4/12 - No SN -

APPLICATION NO:
O/2001/5283 ✓

LOCATION:
64 Langley Common Road, Barkham Wokingham.

APPLICANT:
Mr Sims C/O Robin Bradbeer Ltd

PROPOSAL:
Outline application for the erection of one dwelling.

EARLIEST DATE FOR DECISION: **17/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2002

CASE OFFICER: **Natalie Brown**

REFUSED

395

DO

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Sims
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Application Number: O/2001/5283

Parish: **BARKHAM**

Location: **64, Langley Common Road, Barkham, Wokingham.**

Proposal: **Outline application for the erection of one dwelling.**

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

Reason

1. The proposed development by virtue of its siting and location would represent an inappropriate form of development in the green gap, to the detriment of the rural character of the area. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policy LC1 of the Loddon Area Local Plan and to policies WOS3, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policies C2 and C6.
Loddon Area Local Plan Policies LTV2, LBE1, LBE2, LC1 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 29/01/2002

Notice checked by: _____

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

Appeal Decisions

Site visit made on 16 September 2002

by Howard Rose DMS DipTP MRTPI MIWM

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
15 OCT 2002

Appeal A: APP/X0360/A/02/1085453
64 Langley Common Road, Barkham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T D Sims against the decision of Wokingham District Council.
- The application (Ref.O/2001/4502), dated 17 July 2001, was refused by notice dated 7 September 2001.
- The development proposed is the demolition of the existing dwelling and the construction of three 4 bedroom detached houses with double garages.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/02/1085641
64 Langley Common Road, Barkham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T D Sims against the decision of Wokingham District Council.
- The application (Ref.O/2001/5283), dated 7 November 2001, was refused by notice dated 29 January 2002.
- The development proposed is the erection of one dwellinghouse.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The planning applications which are the subject of these appeals are in outline. The application for Appeal A includes matters of siting and means of access, with matters of external appearance, design and landscaping reserved for future consideration. The application for Appeal B has all matters reserved for future consideration.

The Appeal Site and its surroundings

2. The appeal site is on the north west side of Langley Common Road at the southern end of a section of generally continuous development on this side of the road. Development on this side of the road falls outside the boundary of any identified settlement and within an area identified as an Area of Sporadic Development in the adopted Local Plan. Immediately to the south of the site is an access to a mobile homes site which includes a substantial terrace of garages as well as other individual buildings and comprises a substantial area of hardstanding. South of this the land adjacent to the road is open land, largely concealed by substantial trees and hedges. Opposite the site are large buildings, comprising the northern extremity of the Arborfield Garrison, north of which the land is generally open behind road-

side hedges. The appeal site, which is bounded by substantial walls together with trees and hedges, is 'L' shaped with a sizeable existing dwelling at the rear, which is reached by a driveway from Langley Common Road. In front of the dwelling is a fenced area used for the storage of caravans. This land, together with the driveway is the appeal site for Appeal B.

Planning Policy

3. Where an adopted or an approved plan contains relevant policies, section 54A of the 1990 Act requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. The statutory development plan for the area includes the Berkshire Structure Plan 1991-2006 which was adopted in November 1995. Policy C2 places strict control on development outside built-up areas and settlement boundaries, limiting such development to that required for agriculture or forestry, the re-use, adaptation or redevelopment of existing buildings to assist the rural economy and other development for which a rural location is essential. Policy C6 seeks to prevent development, which would threaten important open areas because they provide physical or visual separation of settlements.

4. Also included is the Loddon Area Local Plan which was adopted in May 1995. Policy LTV2 restates and augments policy C2 of the adopted Structure Plan with regard to development outside settlements. Exceptions include development for housing purposes of sites not exceeding 0.4 hectares on the edge of settlements in the form of rounding off or redevelopment. The policy also makes it clear that the areas designated as Areas of Sporadic Development fall within the rural areas. Policy LC1 generally repeats policy C6 of the adopted Structure Plan. Policy LC18 makes it clear that the replacement of existing dwellings in the rural areas may be permitted provided that the size of the new development will not significantly exceed that of the existing property both in height and floor area and, where appropriate, in the number of units.

5. Also relevant is the deposit draft version of the Wokingham District Local Plan which has been the subject of a public local inquiry and proposed amendments have been published in the light of the Inspector's Report. Policy WOS2 indicates that development outside settlements will only be allowed in exceptional circumstances and will be strictly controlled through the policies of this plan and the adopted Structure Plan. Policy WOS3 sets out criteria, including the requirement that development proposals should be appropriate in scale of activity and character to the area in which they are located, against which planning applications will be assessed. Policy WCC1 places strict control on development outside settlement boundaries. Exceptions include sensitive infilling of one or two dwellings in a small gap in an otherwise built up frontage where the development would not adversely affect the character and appearance of the area. Policy WCC2 generally restates policy C6 of the adopted Structure Plan. The weight I have attached to this emerging Plan is in accordance with the advice in paragraph 48 of Planning Policy Guidance No.1 (PPG1), 'General Policy and Principles'.

Main Issue

BOTH APPEALS

6. From my inspection of the appeal site and its surroundings and from the written representations I consider that the main issue in both appeals, having regard to the location

of the site outside a defined settlement boundary, is the effect of the proposed development on the character and appearance of the surrounding area.

Reasoning

APPEAL A

7. As already indicated, the appeal site is subject to planning policies which deal with development outside the boundaries of identified settlement. Planning policies for such areas place limitations on development within them. In particular policy C2 of the adopted Berkshire Structure Plan seeks to permit only development for agriculture or forestry in such areas or redevelopment of existing buildings particularly to assist the rural economy and to maintain or enhance the rural environment. The proposal in appeal A would involve the redevelopment of the existing dwelling to provide two new dwellings together with another new dwelling on the front part of the site. However, I have seen nothing to suggest that the proposal would be, in any way, aimed at assisting the rural economy or maintaining the rural environment. Moreover, policy LC18 of the adopted Loddon Area Local Plan makes it clear that, while the replacement of existing dwellings in the rural areas may be permitted, the size of the new development should not significantly exceed that of the existing property both in height and floor area and, where appropriate, in numbers of separate units. In my view, the replacement of the existing dwelling with two 4 bedroom dwellings, irrespective of the proposed third dwelling in a more forward position, would conflict with this policy.

8. From what I saw the existing dwelling has a secluded location some distance from the road and is partially hidden from view by the substantial walls and mature vegetation around the site. The proposal to demolish the existing dwelling and develop the site for three dwellings would be likely to open up the site more in visual terms and the tightly arranged layout of three detached dwellings with their garages would substantially change the nature of the site. Compared with the generally low density nature of the development running northwards on this side of Langley Common Road, the appeal proposal would result in a significantly higher density of development. This would 'urbanise' the site and would be out of keeping with the existing development contrary to the intention of adopted planning policies for the rural areas to which I have referred.

9. I have taken account of the submissions for the appellant regarding Government advice in PPG3 'Housing' and PPG7 ' The Countryside - Environmental Quality and Economic and Social Development'. So far as the advice in PPG3 is concerned, while the appeal site represents previously-developed land as defined in Annex C, Footnote 2 to the Annex advises that such proposals need to be considered in the context of other policies, including development in the countryside. Moreover, paragraph 3.21 of PPG7 refers to sensitive infilling of small gaps within groups of houses and minor extensions to groups. In this context, I have had regard to the siting and access arrangements proposed and also to the recent planning permission for two dwellings just to the north of the site. Nonetheless, I consider that the proposed demolition of the existing dwelling and its replacement with three substantial detached houses with double garages, for the reasons set out above, would be insensitive and would detract unacceptably from look of the surroundings. Therefore, I conclude that the proposed development would materially adversely affect the character and appearance of the surrounding area.

APPEAL B

10. The proposal in Appeal B is for the erection of one dwellinghouse on the land in front of the existing dwelling which is currently used for the storage of mobile homes. This appeal site, excludes the existing dwelling. It includes the existing driveway from which the caravan storage area is fenced-off. It is essentially open land and, although used for a form of development, having regard to the advice in Annex C of PPG3, the site is not occupied by a permanent structure and associated fixed surface infrastructure. Hence, I do not consider it to be previously-developed land. Neither is it suggested that the proposal is required for agriculture or forestry or any other purpose for which a rural location would be essential. Similarly, having regard to the open nature of the site, I do not consider the proposal to be redevelopment, nor is there any suggestion that it would assist the rural economy. Hence, the proposal would appear to conflict with adopted planning policy for development outside defined settlement boundaries.

11. In the circumstances, I have had regard to the advice in PPG7, to which I have previously referred, and I have also considered the policies of the emerging Wokingham District Local Plan, which deal with development outside defined settlement boundaries. This Plan has been through virtually all its stages of preparation but remains to be adopted. Therefore, I can attach significant weight to its content. Policy WCC1 places strict controls on development outside designated settlement boundaries but, exceptionally, allows for sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area. I am aware that the Inspector who dealt with the Local Plan Inquiry recommended that this exception should remain within the policy. Equally the Inspector recommended that the gap designation between Arborfield Cross and Arborfield Garrison should be removed from the Plan. However, I accept that the appeal site, being within an Area of Sporadic Development, falls outside this gap designation.

12. It is contended for the appellant that the appeal site falls within the broad boundary of previously-developed land such that the proposal would not be considered as an extension to the existing development on this side of Langley Common Road. I saw that the appeal site is bounded to the north and south by land which is already developed. However, while there is existing built development to the north of the appeal site, it is set well back from the road. Moreover, to the south of the site, the access to the mobile home site marks the southern end of built development on this side of the road. The access is generally open land with boundary walls and two small garage blocks. The substantial block of garages, which is not excessively intrusive, is located some way back from the road.

13. The proposed new dwelling would be on the essentially open area currently used for storing mobile homes. Because of the location of the appeal site in relation to the existing dwelling, the new dwelling would be likely to be set well forward on the site and as such would be an intrusive feature in the street scene.

14. It would not, in my view, constitute infilling. This is because there is no obvious break or gap in the frontage development here, only a change in nature from houses and workshops to an open area bounded by walls and hedges with two small garage blocks in the front portion of the access to the mobile homes site. The tandem style development of a new dwelling in front of the existing dwelling would be an incongruous addition, which would augment, undesirably, the irregular development pattern of this part of the Area of Sporadic Development. I have had regard to the fact that the land opposite the appeal site is within a settlement boundary and to the scope for development outside designated settlement

boundaries provided by policy WCC1 of the emerging Local Plan. However, notwithstanding that this policy has yet to be formally adopted, for the reasons set out above, I am not persuaded that the proposal would conform with its requirements. All these things being so, I conclude that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area.

Conclusions

BOTH APPEALS

15. I find that the proposed development in both appeals would not accord with the development plan and there are no material considerations, which would suggest a different outcome in either case. I have taken account of all other matters raised but they do not outweigh the main considerations that have led me to my decisions.

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

Formal Decisions

Appeal A:

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

Appeal B:

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

Information

19. A separate note is attached setting out the circumstances in which the validity of these decisions may be challenged by making an application to the High Court.

Howard Rose

INSPECTOR

Received by Wokingham District Council

Application No: O/2001/5283

Proposal:
Outline application for the erection of one dwelling.

Location:
64, Langley Common Road, Barkham, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5283 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

23 November 2001

WOKINGHAM UNITARY
Aiming for Excellence

1/2/02.

PLANNING SERVICES

Fax Cover Sheet

DATE: 1/2/02

TO: ROBIN BRADBEER

FROM: NATALIE BROWN **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 01453 889 103

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 0/2001/5283 - 64 LANGLEY COMMON ROAD

NOTES: DECISION NOTICE

WORK SHEET FOR : Natalie Brown

Application Number : O/2001/5283

Applicant : Mr Sims C/O Robin Bradbeer Ltd.

Location : 64, Langley Common Road, Barkham, Wokingham.

Proposal : Outline application for the erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	4/12

Date of Neighbour Notifications : .....

Date of Site Visit : 4/12

Date Registered : 13/11/2001

Earliest Date for Decision : 17/12/2001

Latest Consultation Date/Site Notice Expiry Date : 17/12/2001

This application will have expired on: 08/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : no objection subject to conditions

Landscape : located within green gap / countryside ∴ contrary to WCC1 / WCC2 ∴ recommend refusal.

Planning Issues : WDLP : c'side, greengap
LHLP : rural, area sporadic d'ment

Application Number: O/2001/5283

Appraisal :

See attached sheet

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

Application Number O/2001/5283
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development ~~would be inappropriate~~
			by virtue of its siting and location would
			represent an inappropriate form of development in
			the greengap, to the detriment of the rural
			character of the area.
			As such, the proposed development would
			be contrary to the following policies:
			BSP : C2, C6
			WDLP(ED) : WOS3, WCC1, WCC2
			LTLP : LC1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1, LBE2, LC1, LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES: ———
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC2, WT7
GREEN BELT LOCAL PLAN POLICIES: ———
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6
MINERALS LOCAL PLAN POLICIES: ———

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

Date: 29/11/02

RECORD OF SITE VISIT

SITE ADDRESS: 64 Langley Common Road Barkham Wokingham.

APPLICATION NUMBER: O/2001/5283

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? old SN for 3 dwellings (O/2001/4502) displayed.

2. DESCRIPTION OF SURROUNDINGS
rural / gap. Res. adj to car tyre fitting business
opp Aborfield Garrison land (separated by rd.

3. DESCRIPTION OF SITE/BUILDING
enclosed area lain to grass - currently carvan storage

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.

