chairman of the Committee and Opposition spokesman;

3) That the Head of Planning and Transportation be authorised to agree haul routes and appropriate parking provision for users of the church;

4) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No 2000/1891 be approved subject to conditions set out on Agenda pages 1105 to 1107 with the exception of condition No 1;

5) That condition No.1 be amended to include pedestrian and cycling access to and within the site;

6) That subject to 7) below, had the appeal against non-determination not been submitted to the Planning Inspectorate, an Agreement would have been entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

7) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in conjunction with the Chairman of the Committee, and Opposition spokesman;

8) That had the appeal against non-determination not been submitted to the Planning Inspectorate, Application No 2000/1890 would have been approved subject to the completion of the Agreement referred to in 6) above and the conditions set out on Agenda pages 1105 to 1107 with the exception of condition No1;

9) That condition No.1 be amended to include pedestrian and cycling access to and within the site.

129. APPLICATION NO. 2000/1712, PROPOSED RETENTION OF IMPROVEMENTS TO GROUND CAR PARK (RETROSPECTIVE), LEANDER CLUB, REMENHAM LANE REMENHAM, FOR HENLEY ROYAL REGATTA

The Committee considered a report on this application as set out on Agenda pages 1111 to 1116.

Mr. FD Browne, a local Member attende the meeting and raised the issue of unauthorised parking at the above site and asked that if Members were minded to approve the application, extra conditions be included relating to restricting access to Leander Club members/Henley Royal Regatta use and access control measures.

RESOLVED: That Application No. 2000/1712 be deferred to enable further negotiations to take place with regard to restricting access to the site.

130. APPLICATION NO. 2000/1073, PROPOSED ERECTION OF TWO DWELLINGS AND ASSOCIATED PARKING, LAND ADJACENT TO 29 BROOK STREET TWYFORD, FOR CHASE & DALBY

The Committee considered a report on this application as set out on Agenda pages 1117 to 1129.

In explaining the report the Head of Planning and Transportation distributed an extra elevation of the site which was i addition to that in the Agenda.

Mrs. L Dane representing Twyford Parish Council attended the meeting and spoke in opposition to the proposal and asked that if Members were minded to approve the application, an extra condition be placed on delivery times restricting this tc after 0900 hrs.

Mr. A Port attended the meeting and spoke in opposition to the proposal.

APPENDIX 2



BERKSHIRE STRUCTURE PLAN 1991-2006





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TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5 **In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.**

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).

INFRASTRUCTURE, SERVICES AND AMENITIES

4.19 Many of the concerns expressed in the past about development in Berkshire have been linked to the inadequacy of the supporting infrastructure, services and amenities. Rates of development reached their peak at a time when public spending was constrained. Consequently, there is today often little spare capacity in physical and social infrastructure in many parts of the County, while the ability of the public sector to fund new facilities remains limited. Thus it is important that landowners and developers should make appropriate provision for infrastructure, services and amenities made necessary by new development. In general, the costs will be offset against the development value of the land.

Provision of Infrastructure, Services and Amenities

Policy LD6 **Before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at the appropriate time so as to ensure the proper planning of an area.**

To this end local planning authorities may require contributions to be made by landowners or developers to provide additional infrastructure or facilities where they are :

(i) needed to enable development to take place;

(ii) directly related to the proposed development; and

(iii) fairly and reasonably related in scale and kind to the proposed development.

Local planning authorities may also require an acceptable balance of uses in mixed development or the implementation of local plan policies for a particular area or type of development. Where appropriate, any amenity or resource lost or damaged as a consequence of development should be offset by new provision elsewhere either on or off-site.

4.20 The County Council has produced jointly with the district councils a guide[1] for developers which sets out the general service standards that will be applied in considering the adequacy of any proposal. Account will also be taken of any spare capacity in the existing provision of facilities and services in an area and specific requirements and programmes set out in other policy documents such as local plans, development briefs and the Transport Policy and Programme.

4.21 The guide itself has been drawn up in the light of Government advice (DoE Circular 16/91) and includes references to the provision of public open space and to community facilities such as schools, libraries and halls, as well as to the physical infrastructure required for development to be implemented. This document will be updated on a regular basis. Legal agreements will be sought in appropriate instances to cover the provision of specific services and facilities related to the proposed development.

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1 *Infrastructure, Services and Amenity Requirements for New Development in Berkshire*

4.22 In addition to the County and district council services the requirements of other agencies, including the National Rivers Authority, the water companies and health authorities, will need to be taken into account in considering development proposals.

4.23 In considering any legal agreement, local planning authorities will need to consider not only whether the scale of provision is adequate, but also whether the timing of provision meets the needs likely to be generated.

Water Resources

4.24 While it may be possible to identify how additional infrastructure for water, sewerage and sewage disposal may be provided, it will be important to look at the wider environmental consequences of such additional facilities. The County Council is particularly concerned that :

- discharges into rivers are strictly controlled to ensure the maintenance of water quality; and
- water resources are not depleted to the extent that they have an unacceptable impact on river flow, water quality, amenity and nature conservation.

Development and Water Resources

Policy LD7 **Proposals for development will only be permitted where existing water resources are adequate, or where they can be augmented in time to support the proposed development without adversely affecting existing water resources, water quality, amenity or nature conservation.**

4.25 These issues will be considered in consultation with the National Rivers Authority and the appropriate water companies.

4.26 The County Council considers that local planning authorities should be satisfied that adequate resources are available before development is permitted and that where resources need to be augmented, this can be undertaken without any significant adverse environmental effects.

BENEFITS TO THE WIDER COMMUNITY

4.27 As well as minimising the impact of development and remedying the consequences of any unavoidable damage, the County Council considers that it is important to enhance the environment of Berkshire and to further other policies in the Structure Plan wherever appropriate opportunities arise.

Development and Benefits to the Wider Community

Policy LD8 **In considering proposals for development, opportunities will be sought for securing environmental improvements and other benefits both on site and in the surrounding area.**

10 TRANSPORT

AN INTEGRATED TRANSPORT STRATEGY

10.1 The close relationships and potential conflicts between transport, land-use policies and environmental concerns have been emphasised in earlier chapters. Demands for movement by individuals and by industry and commerce may, for example, conflict with the interests of residents and with the aims of conserving natural resources and minimising pollution (Policy OS1). In addition, Policy LD5 refers to the transport considerations that need to be taken into account in dealing with development proposals.

10.2 The demand for travel in Berkshire is still increasing faster than the national average and this, together with the substantial outstanding commitments to development, will produce an increase in demand that can only be catered for by a balanced approach to transport. While the car is currently the predominant mode of travel and car ownership is predicted to grow further, the County Council recognises that, particularly in urban areas, it is not practical, environmentally acceptable or economically feasible to cater for unrestrained demand for private car use.

Integrated Approach to Transport

Policy T1 **The County Council will continue to develop an integrated approach to meeting the demand for movement, including the preparation of a Transport Plan. A balance will be promoted between all modes of transport to maintain an efficient and effective transport system. Consideration will also be given to the level of demand for each mode which can be accommodated in specific areas.**

10.3 In order to implement this integrated approach, infrastructure planning and design by the County Council will need to take account of the requirements of all transport users, including the mobility handicapped and the potential for their integration. The location and layout of new and improvements to existing transport links will reflect the need to cope with traffic growth through improvements to highway capacity, public transport, and facilities for walking and cycling. Bus priority measures, cycleways, footways, pedestrianisation and shared facilities will become a common feature of transport provision in congested areas. Infrastructure planning will also need to take account of the potential in the existing network for improvements to rail access and other passenger facilities. Innovative proposals, such as park and ride, guided busways and light rail will also need to be considered.

10.4 It is recognised that many of these approaches cannot be represented adequately in a Structure Plan and that the balance which can be achieved between different modes of transport will vary across the county depending on local circumstances. To develop and support the principles of the integrated strategy outlined in this Plan, the County Council has prepared a 'Transport Plan'[1]. This provides a more detailed framework for local plans and for implementing transport policy through bids for resources in the annual Transport Policies and Programme (TPP). It includes a number of specific targets to be reviewed regularly for such matters as vehicle emissions and fuel consumption, environmental impact, area specific modal shares and measures of accessibility. An overall target for accident reductions by the year 2000 is already included in the annual Road Safety Plan.

10.5 A further part of the integrated strategy will be the development of comprehensive transport packages in partnership with the district councils, public transport operators and other representative bodies as appropriate, in accordance with the requirements of each of the urban areas. They will need to include attractive public transport facilities and selective parking controls, as well as highway improvements. Traffic management schemes will be employed to make the best use of the existing highway network to promote public transport, cycling and pedestrian priority, and to secure environmental improvements in residential areas and busy shopping streets.

10.6 Implementation of an integrated transport strategy will require a firm commitment from a range of bodies and organisations, close co-operation with regard to funding, and some further changes in policy by central government with regard to both funding and legislation. However, the need for an integrated approach to transport has been acknowledged by all concerned with transportation and its implementation is considered essential.

10.7 The success of the integrated transport strategy will be assisted by non land-use initiatives to reduce the need for travel, particularly by car at peak periods. The County Council will support such initiatives which include more flexible working hours, car sharing, home working, differential car parking charges to dissuade long-term parking and the provision and co-ordination of private bus/coach services.

10.8 As part of its integrated approach the County Council has published a 'mobility action plan' which it is seeking to implement in close liaison with district councils, operators and representative groups. The Council has also published a strategy for the development of community based transport facilities in the County.

PEDESTRIANS

10.9 Many journeys will entail pedestrian movement, yet pedestrian facilities and environment are often poor and potentially unsafe.

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1 *Berkshire Transport Plan, An Integrated Transport Strategy, published July 1995*

Provision for Pedestrians

Policy T2 **Walking will be encouraged by improved accessibility, security, safety and environment. Account will be taken of the need for convenient and direct pedestrian routes in considering proposals for all new development and in connection with the provision of any new transport infrastructure.**

10.10 In consultation with district councils, the County Council will seek to promote the role of walking, and provide effective pedestrian access, safety, security, convenience and comfort for all short trips, with particular regard to the requirements of people with disabilities.

10.11 The County and district councils will continue to promote the provision of pedestrian routes away from traffic. In particular, in town and other urban centres, the County Council will favourably consider proposals for pedestrianisation, provided adequate access, safety and environmental conditions can be maintained for all users, including users of public transport, and people with disabilities.

CYCLISTS

10.12 In the context of rising travel demand the bicycle is seen as increasingly important in providing for short to medium length journeys and as an integral part of longer multi-mode journeys, especially by rail.

Provision for Cyclists

Policy T3 **Cycling will be encouraged and choice for cyclists increased by improved accessibility, security, safety and environment. Appropriate new development, as well as highway and other transportation facilities should provide for the particular needs of cyclists.**

10.13 Implementation of an integrated transport strategy includes the development of networks for cyclists, links with public transport services, and the provision of secure cycle parking. In consultation with the district councils and local cycling organisations, the County Council will work to promote the role of cycling and provide special facilities.

10.14 The County Council is continuing to develop and implement its programme of cycleway proposals and has been successful in achieving considerable external funding for these schemes, allowing an enhanced programme to be maintained. The Council also incorporates the provision of appropriate cycleway facilities within all major road schemes. A guide to the planning, design, construction and maintenance of cycle facilities called "Cycling in Berkshire" was published in May 1992.

10.15 Given the potential for increased cycle use (the overall target is to achieve a threefold increase in the number of urban cycling journeys over the next 20 years), the County Council is drawing up a cycling strategy which seeks to fill the gap between the broad provisions of the Transport Plan and the more detailed guidance set out in 'Cycling in Berkshire'.

10.16 Cycling is also important as a leisure activity and there is a growing demand for leisure routes, such as the Round Berkshire Cycle Route. Where acceptable in environmental terms, such facilities can provide safe and interesting routes that can be traversed as a whole, or in part.

PUBLIC TRANSPORT

10.17 Within an integrated approach, the vital role of public transport as an alternative to the use of the private car is recognised. The County Council will actively support measures to improve the efficiency, reliability and public perception of these largely commercially provided services. Implementation may involve providing additional highway, junction, and parking capacity which either directly or indirectly enables road space to be reserved for public transport or encourages transfer to public transport.

Encouraging the Increased Use of Public Transport

Policy T4 **The County Council will encourage the increased use of public transport as a viable alternative to the private car by measures to increase accessibility, help meet the special needs of the mobility handicapped, enhance penetration, and improve the attractiveness, frequency and reliability of bus and rail services. Proposals for the layout of development areas or major transport schemes should make provision for public transport by providing access to existing services/facilities, by positive measures to encourage new services and/or by the provision of new facilities.**

10.18 Progress towards meeting the objectives in Policy T4 will be measured by developing area-specific modal share targets. As part of its policy to encourage the use of public transport the County Council will :

(i) seek greater efficiency and reliability of bus services by the introduction of priority and other traffic management measures, by improved enforcement, and by maintaining close liaison with bus operators;

(ii) encourage the use of railways by seeking the improvement of services and facilities, including those serving new development, and by maintaining close liaison with Railtrack and the train operating companies. The County Council supports in principle any proposals for the electrification of railways in Berkshire. It will alsoinvestigate with Railtrack and the train operating companies the potential for new stations in the County, including stations in association with proposed new development;

(iii) investigate, in conjunction with the operators and other interested parties, the potential for new public transport services and/or facilities to serve both new and existing development, and will, in appropriate circumstances, seek contributions towards the provision of facilities and the implementation of services. Where areas of development are being phased or where adjacent areas are likely to be developed at a later date, it will be essential to consider the longer term potential for the extension/provision of services and this will need to be addressed through the Transport Plan, local plans and the development control process;

(iv) seek to ensure that appropriate provision is made for taxi services through traffic management measures;

(v) seek as part of its mobility action plan the provision of vehicles offering DipTAC[1] features on all local bus services operating under contract as these become due for renewal, and to develop a community transport strategy that will provide a comprehensive network of fully accessible services for the mobility handicapped;

The County Council has also included public transport proposals in the Transport Plan which are not appropriate for inclusion in the Structure Plan.

10.19 The County Council is a major purchaser of public transport services and co-ordinates the provision of education transport, transport for users of social services, and supported local bus services to ensure that the most effective network of services is maintained. The requirement for educationally and socially necessary public transport services is responsive to the level of service provided commercially by public transport operators or supported by other organisations. Particularly at peak times the provision of employer-sponsored works bus and coach services will be encouraged.

10.20 The County Council will also seek to promote public transport through the development of transport packages and agreements, such as those referred to in para. 10.5, that enhance public transport and give opportunities to provide bus priority measures on existing roads. For example, as part of the Reading 'package', proposals are being brought forward for bus lanes on the Basingstoke Road in conjunction with the A33 Relief Road.

10.21 The Council will also look for opportunities to develop park and ride schemes and other proposals in partnership with bus and rail operators. Proposals for park and ride schemes are included in Policy T13 in the Slough/Windsor area and on the three main corridors into Reading from the east, south and west. It is intended the proposals should be co-ordinated with the introduction of bus priority measures.

10.22 In addition to the above proposals, enhanced public transport facilities and priorities are being developed through a number of local area projects, for example in Bracknell and Slough.

PRIVATE CARS

10.23 In the urban areas, especially during the peak commuting periods, a degree of restraint on private cars is necessary. This is best achieved by taking positive action rather than by allowing congestion to take its course, with consequent delays and increased pollution and fuel consumption.

1 *The Disabled Persons Transport Advisory Committee*

Control of On-Street and Off-Street Parking

Policy T6 **The availability of on-street and off-street parking should be controlled both in existing and in new areas of development. In assessing the provision of additional public and private parking spaces, especially in town centres, consideration will be given, in accordance with the integrated transport strategy to meeting demand by alternative measures such as public transport, possibly in association with peripheral car parking. In appropriate circumstances parking provision may be limited to operational parking only and commuted payments in lieu of on-site parking provision will be sought.**

10.30 Commuted payments can assist the integrated approach to transport by the provision of off-street car parking, including peripheral sites in association with measures such as park and ride. They may also contribute to other public transport facilities. The County Council will also encourage district councils to allocate surplus income from the operation of off-street car parking for the same purposes.

TRAFFIC MANAGEMENT AND ROAD SAFETY

10.31 Traffic management, accident investigation and safety audits offer considerable scope within an integrated strategy to encourage the safer and more efficient use of the highway network for all users and provide environmental improvements.

Traffic Management Measures and Road Safety

Policy T7 **The County Council will seek, through appropriate traffic management measures, to improve the overall level of safety on the transport network, to control the use of existing and proposed highway infrastructure for the benefit of all users and where practical to provide environmental improvements and/or protection. Appropriate measures will be incorporated into new development.**

10.32 The County Council analyses and investigates road traffic accidents and will carry out safety audits of appropriate new development as well as infrastructure proposals in order to ensure that the safest possible result is achieved. The aim is that, by the year 2000, the number of road casualties will have been reduced by a third from the average experienced in the period 1981-85.

10.33 By regulating the efficient use of road space, traffic management provides benefits to users of private cars, public transport and commercial transport, and to pedestrians and cyclists. In sensitive neighbourhoods, the distress caused by inappropriate traffic flows can be reduced by directing traffic on to appropriate routes and by controlling speed and parking. In appropriate locations the County Council will support proposals for reducing speed in conjunction with area traffic calming schemes and will encourage and seek to participate in any Government initiatives which may be brought forward with regard to the control/reduction of speed in the vicinity of schools.

Recreational Buildings and Intensive Leisure Development in the Countryside

12.15 Policy R3 requires buildings associated with extensive sports grounds, golf courses and water areas in the countryside, to be unobtrusive in accord with Policy C2, and genuinely ancillary. This applies also to buildings associated with informal recreation, such as a visitor centre at a country park, or an amenity block for a camping site. It follows that indoor recreation, and outdoor recreation facilities which involve a substantial built element or are 'urban' in nature, such as floodlit golf driving ranges, marinas and sports stadia, will normally be expected to be located within settlement boundaries defined in local plans (but in locations where disturbance to residential areas is minimised). Where a specific requirement can be identified (e.g. the possible relocation of Reading Football Club) an appropriate site should be allocated in the local plan. It should not therefore be necessary for such developments to be located on unallocated sites in the countryside, and Policy C2 does not provide for them.

RECREATION IN OR NEAR BUILT-UP AREAS

Playing Fields and Public Open Space

12.16 Quite apart from their amenity value as valuable green space to soften the urban environment, playing fields (whether privately or publicly owned) and public open space for children's play and casual recreation are a vital element of recreation provision. Most urban areas will require a hierarchy of provision ranging from neighbourhood open space to formal sports grounds serving whole towns. It is important that this provision matches demand for it from the resident population and therefore that it keeps pace, in amount and location, with new development.

Retention of Existing Sports Grounds and Public Open Space

Policy R4 **Existing sports grounds and public open space will normally be retained and their loss will be acceptable only in the following circumstances :**

(i) where they are replaced by new provision which is at least comparable in terms of facilities, amenity and location;

(ii) where they can best be retained and enhanced through the redevelopment of a small part of the site; or

(iii) where the local plan shows an excess of provision.

Provision of Facilities for Sport and Recreation in Association with Development

Policy R5 **Provision should be made in association with new development for facilities for sport and recreation, including public open space, on a scale which reflects the needs arising from the development and in a form which complements the existing provision.**

12.17 In accordance with this policy, proposals for new housing will be acceptable only where they include appropriate recreational provision. Informal open space should normally be within the site and easily accessible on foot, but this may not be possible for formal sports provision, in which case alternative arrangements, such as contributions to provision elsewhere, may be appropriate. New rights of way should also be provided to afford safe access to and between the new and existing open spaces.

12.18 District councils should include open space standards in their local plans as a basis for judging the adequacy of provision in new and existing housing development. It is recommended that these standards be based on those of the National Playing Fields Association (as set out in Planning Policy Guidance Note 17), but as a minimum subject to variation to meet local circumstances.

12.19 As far as possible, given the constraints of local management of schools and, in some cases, grant maintained status, the County Council will continue its commitment to dual use of the recreational facilities in educational establishments, and will seek to achieve fuller use of their grounds and playing fields.

Indoor Sports and Leisure Activities

12.20 Many sports require indoor facilities, either of a specialised nature such as squash courts, or general purpose sports halls and leisure centres. Swimming pools also provide a valuable recreational amenity for organised and informal use. Provision of such facilities in association with new development is covered by Policy R5. Policy R6 below deals with the retention of existing facilities.

12.21 In addition, certain kinds of leisure provision normally provided by the private sector, such as cinemas, public houses and other social and cultural facilities in town centres, are under pressure for change. The presence of such facilities is important for recreation provision and for their contribution to the character and attractiveness of an area and to the "quality of life". Planning Policy Guidance Note 6 'Town Centres and Retail Developments' also recognises the importance of these facilities in maintaining the vitality and viability of town centres. Whilst it would be unreasonable to insist that the pattern of recreation facilities remains unchanged, there is a need to ensure that important provision is not squeezed out. This applies also in villages where public houses and halls, which provide important facilities for rural communities, are under threat.

Loss of Built Leisure Facilities

Policy R6 **Development involving the loss of built leisure facilities which contribute significantly to recreational provision or to the character of built-up areas, will be acceptable only if there is comparable replacement in the locality as part of the scheme.**

12.22 The need to preserve facilities such as public houses and other places of entertainment will depend upon such factors as location, viability, suitability for alternative leisure use, and importance to the area they serve.

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

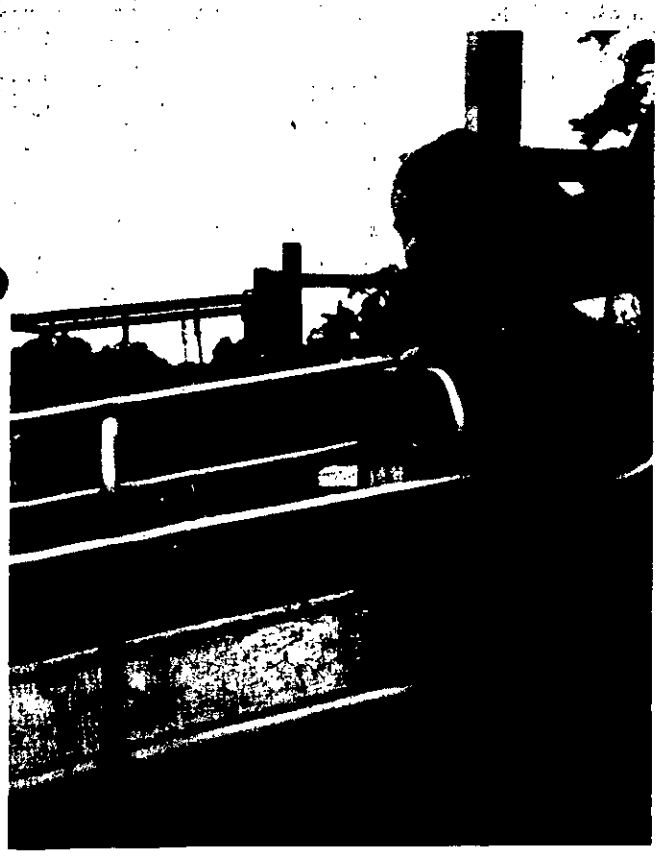
Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778788

1.7.12 All residential developments which, in line with the guidelines, would result in the provision of a total of 0.2 hectare or more of public open space will be required to address the need for this public open space, where possible within the application site.

1.7.13 Table 1.7.1 sets out the basis of the guidelines. The main emphasis is the division between active public open space accounting for 2 hectares and passive public open space taking up 2.3 hectares of the total 4.3 hectares required per 1000 population.

The Provision of Public Open Space within Existing Residential Areas

1.7.14 Within residential areas there are a vast variety of public open space needs to be catered for. Toddlers' areas, kick-about areas, sports fields, walks and seating areas are a few of the facilities required.



1.7.15 Within established residential areas it is obviously difficult to provide for major 'open spaces', however there may be opportunities to make more effective use of existing open spaces. Existing areas of public open space can often be improved in the light of reflecting the needs of the local population.

1.7.16 A review of the deficiencies of public open space facilities in existing developments is to be undertaken. In the light of results from such studies the Council will be in a position to address problem areas.

1.7.17 It is considered of paramount importance that existing open space should be retained for recreational activities and the pressure for other types of development on such sites should be strongly resisted. Sites which have facilities which are no longer appropriate or suitable for use by local residents will be considered primarily with the intention of making up deficiencies of other recreational facilities.

❖ ***LR1 PUBLIC OPEN SPACES IN EXISTING RESIDENTIAL AREAS***

THE DISTRICT COUNCIL WILL SEEK TO INCREASE OPEN SPACES AND IMPROVE ASSOCIATED FACILITIES/EQUIPMENT WHERE THERE ARE SHOWN TO BE DEFICIENCIES IN EXISTING RESIDENTIAL AREAS.

The Provision of Public Open Space within New Residential Development

1.7.18 In new residential developments there is a better opportunity to provide for public open space in accordance with local residents' needs and to plan residential areas together with recreational facilities in a comprehensive manner.

1.7.19 The provision of public open space required as part of new development proposals is broken down into specific categories as defined in Table 1.7.1. The objective is to provide an adequate amount of open space sufficient for the needs of the whole community. In certain circumstances, it may be appropriate to reconsider the balance of individual categories to take into account site and population variations. In small developments or on sites where the provision of

Note 2: The District Council's adopted parking standards are attached as Appendix 1.

1.8.11 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ LT7 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.12 In general more vehicular traffic makes journeys by foot less pleasant and in some cases more dangerous. In older villages and towns in the plan area pavements are often narrow, can be uneven and are sometimes non-existent. The total exclusion of traffic is rarely achievable or desirable and the District Council is constrained at all times by the existing layout of the built environment.

1.8.13 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ LT8 PEDESTRIAN ROUTES

THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.14 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road spaces is provided. Where major road improvements take place, where possible, specific provision will be made for cyclists, as at the Loddon Bridge Roundabout improvement.

1.8.15 Considerable attention has been given nationally in recent years to the need to promote cycling as a regular mode of transport and a cycle lane has been established along the A4, principally to take school children safely from Sonning to the Wargrave Piggott School. In addition the more recent major housing and commercial developments in the area have been provided with segregated routes and opportunities exist to link those areas together. Where possible new routes could be formed through the areas of public open space between Woodley and Winnersh Triangle, and Lower Earley and Winnersh Triangle.

1.8.16 The Replacement Structure Plan requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycling priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the plan area, it will

be necessary to ensure adequate parking provision is made in suitable locations for bicycles.

❖ LT9 CYCLING

THE DISTRICT COUNCIL WILL ENCOURAGE THE PROVISION OF FACILITIES INCLUDING SEGREGATED CYCLE ROUTES TO ENSURE CONVENIENT AND SAFE ACCESS TO MAJOR DESTINATIONS BY CYCLE, AND THE SAFETY OF CYCLISTS ON MAJOR ROADS. APPROPRIATELY LOCATED CYCLE PARKING AREAS WILL BE SOUGHT.

❖ LT10 PROVISION FOR CYCLING IN NEW DEVELOPMENTS

IN DEVELOPMENTS WITHIN THE PLAN AREA THE DISTRICT COUNCIL, IN CONSULTATION WITH THE HIGHWAY AUTHORITY, WILL REQUIRE APPROPRIATE PROVISION TO BE MADE FOR THE NEEDS OF CYCLISTS.

PUBLIC TRANSPORT

1.8.17 The provision of an adequate public transport system is an important element of a balanced transport system, as it caters for those without access to private vehicles. Current pubic transport policies aim to encourage the use of public transport and reduce dependence upon private transport where overall community and transport benefit will result, by promoting greater efficiency and reliability of public transport services.

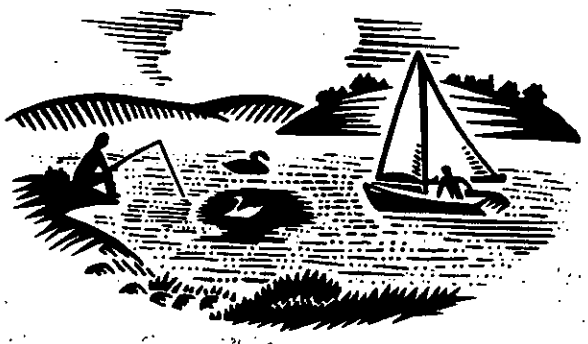
1.8.18 Rail services in the plan area are provided on the Reading to Wokingham, Reading to Twyford and Henley to Twyford lines. Although the Reading to Basingstoke line passes through the Plan Area it currently does not have a station on it. In recent years service levels have generally been maintained with evening and Sunday services reducing in frequency but weekday daytime services increasing. The patronage of the Reading to Wokingham line is particularly high and a new station has been provided at Winnersh Triangle.

1.8.19 The two main bus operators are Reading Transport and Bee Line. They provide frequent daily services in Woodley and Earley, including Sundays. Less frequent daily services are provided along the main corridors from Reading: the A4, the A329, the A327, the old A33 to Swallowfield and Riseley, and from Twyford to Henley. Although Monday to Saturday services are provided to a number of villages, and special services run for schoolchildren, others have a more limited one day service. The District Council is particularly concerned that the young, the elderly and others who do not have the use of a car during the day have access to shops, schools, health care, post offices, banks, leisure facilities and other key services by public transport.



1.8.20 Although rail services will continue to provide public transport to nearby towns and beyond, the future of local bus services is less certain. The 1985 Transport Act resulted in major changes in bus service operation and the long term effect of the new arrangements cannot be accurately predicted. However, the County Council is currently committed to maintaining a level of service that is broadly comparable with that existing on 1 January 1986. Taxis, private hire vehicles and self-help transport schemes may play an increasing role in local public transport and new, innovative schemes will be encouraged. Wherever public demand is evident, consideration will be given to the provision of taxi waiting stands. An increase in public transport services would ease local road conditions as it would discourage increases in car usage whilst also providing the community with improved accessibility. The District Council will support feasibility studies into

1.9 PUBLIC AND COMMUNITY SERVICES



INTRODUCTION

1.9.01 The provision of adequate public and community services is essential to satisfactory development in the plan area. The policies and proposals of this local plan should assist the many agencies involved in the provision of public services (water, electricity, gas, telephone, sewerage and sewage disposal, health, education, etc.) by identifying where development is likely to take place and what its scale will be.

1.9.02 A major concern of both existing and new residents in the local plan area in recent years has been that the dramatic rate of new development has not been matched by the concurrent provision of services. In general those services directly related to new developments, water supply, sewerage, electricity, etc., have been provided, though there has been a problem with sewage treatment facilities causing river pollution and noxious odours. It is other services such as local shops, recreation space and community buildings which are not essential in functional terms which have not kept pace with development. At the same time demographic factors have reduced school populations in established areas and allowed children from new developments to attend existing schools and consequently reduce the school building programme proposed for the development areas. In some cases this means much longer school journeys for pupils and reduces the opportunity for schools to act as a focus for the community.

1.9.03 The concern about the lack of, or inadequate provision of, community services is one of the factors that has led to the Replacement Structure Plan for Berkshire seeking to slow the rate of development throughout the County. This Local Plan area has seen massive development in the past 10 years, much of it at Lower Earley, and though the rate of development envisaged in this plan is slower, it remains substantial.

1.9.04 As a land use document this local plan can only make a limited contribution to the solution of service problems. However what it can do is:

a) provide some certainty of direction and volume of growth to guide the capital programmes of providing authorities;

b) identify needs for community services both in existing and new developments and ensure that land is reserved from their development to accommodate them;

c) ensure in new development that the services required to service it are provided concurrently with the development by the use of phasing schemes.

1.9.05 The functions embodied in a) and b) above are found elsewhere in the plan, in the case of b) largely in the locally based proposals in Part Two. The Replacement Structure Plan for Berkshire does not deal adequately with the need for comprehensive plans for infrastructure to be prepared for the major new development sites identified in that plan. It is desirable for the provision of services to be considered in relation to any development, large or small, and for the

provision of services appropriate to the development to be linked with it. This will involve, in appropriate cases, the provision of land for built and open space facilities at no cost to the appropriate service authority and/or contributions in full or in part to the construction of new facilities or the extension or enlargement of existing facilities.

❖ LPS1 PHASING OF SERVICES IN NEW DEVELOPMENTS

WHERE DEVELOPMENT WHICH IS ACCEPTABLE IN PRINCIPLE UNDER THE POLICIES OF THIS PLAN GIVES RISE TO THE NEED FOR THE PROVISION OF NEW PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE DISTRICT PLANNING AUTHORITY IS SATISFIED, BY SEEKING A LEGAL AGREEMENT WHERE NECESSARY, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF AND DIRECTLY RELATED TO THE DEVELOPMENT IS CAPABLE OF BEING AND WILL BE PROVIDED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

UTILITIES

1.9.06 There is a need to ensure the economic planned provision of water, electricity, gas and telephone services in the area to meet the overall demands for future development. It is not anticipated that the provision of these services will pose significant difficulties within the plan area, unless there are significant changes in the characteristics of supply and demand. The plan's proposals seek to keep new development either within or immediately adjoining the main built-up areas of the settlements where these services are available. Further consideration will need to be given to the provision of these services at the stage of detailed proposals. The views of the providing bodies will be sought on development proposals as appropriate.