5. SITE CONSTRAINTS

TREES along boundaries

ACCESS/PARKING existing access off of Langley Common rd.

LEVELS

BOUNDARY TREATMENT wall (approx 2m) fronting highway & mtn adj tyre fitting. } & comfess.

OTHERS
- fencing alongside driveway access
- wall forms boundary mtn existing dwelling.

Application Number: F/2001/5283 – 64 Langley Common Road

Appraisal:

Development

For the outline application for the erection of one detached dwelling to the front of No.64.

The site is located within a rural area within an area designated as green gap/area of sporadic development, and is enclosed by an approximate 1.8m wall, and is currently being ~~sued~~ used for the storage of caravans.

An outline application for 3 dwellings was refused on the site under application O/2001/4502.

No. 58/60 has had approval by consents O/2000/2702 and RM/2001/4708 for demolition of existing car sales facilities and erection of two dwellings.

Relevant polices:
Wokingham District Local Plan: WOS2, WOS33, WCC1, WCC2, WT7
Loddon Area Local Plan: LTV2, LC1, LBE1, LBE2, LT5
Berkshire Structure Plan: C2, C6

1. Impact upon neighbouring properties
   The outline application does not include any elevations. It would be located to the rear of the application site and so the main effect would be to No.64 which owns the application site. The proposed dwelling would be located away from both side boundaries, and the property to the side is not directly adjacent. It is therefore considered that there would be no adverse impacts upon neighbouring properties.

2. Impact upon the character of the area
   Policies LC1 and WCC2 relate to green gap/separation of settlement and state that development shall not be permitted if it would affect or detract from their open and countryside appearance.

   Policy WCC1 (h) of the WDLP states that development will only be acceptable in principle where:

   " Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where development would not adversely affect the character and appearance of the area"

   In the Inspector's report to the WDLP public inquiry, he agreed with the inclusion of this policy but recommends that it be WCC1 (g) " sensitive infilling of one or two dwellings in an otherwise built-up frontage". However, the Council has not yet formally considered these Inspectors recommendations.

This application would be contrary to this policy as it would be an *extension* to the build-up frontage. It therefore is not *sensitive infilling...in an otherwise built up frontage* as there are no other buildings to the north-east and south-west of the application site, so there is therefore no frontage to be infilled.

The landscape department have objected to the development on the grounds that it is located within an area of green gap/countryside.

It is therefore considered that the proposed development would have an adverse impact upon the rural character of the area.

3. Impact upon highway safety (parking provision)
Subject to the inclusion of conditions such as a plan showing parking/garaging/turning, the vehicular access and visibility, and provision for construction vehicles during construction, the Highway department would have no objection.

~~**Approval:**~~ **Refusal: ✓**

* * * COMMUNICATION RESULT REPORT (1.FEB.2002 13:53) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
754	MEMORY TX		901453889103	OK	P. 3/3

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Tel: (0118) 974 6492

Date: 18 January 2002

My ref: O/2001/5283

CONFIDENTIAL

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

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

Dear Councillor

Application Number: O/2001/5283
64, Langley Common Road, Barkham, Wokingham.
Outline application for the erection of one dwelling.

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 **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28 January 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **O/2001/5283**
64, Langley Common Road, Barkham, Wokingham.
Outline application for the erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Cowan

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 6492

Date: 18 January 2002

My ref: O/2001/5283

CONFIDENTIAL

2002

COPIES TO: ACK. FILE:

WOKINGHAM DISTRICT COUNCIL

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

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

Dear Councillor

Application Number: O/2001/5283
64, Langley Common Road, Barkham, Wokingham.
Outline application for the erection of one dwelling.

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

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Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **O/2001/5283**
64, Langley Common Road, Barkham, Wokingham.
Outline application for the erection of one dwelling.

Transfer: Yes ☐ No ☒
Reason for Transfer:

Signed: _____ Date: 20/1/2002

Councillor Cowan

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

Robin Bradbeer Limited

Planning & Development Consultancy

PLANNING SERVICES	APP 51351
POL	TLS
DC NB	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/408
your ref. 0/2001/5283
27 December 2001

spoke to Angi - agreed should be refused
left MSg on Robin bradbeer answerphone 14.52 11/1/02 saying it should be refused.
Refuse & appeal if with.

For the attention of Natalie Brown
Development Control Section

By fax to 0118 974 6484
and first class post

Dear Ms Brown

SITE : 64 LANGLEY COMMON ROAD BARKHAM
PROPOSAL : ERECTION OF ONE DWELLINGHOUSE

I refer to our recent telephone conversation arising from my request for an interim progress report on this application.

You told me that a recommendation had not yet been finalised but you were presently inclined towards a refusal because you considered that the proposal would extend the built-up frontage. I reiterated the reasoning set out in my letter of 7 November explaining why I do not agree with that view. You agreed to discuss the case further with your manager and to keep me informed.

Since submitting this application the Inspector's Report following the Local Plan Inquiry has been made public. I have carefully studied the recommendations upon policy WCC1(H) and note that the Inspector recommends retaining this element of the policy since *"it would provide some flexibility without compromising the overall strategy of the plan"* (paragraph 2.54).

I attach a plan which helps to demonstrate the setting of the site as described in my previous letter and shows that this proposal amounts to sensitive infilling in an otherwise built-up frontage.

Please keep me advised upon further progress with this application.

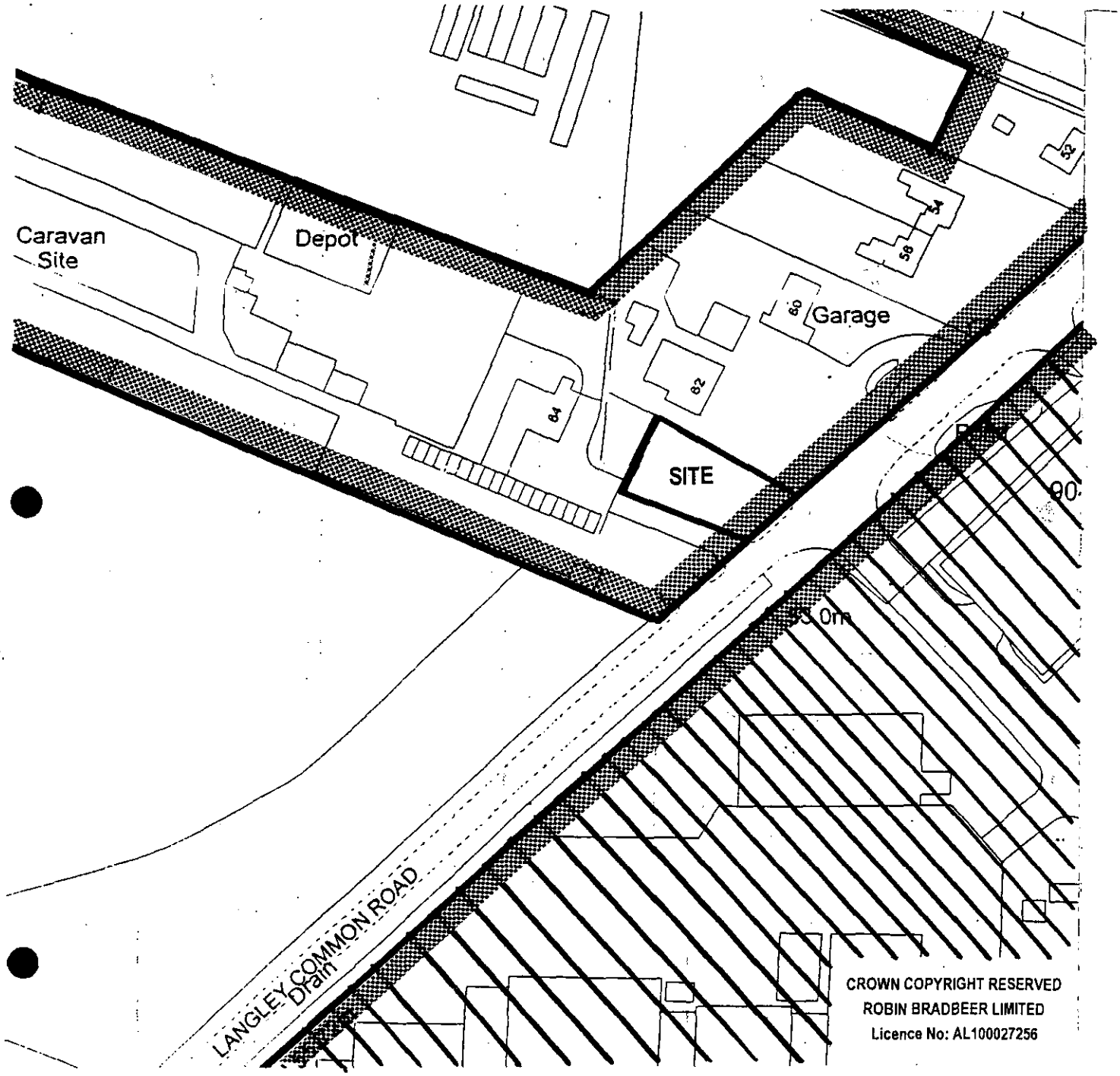
Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM

PROPOSED INFILL DWELLINGHOUSE



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PREVIOUSLY DEVELOPED LAND

IDENTIFIED SETTLEMENT

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01453 889103

FAX COVER SHEET

51310

NAB.

28 DEC 2001

COPIES TO: ACK: FILE:

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
E-Mail planning@bradbeer.co.uk

SEND TO	From
NATALIE BROWN	ROBIN BRADBEER
Fax number	*Date*
0118 974 6282.	27/12/01

☐ Urgent ☑ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover: 3.

COMMENTS

RE: 01/2001/5283

IF YOU DO NOT RECECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you.

Registered in England Number: 3372202

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

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E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/408
your ref. 0/2001/5283
27 December 2001

For the attention of Natalie Brown
Development Control Section

By fax to 0118 974 6484
and first class post

Dear Ms Brown

SITE : 64 LANGLEY COMMON ROAD BARKHAM
PROPOSAL : ERECTION OF ONE DWELLINGHOUSE

I refer to our recent telephone conversation arising from my request for an interim progress report on this application.

You told me that a recommendation had not yet been finalised but you were presently inclined towards a refusal because you considered that the proposal would extend the built-up frontage. I reiterated the reasoning set out in my letter of 7 November explaining why I do not agree with that view. You agreed to discuss the case further with your manager and to keep me informed.

Since submitting this application the Inspector's Report following the Local Plan Inquiry has been made public. I have carefully studied the recommendations upon policy WCC1(H) and note that the Inspector recommends retaining this element of the policy since *"it would provide some flexibility without compromising the overall strategy of the plan"* (paragraph 2.54).

I attach a plan which helps to demonstrate the setting of the site as described in my previous letter and shows that this proposal amounts to sensitive infilling in an otherwise built-up frontage.

Please keep me advised upon further progress with this application.

Yours sincerely

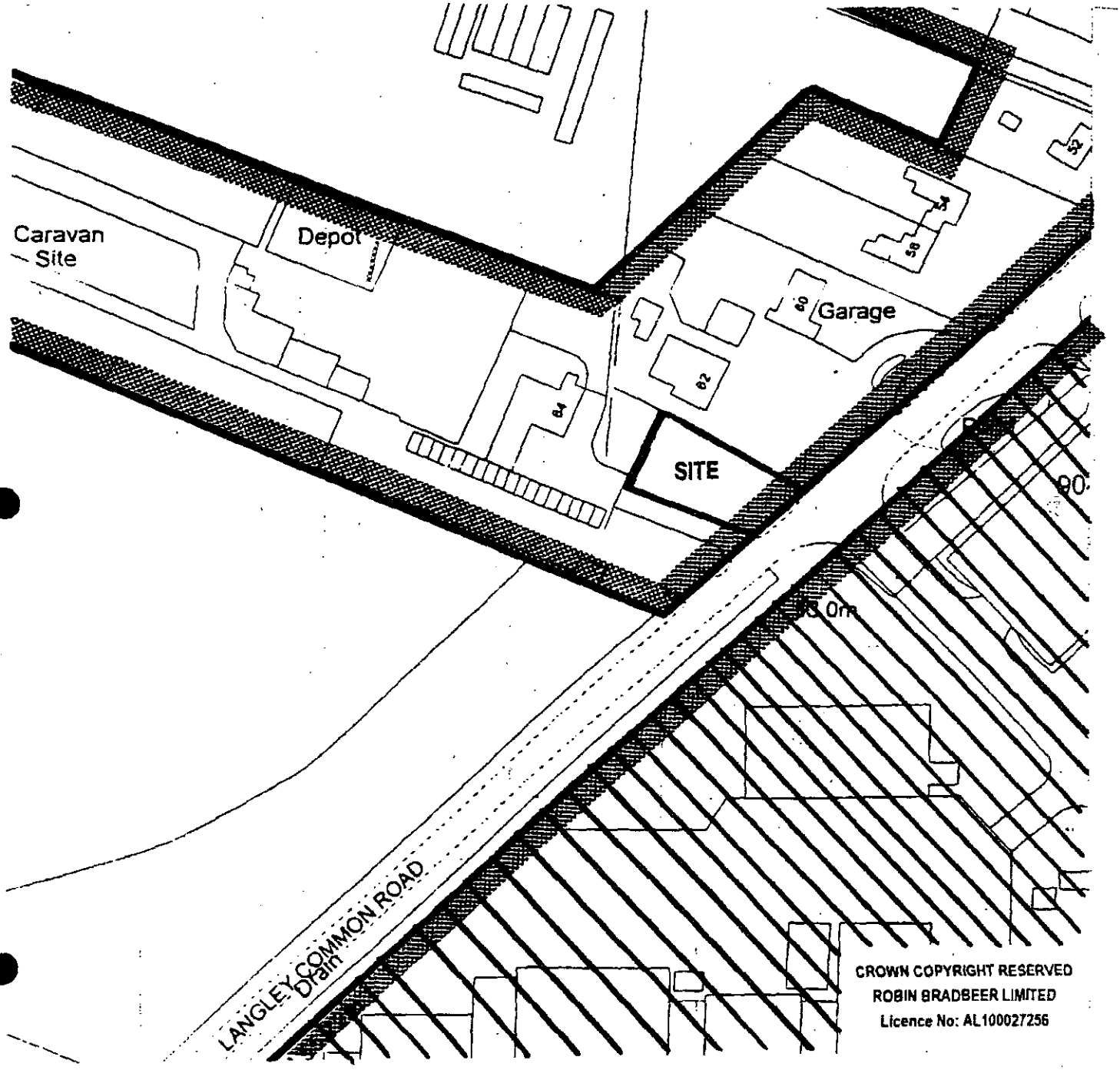
ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

01453 889103

64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM

PROPOSED INFILL DWELLINGHOUSE



PREVIOUSLY DEVELOPED LAND

IDENTIFIED SETTLEMENT

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 23 November 2001

Application Number: O/2001/5283

Proposal: Outline application for the erection of one dwelling.