FOUL AND SURFACE WATER SEWERAGE

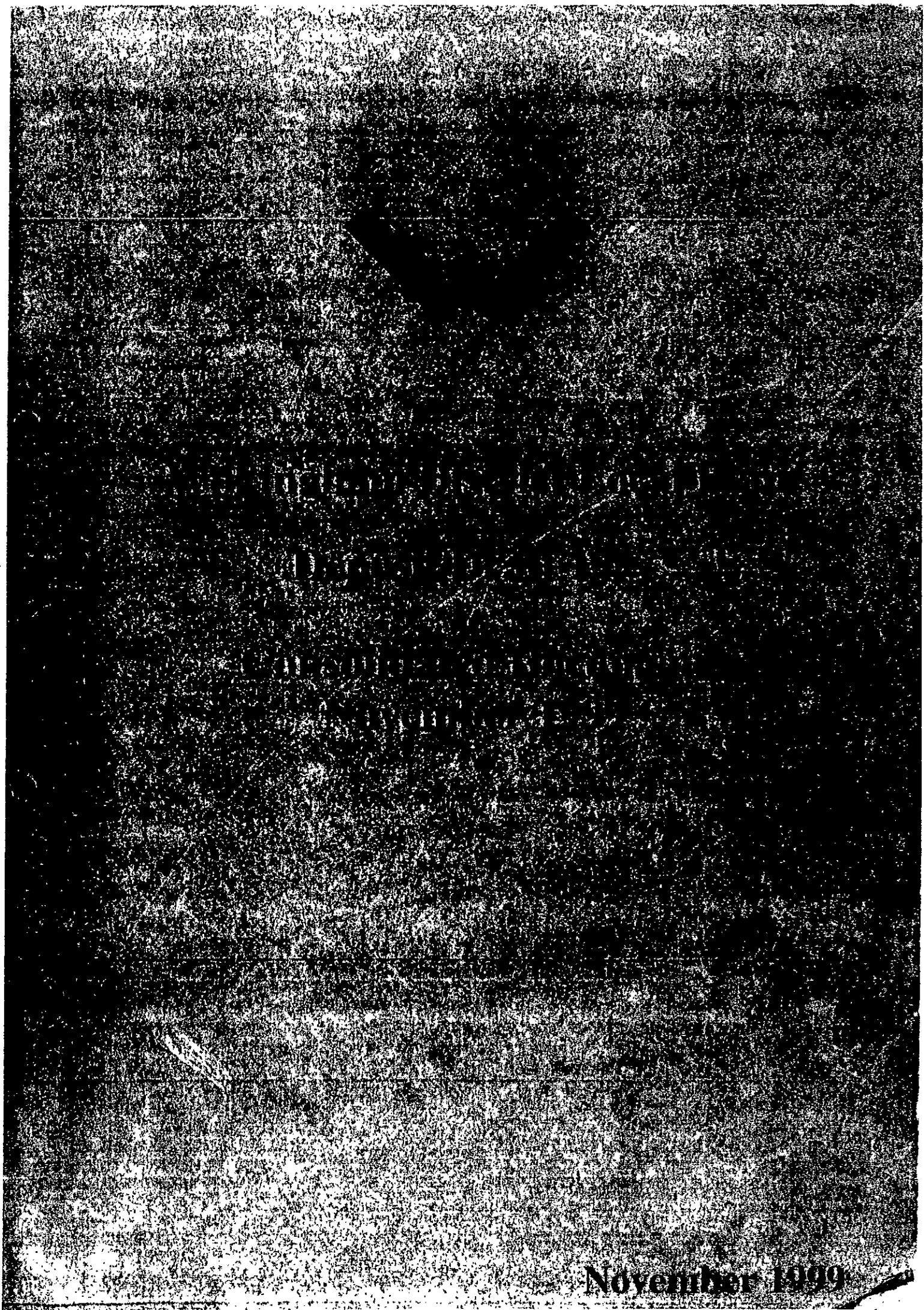
1.9.07 The District Council, as agent for Thames Water, is responsible for foul and surface water sewerage. For all new connections for domestic purposes, the developer will be required to pay a flat rate infrastructure charge as a contribution towards the cost of providing additional capacity in the general sewerage system, including treatment, as a consequence of his development. The developer will also be required to meet the cost of requisitioning any new sewers necessary to convey foul and surface water from the development into the existing sewerage system together with a connection charge for each premises connected. It will be necessary to ensure that sufficient time is allowed for the completion of infrastructure provision prior to occupation at all phases of development. Thames Water is consulted by the District Council on relevant planning applications so that it has the opportunity to satisfy itself that adequate sewerage and treatment facilities are or can be made available to serve the proposed development.

FLOODING AND THE WATER ENVIRONMENT

1.9.08 The National Rivers Authority (NRA), established by the Water Act 1989, seeks to maintain and where practicable, to restore the natural washlands of rivers and to reduce the danger of flooding. The NRA also advises on (and has limited powers for) the control of development in flood risk areas to ensure that satisfactory safeguards are provided for the limited development which can be allowed within the floodplain. Works in, under, over and adjacent to, watercourses are also of concern, needing to be properly evaluated to receive any necessary statutory consents due to the sensitivity of watercourses to drainage works.

1.9.09 New development in this area can cause flooding, pollution and erosion of areas located downstream, outside the District.

APPENDIX 4



November 1999

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

I.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

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

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

Cont.

REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE PLANNING AUTHORITY IS SATISFIED, BY IMPOSING CONDITIONS, OR WHERE THESE ARE NOT APPROPRIATE OR ADEQUATE, BY SEEKING A LEGAL AGREEMENT, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF, AND DIRECTLY RELATED TO, THE DEVELOPMENT IS CAPABLE OF BEING, AND WILL BE, PROVIDED WITHIN THE TIMESCALE OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH AN AGREED PHASING PROGRAMME.

THE COUNCIL WILL PRODUCE SUPPLEMENTARY PLANNING GUIDANCE REGARDING THE IMPLEMENTATION OF THIS POLICY.

Implementation: Through the development control process and in consultation with service providers.

Monitoring: Planning applications determined and reporting to Services, Amenities and Infrastructure Working Party.

Environmental Improvements

1.14 It is important that wherever possible development makes best use of existing resources and enhances the existing area to reduce impacts on amenities and preserve non-renewable resources such as greenfield sites. This accords with Central Government advice and policies contained within the Berkshire Structure Plan 1991 - 2006. Such opportunities may occur both on and off the development site when they are directly related to the proposal.

POLICY WOS5: ENVIRONMENTAL IMPROVEMENTS

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, OPPORTUNITIES WILL BE SOUGHT TO SECURE ENVIRONMENTAL IMPROVEMENTS, BOTH ON AND OFF-SITE. THESE MAY FOR EXAMPLE INCLUDE:

A) THE USE OF BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

B) LANDSCAPING, INCLUDING MAJOR STRUCTURAL LANDSCAPING ON SENSITIVE AND EXPOSED SITES

C) PROVISION OF RECYCLING FACILITIES

D) RE-USE AND REFURBISHMENT OF EXISTING BUILDINGS IN PREFERENCE TO REDEVELOPMENT

E) UPGRADING OF THE EXISTING URBAN FABRIC

F) THE RELOCATION OF BAD NEIGHBOUR TYPE USES AND REDEVELOPMENT FOR MORE APPROPRIATE USES.

Implementation: Through the development control process.

Monitoring: Planning applications determined and assessment of land involved.

PROPOSAL WR6: EARLEY GREENWAYS

THE COUNCIL WILL CONTINUE TO PROMOTE THE COMPLETION OF OUTSTANDING SECTIONS OF THE NETWORK OF GREENWAYS AS IDENTIFIED IN THE LOWER EARLEY DEVELOPMENT BRIEF AND AS SHOWN ON THE PROPOSALS MAP.

Implementation: Through negotiations with landowners, and where appropriate, through the development control process.

Monitoring: Planning applications determined.

Provision of Public Open Space in New Residential Development

9.19 The provision of public open space in new residential areas is an important material consideration in dealing with planning applications. A standard of 4.3 hectares per 1,000 population has been adopted by the Council, which is considered a reasonable size to accommodate various recreational facilities in demand by the local population. The table in Appendix 5 sets out the basis of the guidelines. The guidelines can be flexible, taking into account local circumstances. For example, where a site is physically too small to accommodate the larger types of open space required by the guidelines (i.e. sports pitches, allotments or a formal park) appropriate provision of some public open space (especially for younger children) should be made within the site with the balance provided by contributions towards the future provision of off-site facilities. Design standards for children's play spaces are set out in Appendix 6.

9.20 The Survey of Public Open Space (see para. 9.16) also highlighted the extent to which existing provision is fragmented, although this tends to occur less frequently on more recent developments. It is important that new provision is not fragmented for both functional and maintenance cost reasons. In addition, Built Environment Policy WBE9 in chapter 4 stresses the importance of linking open spaces to create a sequence. There is also value from a bio-diversity point of view in linking open space (i.e. to create wildlife corridors).

POLICY WR7: PROVISION OF PUBLIC OPEN SPACE IN NEW RESIDENTIAL DEVELOPMENT

THE COUNCIL WILL ENSURE THE PROVISION OF A MINIMUM 4.3 HECTARES OF PUBLIC OPEN SPACE (P.O.S.) PER THOUSAND POPULATION TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW RESIDENTIAL DEVELOPMENT. AREAS OF P.O.S. WILL BE EXPECTED TO BE OF A SIZE, SHAPE AND LOCATION SUITABLE FOR RECREATIONAL USE.

WHERE SITES CANNOT PHYSICALLY, OR APPROPRIATELY, ACCOMMODATE ALL THE CATEGORIES OF OPEN SPACE REQUIRED IN APPENDIX 5, THE OPEN SPACE THAT CAN BE PROVIDED ON-SITE WILL BE EXPECTED TO INCLUDE AMENITY SPACE AND CHILDREN'S PLAY SPACE. THE BALANCE OF THE OPEN SPACE REQUIREMENT WILL BE SOUGHT THROUGH FINANCIAL CONTRIBUTIONS TOWARDS THE FUTURE PROVISION OF NEW, OR THE ENHANCEMENT OF EXISTING, OFF-SITE FACILITIES.

Cont.

Implementation: Through the development control process and, where necessary, contributions.

Monitoring: Planning applications determined.

Provision of Public Open Space and/or Recreational Facilities in New Commercial Development

9.21 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. As a general guideline the provision of 1.5 hectares per 1,000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment areas. Provision of recreational facilities close to employment locations reduces the need to travel and the pressure on existing facilities.

POLICY WR8: PROVISION OF PUBLIC OPEN SPACE IN NEW COMMERCIAL DEVELOPMENT

THE COUNCIL WILL ENSURE THE PROVISION OF A MINIMUM 1.5 HECTARES OF PUBLIC OPEN SPACE (P.O.S.) PER THOUSAND EMPLOYEES TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW EMPLOYMENT AREAS. AREAS OF P.O.S. WILL BE EXPECTED TO BE OF A SIZE, SHAPE AND LOCATION SUITABLE FOR RECREATIONAL USE.

WHERE A SITE CANNOT PHYSICALLY, OR APPROPRIATELY, ACCOMMODATE THE REQUIRED OPEN SPACE, THE BALANCE WILL BE SOUGHT THROUGH FINANCIAL CONTRIBUTIONS TOWARDS THE FUTURE PROVISION OF NEW, OR THE ENHANCEMENT OF EXISTING, OFF-SITE FACILITIES.

Implementation: Through the development control process and, where necessary, contributions.

Monitoring: Planning applications determined.

Provision of Indoor Sports and Recreational Facilities in New Residential Development

9.22 In addition to the provision of public open space in new residential development Sports Council research shows that a population of between 3,500 and 6,000 can support a small community/recreation centre. Therefore, where residential development takes place (either a single development or additions to existing developments), indoor sports and recreational facilities should be provided, either on-site or by contributions. Such provision will be proportionate to the scale of development proposed and the needs of the settlement and surrounding area. Any new facilities so provided will benefit both the new and the existing communities. Where appropriate, consideration will be given to the acceptability of upgrading existing facilities as an alternative to providing new facilities.

9.23 Proposal WSM1 for 2,500 dwellings at Grazeley falls within this category (see chapter 6, Major Development South of the M4).

GUIDELINES FOR THE PROVISION OF PUBLIC OPEN SPACE ASSOCIATED WITH RESIDENTIAL DEVELOPMENT

CATEGORY	HECTARES PER 1,000 POPULATION	DEFINITION
Pitches and Recreation Grounds	1.6-1.8*	Pitches and courts that are open to the public including those that are managed by a private club and open to the public who are club members.
Children's Play Areas (equipped)	0.2-0.3**	Designated play spaces with fixed play equipment for toddlers and young children.
Casual/Informal Play Space	0.4-0.5	Kick-about areas: designated children's play areas without equipment. Formal parks: designated parks combining landscaped, formally laid-out areas, normally with parking facilities. Informal parkland: designated parkland left in a natural state but primarily grassland.
Total	**2.2-2.6 (average 2.4)**	
Amenity Open Space	2.0	Amenity open spaces left largely in their natural state and unsuitable by reason of size, location, surface or vegetation to be considered as an informal park. Can include woodland with public access and designated picnic sites.
Allotments	0.1	Designated areas for cultivation under the control of a local authority or allotment association
Total	**4.3 minimum**	

* 1.2 ha. should be for pitch sports
** does not include buffer zones

The standard of 4.3 ha. per 1,000 population is the standard in the adopted Local Plans (South East Area Local Plan and Loddon Area Local Plan) and is also used by several other authorities in Berkshire. This is sub-divided into categories. The figures given for pitches and recreation grounds, children's play areas and casual/informal play space are in accordance with recommendations by the National Playing Fields Association. These have often been supported as being the most acceptable open space quantities to be applied as a standard.

However, the figures should be treated as a flexible guideline, taking into account local circumstances.

Calculation of Public Open Space

In calculating areas of public open space it should be noted that land heavily affected by noise or designated as a flood plain, balancing ponds, or incidental landscaping will not normally be accepted as forming part of the calculation for public open space provision. In general, the overriding criteria should be that the land is 'usable' by the public.

The average household size is 2.7 persons per household (1991 Census) for the Wokingham District Local Plan area. The amount of public open space required is calculated as follows:

Example

Proposed development of 46 houses:-

46 dwellings x 2.7 (average household size) = 124 persons

given the standard of 4.3 ha. per 1,000 population

$$4.3 \times \frac{124}{1{,}000} = 0.53 \text{ ha.}$$

The Central Berkshire Transport Strategy was the subject of extensive public consultation in the Autumn of 1996.

Strategic Policy

10.11 The Structure Plan provides the background strategy for transport policy. It recognises that in recent years there has been insufficient investment to provide for the increase in the demand for movement that has resulted from the large amount of development in the area, as well as the national increase in rates of travel. As a consequence there has been environmental degradation and congestion. The *Berkshire Structure Plan 1991 - 2006* has a clearly set out overall strategy, Policy OS1, with sustainability as a core concept. A key policy on transport is Policy LD5 which gives policy guidance on transport considerations in dealing with development proposals. The importance of the Integrated Transport Strategy is set out in Policy T1 and a number of proposed schemes are listed. There are also a number of policies for aspects of the transport strategy such as cycling and parking.

10.12 The County Council is committed to developing an integrated approach to transport that strikes an appropriate balance between different modes of travel and between transport and the environment. It intends that development should take account of all forms of movement including public transport, cycling and walking. This integrated approach has been progressed by the preparation of the *Berkshire Transport Plan.*

Resources

10.13 Resources for the implementation of any transport strategy are likely to be limited. It is therefore likely that in the plan period, priority will be given to smaller low cost schemes including safety measures, footpaths, environmental improvements and traffic calming.

LOCATION OF DEVELOPMENT AND GENERAL TRANSPORT ISSUES

Location of Development

10.14 One way to reduce the demand for transport is to implement policies on the location of development. Policy LD5 in the Berkshire Structure Plan gives guidance on the location of development in relation to the transport network. The policy requires major development to be well located in relation to public transport. In addition, residential areas should have activities that people wish to use frequently such as a shop for convenience goods, a primary school, some employment opportunities, recreation and community facilities in reasonable proximity, in order to reduce the need for longer journeys. Activities generating large numbers of trips should be located together so that a single trip can serve several purposes. Development that tends to attract journeys should be located where it is readily accessible by a choice of transport modes. Major trip generators should not be located independently thereby attracting single-purpose trips but be in mixed use areas, such as the centres named in this plan, so that a single trip will serve a number of purposes. This policy covers all development and is in addition to policies on pedestrian routes, cycling and public transport. Certain uses have to be located in rural areas or away from other uses and in these and other special circumstances it may be necessary, if justified, to relax the requirements of the policy.

POLICY WT1: LOCATION OF DEVELOPMENT

MAJOR DEVELOPMENT WILL BE LOCATED ON SITES THAT ARE CAPABLE OF BEING WELL SERVED BY PUBLIC TRANSPORT. DEVELOPMENT THAT IS LIKELY TO ATTRACT MANY JOURNEYS SHOULD BE LOCATED WHERE IT IS READILY ACCESSIBLE BY A CHOICE OF TRANSPORT MODES. MAJOR TRIP GENERATORS SHOULD NOT BE LOCATED INDEPENDENTLY THEREBY ATTRACTING SINGLE-PURPOSE TRIPS BUT BE IN TOWN CENTRES AND OTHER MIXED USE AREAS SO THAT A SINGLE TRIP WILL SERVE A NUMBER OF PURPOSES. EXISTING AND PROPOSED RESIDENTIAL AREAS SHOULD HAVE, IN REASONABLE PROXIMITY, ACTIVITIES THAT PEOPLE WISH TO USE FREQUENTLY, SUCH AS SHOPS SELLING CONVENIENCE GOODS, A PRIMARY SCHOOL, SOME EMPLOYMENT OPPORTUNITIES, AND RECREATION AND COMMUNITY FACILITIES.

Implementation: Through development control having regard to information on the location of services and the availability of public transport.

Monitoring: Through the annual commitments exercise which gives details of the location of development.

Accessibility Profiles

10.15 Local authorities are told in PPG 13 that they should establish 'accessibility profiles' for public transport in order to determine those sites that could meet its policy goals. These profiles should reflect the catchment area served and the likely quality of service. The likely availability and use of public transport is stated to be a very important ingredient in determining locational policies designed to reduce the need for travel by car. The Council will prepare an accessibility profile of the District, which will be increased in sophistication as resources permit. Initially it will concentrate on the availability of public transport and the location of services that people could walk to.

10.16 Much of this information has already been collected for the environmental appraisal of this plan. In particular, information has been collected as part of the appraisal of potential housing sites on distances to the following:

a) main employment centre
b) main retail centre
c) local retail centre
d) main recreation facilities
e) local community facilities
f) primary school
g) secondary school
h) A or B road.

The examination of energy efficient transport modes has included:

a) existing access to public transport e.g. buses and trains
b) good connections to cycling network
c) satisfactory pedestrian links.

In respect of employment sites distances to main trunk roads, motorways and identified settlements were also examined.

10.17 Whilst there is considerable emphasis in national and strategic guidance on the reduction in the use of cars, this must be applied in the context of already high car ownership and the limited availability of public transport services in some locations. At present in many parts of Wokingham District there is simply no practical alternative to the private car. The problems of the lack of a suitable alternative have been clearly made by many respondents to the consultation exercises. Non-car users are disadvantaged in comparison with car users.

Access to Development

10.18 It is important to ensure that all development is accessible both for all modes of transport and by all users irrespective of any handicap.

POLICY WT2: ACCESS TO DEVELOPMENT

ALL DEVELOPMENT MUST BE PROVIDED WITH A SATISFACTORY ACCESS INCLUDING FOR THOSE WHO ARE HANDICAPPED IN MOBILITY TERMS AND PROVISION FOR ACCESS BY FOOT AND BY CYCLE. IN LARGER DEVELOPMENTS THE PROVISION OF BUS ACCESS AND SUITABLY LOCATED BUS STOPS WITH SHELTERS WILL ALSO BE REQUIRED.

Implementation: Through the development control process.

Monitoring: Through the evaluation of development on site.

10.19 Accessibility to development in terms of the built environment is covered by Policy WBE9 in chapter 4, Built Environment, Design and Heritage.

Alternatives to the Private Car

10.20 One of this plan's main targets, in accordance with government guidance, is to reduce the use of the private car and to increase the use of modes such as rail, bus, cycling and walking. The approach of the Council to reducing car use is by ensuring the provision of alternatives rather than by measures of restraint. At present there are many trips made by car for which no adequate alternative exists.

10.21 Information on the use of other modes is limited. The Wokingham shoppers survey in 1992 found the use of other modes to be: on foot 21%; bus 5%; cycle 3%; and train 1%. Journey to work methods for the District as a whole are: foot 6%; bus 5%; cycle 3%; and train 5% (1991 census). These figures disguise variations across the District. The highest proportions are: foot 30% in Barkham; bus 15% in Whitegates (Earley); cycle 9% in Arborfield; and train 12% in Winnersh.

10.22 No targets have been set for the District as a whole. The Berkshire Transport Plan sets the following percentage modal targets for 2015 by urban area.

Mode	Reading (%)	Wokingham (%)
Walk	16	13
Cycle	9	9
Bus	28	4
Rail	8	14
Car	39	60
All	**100**	**100**

These targets reflect the existing level of usage, the availability of the modes and the nature of the two respective towns. It should be noted that the modal targets for cycling were set before the *National Cycling Strategy* was published and higher figures are likely to be sought in view of this.

10.23 This plan does not provide for unrestrained growth in the use of the private car and in particular new road construction to meet forecast growth in demand. It is implicit that the demand for movement by private cars at peak hours will not be met.

10.24 It will be difficult to achieve a reduction in the use of the private car in a manner that is acceptable to all. There will be some reduction in car use because of restraint measures in adjacent districts, particularly Reading. There will also be controls on access for environmental reasons, particularly as part of extending traffic-free areas for the pedestrian, ranging from full pedestrianisation to pavement widening. Measures to enhance public transport should also lead to a reduction in car movements.

10.25 There is scope for encouragement of other modes, particularly for trips to work and school. The use of alternative modes should be encouraged. In particular many trips made are short. Such trips are particularly suitable for being made on foot or by bicycle. Walking could be promoted by means of a pleasant and safe pedestrian environment. The Council is to accord a high priority to the creation of safe cycling and walking routes to school.

POLICY WT3: MODAL SPLIT

THE NEED FOR PRIVATE CAR TRAVEL WILL BE REDUCED BY PROVIDING A VIABLE ALTERNATIVE IN ORDER TO DEVELOP MORE SUSTAINABLE TRAVEL PATTERNS, PARTICULARLY FOR JOURNEYS TO WORK AND SCHOOL. RIGOUROUS TARGETS WILL BE INCLUDED IN THE LOCAL TRANSPORT PLAN FOR AN INCREASE IN THE PRESENT PROPORTION OF TRIPS USING MODES SUCH AS RAIL, BUS, CYCLING AND WALKING.

Implementation: By positive measures to provide and to encourage the use of modes other than the private car.

Monitoring: Through *Travel in Berkshire*, other transport statistics and surveys.

10.26 Although largely outside the direct control of this plan it is to be hoped that one of the effects of national policy will be to reduce the flows of traffic through the District.

Environment

10.27 A key issue is how the demand for mobility can be accommodated in a safe manner without harm to the environment in all its aspects. There is widespread concern about the environmentally unacceptable consequences of increasingly heavy flows of traffic on roads through residential and other environmentally sensitive areas. In particular, during public consultation, the issue of the routeing of heavy goods vehicles was raised on many occasions. This is a universal concern from town centres to rural lanes.

10.28 There are many areas suffering from the adverse effects of traffic. These include the centres of Wokingham and Twyford.

POLICY WT5: ACCESS TO TOWN CENTRES

THE CURRENT LEVELS OF OVERALL ACCESSIBILITY TO TOWN CENTRES, PARTICULARLY BY ENVIRONMENTALLY FRIENDLY MODES OF TRANSPORT, WILL BE ENHANCED IN ORDER TO SUPPORT THE LOCAL ECONOMY AND TO MAINTAIN THE VIABILITY AND VITALITY OF THE CENTRES.

THE COUNCIL WILL SEEK TO ENSURE THAT THERE IS GOOD ACCESS TO TOWN CENTRES BY ALL MODES OF TRANSPORT.

PEDESTRIAN ACCESS PLANS WILL BE DEVELOPED FOR THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD.

Implementation: Through the annual capital programme of transport investment.

Monitoring: Through *Travel in Berkshire*, other transport statistics and surveys.

Parking

10.32 In applying the parking standards, set out at Appendix 7, the District Council will have regard to whether a public transport alternative is available, and if so, its quality in terms of frequency and range of destinations served. In some cases, rather than to make provision on site, e.g. where it would lead to a multiplicity of crossings over heavily used footways or where it could only be used for a single purpose such as staff parking in connection with offices, it would be better to make communal provision. Thus in the centres of Wokingham, Woodley, Earley and Twyford, as defined on the inset maps, parking will be provided in communal areas and on-site parking will be restricted to that required for operational purposes only.

10.33 The provision of parking is seen as an important way to control the growth in the use of the private car. Therefore parking standards will treated as maxima and provision in excess of the standard will not be permitted.

10.34 There is already concern about on-street parking, particularly as an impediment to the movement of emergency vehicles. Control of on-street parking is needed in congested areas and in particular in residential areas close to town centres. Also, the space used for on-street parking could be used to increase the width of pavements and other pedestrian areas. However, the policies do not restrict the availability of on-street parking where this is appropriate, for example, for casual visitors to residential properties or for short term parking in shopping areas.

10.35 In making suitable provision for parking, the needs of disabled people require special consideration.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Within residential areas proper provision will be sought for visitors. Thus some of the parking to meet the standard can be provided by means of communal spaces rather than exclusively within the curtilage. This will be by means of designated spaces rather than simple on-street provision.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE.

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement.

Monitoring: Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement.

Monitoring: Through road safety and accident monitoring and the *Road Safety Plan*.

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

c) THE VIEWS OF THE LOCAL COMMUNITY.

Implementation: Through the annual capital programme of transport investment and environmental improvement.

Monitoring: Through road safety statistics, information on traffic flow and liaison with the Community Safety Officer.

ALTERNATIVES TO THE PRIVATE CAR

Pedestrians

10.43 Walking is a particularly suitable mode for short trips. At the present time a marked proportion of such trips is made by car. Apart from a perceived saving of time the reason for this is a lack of a high quality environment for pedestrians. Good pedestrian access is required to ensure ease of movement to shops, schools, health facilities and community services. Easy pedestrian movement within town centres can enhance their attractiveness and reduces the demand for driving between different parts of the centre. At present some pavements are of inadequate width to accommodate the number of people using them, making their use unpleasant and, if pedestrians are forced in the road, dangerous.

10.44 Particular problems are created when a road with a substantial volume of traffic creates a problem of severance. This can be rectified by providing facilities to make crossing the road more easy.

10.45 Over the years patterns of activity have changed. This has meant that either traffic flows have increased, making roads unsuitable to be shared by pedestrians and motor vehicles, or by a higher demand from pedestrians. In both cases there can be a need to provide a footpath where none exists at present. In order to mititigate the effects of the increased traffic generated by new developments the council will make every effort to secure the provision of footpaths along rural roads affected by such traffic.

10.46 An important aspect of making proper provision for pedestrians is to ensure that an adequate proportion of the 'public realm' is reserved for them. There are examples of successful pedestrianisation schemes in the District e.g. Woodley precinct, Wokingham Market Place. Where necessary, in order to make walking more attractive and to improve the environment by controlling motor vehicle use, the widening of pavements and even full pedestrianisation will be considered.

POLICY WT9: PEDESTRIAN ROUTES AND FOOTPATHS

IN ORDER TO REDUCE THE USE OF THE PRIVATE CAR AND ENCOURAGE WALKING, THE COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, PLEASANT, SAFE AND CONVENIENT ROUTES OF ADEQUATE WIDTH FOR PEDESTRIANS, WITH HIGH STANDARDS OF SIGNING, LIGHTING AND SURFACING WITHIN EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT.

IN APPROPRIATE CASES SPACE CURRENTLY USED FOR TRAFFIC CIRCULATION AND/OR ON STREET CAR PARKING WILL BE TRANSFERRED TO THE EXCLUSIVE USE OF THE PEDESTRIAN BY PAVEMENT WIDENING OR FULL PEDESTRIANISATION.

Cont.

THE COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

A HIGH PRIORITY WILL BE GIVEN TO PROVIDING ASSISTANCE TO PEDESTRIANS TO CROSS ROADS INCLUDING PELICAN AND PUFFIN CROSSINGS, TRAFFIC ISLANDS AND PEDESTRIAN REFUGES WHERE JUSTIFIED BY HIGH FLOWS, BY PROBLEMS OF SEVERANCE OR BY LACK OF SAFETY, AS WELL AS THE PROVISION OF FOOTPATHS IN AREAS OF DEMAND WHERE THEY DO NOT CURRENTLY EXIST.

IN ALL NEW DEVELOPMENT SUITABLE MEANS OF PEDESTRIAN ACCESS WILL BE PROVIDED FOR PEOPLE WITH MOBILITY PROBLEMS (SUCH AS THE ELDERLY, THOSE WITH PHYSICAL DISABILITIES AND THOSE ACCOMPANYING YOUNG CHILDREN) BOTH WITHIN THE DEVELOPMENT AND TO LINK WITH ADJACENT DEVELOPMENT.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement.

Monitoring: Through road safety and accident monitoring, the *Road Safety Plan*, *Travel in Berkshire*, other transport statistics and surveys.

Cycling

10.47 Cycling has an important role as part of the strategy of providing an alternative to the private car. In July 1996 the Government launched the National Cycling Strategy which sets targets for increasing cycle use. By 2002 the aim is to double the number of trips made by bicycle. It is the intention to raise the modal share of trips by cycle to 10% by 2012. The National Cycle Route will cross the north of the District.

10.48 Cycling is a potentially important, pollution free and healthy means of transport, which could be used for many short trips including journeys to school and work. Wokingham District is reasonably well suited to cycling since it is broadly flat with few steep inclines, especially in the well populated areas. Whilst ownership of cycles appears to be high, usage is low. This is because there is poor provision for cycling. The specific provision for cycling is very limited and some is of poor quality. It includes cycle routes and part of the Round Berkshire Cycle Route which mainly uses quiet routes. Increasing volumes of traffic have rendered many roads, especially at peak hours, unsuitable for cycling. Measures that reduce the volume of traffic will thereby make cycling more attractive. A number of cycle routes are included in the adopted local plans but implementation has generally been slow. In addition to the provision of a cycleway network, it is important to make the road network, more attractive, less intimidating and safer for cyclists.

10.49 In liaison with the Parish and Town Councils and interested parties the Council has begun to develop a District-wide Cycle Network. This network was being developed in the Spring of 1997. Whilst work has been sufficiently advanced to identify certain routes on the proposals map, especially in the parishes of Woodley, Earley and Finchampstead others are still at the concept stage and more work is required on the details before a route can be identified. Prior to a decision to proceed with a scheme identified in policy WT10 a full survey will be conducted and an impact survey prepared. Should the impact survey prove negative alternatives will be investigated. Further work is to be carried out during 1999 on developing a cycle network as part of the preparation of the Local Transport Plan. There will also be initiatives to ensure the provision of safe routes to school. As part of the new settlement at Grazeley there will be provision of cycle routes to serve the development and to link it with destinations that residents will wish to travel to.

POLICY WT10: DEVELOPMENT OF A CYCLEWAY NETWORK

IN ORDER TO REDUCE THE USE OF THE PRIVATE CAR, A SAFE, WELL LIT, AND SIGNED COMPREHENSIVE NETWORK OF CYCLEWAYS OF ADEQUATE WIDTH WILL BE PROVIDED, LINKING ALL TOWNS AND MAJOR VILLAGES AND WITHIN URBAN AREAS. AS A PRIORITY CYCLEWAYS WILL BE PROVIDED IN AREAS OF NEED, ESPECIALLY WHERE IT WOULD RESULT IN AN INCREASE IN SAFETY. THESE LOCATIONS WILL INCLUDE:

a) IN THE VICINITY OF ALL SECONDARY SCHOOLS AS PART OF THE DEVELOPMENT OF SAFE ROUTES TO SCHOOL
b) A NETWORK OF ROUTES WITHIN THE TOWNS OF WOODLEY AND EARLEY
c) CHURCH LANE, SHINFIELD TO CUTBUSH LANE, EARLEY CYCLEWAY PROVIDING A ROUTE FROM EARLEY TO RYEISH GREEN SCHOOL INCLUDING A CONTROLLED CROSSING OF THE A327
d) NORTH/SOUTH ROUTE FROM RISELEY, SWALLOWFIELD AND SPENCERS WOOD TO THE READING BOROUGH BOUNDARY
e) FROM SHINFIELD VILLAGE TO THE READING BOROUGH BOUNDARY
f) PART OF NATIONAL CYCLE ROUTE FROM KENNETMOUTH TO HOLLY CROSS VIA A4 CORRIDOR, INCLUDING A BRIDGE OVER THE RIVER AT WARGRAVE
g) LINKS FROM NATIONAL CYCLE ROUTE TO SONNING VILLAGE INCLUDING PRIMARY SCHOOL AND BLUECOAT SCHOOL
h) ALONG THE LODDON VALLEY FROM WOODLEY AIRFIELD VIA PERIMETER ROAD, BEGGARS HILL ROAD AND LANDS END ROAD
i) NORTH/SOUTH ROUTE THROUGH EARLEY WITH LINKS ALONG PALMERSTONE ROAD AND CULVER LANE
j) LOWER EARLEY WAY NORTH FOOTWAY/CYCLEWAY (LODDON BRIDGE TO CUTBUSH LANE)
k) FROM FINCHAMPSTEAD TO WOKINGHAM USING A321 FINCHAMPSTEAD ROAD CORRIDOR
l) FROM FINCHAMPSTEAD VIA NASHGROVE LANE TO MOLLY MILLARS LANE, WOKINGHAM
m) FROM THE RIDGES TO CALIFORNIA COUNTRY PARK, FINCHAMPSTEAD
n) FROM ELMS ROAD/WELLINGTON ROAD TO MOLLY MILLARS LANE WOKINGHAM
o) FROM NORREYS TO ST CRISPINS SCHOOL, WOKINGHAM
p) FROM TWYFORD ADJACENT TO RAILWAY LINE TO PROPOSED MILLENNIUM BRIDGE AT WARGRAVE
q) FROM CARLILE CORNER, TWYFORD TO KENNEDY'S GARDEN CENTRE, WARGRAVE ALONG A4 CORRIDOR
r) FROM PINEWOOD VIA HEATHLANDS AND GORRICK PLANTATION TO LUCKLEY ROAD, WOKINGHAM
s) PART OF A ROUTE FROM READING TO BRACKNELL
t) APPROPRIATE PROVISION OF A SAFE PEDESTRIAN/ CYCLEWAY ACCESS FROM GRAZELEY TO RYEISH GREEN SCHOOL INCLUDING CROSSING OF THE A33 SWALLOWFIELD BYPASS AND THE OLD BASINGSTOKE ROAD

IN ACCORDANCE WITH POLICY WR14 ASSOCIATED FOOTPATHS AND FOOTWAY IMPROVEMENTS WILL BE PROVIDED WHERE APPROPRIATE.