Parish: BARKHAM PARISH

Site Address:
64, Langley Common Road, Barkham, Wokingham.

Applicant:
Mr Sims C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

1, C120, R120.

2, C126 (INSERT: 408/01/1), R126.

3, C129, R129

4, C130, R130.

5, Notwithstanding the plans submitted; C137 (INSERT: dwelling) R137.

Signed: _____ **Print name:** AC 23/11/01

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 December 2001

Location:	64 Langley Common Road, Barkham
Proposal:	Outline application for the erection of one dwelling.
Application Number:	O/2001/5283

In response to your consultation dated 23 November 2001 for the above application, the landscape comments are as follows:

The site is located within a Green Gap and Countryside designation and as a result is contrary to Policies WCC1 & WCC2, as stated in the deposit draft of the Local Plan (Amended). I therefore recommend refusal for this proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

S1425

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
0 4 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our Ref : SP/2001/004935-1/1
Your Ref : O/2001/5283

Date : 31 December 2001

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

Dear Ms Brown

ERECTION OF DWELLING AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM

Thank you for your letter dated 23rd November 2001, received on 26th November 2001. Please quote the following reference in any correspondence: **SU76NE/7/6**. 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: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

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 pursuant to the above condition)

PLANNING INFORMATIVES

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

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

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

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Presence of a Watercourse

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

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

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage

Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

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.

Wildlife Conservation

Wildlife Protection

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

Landscaping

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

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural

balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.
Pollution Prevention Guideline No. 5; provides advice to assist all those who may have cause to work in or near watercourses.
If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Water Conservation

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

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

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

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

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

12.NOV.2001* 5283

Robin Bradbeer Limited

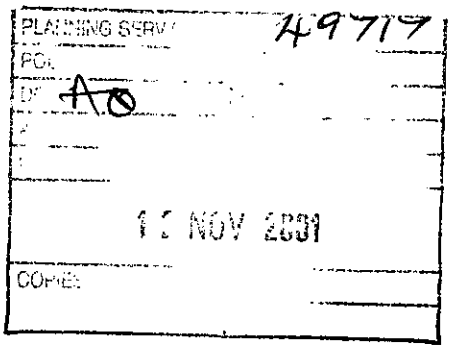
Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk



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

Our ref. RWB/408
7 November 2001

For the attention of Mrs A Odell
Senior Planner Development Control

Dear Mrs Odell

SITE : 64 LANGLEY COMMON ROAD BARKHAM
PROPOSAL : ERECTION OF ONE DWELLINGHOUSE

I enclose a completed planning application for the above development which comprises the following documentation:

- Certificate of Ownership and Agricultural Holdings Certificate
- 6 copies of Part 1 application forms.
- 6 copies of drawing no. 408/01/1.

You will recall that a comprehensive proposal involving redevelopment with 3 no. dwellings was recently refused permission under reference 0/2001/4502. This revised application is for a more modest development limited to the erection of a single infill dwelling within the front part of the site.

The application site comprises a level grassed area which has been physically separated from the residential curtilage of no. 64 and used for at least the past 10 years for the storage of up to 12 touring caravans on a commercial basis. It is understood that sufficient evidence could be adduced to claim a CLEUD should the applicant decide to do so. The site is particularly well screened, as evidenced by the fact that the caravan storage use has persisted over many years without attracting enforcement action, by evergreen hedging 6m-7m high and by 2.2m high brickwalls.

Registered in England Number: 3372202

The existing access to the land is taken from the driveway which serves no. 64 and it is envisaged that access to the proposed dwelling would also come form this driveway subject to improvements which may reasonably be required by the Highway Authority. It is understood that improved visibility splays at the access to provide 2.4m x 120m in both directions were sought by the Highway Authority under the previous proposal. A splay of this standard can be provided to the SW without change to any means of enclosure. A splay of this standard can also be provided to the NE subject to reduction in the height of the front boundary wall to 600mm. The evergreen screen is approximately 2.6m back from the edge of carriageway and therefore would not be affected. Clearly at reserved matters stage a further means of enclosure, such as a wall or fencing, could be erected inside the evergreen screen.

The site lies within an enclave of development in the countryside and adjacent to the *identified settlement* at Arborfield Garrison on the east side of Langley Common Road. Land to the north is developed by a combination of residential and commercial uses. It is material to note that the property at no. 60 has recently been granted planning permission for redevelopment to provide 2 no. dwellings. Land to the west is developed by no. 64 with industrial premises beyond. Land to the south and west is developed by a mobile home park with separate access and associated garages.

The relevant policy background against which this proposal should be considered is summarised below:

PPG7

This proposal represents sensitive infilling, subject to appropriate details at reserved matters stage, of a small gap within a group of houses and commercial development which will not cause harm to the character of the area particularly having regard to:

a) the presence of the identified settlement opposite,
b) the well contained character of the site,
c) the existing caravan storage use of the land,
and d) the acceptability of infill development recently at no. 60.

WDLP Deposit Draft

This proposal for one infill dwelling in a small gap within an otherwise built up frontage accords with the policy criteria and in particular will not adversely affect the character and appearance of the area for the reasons explained above in relation to PPG7.

PPG3

The site falls within the definition of *previously developed land* under Annex C and therefore should be given priority for reuse for housing in order to further the government's aim of minimising the take up of greenfield land for housing development.

Of further relevance is the fact that the site is located on bus routes 145 and 146 and also lies within reasonable walking distance of Reading Road, Arborfield where further services are available. Therefore the location is reasonably sustainable.

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

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

12.NOV.2001* 5283

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

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

on (d) .....

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 ... ROBIN BRADBEER

On behalf of ... MR T D SIMS

Date ... 7 NOVEMBER 2001

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

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 12 NOV 2001 5283

1.	APPLICANT'S NAME	MR T D SIMS
	ADDRESS	64 LANGLEY COMMON ROAD
		BARKHAM WOKINGHAM BERKSHIRE
	POST CODE	RG40 4TS PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED
	ADDRESS	STEEPWAYS FARM
		NETHER LYPIATT STROUD GLOS.
	POST CODE	GL6 7LS PHONE 01453 889102
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	64 LANGLEY COMMON ROAD
		BARKHAM WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF ONE DWELLINGHOUSE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.07
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRAWING NO. 408/01/1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE		REDEVELOPMENT		
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION		

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

OUTLINE PERMISSION	✓	See question 10
FULL PERMISSION		
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	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.

STORAGE OF TOURING CARAVANS

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THESITE OR THE PROPOSED ACCESS?

YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RESERVED MATTER

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.

RESERVED MATTER

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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 — REFER TO PLAN

AS PROPOSED — RESERVED MATTER

Give details of pedestrian and vehicular access

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

N/A

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	1/R.M.	*	/	*	/	
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ — 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.*

NIL. RESUBMISSION WITHIN 12 MONTHS OF REFUSAL OF 0/2001/4502 ON 07/09/01

- NO PREVIOUS EXEMPTIONS

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 ROBIN BRADBEER ON BEHALF OF MR T D SIMS DATE 7 NOVEMBER 2001

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2001
Officer: NAB	Application No. 0 | 2001 | 5283

Map No. 89 Site ...0.20....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(O) OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLING

Location: 64 LANGLEY COMMON ROAD

Parish: BARKHAM Ward: Barkham
23.11.01 B.

Applicant: MR SIMS

2001 | 4502

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
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 .....

Date Site Notice Sent : 23.11.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ re ditch on site of 64 Langley Common Road
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

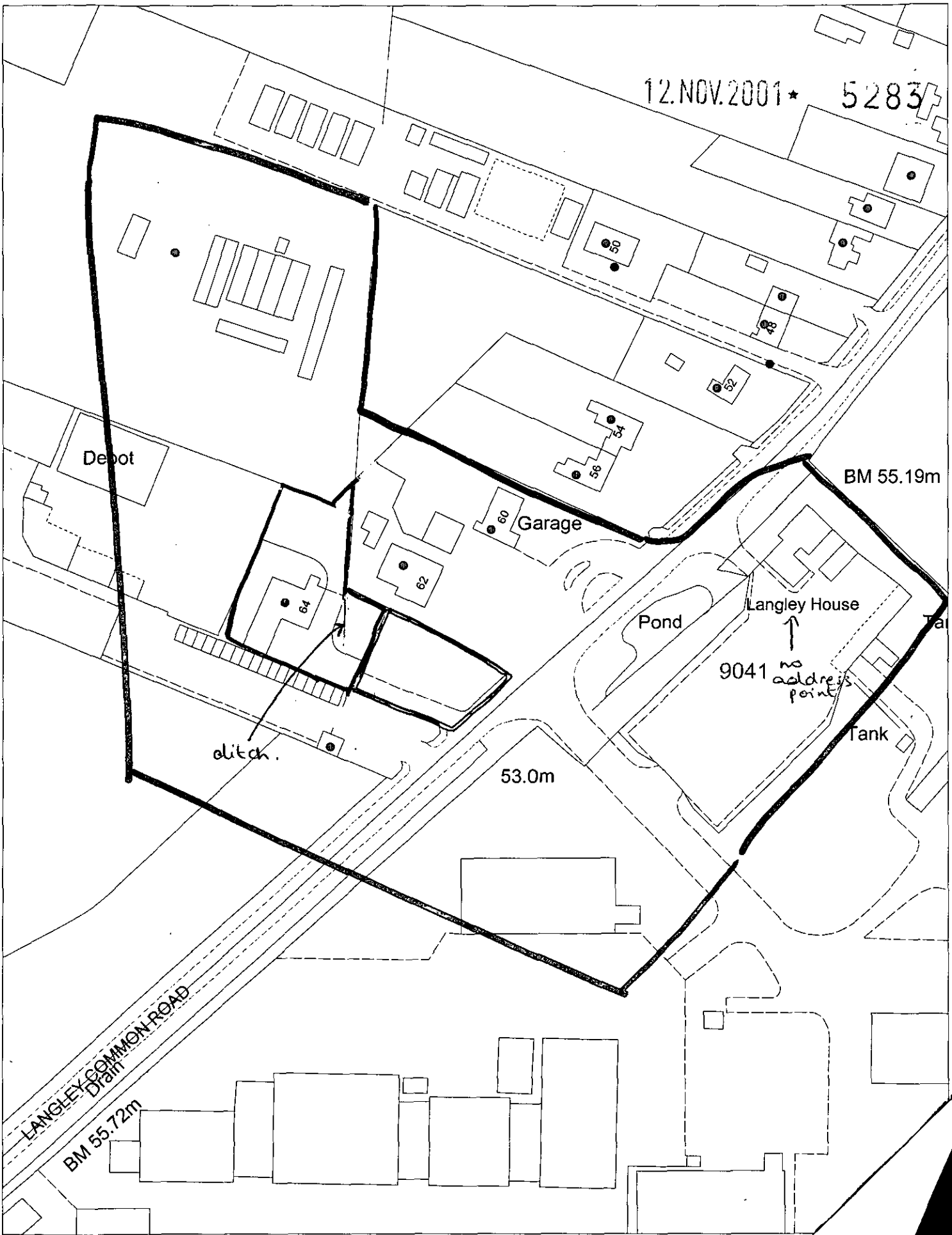
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Green Gap + wedges, Rural Area, Countryside)

No pre-apps

NEIGHBOURS:

S/N + see map, incl Langley House, Langley Common Rd (No address point)



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Development Control Section, Environmental Services, Wokingham District Council
21 November 2001 Scale: 1 :

INDUSTRIAL PREMISES

60

(EXTANT P.P. FOR 2 DWELLINGS)

62

64

MOBILE HOME PARK

EXISTING EVERGREEN SCREEN 6-7m HIGH

SITE

EXISTING ACCESS

VISIBILITY SPLAY 2.4m X 120m

VISIBILITY SPLAY 2.4m X 120m

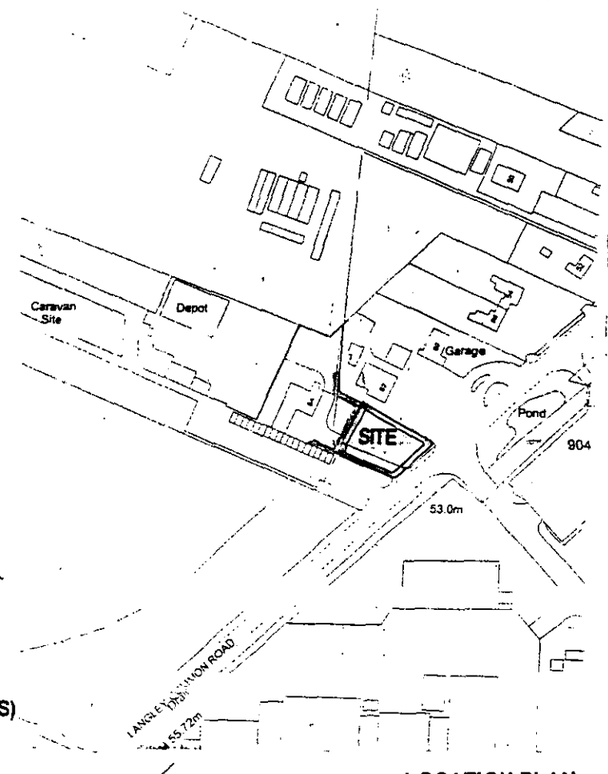
LANGLEY COMMON ROAD

"IDENTIFIED SETTLEMENT"

ARBORFIELD GARRISON

SITE PLAN FOR ILLUSTRATIVE

PURPOSES ONLY



LOCATION PLAN

N

REFUSED

Notes:
All dimensions must be checked on site and not scaled from this drawing

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12.NOV.2001 ★ 5283

No.	Date	Revisions
A		

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PLANNING
POL
DC
AP
CS

12 NOV 2001

COPIES TO: CP FILE

Client
MR T D SIMS

Job Title
64 LANGLEY COMMON ROAD
BARKHAM WOKINGHAM
BERKSHIRE RG40 4TS

Drawing Title
ERECTION OF ONE DWELLINGHOUSE
LOCATION PLAN
SITE PLAN FOR ILLUSTRATIVE
PURPOSES ONLY

Scale 1:2500 1:500

Date 11/01 Drawn by RWB

Drg. No. 408/01/1 Rev

SOUTHPORT,U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181
X SYSTEMS LTD

APPLICATION-NO:5283

Name of appellant:
T D Sims

Site address:
64 Langley Common Rd

Proposal:Outline application for the proposed erection of one dwelling

Case Officer:NAB

Dismissed
15/10/02

EOT agreed Y

Decision APP

Date 3.5.95

Date Commenced

Date Completed

DO 396

Appeal Decisions

Site visit made on 16 September 2002

by Howard Rose DMS DipTP MRTPI MIWM

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
15 OCT 2002

Appeal A: APP/X0360/A/02/1085453
64 Langley Common Road, Barkham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T D Sims against the decision of Wokingham District Council.
- The application (Ref.O/2001/4502), dated 17 July 2001, was refused by notice dated 7 September 2001.
- The development proposed is the demolition of the existing dwelling and the construction of three 4 bedroom detached houses with double garages.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/X0360/A/02/1085641
64 Langley Common Road, Barkham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr T D Sims against the decision of Wokingham District Council.
- The application (Ref.O/2001/5283), dated 7 November 2001, was refused by notice dated 29 January 2002.
- The development proposed is the erection of one dwellinghouse.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The planning applications which are the subject of these appeals are in outline. The application for Appeal A includes matters of siting and means of access, with matters of external appearance, design and landscaping reserved for future consideration. The application for Appeal B has all matters reserved for future consideration.

The Appeal Site and its surroundings

2. The appeal site is on the north west side of Langley Common Road at the southern end of a section of generally continuous development on this side of the road. Development on this side of the road falls outside the boundary of any identified settlement and within an area identified as an Area of Sporadic Development in the adopted Local Plan. Immediately to the south of the site is an access to a mobile homes site which includes a substantial terrace of garages as well as other individual buildings and comprises a substantial area of hardstanding. South of this the land adjacent to the road is open land, largely concealed by substantial trees and hedges. Opposite the site are large buildings, comprising the northern extremity of the Arborfield Garrison, north of which the land is generally open behind road-

side hedges. The appeal site, which is bounded by substantial walls together with trees and hedges, is 'L' shaped with a sizeable existing dwelling at the rear, which is reached by a driveway from Langley Common Road. In front of the dwelling is a fenced area used for the storage of caravans. This land, together with the driveway is the appeal site for Appeal B.

Planning Policy

3. Where an adopted or an approved plan contains relevant policies, section 54A of the 1990 Act requires that an application for planning permission or an appeal shall be determined in accordance with the plan, unless material considerations indicate otherwise. The statutory development plan for the area includes the Berkshire Structure Plan 1991-2006 which was adopted in November 1995. Policy C2 places strict control on development outside built-up areas and settlement boundaries, limiting such development to that required for agriculture or forestry, the re-use, adaptation or redevelopment of existing buildings to assist the rural economy and other development for which a rural location is essential. Policy C6 seeks to prevent development, which would threaten important open areas because they provide physical or visual separation of settlements.

4. Also included is the Loddon Area Local Plan which was adopted in May 1995. Policy LTV2 restates and augments policy C2 of the adopted Structure Plan with regard to development outside settlements. Exceptions include development for housing purposes of sites not exceeding 0.4 hectares on the edge of settlements in the form of rounding off or redevelopment. The policy also makes it clear that the areas designated as Areas of Sporadic Development fall within the rural areas. Policy LC1 generally repeats policy C6 of the adopted Structure Plan. Policy LC18 makes it clear that the replacement of existing dwellings in the rural areas may be permitted provided that the size of the new development will not significantly exceed that of the existing property both in height and floor area and, where appropriate, in the number of units.

5. Also relevant is the deposit draft version of the Wokingham District Local Plan which has been the subject of a public local inquiry and proposed amendments have been published in the light of the Inspector's Report. Policy WOS2 indicates that development outside settlements will only be allowed in exceptional circumstances and will be strictly controlled through the policies of this plan and the adopted Structure Plan. Policy WOS3 sets out criteria, including the requirement that development proposals should be appropriate in scale of activity and character to the area in which they are located, against which planning applications will be assessed. Policy WCC1 places strict control on development outside settlement boundaries. Exceptions include sensitive infilling of one or two dwellings in a small gap in an otherwise built up frontage where the development would not adversely affect the character and appearance of the area. Policy WCC2 generally restates policy C6 of the adopted Structure Plan. The weight I have attached to this emerging Plan is in accordance with the advice in paragraph 48 of Planning Policy Guidance No.1 (PPG1), 'General Policy and Principles'.

Main Issue

BOTH APPEALS

6. From my inspection of the appeal site and its surroundings and from the written representations I consider that the main issue in both appeals, having regard to the location

of the site outside a defined settlement boundary, is the effect of the proposed development on the character and appearance of the surrounding area.

Reasoning

APPEAL A

7. As already indicated, the appeal site is subject to planning policies which deal with development outside the boundaries of identified settlement. Planning policies for such areas place limitations on development within them. In particular policy C2 of the adopted Berkshire Structure Plan seeks to permit only development for agriculture or forestry in such areas or redevelopment of existing buildings particularly to assist the rural economy and to maintain or enhance the rural environment. The proposal in appeal A would involve the redevelopment of the existing dwelling to provide two new dwellings together with another new dwelling on the front part of the site. However, I have seen nothing to suggest that the proposal would be, in any way, aimed at assisting the rural economy or maintaining the rural environment. Moreover, policy LC18 of the adopted Loddon Area Local Plan makes it clear that, while the replacement of existing dwellings in the rural areas may be permitted, the size of the new development should not significantly exceed that of the existing property both in height and floor area and, where appropriate, in numbers of separate units. In my view, the replacement of the existing dwelling with two 4 bedroom dwellings, irrespective of the proposed third dwelling in a more forward position, would conflict with this policy.

8. From what I saw the existing dwelling has a secluded location some distance from the road and is partially hidden from view by the substantial walls and mature vegetation around the site. The proposal to demolish the existing dwelling and develop the site for three dwellings would be likely to open up the site more in visual terms and the tightly arranged layout of three detached dwellings with their garages would substantially change the nature of the site. Compared with the generally low density nature of the development running northwards on this side of Langley Common Road, the appeal proposal would result in a significantly higher density of development. This would 'urbanise' the site and would be out of keeping with the existing development contrary to the intention of adopted planning policies for the rural areas to which I have referred.

9. I have taken account of the submissions for the appellant regarding Government advice in PPG3 'Housing' and PPG7 ' The Countryside - Environmental Quality and Economic and Social Development'. So far as the advice in PPG3 is concerned, while the appeal site represents previously-developed land as defined in Annex C, Footnote 2 to the Annex advises that such proposals need to be considered in the context of other policies, including development in the countryside. Moreover, paragraph 3.21 of PPG7 refers to sensitive infilling of small gaps within groups of houses and minor extensions to groups. In this context, I have had regard to the siting and access arrangements proposed and also to the recent planning permission for two dwellings just to the north of the site. Nonetheless, I consider that the proposed demolition of the existing dwelling and its replacement with three substantial detached houses with double garages, for the reasons set out above, would be insensitive and would detract unacceptably from look of the surroundings. Therefore, I conclude that the proposed development would materially adversely affect the character and appearance of the surrounding area.

APPEAL B

10. The proposal in Appeal B is for the erection of one dwellinghouse on the land in front of the existing dwelling which is currently used for the storage of mobile homes. This appeal site, excludes the existing dwelling. It includes the existing driveway from which the caravan storage area is fenced-off. It is essentially open land and, although used for a form of development, having regard to the advice in Annex C of PPG3, the site is not occupied by a permanent structure and associated fixed surface infrastructure. Hence, I do not consider it to be previously-developed land. Neither is it suggested that the proposal is required for agriculture or forestry or any other purpose for which a rural location would be essential. Similarly, having regard to the open nature of the site, I do not consider the proposal to be redevelopment, nor is there any suggestion that it would assist the rural economy. Hence, the proposal would appear to conflict with adopted planning policy for development outside defined settlement boundaries.

11. In the circumstances, I have had regard to the advice in PPG7, to which I have previously referred, and I have also considered the policies of the emerging Wokingham District Local Plan, which deal with development outside defined settlement boundaries. This Plan has been through virtually all its stages of preparation but remains to be adopted. Therefore, I can attach significant weight to its content. Policy WCC1 places strict controls on development outside designated settlement boundaries but, exceptionally, allows for sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area. I am aware that the Inspector who dealt with the Local Plan Inquiry recommended that this exception should remain within the policy. Equally the Inspector recommended that the gap designation between Arborfield Cross and Arborfield Garrison should be removed from the Plan. However, I accept that the appeal site, being within an Area of Sporadic Development, falls outside this gap designation.

12. It is contended for the appellant that the appeal site falls within the broad boundary of previously-developed land such that the proposal would not be considered as an extension to the existing development on this side of Langley Common Road. I saw that the appeal site is bounded to the north and south by land which is already developed. However, while there is existing built development to the north of the appeal site, it is set well back from the road. Moreover, to the south of the site, the access to the mobile home site marks the southern end of built development on this side of the road. The access is generally open land with boundary walls and two small garage blocks. The substantial block of garages, which is not excessively intrusive, is located some way back from the road.

13. The proposed new dwelling would be on the essentially open area currently used for storing mobile homes. Because of the location of the appeal site in relation to the existing dwelling, the new dwelling would be likely to be set well forward on the site and as such would be an intrusive feature in the street scene.

14. It would not, in my view, constitute infilling. This is because there is no obvious break or gap in the frontage development here, only a change in nature from houses and workshops to an open area bounded by walls and hedges with two small garage blocks in the front portion of the access to the mobile homes site. The tandem style development of a new dwelling in front of the existing dwelling would be an incongruous addition, which would augment, undesirably, the irregular development pattern of this part of the Area of Sporadic Development. I have had regard to the fact that the land opposite the appeal site is within a settlement boundary and to the scope for development outside designated settlement

boundaries provided by policy WCC1 of the emerging Local Plan. However, notwithstanding that this policy has yet to be formally adopted, for the reasons set out above, I am not persuaded that the proposal would conform with its requirements. All these things being so, I conclude that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area.

Conclusions

BOTH APPEALS

15. I find that the proposed development in both appeals would not accord with the development plan and there are no material considerations, which would suggest a different outcome in either case. I have taken account of all other matters raised but they do not outweigh the main considerations that have led me to my decisions.

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

Formal Decisions

Appeal A:

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

Appeal B:

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

Information

19. A separate note is attached setting out the circumstances in which the validity of these decisions may be challenged by making an application to the High Court.