Cont.

Implementation: By contributions from developers to transport provision necessitated by their schemes, in agreement with landowners, through development control and the annual capital programme of transport investment and environmental improvement.

Monitoring: Through the transport and safety statistics and surveys.

Public Transport

10.50 Another way in which the use of the car can be reduced is the provision of a dense network of frequent, cheap, high quality public transport services. Securing this is mostly outside the scope of land use planning. The use of public transport can be encouraged by bus priority measures, which speed up bus services and reduce the length of time taken on bus journeys compared to the private car. This not only makes public transport more attractive to the passenger but reduces the costs to the operator. The Central Berkshire Transport Strategy identified a number of bus priority corridors in the Wokingham area and others have been identified in the Reading package area. The bus link at Woosehill will considerably improve the operation of bus services that serve the area without creating environmental problems.

10.51 Other measures can be taken to improve passenger comfort such as shelters and seats. A key problem is the lack of awareness of the services available which indicates a need for much better publicity. Recently central government has published guidance on publicity for public transport. Among the publicity measures that have a land-use implication are the provision of information advertising services at all bus stops and through community noticeboards. Local authorities have an important role in securing socially necessary services under the provisions of the Transport Act 1995.

10.52 The local planning authority has a key role in securing that all development makes proper provision for access by public transport and this is referred to not only in Policy WT11 below but also Policy WT2.

POLICY WT11: PUBLIC TRANSPORT PROVISION AND IMPROVEMENT

THE COUNCIL WILL REQUIRE PROPER PROVISION FOR PUBLIC TRANSPORT AS A PART OF TRAFFIC MANAGEMENT SCHEMES. IT WILL SUPPORT THE INTRODUCTION OF BUS PRIORITY MEASURES AND OTHER MEASURES THAT WILL ENCOURAGE THE USE OF PUBLIC TRANSPORT, THE MAINTENANCE OF EXISTING ROUTES AND THE PROVISION OF NEW AND IMPROVED ROUTES SO THAT ALL TOWN CENTRES AND MAJOR EMPLOYMENT, EDUCATION, RETAIL, RECREATION AND LEISURE LOCATIONS CAN BE WELL SERVED.

THE POTENTIAL FOR PUBLIC TRANSPORT CORRIDORS AND BUS PRIORITY SCHEMES INCLUDING BUS ONLY ACCESS CONTROL WILL BE EXAMINED AND, IF APPROPRIATE, PROGRAMMED FOR IMPLEMENTATION IN THE FOLLOWING CORRIDORS:

a) A321 FINCHAMPSTEAD ROAD, WOKINGHAM INCLUDING MORE DIRECT ACCESS TO TOWN CENTRE
b) A329 LONDON ROAD, WOKINGHAM
c) A329 READING ROAD, WOKINGHAM

Cont.

d) B3349 BARKHAM ROAD, WOKINGHAM
e) A4 LONDON ROAD, EARLEY
f) A329 WOKINGHAM ROAD, EARLEY
g) ELM LANE/ELM ROAD/PEPPER LANE, EARLEY

PARK AND RIDE FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH PROPOSAL WSM1 AT MEREOAK ROUNDABOUT, SHINFIELD

A BUS LINK WILL BE PROVIDED AT NORTHWAY/CHESTNUT AVENUE, WOOSEHILL

A BUS INTERCHANGE WILL BE PROVIDED AT THE NORTHERN END OF CROCKHAMWELL ROAD, WOODLEY.

TIMETABLE INFORMATION WILL BE PROVIDED AT BUS STOPS, TOGETHER WITH SHELTERS, SEATS AND LITTER BINS WHERE APPROPRIATE.

Implementation: Through development control, the annual capital programme of transport investment and environmental improvement, the provision of socially necessary bus services and discussions with operators.

Monitoring: Through *Travel in Berkshire*, information on the use of contracted bus services and other transport statistics.

Taxis

10.53 As part of the range of alternatives to the private car, taxis provide an important service. They combine the door-to-door service available immediately with the lack of need to provide car parking on scarce and expensive town centre land. In particular they provide an alternative mode for a return journey late in the day when bus services have finished, when there is no lift offered or it is too inclement to walk.

POLICY WT12: TAXIS

IN ORDER TO REDUCE THE USE OF THE PRIVATE CAR, THE COUNCIL WILL SEEK TO ENSURE THAT APPROPRIATE PROVISION IS MADE FOR TAXIS INCLUDING THE LOCATION OF RANKS IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD, CLOSE TO RAILWAY STATIONS AND OTHER LOCATIONS OF POTENTIAL DEMAND.

Implementation: Through development control, the taxi licensing function, the annual capital programme of transport investment and environmental improvement and discussions with operators.

Monitoring: Through the records of taxi licenses issued and transport statistics.

Railways

10.54 One way in which to encourage the reduction in car travel is to improve rail services and access to them. In the region as a whole rail is likely to have an increasing role. Direct rail links to Heathrow Airport from the south and west are being considered and could increase the number of people using trains. In general good interchange arrangements should be provided to ease transfer of mode to rail.

APPENDIX 5

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Email. lisa.jarvis@wokingham.gov.uk

Date. September 13, 2000

My ref. LJ/

Your ref. JHS/HF

Mr J H Short
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RG1 1HH

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Continuing Education, Leisure and Cultural Services
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Dear Mr Short

UNIVERSITY OF READING
PROPOSED RESIDENTIAL DEVELOPMENT
CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Further to our meeting regarding the above development and your subsequent letter dated 24 August relating to the provision of open space, I write to clarify the Councils position.

Firstly, I can confirm that the Council concurs with your calculation for the on site requirement of open space for this development totalling 0.91 ha, excluding the requirement for pitch and recreation grounds which for a development of this size would be 0.56ha.

As discussed at our meeting the on site open space needs to be made up of relatively large areas to be usable as open space, we agreed that this detailed design would be agreed at a later date but the principle would be incorporated into the planning agreement. Along with the requirement for the two play areas to be surrounded by 20 m buffer zones between their boundaries and the boundaries of adjacent properties.

You have suggested that it is not practical for all elements of open space, essentially the playing pitches, to be provided within the development land. We explored this issue and the application of our local plan policies. As you are aware it is the Council's expectations that the local plan policies will be adhered to in all developments. However, we are prepared to discuss our expectations with regard to smaller developments. Applying this theory with regard to your specific development I believe we have the following options:

- Full open space provision on site
- Financial contribution towards off site provision; either to enhance existing facilities or for the provision of new
- Provision of land with pitches equivalent to that required on site provided off site by the developer.

Having reviewed the public open space currently within the area, I find that there is no potential to enhance any existing facilities, which are managed by the District or Parish Council in line with Leisure Strategy and Local Plan Policies.

Therefore having reviewed all the above options and taking into consideration the current open space provision within the area I am in favour of the 3rd option. That is, if full provision of open space cannot be

provided on the development site an equivalent amount of open space must be provided within the locality by the developers.

The minimum amount of open space required for the pitches and recreation ground category based on the Councils standards for this development is 0.56ha. With this amount of land one Junior pitch could be provided, there is a high demand for junior football pitches within the area and the proposed new development will increase this demand further.

If the third option is pursued the land provided would need to be located

- within a radius of 1 mile of the proposed development
- easily accessible
- well drained
- allow correct pitch orientation
- pitch to be installed on to the land, a specification for the pitch would be provided.

This off site provision would need to be included within the planning agreement.

I hope this has clarified the Council's position.

Yours sincerely

L. Jarvis

Lisa Jarvis (Mrs)
Project Officer

cc: Angela Odell, Planning Officer

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Angela Odell, Planning

My Ref: 1890 & 1891

Your Ref: O/2000/1890&1891

Date: 18th September 2000

OUTLINE PLANNING APPLICATION F/2000/1890 AND DUPLICATE 1891
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS.
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD.

Overview

The development of this site for residential purposes has already been considered in a Traffic Impact Assessment requested by the Environmental Services Committee at its meeting on the 21st September 1998, which assessed the cumulative impact of the proposed amendments to the Deposit Draft Local Plan housing sites within Shinfield adjacent to the A327 corridor. Although the TIA identified that during peak periods the A327 was at or very near capacity, with extensive queuing at major junctions, it did conclude the following :-

'The main effect of the local plan development sites is likely to be one of incremental changes in operation of the local highway network. In general terms, as may be seen in tables 1-7, the developments under consideration in the local plan would add slightly to the operational problems likely to already exist in 2006. It is not anticipated however that the local plan development options will give rise to traffic problems where none would otherwise exist or lead to a substantial worsening in conditions at locations where traffic problems have previously been identified.'

It is also important to compare the likely level of traffic generated by the proposed housing with that which could be generated by the site under its existing permitted uses. The site has an extensive planning history and was subject to a recent Public Inquiry for redevelopment for B1 office use comprising approximately 15,000m^2. Although the total peak hour movements associated with the B1 use will greatly exceed that which would be generated by the proposed housing, the impact of the development traffic during the morning peak period will be greater travelling northbound on the A327. Therefore, in view of the planning history associated with this site and the conclusions reached within the TIA, it would not be possible for the Highway Authority to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to carry out certain highway infrastructure improvements to accommodate the development traffic. These have yet to be agreed.

In order to establish an appropriate level of financial contribution required as a result of this development, it will be necessary to apply the methodology used at the Hollow Lane development which was recently granted consent. This methodology has also been scrutinised by a Planning Inspector dealing with the recent appeal at Lane End farm and is therefore considered to be appropriate. It is not possible at this stage to confirm the exact amount of financial contribution as I am still awaiting information from the applicant's agent TPK regarding the likely traffic generation and distribution of the development traffic, although TPK have agreed to applying the agreed methodology.

The access arrangements as set out on the application drawing TPK 13054/01 are accepted in principle although will still have to be subject to further detailed design, including additional/amendments to the existing traffic calming measures along Church Lane. However, the only outstanding issue at this stage relates to the proposed junction improvements at Church Lane/Hollow Lane (A327). Discussions are currently taking place with TPK regarding junction type to be installed to accommodate the development traffic. The preferred arrangement is the signalisation of the junction which would offer improved capacity/safety benefits to a right turn lane junction. However, until further detailed analysis has been carried out, it will not be possible to confirm the type of junction to be installed.

Therefore, I recommend that subject to the following conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed)It should be noted that as part of the legal agreement, certain highway infrastructure improvements will need to be carried out prior to the development being occupied.

1. C120 Parking/Garaging/Turning

2. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority.

3. C129 Construction Vehicles

4. C130 Mud on Road

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) *That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.*

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B*8* use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

128. APPLICATIONS NOD. 2000/1890 & 2000/1891, OUTLINE APPLICATIONS FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS (DUPLICATE APPLICATIONS), LAND AT CHURCH FARM & CATTLE BREEDING CENTRE CHURCH LANE SHINFIELD, FOR THE UNIVERSITY OF READING

The Committee considered a report on this application as set out on Agenda pages 1101 to 1110.

Mr. CP Young, Church Warden of St. Marys Shinfield attended the meeting and presented the comments of the Parochial Church Council.

In discussing the application Members raised a numbers of issues relating to access to the site and parking arrangements for the nearby St Marys Church.

RESOLVED: 1) That subject to 2) and 3) below, an Agreement be entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

2) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in consultation with the Chairman of the Committee and Opposition spokesman;

3) That the Head of Planning and Transportation be authorised to agree haul routes and appropriate parking provision for users of the church;

4) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No 2000/1891 be approved subject to conditions set out on Agenda pages 1105 to 1107 with the exception of condition No 1;

5) That condition No.1 be amended to include pedestrian and cycling access to and within the site;

6) That subject to 7) below, had the appeal against non-determination not been submitted to the Planning Inspectorate, an Agreement would have been entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

7) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in conjunction with the Chairman of the Committee, and Opposition spokesman;

8) That had the appeal against non-determination not been submitted to the Planning Inspectorate, Application No 2000/1890 would have been approved subject to the completion of the Agreement referred to in 6) above and the conditions set out on Agenda pages 1105 to 1107 with the exception of condition No1;

9) That condition No.1 be amended to include pedestrian and cycling access to and within the site.

Application Nos. **Received** **Shinfield**
O/2000/1890 & O/2000/1891 **03.07.00**

Applicant: **University of Reading**
Location : **Land at Church Farm & Cattle Breeding centre, Church Lane, Shinfield**
Proposal : **Outline applications for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (duplicate applications)**

1. **Planning History** - The site is 5.4 ha. in size and comprises about 14,718m² vacant buildings. These buildings are the former farm buildings and ancillary research accommodation of the University and are in a variety of conditions of repair. The site also includes areas of undeveloped land to the west of the Cattle Breeding Station, proposed landscaping areas and the area between the existing buildings and proposed access at the east end of the site. The existing buildings are largely unscreened from views from the adjacent countryside. The site slopes downwards slightly to the south, and the buildings can be seen from some distance away, including from the public footpaths around and through the site. There are four Listed Buildings nearby on Church Lane: Church Farmhouse and Granary, L'Ortolan and St Mary's Church (Grade I).

   Application Nos. 98/67376/O and 98/67377/O for redevelopment of the site for 14,718m² B1 use floorspace were granted on appeal on 5 April 2000.
   The two current duplicate applications for residential development would be alternatives to these permissions to redevelop for B1 use.

2. **Proposal** - The proposal is in outline with only the means of access to be determined. The indicative plan shows 140 dwellings with areas of open space and landscaping. 20% of the dwellings would be social housing. The proposed indicative housing mix is 21 x 2 bedroom flats, 42 x 2 bedroom houses, 42 x 3 bedroom houses and 35 x 4 or 5 bedroom houses (assuming 140 dwellings).

3. **Consultations** -

- ***Shinfield Parish Council*** *:* "We express concern that the proposed design does not seem to be in keeping with the very special and historic character of the area, with its historic Church dating from the 11th Century and being a Grade I Listed Building.

  We also express concern over the proposed generation of traffic through this historic rural village centre and suggest a 'tonnage' limit to be imposed. We have noted that the proposed Hollow Lane site traffic will be in addition to this proposal."

- ***Parochial Church Council*** *(PCC) :* Asks for the following comments to be taken into account:

1. Housing mix should include a significant proportion of affordable properties suitable for young families.

2. The layout should include sufficient off-road parking to cope with Church and Church Hall uses. (The University used to provide this at Church Farm).

3. Traffic calming measures are needed at the western end of Church Lane to link in with the existing measures from The Manor to Hollow Lane.

- ***2 letters of objection*** *:* On grounds of increased traffic, accessway to War Graves and Memorial and public footpath from Church Lane to Ryeish Green will be virtually obliterated, construction work will be a safety hazard for footpath users and construction traffic may cause damage to Listed Buildings. Too much development in conjunction with the Hollow Lane housing site. Loss of wildlife and pleasant areas.

- ***Highway Officer*** *:* Advises that, in view of the planning history associated with this site and the conclusions reached within the TIA (Traffic Impact Assessment), it would not be possible to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to contribute financially/carry out highway/transportation improvements to accommodate the development traffic. These have yet to be agreed.

  Considers the proposed access arrangements are accepted in principle although will still have to be subject to further detailed design, including additional, or amendments to, the existing traffic calming measures along Church Lane.

  Therefore recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed).

- ***Conservation Officer*** *:* No objection in principle to outline proposal and siting of proposed access, but would recommend alterations to the indicative layout at reserved matters stage.

- ***Environment Agency*** *:* No objection subject to conditions.

- ***Ramblers Association*** *:* Pleased the public footpaths appear to have been retained on their original lines, but resurfacing may be needed.

- ***Council for the Protection of Rural England*** *:* Notes that some of the land is outside the settlement boundary but recognises that this is a brownfield site. Hopes that Wokingham District Council will insist on sympathetic development that is in keeping with the historical associations of the area.

- ***Consultant Archaeologist*** *:* Recommends a condition securing the implementation of a programme of archaeological work in accordance with an approved written scheme of investigation.

- ***Environmental Health Officer*** *:* Recommends conditions requiring a contaminated land assessment and associated remedial strategy and works, and hours of construction works limitation.

- ***Public Rights of Way Officer*** : No objections.

4. **Appraisal** - Main issues are:

A. Principle of Residential development including density and housing mix [Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WH2, WOS2 and WH6; Planning Policy guidance Note No.3 (PPG3)].

B. Effect on the character and appearance of the area and neighbouring properties [Berkshire Structure Plan Policies EN1, EN4 and EN5; Loddon Area Local Plan Policies LBE1, LBE2, LBE8, LBE16 and LBE18; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WHE8, WHE11 and WLL7].

C. Traffic, access and parking [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13].

D. Other technical issues; archaeology [Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16] and potential contamination of the land.

E. Services and Infrastructure [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4].

F. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is identified site SH13 for housing development under Policy WH2 of the Wokingham District Local Plan (except for the areas shown for proposed landscaping and open space on the attached plan). As the majority of the site is also 'previously developed' land in PPG3 (which is often commonly referred to as 'brownfield' land), there is no objection in principle to residential development of the site. The application is welcome in principle as its implementation would provide housing in accordance with the aims of the Development Plan and avoid further pressure on housing which implementation of the alternative B1 use permission could produce.

Density and housing mix

The indicative layout plan shows 140 dwellings on a net developable area of 4.66 ha., and the application is for a range of between 95 and 140 dwellings. The proposed Local Plan allocation was for 95 dwellings on the site, but to accord with PPG3 and the Density Policy adopted by the Environmental Services Committee on 12th June 2000, a density range of 30-50 dwellings per hectare is required. At a minimum net density of 30 dwellings per ha., the number of dwellings would need to be at least 140. Therefore, a condition requiring the number of dwellings to be 140 on the specified net developable area should be included, if permission is granted

The proposed housing mix shown on the indicative layout for 140 dwellings is as follows:

No. of Bedrooms	No. of houses and flats proposed	Percentage	Percentage required by Policy WH6
2	63	45%	At least 45%
3	42	30%	25%
4 or 5	35	25%	Not more than 30%
	140	**100%**	

The proposed indicative housing mix is therefore considered satisfactory under Policy WH6.

B. Effect on the character and appearance of the area and neighbouring properties

The area of proposed open space and access road at the east end of the site is on land outside the allocated housing site boundary for site SH13 and in the gap between settlements. However, as no built development is proposed on this land, it is considered that there is no objection in principle to this. Siting the access at this end of Church Lane would avoid locating it in the centre of Church Lane and would provide an opportunity for traffic calming measures and environmental improvements in this central area close to the Listed Buildings (Church and Church Farmhouse) and in the Area of Special Character.

The layout is indicative and shows that a satisfactory relationship can be provided to adjacent dwellings and in general to the Listed Buildings and in the Area of Special Character. Alterations to the layout and design would be expected at the reserved matters stage to take into account the Conservation Officer's advice.

The indicative plan shows that buffer planting can be provided around most of the western, southern and eastern countryside boundaries of the site. This should provide sufficient screening in time when the planting has matured. The effect on the character and appearance of the area and on neighbouring properties is therefore considered acceptable.

C. Traffic, access and parking

The Highway officer recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed), for the reasons explained in his consultation above.

D. Other technical issues

Archaeology: The Council's Consultant Archaeologist recommends a condition requiring a programme of archaeological work.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination.

E. Service, Amenity and Infrastructure requirements

As the proposed development is considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been

adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. Contributions towards public transport and other sustainable transport measures, local road improvements, education and provision of the proposed Public Open Space and play equipment would be expected. The applicants have proposed that 20% of the dwellings would be social housing units, and this is considered acceptable.

F. Concerns of the Parish Council, PPC and local residents
The Parish Council's reference to 'tonnage', the highway officer advises that part of the highway works (to be agreed) may include closure of the junction of Church Lane with Brookers Hill, but these would be subject to public consultation.
It would not be reasonable to require parking on the site to be made available for Church and related activities because residential parking needs to be available the whole time, and therefore dual use would not be practical. The remaining issues have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in principle, proposed density and indicative housing mix. It is also considered that it would have an acceptable effect on the character and appearance of the area, and access, parking and other technical issues are also considered acceptable, subject to conditions. Contributions to services and infrastructure have not yet been agreed.

6. **Recommendation** – Application No. O/2000/1891 - (I) GRANT planning permission subject to completion of a legal agreement for contributions to be agreed as set out in paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Application No. O/2000/1890 – (I) To resolve that had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been granted planning permission subject to completion of a legal agreement for contributions under paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Conditions

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

3. No development shall take place within the application area, 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 and approved by the District Council.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. 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 Local Planning Authority before development commences.

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

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority.

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure efficient use of development land.

3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

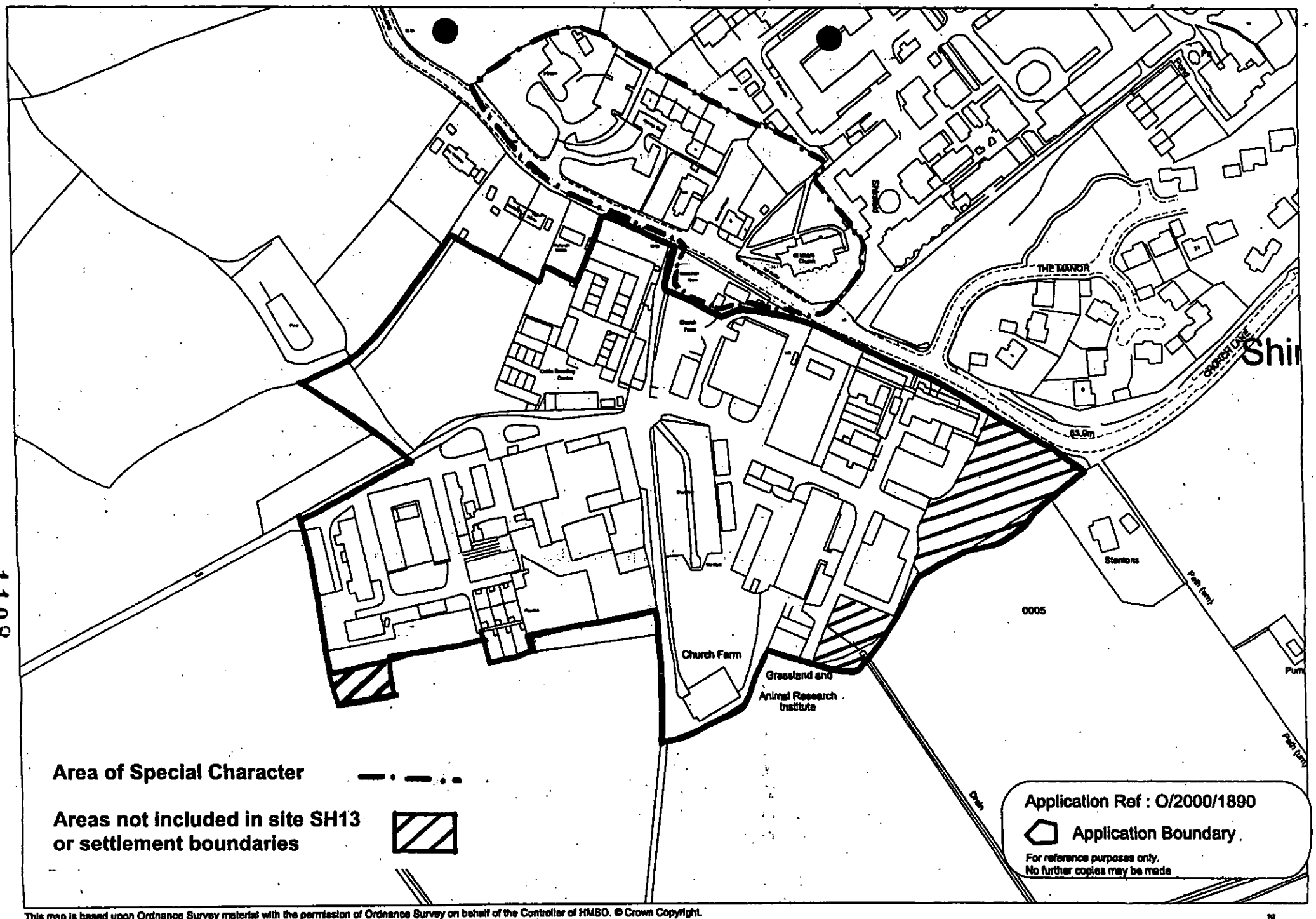
8 & 10.
In the interest of highway safety and convenience.

9. To prevent queuing and parking off site, in the interest of highway safety and convenience.

Informatives

1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00

Angela Odell



1108

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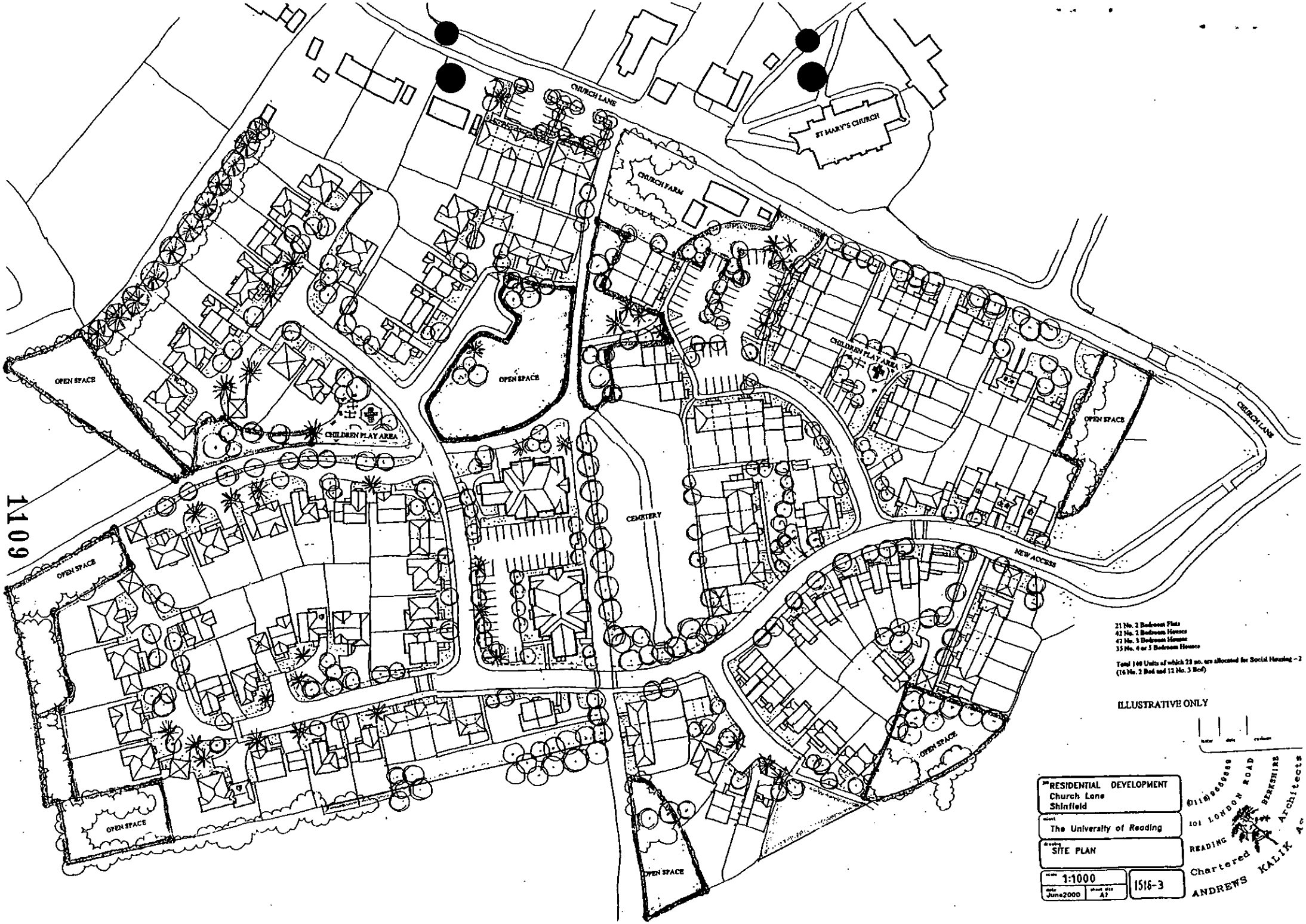

21 No. 2 Bedroom Flats
42 No. 2 Bedroom Houses
42 No. 3 Bedroom Houses
35 No. 4 or 5 Bedroom Houses

Total 140 Units of which 28 no. are allocated for Social Housing – 2
(16 No. 2 Bed and 12 No. 3 Bed)

ILLUSTRATIVE ONLY

RESIDENTIAL DEVELOPMENT
Church Lane
Shinfield

The University of Reading

SITE PLAN

1:1000 | 1516-3

June2000 | A1

ANDREWS KALIK Architects
Chartered
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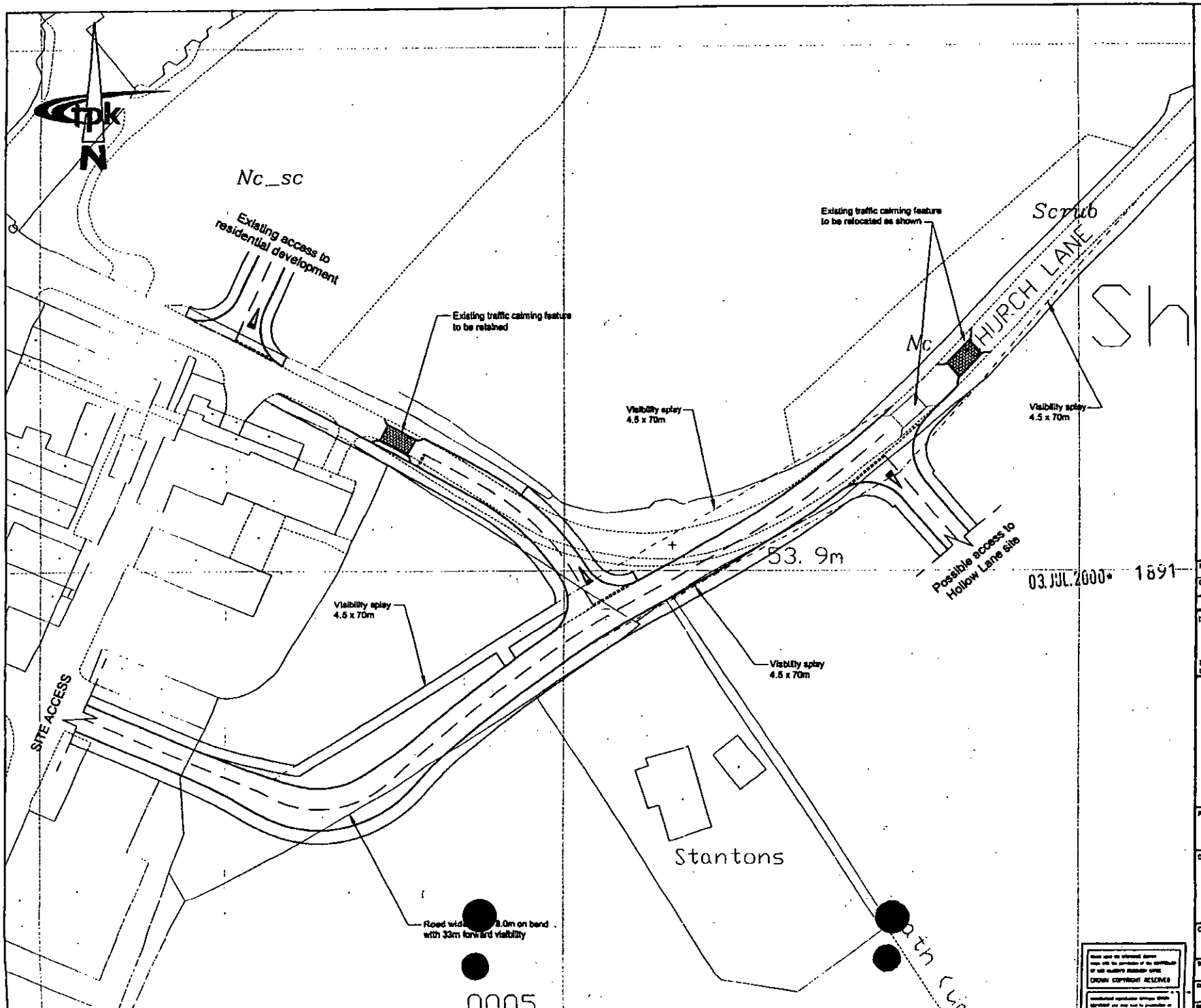
©(0118)9860888



1110

REV	DESCRIPTION	DRAWN
DATE		AUTHORISED

AMENDMENTS

ISSUE PURPOSE

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PROJECT
Church Farm, Shinfield

DRAWING TITLE
PROPOSED RESIDENTIAL SITE ACCESS

CLIENT
UNIVERSITY OF READING

SCALE	DATE
1:500	JUL 00

DRAWN BY	CHECKED BY	FILE REF
NTW	DSM	ACCESS

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ATTENDANCE LIST AT PUBLIC INQUIRY

Appellant: University of Reading **Application number:** O/2000/1890

Site: Church Farm & the Cattle Breeding Centre Shinfield,

Proposal: Outline Application for the proposed erection of not less than 95 dwellings & not more than 140 dwellings (duplicate application)

Name	Address

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Name	Address

PRE – INQUIRY STATEMENT

APPELLANT :	**UNIVERSITY OF READING**
APPEAL SITE :	**LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD**
REASON FOR APPEAL :	**AGAINST NON-DETERMINATION OF OUTLINE APPLICATION 0/2000/1890 FOR THE PROPOSED ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS**

LOCAL PLANNING AUTHORITY REFERENCE : 0/2000/1890

DEPARTMENT OF THE ENVIRONMENT TRANSPORT & THE REGIONS REFERENCE : APP/X0360/A/00/1049544

Wokingham District Council
Environmental Services Department
Civic Offices
Shute End
Wokingham
Berkshire

1.00 THE APPLICATION

1.01 The application, the subject of this appeal, was considered by the Council's Development Control Committee on 27 September 2000. The agenda, report and minutes for the application and duplicate application No. 0/2000/1891 are attached in Appendix 1.