Howard Rose

INSPECTOR

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: NAB

APPLICATION NUMBER: 5283

APPELLANT: T D Sims

SITE: 64 Langley Common Rd, Barkham

APPEAL REF: APP/X0360/A/02/1085641

START DATE: 08/03/02

DATE OF SITE VISIT 16/09/02

DISMISSED 15/10/02

Progress Record	Date Actioned	Initials
Appeal Logged:	11/03/02	
Entered on Access:	12/03/02	DG
Notification Letters Due:	**22/03/02**	
Notification Letters Sent:	18/03/02	DG
Questionnaire Due:	**22/03/02**	
Questionnaire Sent:	19/03/02	DG
Statement Due:	**19/04/02**	
Statement Sent:	15/04/02	DG
Comments on Statement Due	10/05/02	
Comments on Statement Sent	—	
Decision letter circulated:	16/10/02	DG
Decision entered on Access:	16/10/02	DG

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

PLANNING SERVICES 62212
16 OCT 2002
COPIES TO

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

Your Ref: 0/2001/4502

Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Date: 15 October 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM, BERKSHIRE

I enclose a copy of our Inspector's decision on the above appeals.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mrs Margaret Pocock

COVERDL1

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728809
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8809

60647.

POL
DC
APP
CS
05 SEP 2002

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

Your Ref: 0/2001/4502
0/2001/5283.
Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Date: 4 September 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM, BERKSHIRE

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeals is

Mr Howard Rose DMS DipTP MRTPI MIWM

The Inspector will visit the appeal site at 10:30 on Monday September 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

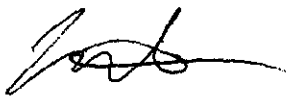
The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeals or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Mr Jeremy Stent

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

209D

The Planning Inspectorate

4/10a Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0117-372 8955
Switchboard 0117-372 8000
Fax No 0117-372 8139
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Website: www.planning-inspectorate.gov.uk
e-mail: alan.langton@pins.gsi.gov.uk

S987

PLANNING SERVICES	HPT
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DC	ENF
PPG	
CS	

15 AUG 2002

Your Ref:

COPIES TO	ACK:
	FILE

Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Ms D Gumbell
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG41 1BN

Date: 13 August 2002

Dear Ms Gumbell

APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WORKINGHAM, BERKSHIRE

As you know Inspector Ron Harrison, conducted a site visit to determine these appeals on 1 July 2002. Due to circumstances beyond our control he no longer undertakes work for the Planning Inspectorate and has not been able to complete this case. As a result the appeal will now have to be reallocated to another Inspector and a new site visit conducted.

This situation is most regrettable and I would like to assure you that the highest priority will be given to completing the appeal as quickly as possible. We will contact you very shortly to arrange another site visit.

I realise how annoying this delay must be to you and the need to attend another site visit. I apologise unreservedly.

Yours sincerely

ALAN LANGTON
Head of Quality, Policy training & Costs

cc: Mike Rathmell
Paul Farthing
Steve Small

Tel. (0118) 974 6448 (Direct Line)
Date: April 15, 2002
My ref: O/2001/4502 & O/2001/5283
Your ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEALS BY: T D Sims
SITE: 64 Langley Common Rd, Barkham

With reference to these appeals, I enclose 2 copies of the Authority's statements of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: March 19, 2002
My ref: O/2001/4502/5283
Your ref: APP/X0360/A/02/1085453
1085641

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEALS BY: T D Sims
SITE: 64 Langley Common Rd, Barkham

With reference to these appeals, I enclose copies of the questionnaires & associated documents.
I have also sent copies to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. March 19, 2002
My ref: O/2001/4502/5283
Your ref:408

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

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Dear Sir

APPEAL BY: **Mr T D Sims**
SITE: **64 Langley Common Rd, Barkham**

With reference to these appeals, I enclose copies of the questionnaires & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
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Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES HP54062
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11 MAR 2002
COPIES TO

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

Your Ref: 0/2001/4502

Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

0/2001/5283

Date: 8 March 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM, BERKSHIRE

I have received appeal forms 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 appeals reference numbers which are shown at the top of this letter.

I have checked the papers and confirm that the appeals are valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeals.

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

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, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted 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 appeals decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. In most cases the visit will be arranged within 12 weeks of the **starting date**.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

Mrs M Pocock

102(BPR)

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date 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: MR T D SIMS

Address: 64 LANGLEY COMMON ROAD
BARKHAM
WOKINGHAM BERKSHIRE

Postcode: RG40 4TS

Your reference:

Daytime phone no:

Fax no:

E-mail address:

B. AGENT DETAILS (if any)

Name: ROBIN BRADBEER LIMITED

Address: STEEPWAYS FARM
NETHER LYPIATT
STROUD GLOS.

Postcode: GL6 7LS

Your reference: 408

Daytime phone no: 01453 889102

Fax no: 01453 889103

E-mail address: planning@bradbeer.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM DISTRICT COUNCIL

Date of the planning application: 07/11/01

LPA's application reference no: 0/2001/5283

Date of LPA's decision notice (if issued): 29/01/02

D. APPEAL SITE ADDRESS

Address: 64 LANGLEY COMMON ROAD
BARKHAM
WOKINGHAM BERKSHIRE

Postcode: RG40 4TS

National grid reference: SU 768 664

(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)

OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLING

Size of the whole appeal site (*in hectares*)

0.07

Area of floor space of proposed development *(in square metres)*

N/A

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☐

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

SEE ATTACHMENT

G. GROUNDS OF APPEAL (continued)

H. CHOICE OF PROCEDURE

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☑

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☐

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA.

3. INQUIRY ☐

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box* ✔

CERTIFICATE A ☑

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B ☐

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which notice served	Date the notice was served

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☑

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person other than the appellant who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☐

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed _____ (on behalf of) MR T D SIMS

Name (in capitals) ROBIN BRADBEER Date 4 MARCH 2002

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) MR T D SIMS

Name (in capitals) ROBIN BRADBEER Date 4 MARCH 2002

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again as they will have everything which you sent them at application stage, but send them any supporting documents not previously sent to them as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations.
If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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St Clements House
2-16 Colegate
Norwich NR3 1BQ

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: T D Sims
SITE: 64 Langley Common Rd, Barkham
APPLICATION NO.: 5283
PROPOSAL: Outline application for the proposed erection of one dwelling

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Barkham

Mrs P Stubbs

Clerk(s) of Parish / Town Council of Barkham

Mrs J Neuhofer, Small Oaks, Doles Lane, Wokingham RG41 4EB

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley GU16 7SQ
-FAO Matt Rose

Environmental Design, WDC
-FAO Catherine Brimble

CPRE. c/o Dr Wilford. 17 Copse Dve, Wokingham RG4

5283

The Owner / Occupiers:

58-64 Langley Common Rd, Barkham (evens)

Land rear of 54-60 Langley Common Rd, Barkham

TOWN AND COUNTRY PLANNING ACT

SECTION 78 APPEAL

APPELLANT:	**T D Sims**
APPEAL SITE:	**64 Langley Common Road, Barkham**
REASON FOR APPEAL:	**Refusal of outline application for the erection of one dwelling**

LOCAL PLANNING AUTHORITY REFERENCE: O/2001/5283

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE: APP/X0360/A/02/1085641

1.00 LOCATION AND SITE DESCRIPTION

1.01 The site is located outside of the settlement boundary within a rural area designated as green gap and wedges by policy WCC2 of the Wokingham District Local Plan (Deposit Draft) and as Area of Sporadic Development by policy LTV2 of the Loddon Area Local Plan. See appendix 1 for 1:1250 site plan.

1.02 The front of the site is currently being used for the storage of caravans and is enclosed by an approx. 1.8m wall.

1.03 The adjacent Site (No. 58/60) has had approval by consents O/2000/2702 and RM/2001/4708 for demolition of existing car sales facilities and erection of two dwellings. Although this site is outside of the settlement boundary, this is previously developed land in an existing built-up frontage.

2.00 RELEVANT PLANNING HISTORY

2.01 There was an application refused on the above site on 7 September 2001 by application O/2001/4502 for the proposed erection of 3 dwellings and demolition of existing dwelling. This application is also the subject of an appeal (ref.: APP/X0360/A/02/1085453).

2.02 On 29 January 2002, application outline application (with design, means of access, siting, landscaping and external appearance all reserved for subsequent approval) O/2001/5283 was refused under delegated power's for the following reason:

"The proposed development by virtue of its siting and location would represent as inappropriate form of development in the green gap, to the detriment of the rural character of the area. As such, the proposed development would be contrary to polices C2 and C6 of the Berkshire Structure Plan, LC1 of the Loddon Area Local Plan and to policies WOS3, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft)."

3.00 POLICY BACKGROUND

3.01 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.

3.02 Berkshire Structure Plan

The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area.

The relevant policies are:
C2 – Development Outside Built-Up Areas and Settlements
C6 – Green Wedges and Gaps

See appendix 2 for a copy of these policies.

3.03 Loddon Area Local Plan

The Loddon Area Local Plan was adopted on 5th 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 are:
LTV2 – Development in Rural Areas
LC1 – Separation of Settlements

See appendix 3 for a copy of this policy.

3.04 Draft Wokingham District Local Plan

The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st 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 commenced on 6th October 1998. The Inspector's report on the local plan inquiry (with the exception of policy WSM1), was published by the Council on 22 November 2001. However, the Council has not yet formally considered these Inspectors recommendations.

The relevant policies are:
WOS3 – Development Control Principles
WCC1 – Development in the Countryside (outside the Metropolitan Green Belt)
WCC2 – Green Gaps and Wedges (outside the Metropolitan Green Belt)

See appendix 4 for a copy of these policies.

3.05 Inspector's Report on Part Two of the Wokingham District Local Plan

The Inspector's comments are a material consideration in determining applications.

Policy WCC1: The Local Plan Inspector's report confirms that clause WCC1(H) should not be altered, but it is now changed to clause (G). The reference to "would not adversely affect the character and appearance of the area" in clause (H) of the deposit draft has now been placed at the end of the whole policy WCC1 (to avoid repetition). In his paragraph 2.52 the Inspector explains why he considers that such development should be limited to infilling and exclude extensions to 'otherwise built-up frontages'. (Copy of relevant extract from Inspector's report relating to Policy WCC1 attached in Appendix 5.)

3.06 Inspector has recommended changes to wording of policy WOS3, and recommends the policy WCC2 be replaced. (See appendix 5 for extracts of the Inspectors report relating to these policies).

3.07 The following national policy guidance is also relevant to this appeal:

PPG7 – The Countryside

4.00 THE CASE FOR THE LOCAL AUTHORITY

4.01 The Council considers that the main issue is the impact upon the character and appearance of the area.

4.02 In both the South East Area Local Plan and Wokingham District Local Plan (Deposit Draft), the appeal site is designated as countryside and is outside of the identified settlement. The policies in these plans seek to maintain a clear distinction between built-up areas and the countryside in order to protect the countryside and its environmental qualities.

4.03 In order to achieve this, policies C2, C6, WCC1, WCC2 limit development to that which is appropriate (in type and form) and sensitive to its location.

4.04 These policies along with PPG7 do not allow additional dwellings within the countryside unless they fall within a specfied category which is potentially acceptable in principle. The potentially acceptable category is that under clause 'H' of policy WCC1, and para. 3.21 of PPG7.

4.05 Policy WCC1 (H) states:

"Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area.

Where development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design, character, to its location in the countryside and be consistent with other policies in this plan (such as those relating to green gaps, landscape and nature conservation) and any supplementary planning guidance.

The closing of gaps or the enclosure of open areas that are important components in the character of an area will not be permitted".

4.06 There is no development to the south west of the appeal site, only to the north east, along the road frontage in the form of ribbon development. Therefore, the proposed development does not constitute development within a built-up frontage and so would not represent sensitive infilling of the frontage.

4.07 Whilst the proposed development would comply with PPG7 (para. 3.21) which allows minor extensions to frontages, the proposed development would be contrary policy WCC1 (h) as it is not within a built up frontage, and represents an *extension* to it. In his preamble to the policy, the Local Plan Inspector states that minor extensions to groups are not an acceptable form of countryside development.

4.08 Policy WCC1(H) also requires that the proposed development 'would not adversely affect the character and appearance of the area'. This requirement is also not met because proposed dwelling in adding a further dwelling to the front of site would be obtrusive and have an urbanising effect. The Local Plan Inspector's report confirms Policy WCC1(H) as explained in paragraph 3.05 above, and therefore adds weight to this policy.

4.09 Lastly, the site is within a designated green gap. The policy relating to this (WCC2), states that development shall not be permitted if it would affect or detract from their open and countryside appearance. It is considered that the proposed development in extending the built up frontage and providing an additional dwelling to this site would be contrary to this policy.

5.00 COMMENTS ON THE APPELLANTS STATEMENT

5.01 Re. points 1-3a: as outlined above, it is considered that the proposed development is contrary to the local plan policies.

5.02 Re. point 3b, whilst the Planning Inspector has recommended that the gap between Arborfield Garrison and Arborfield Cross be removed, therefore policy WCC2 would not relate to this area (see appendix 5 for relevant extract), however, this Council has not yet formally adopted the Inspectors recommendations. In any case, the proposed development is contrary to other local plan policies.

6.00 CONCLUSION

6.01 The proposed development would be contrary to Council polices for the area which seek to protect land outside of settlement boundaries, and by virtue of its siting and location would result in an inappropriate form of development within the countryside.

6.02 It is therefore respectfully requested that this appeal be DISMISSED.

7.00 CONDITIONS IN THE EVENT PLANNING PERMISSION IS GRANTED

1. a) Approval of the details of the (siting, design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), the means of access thereto and the landscaping treatment 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level side elevation facing 62 Langley Common Road.
6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. 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
8. 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.
9. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on approved drawing number 408/01/1. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.
10. 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 and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
11. 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.