1.02 The minutes confirm that the duplicate application was approved subject to satisfactory contributions towards services and infrastructure; the latter to be subsequently agreed by Chairman and local members, etc. The minutes also confirm that for the application the subject of this appeal, the Committee determined that it would have granted approval, subject to the same resolution regarding services and infrastructure contributions. (Members also added 'approval of haul routes' to be added to the details to be subsequently approved under reserved matters under condition 1(a), though this is not recorded in the minutes.)

1.03 A description of the appeal site and relevant planning history are set out in Section I of the Committee Report.

2.00 THE APPEAL

2.01 As the Committee resolved to grant Conditional Approval (subject to satisfactory Section 106 agreement) to the duplicate application, and that the appeal application would have been granted approval (again subject to a satisfactory Section 106 agreement), the only matter between the parties not yet satisfactorily resolved is the contents of the proposed unilateral agreement.

2.02 Section F of the Committee Report explains that this is to comprise 4 elements:-

1. 20% of dwellings to be affordable housing.
2. Contribution towards education.
3. Provision of Public open space and play equipment.
4. Contributions towards public transport and other sustainable transport measures and local road improvements.

2.03 Item 1 was offered with the application when it was submitted and this has been agreed as acceptable by the Council. Item 2 - offer of £25,000 towards education - has also just been agreed as acceptable by the Council. This leaves items 3 and 4 outstanding. However, negotiations are on-going and it is hoped that a successful resolution of these two matters can be achieved.

2.04 This statement therefore only covers the issue of contributions to services and infrastructure in principle and relevant national and local policies, and only refers to Public Open Space (POS)/recreation facilities and highways & transport in particular.

3.00 RELEVANT PLANNING POLICIES

3.01 In considering the application The District Council will have regard to advice contained with Department of Environment's Circulars and Planning Policy Guidance Notes, other national and Regional policy statements and emerging and approved Development Plans. In evidence, reference will be made to these documents including the following:

3.02 The approved Berkshire Structure Plan
The Loddon Area Local Plan
The Wokingham District Local Plan (Deposit Draft) Consolidated Document November 1999
PPG1 – General Policies and Principles
PPG3 – Housing
PPG13 – Transport
PPG13 – Transport (Draft)
PPG17 – Sport and recreation
Circular 1/97 – Planning Obligations

3.03 The Local Planning Authority may refer to recent case law. The Council reserve the right to refer to other documentation in evidence if necessary. The District Council will also be responding to the appellants grounds of appeal.

The Development Plan

3.04 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and the Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan.

Berkshire Structure Plan

3.05 The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area. The relevant policies in this plan are:

LD5 – Transport Considerations in Dealing with Development Proposals
LD6 – Provision of Infrastructure, Services and Amenities
T1 – Integrated Approach to Transport
T2 – Provision for Pedestrians
T3 – Provision for Cyclists
T4 – Encouraging the increased use of Public Transport
T7 – Traffic Management Measures and Road Safety
R5 – Provision of Facilities for Sport and Recreation in Association with Development.
Copies of the above policies are contained in Appendix 2.

Loddon Area Local Plan

3.06 The Loddon Area Local Plan was adopted on 05 May 1995 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21st November 1996 resolved to "re-affirm the decisions of this committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up to date adopted policies, except in relation to housing provision". The relevant policies in this plan are:-

LR2 – Public Open Space in New Residential Development
LT5 – Road Safety
LT8 – Pedestrian Routes
LT9 – Cycling
LT10 – Provision for Cycling in New Developments

LT11 – Public Transport Provision and New Developments
LPS1 – Phasing of Services in New Developments
Copies of the above policies are contained in Appendix 3.

Draft Wokingham District Local Plan

3.07 The Draft Wokingham District Local Plan was placed on deposit from 21 October to 02 December 1997 and has formed the basis for development control decisions since 21 October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan took place between October 1998 and September 2000 in two phases. The Inspector's report on the local plan inquiry (phase 2) is not expected until Summer 2001 (with the exception of policy WSM1 – phase 1).

3.08 The relevant policies in this plan are:
WOS4 – Service, Amenities and Infrastructure Requirements for New Development.
WR7 – Provision of Public Open Space in New Residential Development.
WT1 – Location of Development
WT3 – Model Split
WT7 – Road Safety
WT9 – Pedestrian Routes and Footpath
WT10 – Development of a Cycleway Network
WT11 – Public Transport Provision and Employment
Copies of the above policies are contained in appendix 4.

4.00 THE CASE FOR THE COUNCIL

4.01 In the view of the Council the following are the main issues for consideration.

A) The principle of provision of/contributions towards Services and Infrastructure
B) Public Open Space/recreation provision
C) Highways and transport provision.

A) **Principle of Services and Infrastructure Provision**

4.02 The Local Planning Authority will explain that Berkshire Structure Plan Policy LD6, Loddon Area Local Plan Policy LPS1 and Wokingham District Local Plan Policy WOS4 state that proposals will be expected to have regard to existing levels of services and infrastructure amenities. The policies also explain that where there is not appropriate or adequate existing provision, additional provision (or funding of additional provision) will be required of services and infrastructure contributions required as a consequence of, and directly related to, the development.

4.03 The Local Planning authority will also explain that the proposed provisions/contributions towards services and infrastructure meet the tests set out in para. 7 of Circular 1/97.

B) **Public Open Space/Recreation Facilities**

4.04 A letter dated 13.9.00 from the Council's Leisure & Recreation Project Officer Lisa Jarvis to the appellants' consultant Mr Short is attached as Appendix 5. The letter agrees that under the Council's policies 0.91ha. of Public Open Space would be required for the proposed 140 houses, excluding the requirement for pitch and recreation grounds (0.56 ha. In this case). The letter also then explains that the Council's preference would be for on-site provision, but if this were not possible, for off-site provision, the latter to be provided by the appellants.

4.05 It is understood that the applicants are offering some farmland next to the appeal site as Public Open Space, to be secured by the proposed unilateral undertaking. However, a planning application for change of use of this land from agricultural use to Public Open Space would be required. Whilst such a proposal would not be considered to be contrary to the Council's policies in terms of land use, there is no guarantee at this stage that such an application would be granted permission. The unilateral undertaking would be expected to propose transfer of the land to the Council, laying out of pitches, etc. and satisfactory commuted maintenance sum. The Local Planning

Authority would also need to be assured that these details were satisfactory.

4.06 As explained in the Council's letter of 13.9.00, for the on-site open space to be provided within the appeal site, this should include two equipped play areas. The laid out and equipped Public Open Space/ play areas would then be expected to be transferred to the Council with commuted sum in the usual way. This should also be incorporated into the unilateral undertaking.

C) **Highways & Transport**

4.07 The memo of 19.9.00 from the Highways Officer, Tom Callaghan, to me sets out his position (copy in Appendix 6). It explains that certain highway infrastructure improvements are needed to accommodate the traffic that would be generated by the proposed development. It also explains that the appellants' traffic consultants, TPK, have agreed to apply the agreed methodology. It then explains that the only outstanding issue relates to the proposed junction type to be installed at Church Lane/Hallow Lane (A327). It also explains that further detailed analysis needs to be carried out, which is currently being undertaken by TPK. Following this, it is hoped that agreement can be reached between the parties. The agreed provision/contributions (to include the above junction improvements) would then be incorporated into the unilateral undertaking. However, the highway officer reserves the right to submit further evidence if all the highway related proposals and contributions are not agreed.

4.08 The Council will argue that the above provision for Public Open Space/ recreation and highways/transport is supported by the national and local policies referred to earlier in this statement and complies with Circular 1/97.

ANGELA ODELL
24.10.00

LIST OF APPENDICES

1. Agenda report and minutes for the Council's Development Control Committee 27 September 2000

2. Extracts from Berkshire Structure Plan

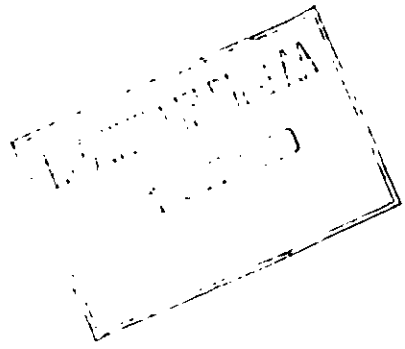
3. Extracts from South east Area Local Plan

4. Extracts from Wokingham District Local Plan (Deposit Draft)

5. Letter from WDC's Leisure & Recreation Project Officer of 13.9.00.

6. Memo. from Council's Highway Officer to Planning Officer of 18.9.00.

RULE 6 STATEMENT



UNIVERSITY OF READING

PLANNING APPEAL

PROPOSED RESIDENTIAL DEVELOPMENT

LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE

156 Friar Street Reading
Berkshire RG1 1HH
Telephone: 0118 960 1010
Fax: 0118 960 1022
Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

RULE 6 STATEMENT

on behalf of

THE UNIVERSITY OF READING

in respect of the deemed refusal by Wokingham District Council to grant planning permission in respect of an outline planning application for:-

the erection of not less than 95 dwellings and not more than 140 dwellings of which approximately 25% shall be 4 bedroom dwellings, approximately 30% shall be 3 bedroom dwellings, and approximately 45% shall be 2 bedroom dwellings

at

LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE
CHURCH LANE, SHINFIELD
NR READING, BERKSHIRE

Planning Authority Ref:	0/2000/1890
Planning Inspectorate Ref:	APP/XO360/A/00/1049544
Haslams Ref:	JHS/HF/18307/A
Planning Inquiry Date:	23rd January 2001 commencing

1. **INTRODUCTION AND DESCRIPTION OF THE APPLICATION/APPEAL PROPOSALS**

1.1. The introduction will briefly set out the University's recent history relating to the redundant research premises that it owns at Shinfield. In particular, the recent history of Church Farm and the Cattle Breeding Centre.

1.2. The application/appeal proposals will be described.

2. **DESCRIPTION OF THE APPEAL SITE, LOCATION AND SURROUNDING AREA**

2.1. The appeal site will be described in detail:-

2.1.1. Church Farm.

2.1.2. The Cattle Breeding Centre.

2.2. The location of the appeal site and its surrounding area will be identified and described.

2.3. These areas will be shown on a plan and general location described.

2.4. Each of the two areas of the site has a history of commercial and research use which will be described in detail.

3. **PLANNING HISTORY OF THE APPEAL SITE AND SURROUNDING AREA**

3.1. Reference will be made to the local planning register.

3.2. In relation to both Church Farm and the Cattle Breeding Centre there are:-

3.2.1. A Certificate of Lawful Use in each case.

3.2.2. A planning permission for use of existing buildings as B1.

3.2.3. A planning permission for redevelopment as B1.

3.2.4. These planning permissions and certificates will be considered.

3.3. The planning history of the surrounding area will be considered. Reference will be made to the major Structure Plan H3 proposals south of the M4 at Reading, in particular the proposals for development at Shinfield. The timetable for decision in respect of those proposals will be considered.

3.4. The University's research and other establishments at Shinfield together with the various Local Plan sites will be identified in an appended plan and schedule and the planning status of those sites considered.

4. THE PLANNING ISSUES

4.1. Compliance with national policy.

4.2. Compliance with Development Plan policy.

4.3. Principles of development including density and housing mix.

4.4. Effect on the character of the area and neighbouring properties.

4.5. Transportation and access.

4.6. Provision of services and infrastructure.

5. CONSIDERATION OF THE ISSUES

5.1. National Guidance

5.1.1. The proposed development will be considered in the context of PPG3 and PPG7.

5.1.2. The appeal site comprises previously used land and as such, development as proposed will be in accordance with National Policy as set out in PPG3.

5.2. **Development Plan**

5.2.1. The proposed development is in accordance with the Development Plan as represented by the Berkshire Structure Plan (Policies H3, H5 and BU3) and the Loddon Area Local Plan (Policies LTV2, LC1 and LS3) together with supporting text in each case as appropriate.

5.2.2. It will be argued that there is a clear Development Plan policy context within which the application could and should have been permitted in accordance with Section 54A of the Town & Country Planning Act 1991.

5.3. **Emerging Districtwide Local Plan**

5.3.1. The Emerging Districtwide Local Plan which has now completed the Inquiry stage is a material supporting consideration. Policies from the Emerging Wokingham Districtwide Local Plan Deposit Draft 1996-2006 will include Policies WH2, WEM18 and WRE3. Reference will also be made to Local Plan amendments approved since the Local Plan was put on deposit and as relevant proceedings of the Public Local Plan Inquiry.

5.4. **Housing Land Supply Availability**

5.4.1. The District Council's land supply availability will be considered under the terms of PPG3 and in the context of the Planning Authority's acknowledged and identified shortfall which arises from the Part 1 Local Plan Inspector's report (issued in July 2000) and which the Council has done nothing to date to remedy.

5.5. **Policy of the Planning Authority**

5.5.1. That the District Council has already allocated the appeal site for 95 dwellings.

5.5.2. Reference will be made to the Planning Officer's report to Development Control Sub-Committee on the 27th September 2000 and the minutes arising.

6. **DENSITY OF THE PROPOSED DEVELOPMENT**

6.1. Reference will be made to the District Council's policy concerning density.

7. **HOUSING MIX OF THE PROPOSED DEVELOPMENT**

7.1. Reference will be made to the District Council's policy on housing mix and also to PPG3.

8. **INFRASTRUCTURE PROVISION**

8.1. The appellant's position is that it is prepared to comply with the District Council's reasonable requirements that arise directly from the proposed development of the appeal site and that are within the terms of Circular 1/97.

8.2. By the end of the Inquiry or shortly afterwards, there will be either a sealed agreement or unilateral undertaking in place to give effect to reasonable infrastructure provision.

9. **GENERALLY**

9.1. Other matters to be considered are set out at Section G (Grounds of Appeal) on the planning appeal form submitted on the 5th September 2000. These include the Council's expectation as to the availability of the site for housing, the opportunity by landscaping to improve the

visual appearance of this site which adjoins an "Area of Special Character" as designated within the Emerging Local Plan, and to improve highway and transportation facilities in Shinfield and in particular in Church Lane.

9.2. There is a clear Development Plan policy context for the grant of planning permission for the proposed development. The Planning Authority has already recommended that planning permission be granted, subject to reasonable infrastructure provision by the appellant.

10. WITNESSES

10.1. The University will be represented by:-

10.1.1. Anthony Anderson QC

With one witness:-

J H Short BSc FRICS of Haslams Chartered Surveyors who will address the issues.

J H Short BSc FRICS
HASLAMS
27th October 2000

Tel: (0118) 974 6448 (Direct Line)
Date. November 29, 2000
My ref: O/2000/1890
Your ref:

Mr C P Young
Roselyn
School Green
Shinfield
Reading
RG2 9EH

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

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **University of Reading**
SITE: **Church Farm & the Cattle Breeding Centre, Shinfield**
APPLICATION No: **O/2000/1890**
PROPOSAL: **Outline application for the proposed erection of not less than 95 dwellings & not more than 140 dwellings (duplicate application)**

Further to my letter of 28 Septmber 2000, I am writing to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will attend at the Civic offices, Shute End, Wokingham, on Tuesday 23 January at 10.00 am to hold a Local Inquiry into the above appeal.

You may attend the inquiry and, at the Inspector's discretion, give your views.

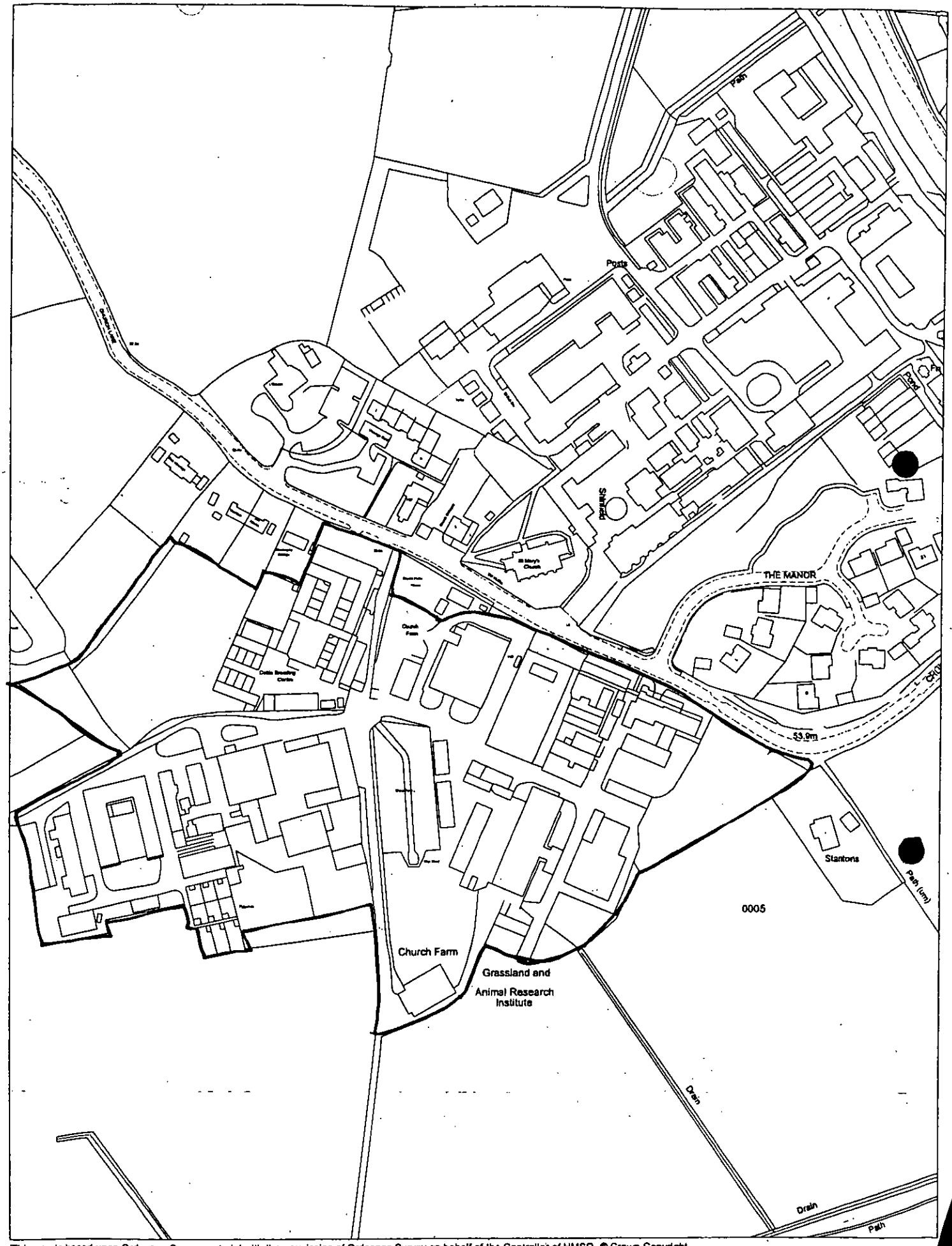
Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

Disabled people wishing to attend the Inquiry can be accommodated, but anyone concerned about the facilities should contact the Council to check that suitable provisions are in place.

The Planning Inspectorate will send the decision on this Appeal only to those persons who ask to be notified.

Yours faithfully

Denise Gumbrell
Appeals Assistant



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Central Support Section, Environmental Services, Wokingham District Council.
29 November 2000

Scale: 1 : 2500

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S

The Planning Inspectorate

Da

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 27 November 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

Here is a copy of the site notice giving the inquiry details. The inquiry is scheduled to last 3 days. Please let me know within 5 working days, if you think more time is needed.

Please tell the owners and occupiers of property near the site of the inquiry details immediately. You should also tell others you consider to be affected by or interested in the proposed development, including any persons or bodies who made representations at application stage. Your letter should cover:

- the location of the site and a description of the appeal proposals;
- the inquiry details;
- where your and the appellant's statements, proofs of evidence, summaries and statement of common ground can be seen;
- that they may attend the inquiry and at the Inspector's discretion, give their views;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements;
- that we will send a copy of the Inspector's decision to those who ask for one in writing.

The press should be informed of inquiries.

PLANNING SERVICES | HPT 37120
TLS
2
COPIES TO
Legal

Sent to General office to put ad. in Reading Chronicle + Wokingham Times w/c 11/12/00.
Passed to officer to put on site 29/11/00.

TOWN AND COUNTRY PLANNING ACT 1990

PUBLIC INQUIRY

At

The Council Offices, Shute End, Wokingham,

On Tuesday, 23 January 2001 at 10:00

REASON FOR INQUIRY

Appeal by University Of Reading

Relating to the application to Wokingham District Council

for Erection of not less than 95 dwellings and not more than 140 dwellings of which 25% shall be 4 bedroomed dwellings, approximately 30% shall be 3 bedroomed dwellings, and approximately 45% shall be 2 bedroomed dwellings.

AT Land At Church Farm And The, Cattle Breeding Centre, Church Lane, Shinfield Nr Reading, Berkshire

An Inspector appointed by the Secretary of State for the Environment, Transport and the Regions under paragraph 1(1) of schedule 6 to the Town and Country Planning Act 1990 will attend at the place, date and time shown above to decide the appeal.

Members of the public may attend the inquiry and, at the Inspector's discretion, express their views. If you, or anyone you know has a disability and is concerned about facilities at the inquiry venue, you should contact the council to confirm that suitable provisions are in place.

Planning Inspectorate Reference: APP/X0360/A/00/1049544
Contact point at the Planning Inspectorate: Miss A Groves, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ Tel: 0117-9876079.

320(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: October 24, 2000
My ref: O/2000/1890
Your ref: APP/X0360/A/00/1049544

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: University of Reading
SITE: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield

With reference to this appeal, I enclose 2 copies of the Council's statement.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 28, 2000
My ref: O/2000/1890
Your ref: APP/X0360/A/00/1049544

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: **University of Reading**
SITE: **Church Farm & the Cattle Breeding Centre, Shinfield**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

Please note: With regard to the Committee report, the recommendations were accepted with the following additions:

Inclusion of haul routes & church car parking in s106 negotiations.
Condition 1 to be amended to include "pedestrian & cycling access to & within the site".

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc
cc Haslams

file copy

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Den Gumbrell
Appeals Assistant

Ref O/2000/1890

Ext: 6448

To: **LISA JARVIS/ IAIN ROOT**
Leisure Services

Date: **28 September 2000**

APPEAL BY: University of Reading
SITE: **Church Farm & the Cattle Breeding Centre, Shinfield**

Notification has been received of this Appeal, against non-determination, which will be considered by means of a Public Inquiry.

In view of the issues involved, it is felt that this is a matter where supporting evidence may be required from you & you may be required to appear at the Inquiry. For your information I enclose a copy of the Grounds of Appeal.

The case officer, Angela Odell, (extn. 6445), will need your statement of evidence in time to meet the Inspectorate's deadline of **30/10/00.**

Den Gumbrell
Enc

Den This is mine as well!
Please note that Richard Ford will need to submit ~~a~~ a statement/ appearance inquiry.
Also possibly, highways, ~~education~~ (Tan C.) education (Helen Rowley) and Lisa Jarvis/ Ian Root (Leisure)

WOKINGHAM DISTRICT COUNCIL

file copy

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Den Gumbrell
Appeals Assistant

Ref O/2000/1890

Ext: 6448

To: **HELEN ROWLAY**
SCHOOL PLANNING OFFICER

Date: **28 September 2000**

APPEAL BY: University of Reading
SITE: **Church Farm & the Cattle Breeding Centre, Shinfield**

Notification has been received of this Appeal, against non-determination, which will be considered by means of a Public Inquiry.

In view of the issues involved, it is felt that this is a matter where supporting evidence may be required from you & you may be required to appear at the Inquiry. For your information I enclose a copy of the Grounds of Appeal.

The case officer, Angela Odell, (extn. 6445), will need your statement of evidence in time to meet the Inspectorate's deadline of **30/10/00.**

Den Gumbrell
Enc

file
Cerys

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Den Gumbrell
Appeals Assistant

Ref O/2000/1890

Ext: 6448

To: RICHARD FORD
POLICY & PLANS

Date: **28 September 2000**

APPEAL BY: University of Reading
SITE: Church Farm & the Cattle Breeding Centre, Shinfield

Notification has been received of this Appeal, against non-determination, which will be considered by means of a Public Inquiry.

In view of the issues involved, it is felt that this is a matter where supporting evidence will be required from you & you will be required to appear at the Inquiry. For your information I enclose a copy of the Grounds of Appeal.

The case officer, Angela Odell, will need your statement of evidence in time to meet the Inspectorate's deadline of **30/10/00.**

Den Gumbrell
Enc

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WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

From: Den Gumbrell
Appeals Assistant

Ref O/2000/1890

Ext: 6448

To: TOM CALLAGHAN & STEVE AUTON
Engineering Services

Date: **28 September 2000**

APPEAL BY: University of Reading
SITE: Church Farm & the Cattle Breeding Centre, Shinfield

Notification has been received of this Appeal, against non-determination, which will be considered by means of a Public Inquiry.

In view of the issues involved, it is felt that this is a matter where supporting evidence may be required from you & you may be required to appear at the Inquiry. For your information I enclose a copy of the Grounds of Appeal.

The case officer, Angela Odell, will need to receive the Highways statement of evidence by **23/10/00**.

Den Gumbrell
Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1890

Our Ref: APP/X0360/A/00/1049544

Date: 18 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY UNIVERSITY OF READING
SITE AT LAND AT CHURCH FARM AND THE, CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD NR READING, BERKSHIRE

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has asked for an inquiry, which we are arranging. This letter is the **starting date** for the appeal.

I must **receive** the following documents within this timetable:

Within the next 2 weeks

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments I must receive 3 copies within **6 weeks of the starting date.** If we receive representations after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must make sure that the appellant and I receive a copy of a completed appeal questionnaire and supporting documents (including relevant development plan policies when appeals are against non-determination).

Within the next 6 weeks

You and the appellant must make sure that I receive 2 copies of any statement. I will send a copy of your statement to the appellant and send you a copy of their statement. You and the appellant must send a copy of your statements to any statutory parties.

I will send you and the appellant a copy of any comments we receive from interested parties.

Within the next 9 weeks

You and the appellant must make sure that I receive 2 copies of any comments on each other's statement and any comments on any representations received from interested parties. I will forward the appellant's to you at the appropriate time.

No later than 4 weeks before the inquiry

You and the appellant must make sure that I receive 2 copies of your proofs of evidence (and summary, where appropriate). The appellant has to make sure that I receive a copy of the statement of common ground.

You **must keep to the timetable** set out above and ensure that I receive your representations within the deadlines. If I do not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeal

If you hear that the appeal is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

G. Nall

Miss A Bibi

301(BPR)

Statement of case

In your statement of case you will need to give full details of the case which you will put forward at the inquiry. You must include and list any documents, including maps and plans, to which you intend to refer to or use in evidence.

Statement of common ground

In the statement of common ground you should list all agreed matters. You and the appellant are expected to meet in advance of the inquiry, to agree the statement of common ground. This should include basic facts such as the site description, area, planning history, relevant planning policies, and as many other matters as possible relating to the appeal.

Proofs of evidence

A 'proof of evidence' is a written statement that you, the appellant or witness wants the Inspector to take into account at the inquiry. If the proof is more than 1500 words long you must also send me 2 copies of a written summary which should not be more than 10% of the length of the proof. The summary should reflect the contents of the proof and should not include new evidence. When a summary is provided only that will be read at the inquiry. If proofs and summaries are not received together and on time, the inquiry may be postponed.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the application or appeal. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your statement of case is due.

Costs

Costs can be awarded in inquiry cases. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, a final draft must be received:-

i by the opening of an inquiry, which is scheduled to last more than one day

or

ii. 5 working days before the date of a one day inquiry.

Obligations should be completed by the close of an inquiry. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: UNIVERSITY OF READING

Address: WHITEKNIGHTS
PO BOX 217, READING
BERKSHIRE

Postcode: RG6 6AH

Your reference:

Daytime phone no: 0118 9318301

Fax no: 0118 9316698

E-mail address:

B. AGENT DETAILS (if any)

Name: HASLAMS

Address: 156 FRIAR STREET
READING
BERKSHIRE

Postcode: RG1 1HH

Your reference:

Daytime phone no: 0118 9601010

Fax no: 0118 9601022

E-mail address: js@haslams-surveyors.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM DISTRICT

Date of the planning application: 30/06/00

LPA's application reference no: 0/2000/1890

Date of LPA's decision notice (if issued): N/A

D. APPEAL SITE ADDRESS

Address: LAND AT CHURCH FARM AND THE CATTLE BREEDING CENTRE
CHURCH LANE, SHINFIELD, NR READING, BERKSHIRE

Postcode: RG2 9BY

National grid reference: SU7368

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed)

ERECTION OF NOT LESS THAN 95 DWELLINGS AND NOT MORE THAN 140 DWELLINGS OF WHICH APPROXIMATELY 25% SHALL BE 4 BEDROOMED DWELLINGS, APPROXIMATELY 30% SHALL BE 3 BEDROOMED DWELLINGS, AND APPROXIMATELY 45% SHALL BE 2 BEDROOMED DWELLINGS.

Size of the whole appeal site *(in hectares)*

5.4 HECTARES

Area of floor space of proposed development *(in square metres)*

NOT DECIDED - THIS IS AN OUTLINE APPLICATION AND APPEAL

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☐
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☑

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

1. This appeal arises from non-determination by the Planning Authority.
2. The appeal site is currently built upon with 14,718 m² of established B1 use in old buildings in a state of disrepair.
3. The appeal site is therefore a previously used or "brownfield" site.
4. The appeal site currently has the benefit of planning permission granted at appeal for approximately 14,718 m² of B1 use.
5. The appeal site has been allocated for at least 95 dwellings in the Emerging Districtwide Local Plan.
6. Development of the appeal site as proposed is in accordance with:-

   <u>The Development Plan</u>

   The Berkshire Structure Plan Policies BU3 and H3.

   Loddon Area Local Plan Policies LTV1 and LS3.

G. GROUNDS OF APPEAL (continued)

The Emerging Consolidated Draft Districtwide Local Plan Policies WOS2, WH2, WRE3 and WEM18

Development as proposed is therefore the current policy of the Planning Authority.

Development of the appeal site as proposed is in accordance with National Policy.

7. By virtue of recent recommendations from the Inspector arising from Part 1 of the Wokingham District Local Plan Inquiry, the District Council has a severe shortfall of housing land supply. The District Council currently has no strategy in place to substantially meet with Structure Plan Policy H3 - relating to the strategic housing requirement in the District up to 2006.

8. Insofar as draft Policy WH2 from the Emerging Districtwide Local Plan provides for a supply of residential land, and includes this site, the Planning Authority does rely on this site for at least 95 dwellings towards that provision.

   In any event, it is clear from paragraph 07 of core document WDC HRT5/DOC1 (written evidence to the housing round table in July 2000) that the Council **"expects the site to come forward for housing."**

9. The proposed development represents an opportunity to landscape the site perimeter and significantly improve the visual appearance of a site that is located adjoining a site designated as being an "Area of Special Character" within the Wokingham District Local Plan Deposit Draft 1997 Proposals Map (South West).

10. The proposed development takes the opportunity to improve highway and transportation facilities in Shinfield generally and Church Lane in particular.

11. The appellant reserves the right to introduce such further grounds of appeal as may arise or be considered appropriate prior to or at the Public Inquiry.

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☑

Please give reasons why you think an inquiry is necessary.

This is a substantial proposal in which the general public will be interested and no doubt wish to make representations.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed _____ (on behalf of) HASLAMS FOR THE UNIVERSITY OF READING

Name (in capitals) J H SHORT Date 05/09/00

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✔
1.	A copy of the original **planning application** sent to the LPA.	☑
2.	A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	☑
3.	A copy of the **LPA's decision notice** (if issued).	☐
4.	A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).	☑
5.	Copies of **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).	☑

Copies of the following must also be sent, if appropriate:

7.	**Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: _____ _____	☐
8.	Any relevant **correspondence** with the LPA.	☑
9.	If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:	
	(a) the relevant outline application;	☐
	(b) all plans sent at outline application stage;	☐
	(c) the original outline planning permission;	☐
10.	A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).	☐
11.	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. _____ _____	☐

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed _____ (on behalf of) HASLAMS FOR THE UNIVERSITY OF READING

Name (in capitals) J H SHORT Date 05/09/00



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Central Support Section, Environmental Services, Wokingham District Council.

29 November 2000

Scale: 1 : 2500

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