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

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

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a

period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. A buffer zone 5 metres wide alongside the watercourse within the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before any development commences.
(Note: The Environment Agency should be consulted on any details submitted in compliance with this condition).
17. No materials shall be stored within the 5 metre buffer zone to the watercourse. There shall be no fires, dumping or tracking of machinery within the buffer zone which shall be suitably marked and protected during development.
18. 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.

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 that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
9. In the interests of highway safety and convenience.
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.
11. In the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
14. In the interests of visual amenity.
15. In the interests of visual amenity
16. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
17. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bank-side habitats.
18. To prevent the increased risk of flooding and to improve water quality.

Natalie Brown
PLANNING ASSISTANT

APPENDICES

1. 1:1250 Site Plan & application plans
2. Berkshire Structure Plan Extracts
3. Loddon Area Local Plan Extracts
4. Wokingham District Local Plan (Deposit Draft) Extracts
5. Extracts from Part 2 of the Local Plan Inspectors Report

The Planning Inspectorate

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Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728808
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PLANNING SERVICES S/7644
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19 JUN 2002
COPIES TO ACK
FILE

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

Your Ref: 0/2001/4502

Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Date: 17 June 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM, BERKSHIRE

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeals is

Mr Ron Harrison DipTP

The Inspector will visit the appeal site at 12:00 on Monday 1 July 2002. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeals or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

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

Your Ref: 0/2001/4502

Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Date: 14 May 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM, BERKSHIRE

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

Yours faithfully

Mrs Margaret Pocock

217L(BPR)

TOWN AND COUNTRY PLANNING ACT 1990 s.78
APPEALS (2 no.) BY MR T D SIMS
SITE: 64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM BERKSHIRE RG40 4TS
APPEAL A PINS REFERENCE APP/X0360/A/02/1085453
APPEAL B PINS REFERENCE APP/X0360/A/02/1085641
COMMENTS ON LPA STATEMENTS AND THIRD PARTY CORRESPONDENCE
References to the LPA statements appear in italic typeface and apply to both statements unless indicated otherwise

LPA Statement

1.01

The site plan produced at LPA appendix 1 (appeal A) is incorrect since it omits a triangular shaped area to the rear of no. 62.

1.02

The wall is at least 2.0m high and up to 2.2m high.

1.03

The description of the location is partial since it omits reference to adjacent sites to the west and south.

3.03

LALP Policy LC1 "Separation of Settlements" is not relevant since this notation does not in fact apply to the site as confirmed at *1.01.*

3.06

The LPA omit to state here that the Inspector's recommendation at paragraph 2.129 of his Report is to remove the gap designation in this area. [Appellant's Statement paragraph 5.16 and Document 17].

4.02

The current position is that the SEALP designates the site as an area of sporadic development which for policy purposes is to be treated as included in the rural areas.

4.03

Policies C2 and WCC2 deal particularly with green gaps and wedges and not with development outside built up areas and in the countryside.

4.08

The assertion that the development would be obtrusive and have an urbanising effect is speculative since:

- In terms of Appeal A siting would be relatively deep into the site by comparison with existing and permitted adjacent development [Appellant's Document 8]. Furthermore, details of design, external appearance and landscaping are not under consideration in this appeal.
- In terms of appeal B all matters are reserved.

In recommending that WDLP Policy WCC1(H) be retained the Inspector acknowledged that this would provide some flexibility without compromising the overall strategy of the plan.

4.11 Appeal A & 4.09 Appeal B

The LPA's remarks fail to consider properly the context of the appeal site. [Appellant's Document 2].

5.02

The LPA acknowledge at *3.05* that the Inspector's report is a material consideration.

7.00

The following comments are made on certain of the numbered conditions suggested by the LPA.

1. Suggest revision to 1a) to accord with Circular 11/95 model 12 to read:

"Approval of details of the design, external appearance and landscaping hereinafter .....

4. & 5. Unnecessary. There are no exceptional circumstances which warrant this restriction having regard to the advice in Circular 11/95 (paragraphs 87-88).

7. Unnecessary having regard to Circular 11/95 (paragraph 21). Environmental Health legislation is available to deal with environmental nuisance.

10 & 11 Unnecessary. Highway legislation is available to deal with highway obstruction.

12. Unnecessary. Duplicates suggested condition 8.

16 & 17 Unreasonable since there is no watercourse within the site. The open ditch which formerly crossed the property in a north/south direction was culverted by the Local Authority's contractors more than 20 years ago following flooding of the appellant's property.

19 Unnecessary. Since this is a matter dealt with by the Building Regulations.

Third Party Representations

Barkham Parish Council

The appeal site lies within Barkham Parish. The fact that the PC has no objection to appeal B is noted. The objection to appeal B on grounds of tandem development is illogical since a similar layout form would arise from appeal A. The objection does not point to any harmful consequence of the appeal A proposal.

Arborfield & Newland Parish Council.

This Council represents an adjoining Parish. The Council's comments (9/4/02) regarding the gap designation between Arborfield Cross and Arborfield Garrison are purely speculative. The facts are as set out in the Appellant's Statement [paragraphs 5.14 - 5.16 and Documents 17, 18].

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

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PLANNING SERVICES 55583
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COPIES TO
FILE:

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

Your Ref: 0/2001/4502

Our Ref: APP/X0360/A/02/1085453
APP/X0360/A/02/1085641

Date: 22 April 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY MR T D SIMS
SITE AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM, BERKSHIRE

I enclose a copy of the appellants statement and third party correspondence relating to the above appeals.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. 10/05/02

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

Mrs M Pocock

211AL(BPR)

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
Telephone / Fax *0118 977 2857* *RG41 4EB*
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Mrs. M. Pocock
The Planning Inspectorate
Room 3 / 03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Date: 26th March 2002

Dear Mrs. Pocock,

Reference APP/X0360/A/1085641 & Reference APP/X0360/A/02/1085453
64 Langley Common Road, Barkham
Outline application for the proposed erection of one dwelling and Outline application for the proposed erection of three detached dwellings with double garages plus demolition of existing dwelling.

I am writing to you on behalf of Barkham Parish Council concerning the planning applications at the above named location. The Council have no objection to the proposed erection of one dwelling but feel that three properties would be tandem development and therefore over be development of the site.

We recommend that the latter application is declined.

Yours sincerely,

J. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

Arborfield & Newland Parish Council

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

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

11 APR 2002
PINS APPEALS

9 April 2002

Mrs M Peacock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2, The Square
Bristol
BS1 6PN

Dear Mrs Peacock

Reference: APP/X0360/A/02/1085453

Please find attached our original objections sent to Wokingham District Council with reference to this appeal.

In addition, we would like to emphasis that the Inspector for the Local Plan removed the gap between Arborfield Garrison and Arborfield but he refused three omitted sites from Barkham Hill to Arborfield as they were in the gap thus indicating that the gap should remain.

The proposed appeal site is in this gap and although the Officers for Wokingham District Council have to review all the gap designations it is unlikely that this gap will be removed at the modification stage. The modification will not be available for consultation until at least May 2002; we therefore conclude that as the site is in a gap in the adopted Local Plan it should be refused.

Yours sincerely

Zoe Bolton
Clerk to the Council

File COPY

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

11th September 2001

Mrs Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

Reference: Planning Application O/2001/4502

As an adjoining parish we would like to comment on the above planning application.

1. Planning Policy: The site is outside the settlement boundary and in a gap between settlements. The proposed additional dwellings would consolidate and intensify the sporadic development in the gap and this would have a detrimental effect on the character and appearance of the area.

2. Sustainability: Buses are the only means of public transport available and the range of destinations are limited therefore the proposal would be likely to encourage car commuting to urban centres.

3. We would request that this site is looked at in isolation and not used as precedence for future development in the gap between Arborfield and Barkham if permission is granted.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

TOWN & COUNTRY PLANNING ACT 1990

APPELLANT : MR T D SIMS

SITE : 64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM BERKSHIRE

STATEMENT ON BEHALF OF THE APPELLANT

Robin Bradbeer Limited
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PINS ref. :A. APP/X0360/A/02/1085453
B. APP/X0360/A/02/1085641
LPA ref. : A. 0/2001/4502
B. 0/2001/5283
Our Ref. : RWB/408
April 2002

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Professional qualifications and experience of ROBIN WYATT BRADBEER

I am a Member of the Royal Town Planning Institute and hold a Bachelor of Arts Degree with First Class Honours in Urban and Regional Planning.

My professional experience since graduating in 1978 has been in both the public and private sector. I have operated my own consultancy practice since January 1994 based in Gloucestershire. Prior to that time I was in private practice for 10 years with a firm of Chartered Surveyors in Wokingham, latterly as partner in charge of planning consultancy. I advise both private and public sector clients upon a wide range of planning matters. I am familiar with the site and with the prevailing planning policy framework.

1.0 INTRODUCTION

1.1 This statement relates to two linked appeals by Mr T D Sims under Section 78 of the Town and County Planning Act relating to development proposals at his property 64 Langley Common Road, Barkham, Wokingham, Berkshire.

1.2 The details of each appeal are summarised below.

Appeal A

1.3 Concerns on outline application for the proposed erection of three detached dwellings with double garages plus demolition of the existing dwelling. Under this outline application for comprehensive site redevelopment details of means of access and siting were requested to be considered but matters of external appearance, design and landscape were reserved.

The LPA decision was based upon the following plans

- **OS plan 1:1250**
- **Drawing no. AH/3/634A** (siting and means of access).

1.4 This application was submitted to the LPA on 17 July 2001 and determined under delegated powers by decision notice 0/2001/4502 dated 7 September 2001 which gave the following reason for refusal:

> ***The proposal would be inappropriate development outside a settlement boundary in the countryside, and in a gap between settlements. It would consolidate and intensify existing sporadic development and adversely affect the character and appearance of the area. The proposal is therefore contrary to policies C2 and C6 of the Berkshire Structure Plan, policies LTV2, LC1 and LC18 of the Loddon Area Local Plan and to policies WOS2, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft).***

Appeal B

1.4 Concerns an outline application for the erection of one dwelling upon that part of the site used for storage of touring caravans. All matters were reserved in this application.

The LPA decision was based upon the following plan:

- **Drawing no. 408/01/1** (O.S. plan, illustrative site plan).

1.5 This application was submitted to the LPA on 7 November 2001 and determined under delegated powers by decision notice 0/2001/5283 which gave the following reason for refusal:

> ***The proposed development by virtue of its siting and location would represent an inappropriate form of development in the green gap, to the detriment of the rural character of the area. As such, the proposed development would be contrary to policies C2 and C6 of the Berkshire Structure Plan, policy LC1 of the Loddon Area Local Plan and to policies WOS3, WCC1 and WCC2 of the Wokingham District Local Plan (Deposit Draft).***

1.6 This statement will demonstrate why both proposals are considered to amount to limited and satisfactory small scale infilling which accords with relevant development plan policy and national guidance and why there are no material considerations which dictate that the appeal should not be allowed in accordance with Section 54A and Section 70 of the Town and Country Planning Act.

2.0 DESCRIPTION OF THE APPEAL SITE AND SURROUNDINGS

2.1 The site is located 3 miles to the south west of Wokingham town centre and situated on the north side of Langley Common Road towards the southern end of the developed area marked Langley Common on the Ordnance Survey map **Document 1**.

2.2 Development on the north side of Langley Common Road is more or less continuous from the mobile home park located immediately to the south of the appeal site northwards for 600m as far as the junction with School Road. Development in this area comprises a combination of commercial development and residential development which includes both private and local authority housing. The south side of Langley Common Road is developed opposite the appeal site by the northernmost part of Arborfield Garrison which extends to the south and west and has the status of an identified settlement. Countryside lies between these areas of development.

2.3 The site for the purposes of appeal A comprises an "L" shaped area of 0.186ha which consists of the appellant's dwellinghouse and curtilage. The existing dwelling is a substantial 2 storey property having 2 no. double garages, outdoor swimming pool and gardens together with an area of land to the north of the access drive which is used for the storage of touring caravans on a commercial basis. For the purposes of appeal B the site comprises the latter element only, together with the adjacent access drive, and extends to an area of 0.07ha.

2.4 Site boundaries are generally well defined by a combination of brick walling at least 2.0m high together with evergreen hedging.

2.5 Adjacent development comprises the following:

To the south west	Mobile home park comprising 32 plots on a site of approximately 1 ha together with garaging and means of access from Langley Common Road. The site is currently being redeveloped.
To the west	Industrial premises currently used for motor vehicle repair workshop on a site of 0.22ha with means of access from Langley Common Road shared with the mobile home park.
To the north	Industrial premises at 60/62 Langley Common Road currently trading as a tyre depot and car sales site.
To the east	Large scale structures relating to Arborfield Garrison.

2.6 In terms of sustainability and accessibility it is to be noted that the site is located on bus routes 145 and 146 and is situated within reasonable walking distance, 500m by footway along Langley Common Road, to Reading Road which is a "red route" offering a service every 30 minutes (Monday to Saturday day time) to Reading on route 145 together with additional less frequent services. Within the adjacent identified settlement at Arborfield Garrison there are local shops and community facilities and others available close by at Arborfield Cross. The nearest primary school at School Road is less than a mile away.

2.7 The appeal site setting is shown on the photographs provided at **Document 2**.

3.0 PLANNING HISTORY

Appeal Site

3.1 The relevant planning history on the appeal site is set out in the following table:

REFERENCE	DESCRIPTION	DATE	DECISION
2002/6364/CLE	CLEUD application storage touring caravan	2002	awaiting decision

3.2 A copy of the CLEUD application referred to above is provided at **Document 3**.

Adjoining Development

3.2 The following summarised planning history relating to adjoining development is to be noted.

REFERENCE	DESCRIPTION	DATE	DECISION
	Oaklands mobile home park		
02237	Retention of existing mobile homes on a permanent basis as an extension to existing mobile home park	1975	A
00790	Erection of garages for tenants on caravan site	1974	A
	Oil depot		
CLU(E)24	Maintenance workshop for garaging & repair of up to 6 vehicles: reception and temporary storage of waste oil	1993	A
	58/60 Langley Common Road		
0/2000/2702	Outline for demolition of car sales facility and erection of 2 dwelling	2001	A
RM/2001/4708	Reserved matters pursuant to 0/2000/2702	2001	A

3.3 The applications referred to above are plotted on the plan provided at **Document 4**.

3.4 It is to be noted that the planning permission 02237, which has been implemented, permits use of part of the appeal site as a "car park" **Document 5**.

3.5 It is to be noted that pursuant to planning permission 00790, garages have been erected to the south side of the appeal site **Document 6**.

3.6 Use of the land to the west of the appeal site as a storage depot for waste oil commenced in the 1950's by the appellant's father. From 1979 the use of that site diversified to include vehicle repairs. The CLEUD documentation provided at **Document 7** confirms these authorised uses.

3.7 It is to be noted that extant planning permission RM/2001/4708 at 58-60 Langley Common Road provides for 2 new linked two storey dwellings located 20m to the north of the appeal site upon presently undeveloped land used for the parking of motor vehicles. The approved siting for those dwellings is 9-12m back from the edge of the carriageway in Langley Common Road **Document 8**.

3.8 In determining the above application the LPA took into account the following facts **Document 9**:

> *".....the proposal would represent redevelopment of a previously developed site in an existing built up frontage and would be in accordance with the advice given in PPG3, Housing and PPG7 Countryside....."*
>
> (Section 4A of report)
>
> *".....although the proposed plots would be relatively small and the dwellings would be closer to the highway than many of the neighbouring properties; the proposal would fit in with the general pattern of development".*
>
> (Section 4B of report)

3.9 Permission was granted in that case notwithstanding the concerns raised by the Landscape Architect (Section 3 of report).

4.0 THE PLANNING APPLICATIONS AND THEIR CONSIDERATION BY THE LPA

APPEAL A

The Proposal

4.1 This comprehensive redevelopment proposal sought permission for 3 no. detached houses with double garages on the site. The proposed siting and means of access for the development was shown on drawing no. AH/S/634A.

4.2 The development was proposed to be served by the existing access drive subject to visibility splay improvement to a standard of 2.4m x 120m in both directions. A turning head for the private drive was shown within the site.

4.3 The two plots in the western part of the site face east and occupy a similar position to the existing dwelling.

4.4 The third plot was shown in line with the adjoining property 62 Langley Common Road and located upon that part of the site which is used for storage of touring caravans. This plot is sited 25m (average) back from the edge of the carriageway in Langley Common Road.

4.5 The LPA received the following consultation responses on the application:

- *Highways* — Requested revised plan showing visibility splays 2.4m x 120m at site access. Upon receipt of that plan the further response recommended conditional approval.
- *Landscape Architect* — Recommended refusal as the site is located within a green gap and countryside location and as a result is contrary to WCC1 and WCC2.
- *EHO* — No objection in principle but suggested conditions due to the close proximity of the industrial unit to the rear.

- *Barkham PC* — Recommend refusal as tandem development and overdevelopment of the site.

4.6 Amended drawing AH/S/636A was supplied to the LPA in response to the Planning Officer's letter dated 8 August 2001. The LPA raised no dialogue with the appellant/agent on any further matters.

4.7 The Planning Officer's Appraisal conceded that the proposed "front house" would comply with PPG7 guidance. However, it was stated that the proposal would fail to comply with Local Plan policy WCC1(H) since it would be visible from the road particularly as the front wall and would require to be removed **Appendix 10**.

4.8 The Appraisal stated that the extra rear dwelling would be contrary to countryside policies but acknowledged that its impact would be limited since the site is well contained. Reference was made to the fact that the proposal would cause an increase in building footprint from about 209m² to about 285m² and result in a greater spread of development on the site.

4.9 The Appraisal concluded that the proposal would unacceptably consolidate and intensify existing development in the countryside and gap, contrary to policies.

APPEAL B

The Proposal

4.10 This proposal comprised a single infill dwelling located upon the area used for caravan storage and served by the existing access drive with scope for similar visibility splay improvements at reserved matters stage as referred to under the appeal A proposal.

4.11 The agent's covering letter dated 7 November 2001 noted that when dealing with landscaping at reserved matters stage there would be an option to retain the evergreen screen at the front of the plot and to erect new walling or fencing on the plot side of that screen **Document 11**.

4.12 The LPA received the following consultation responses on the application:

- *Highways* Recommended conditional approval
- *Landscape Architect* Recommended refusal site located within a green gap and countryside location and as a result is contrary to WCC1 and WCC2.
- *EA* No objection in principle

4.13 In response to a telephone discussion with the LPA Case Officer the agent wrote a further letter to the LPA on 27/12/01 to explain why the proposal was considered to accord with policy. The letter was accompanied by a plan showing the context of the site in relation to both *previously developed land* and *identified settlement land* in the vicinity **Document 12**.

4.14 The Planning Officer's Appraisal stated that the proposal would amount to an extension of the built-up frontage and would therefore not accord with relevant policy and would have an adverse impact on the rural character of the area. The report accepted that there would be no adverse impact on neighbouring properties **Document 13**.

5.0 PLANNING POLICY FRAMEWORK

5.1 Planning policy has been analysed with reference to the development plan, the emerging district local plan and national planning guidance.

THE DEVELOPMENT PLAN

5.2 There are two components:

(i) The statutorily approved Berkshire Structure Plan adopted on 4 November 1995 (policies C2, C6)

(ii) The statutorily approved Loddon Area Local Plan adopted on 5 May 1995 which had an end date of 1996 but continues in use for development control purposes (policies LTV2, LC1, LC18).

Berkshire Structure Plan 1991-2000 (BSP)

5.3 This is the most up to date statutorily approved element of the development plan. The Key Diagram shows the appeal site within an area notated as "*other countryside areas*". The relevant extracts are provided at **Document 14**.

5.4 *Policy C2 Development outside built-up areas and settlements*

Strictly controls such development which will be permitted only in limited circumstances:

(i) for agricultural and forestry

(ii) for re-use, adaptation or redevelopment of existing buildings

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

In all cases development shall be appropriate in scale, form, impact, character and siting to its location in the countryside.

5.5 *Policy C6 Green Wedges and Gaps*

Conserves and protects the setting and separate identity of settlements by requiring local plans to identify such areas where there is a risk of,

(i) coalescence

(ii) loss of access to open countryside

Development will not be permitted where it would threaten important areas which are of special significance as "green wedges" or "gaps" because they provide physical or visual separation of settlements or communities which are close together.

Loddon Area Local Plan (LALP)

5.6 This plan was prepared in conformity with the Replacement Structure Plan for Berkshire which was adopted in 1988. Both plans had an end date on 31 March 1996. The proposals map shows the site within both an *area of sporadic development*. For the purposes of applying WDLP policy WCC1(H) ((see below) it is to be noted that the LPA defined the area of sporadic development hereabouts to include land to the south of the appeal site which includes the access and garages serving the mobile home park The relevant extracts are provided at **Document 15**.

5.7 *Policy LTV1 Identified Settlements*

States that *areas of sporadic development* identified on the proposals maps are included within the rural areas.

5.8 *Policy LC1 Separation of settlements*

Seeks to maintain a clear separation of settlements by not permitting development in areas so defined on the proposals map, which would either detract from the undeveloped appearance or intensify existing sporadic development.

Note

It is the appellant's case that this policy was referred to erroneously in the refusal notice for appeal A since this notation does not apply to the site. This may be seen

by reference to the proposals maps and is confirmed by the Planning Officer's Appraisal **Document 10** (see highlighted text).

5.9 *Policy LC18 Replacement dwellings in rural area*

This policy is permissive of the replacement of existing dwellings subject to the existing building being not of architectural or historic interest; siting and design having the minimum impact on the rural environment; and size not to significantly exceed that of the existing property.

Note

This policy predates relevant national guidance particularly as expressed in PPG3 and PPG7 (see below).

THE EMERGING DISTRICT LOCAL PLAN

5.10 The emerging Wokingham District Local Plan (WDLP) was placed on deposit on 21 October 1997 and has been used for development control purposes since that time. Proposed amendments to the deposit draft plan were published in April and September 1999. The site is shown outside the identified settlements and within a *green gap.* The relevant extracts are provided at **Document 16** (policies WOS2, WOS3, WCC1, WCC2).

5.11 *Policy WOS2 General Development Principles*

Specifies that outside the identified settlements development will only be allowed in exceptional circumstances and will be strictly controlled through the application of detailed policies and provisions of this plan and the Structure Plan.

5.12 *Policy WOS3 Development Control Principles*

Requires all proposals that are acceptable in principle to fulfil various criteria relating to scale, impact and design.

5.13 *Policy WCC1 Development in the Countryside*

Specific that development outside settlement boundaries will only be allowed in exceptional circumstances and will be strictly controlled. Amongst the exception categories listed is:

H) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where the development would not adversely affect the character and appearance of the area.

5.14 *Policy WCC2 Green gaps and wedges*

The policy guards against detraction from the "undeveloped appearance" comprised in the "visual and physical separation" between settlements. It's terms broadly reflect SEALP policy SC1.

5.15 The Inspector's report following the Local Plan Inquiry was made public in November 2001. Whilst his recommendations have not yet been formally considered the LPA acknowledge that the Report is a material consideration which should where relevant be taken into account in considering planning applications **Document 17**.

5.16 The Inspector's report refers to two issues which are relevant to and supportive of this proposal,

a) the Inspector recommended retaining policy WCC1(H) since "*it would provide some flexibility without compromising the overall strategy of the plan*" (paragraph 2.54)

b) the Inspector recommended that "*the gap designation between Arborfield Cross and Arborfield Garrison is removed and the Proposals Map modified accordingly*" (paragraph 2.129) **Document 18**.

National Planning Guidance

5.17 PPG3 encourages the efficient use of previously developed land for housing in order to minimise the amount of greenfield land taken for development. "Previously developed land" is defined in Annex C to include all land within the curtilage of the site and may occur in both built-up and rural settings.

5.18 PPG7 acknowledges that sensitive infilling of small gaps within small groups of houses or minor extension to groups may be acceptable according to the character of the surroundings (paragraph 3.21).

6.0 PLANNING CONSIDERATIONS AND MERITS OF THE PROPOSALS

6.1 The main issue in these appeals is whether either proposal would cause harm to the character and appearance of the area having regard to relevant current and emerging development plan policies and national planning guidance.

6.2 These issues will be addressed by analysing the relevant planning consideration and merits of the proposals.

6.3 The fact that the site comprises "previously developed land" in accordance with the definition given in PPG3 Annex C has been acknowledged by the LPA (**Document 10**). Not only does the site correspond with the curtilage of 64 Langley Common Road but also the land to the north of the access drive is authorised for use as a car park for the mobile home park (**Document 5**) and has been used for at least the past 10 years for the storage of touring caravans (**Document 3**).

6.4 Under the statutorily approved LALP the site lies within, not on the edge of, an *area of sporadic development* and is classified in the plan as a *rural area* for planning policy purposes and not as *separation of settlement land* which applies to land to the south of the mobile home site. Accordingly, the proposals raise no separation of settlements issue and therefore Policy LC1 was erroneously referred to by the LPA in both decisions.

6.5 Under the emerging WDLP the green gap designation proposed by the LPA in this location has been recommended to be removed by the Inquiry Inspector. further. Accordingly, since the LPA acknowledges that the Inspector's Report is a material consideration (**Document 17**), no weight should be afforded to the reference in the LPA's decision to the green gap and to WDLP policy WCC2 and BSP policy C6.

6.6 The appeal site is not only well contained by perimeter walling and planting but is surrounded by authorised permanent development. The site does not abut the countryside and land opposite the appeal site comprises an *identified settlement* (**Document 12**).

6.7 BSP policy C2 provides at category (ii) for redevelopment proposals in the countryside. The explanatory text at paragraph 5.9 acknowledges the advice in PPG7 and indicates that more detailed criteria relating to the control of development in the countryside will be provided within local plans. It is to be noted that the BSP predates PPG3 (March 2000) which has relevance in considering efficient redevelopment of "previously developed land" in cases such as this and 58-60 Langley Common Road.

6.8 LALP policy LC18 (Appeal A only) states under criterion c) that the size of the new development will not significantly exceed that of the existing property in height, floor area and number of units. Again it is to be noted that this policy predates PPG3 (March 2000) which provides a more up to date approach which the LPA has properly applied elsewhere such as at 58-60 Langley Common Road. No definition of the words "significantly exceed" is given in the plan. In the circumstances it is considered that the proposal to replace one large property with three smaller properties on the site, involving a net gain of 2 units only and an estimated footprint increase of around 50% is in accord with this policy.

6.9 WDLP policy WCC1 provides more specific and up to date policy guidance under category (H). Since the Local Plan Inquiry Inspector has recommended retaining this element of the policy, specifically because of the flexibility it provides in dealing with sites such as this, it can be given considerable weight.

6.10 Since the site lies within a built up frontage, the extent of which the LPA has acknowledged in the LALP by the *area of sporadic development* notation,

(**Document 15**) the proposals comply with WCC1(H) both by reason of the location of the site and the maximum numeric increase of 2 dwellings (appeal A).

6.11 It is the appellant's case that neither development would adversely affect the character and appearance of the area and represents limited and appropriate small scale infilling having regard to,

- the location within a built-up frontage
- the well contained character of the site
- the nature and extent of adjoining development
- the evidence which shows that storage of touring caravans has been taking place on part of the site since 1979 and in any event the permitted use of that area for a car park to serve the mobile home park
- the presence of substantial buildings on the opposite side of Langley Common Road at Arborfield Garrison which has the status of an identified settlement
- the LPA's recent acceptance of higher density infilling nearby at 58-60 Langley Common Road

7.0 CONCLUSION

7.1 The site comprises previously developed land and lies within an *area of sporadic development* located adjacent to an *identified settlement.* The proposed development makes more efficient use of this previously developed land without compromising the quality of the environment in accordance with the objectives set out in national planning guidance (PPG3).

7.2 The site does not, as a matter of fact, comprise land important to the *separation of settlements* as defined in the adopted local plan. Policy objection LC1 does not apply.

7.3 The LPA's intention to designate land in the vicinity of the site within a *green gap* in the emerging local plan has been specifically referred to by the Local Plan Inquiry Inspector who has recommended that this designation be removed. Accordingly no weight should be attached to policy objections C6 and WCC2.

7.4 The relevant policy background for assessing this proposal comprises the following: BSP : C2; LALP: LC18; WDLP : WCC1(H); PPG3, PPG7. The latter 3 elements provide the most up to date policy advice.

7.5 This site is particularly well contained and is buffered from the countryside by surrounding authorised development. The proposed development is well related in scale and location to existing development and represents an example of small scale infilling development that can be accommodated in the countryside without causing harm in accordance with WDLP policy WCC1(H) and national planning guidance (PPG7).

7.6 The proposal is therefore in accordance with both the development plan and national planning guidance. Furthermore, there are no material considerations which dictate that the appeal should not be allowed in accordance with Section 54A and Section 70 of the Town and Country Planning Act 1990.

TOWN & COUNTRY PLANNING ACT 1990

APPELLANT : MR T D SIMS

SITE : 64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM BERKSHIRE

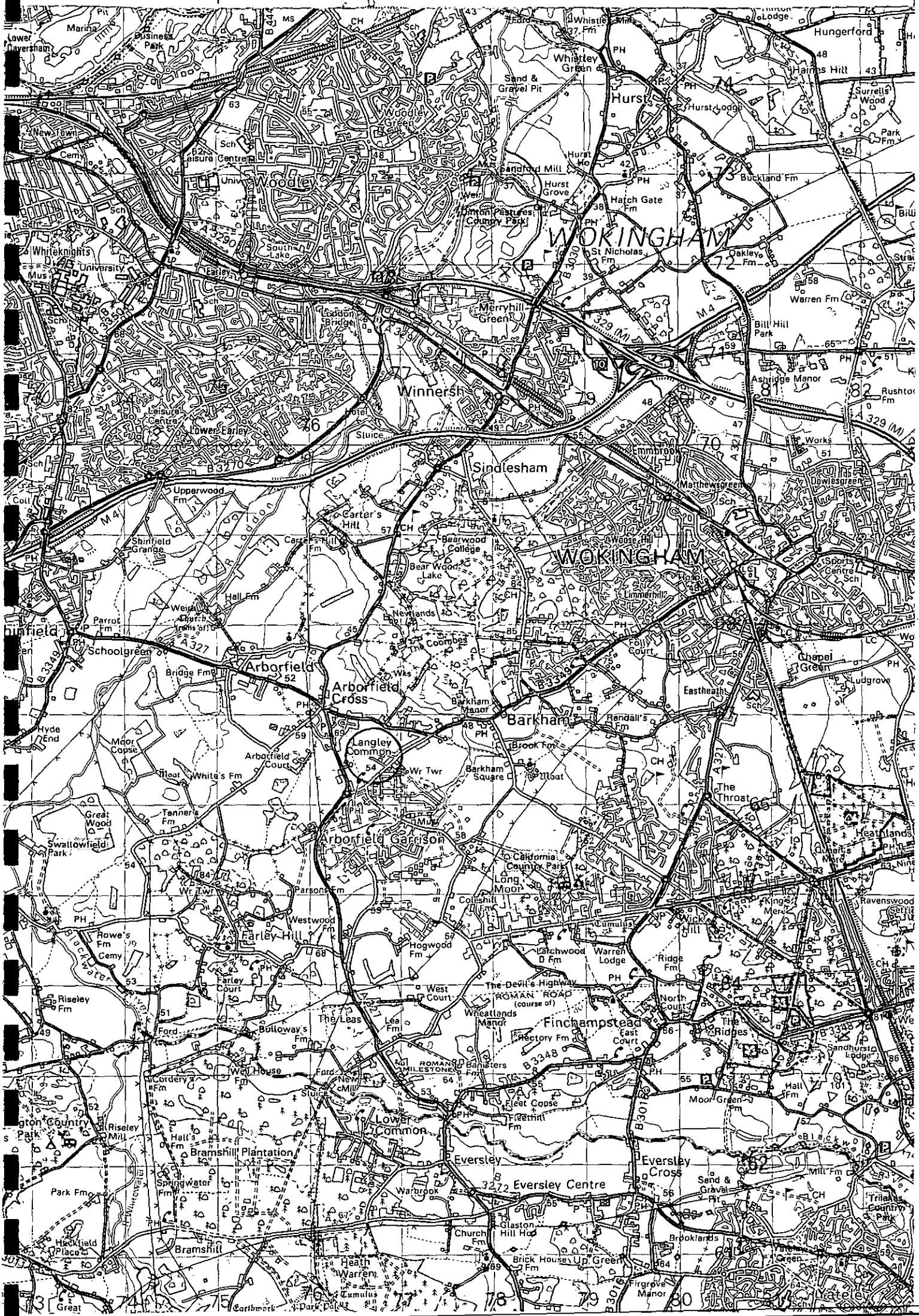
SUPPORTING DOCUMENTS ON BEHALF OF THE APPELLANT

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103
email planning@bradbeer.co.uk

PINS ref. :A. APP/X0360/A/02/1085453
B. APP/X0360/A/02/1085641
LPA ref. : A. 0/2001/4502
B. 0/2001/5283
Our Ref. : RWB/408
April 2002

SUPPORTING DOCUMENTS

1. Ordnance Survey location map 1:50,000.
2. Photographs showing the site setting.
3. CLEUD application for storage of touring caravans.
4. Plan showing summarised planning history of adjoining development.
5. Approved plan and decision notice 02237.
6. Approved plan and decision notice 00790.
7. Documentation relating to CLU(E) 24.
8. Approved plans and decision notice RM/2001/4708.
9. The Planning Officer's Report on 0/2000/2702.
10. The Planning Officer's Report on 0/2001/4502.
11. Agent's letter 07/11/01.
12. Agent's letter 27/12/01 with plan showing the context of the site in relation to previously developed land and identified settlement land.
13. The planning Officer's Report on 0/2001/5283.
14. Berkshire Structure Plan - extracts.
15. Loddon Area Local Plan - extracts.
16. Deposit Draft Wokingham District Local Plan - extracts.
17. LPA statement on WDLP Part 2 Inspector's Report.
18. Wokingham District Local Plan Inspector's Report October 2001 - extracts.

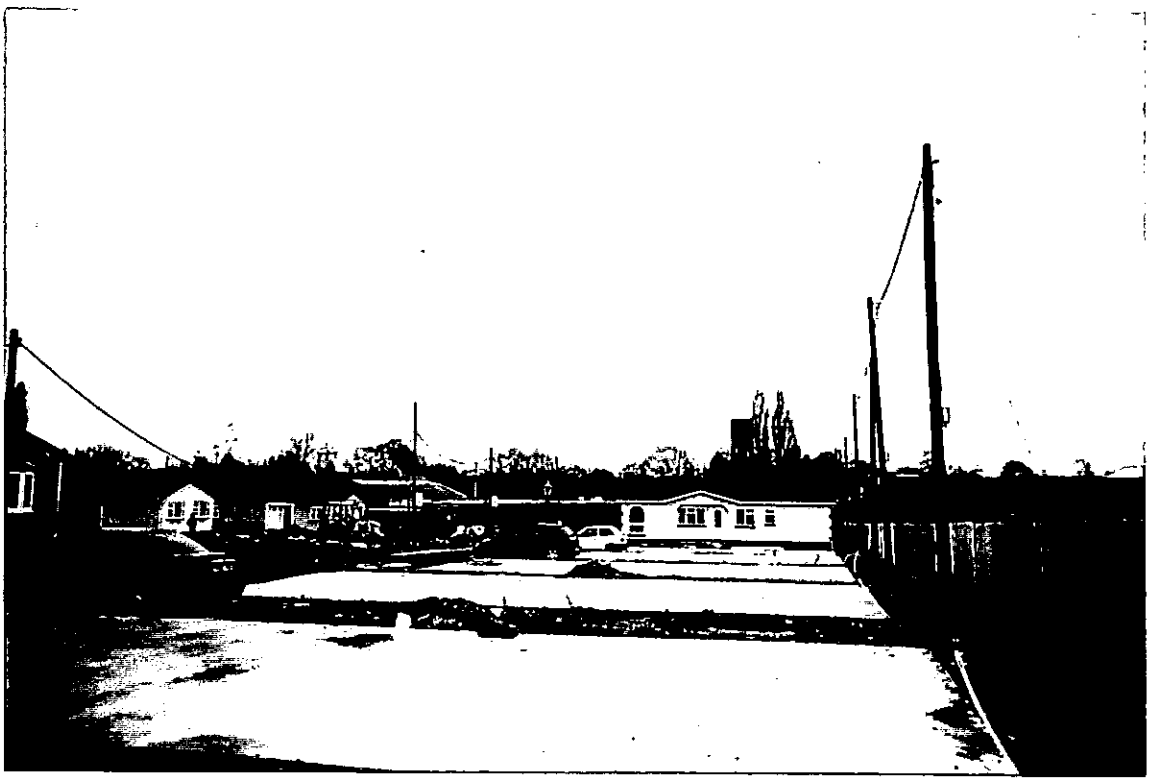

WOKINGHAM
WOKINGHAM
Woodley
Sindlesham
Winnersh
Arborfield
Arborfield Cross
Barkham
Arborfield Garrison
Finchampstead
Eversley
Eversley Cross
Lower Common
Farley Hill
Hurst
Whistley Green
Hungerford
Merryhill Green
Lower Earley
Upper Earley
Emmbrook
Matthewsgreen
Dowlesgreen
Bearwood College
Bear Wood Lake
Carter's Hill
Carter's Hill Fm
Shinfield Grange
Upperwood Fm
Hall Fm
Parrot Fm
Schoolgreen
Bridge Fm
Langley Common
Arborfield Court
White's Fm
Moor Copse
Hyde End
Barkham Manor
Barkham Square
Brook Fm
Randall's Fm
Eastheath
Chapel Green
Ludgrove
Limmerhill
Foli Court
The Throat
Heathlands
California Country Park
Long Moor
Coleshill
Wick Hill
Ravenswood
Cumulus
Hogwood Fm
Latchwood
Warren Lodge
Ridge Fm
Westwood Fm
Parsons Fm
Tanner's Fm
Great Wood
Swallowfield Park
Rowe's Fm
Cemy
Farley Court
Riseley Fm
Riseley Mill
Bulloway's Fm
The Leas
Lea Fm
Wheatlands Manor
West Court
North Court
East Court
Rectory Fm
The Devil's Highway
ROMAN ROAD
(course of)
The Ridges
Sandhurst Lodge
Moor Green Fm
Hall Fm
Fleet Copse
Fleethill Fm
Cordery Fm
Well House Fm
Bannisters Fm
ROMAN MILESTONE
Ford
New Mill
Sluice
Bramshill Plantation
Bramshill
Hall's Fm
Springwater Fm
Park Fm
Hackfield Place
Heath Warren
Tumulus
Earthwork
Park Place
Great
Warbrook
Eversley Centre
Glaston Hill Ho
Church Fm
Brick House
Up Green
Irgrove Manor
Brookland
Yateley Green
Yateley
Trilakes Country Park
Mill Fm
Send & Gravel Pit
Sand & Gravel Pit
Whistley Mill
Hurst Lodge
Surrells Wood
Park Fm
Buckland Fm
Hatch Gate Fm
Sandford Mill
Hurst Grove
Hurst Ho
Simon Pastures Country Park
St Nicholas Fm
Oakley Fm
Warren Fm
Bill Hill Park
Ashridge Manor
Rushton Fm
Haines Hill
Whiteknights
University
Leisure Centre
South Lake
Edson Bridge
Sluice
Loddon
Blackwater
Whitewater
Moat
Wr Twr
Mus
Cemy
Sch
Coll
Hosp
Works
Sports Centre
Lodge
Fm
Cottages
Pit
Marina
Business Park
New Town
Woodley Green
Sand & Gravel Pit
Leisure Centre
Univ
Mus
Sch
Cemy
Coll
Hosp



3



4



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6

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/408
10 April 2002

For the attention of Mr Trevor Watkins
Development Control Manager

Dear Mr Watkins

SITE : 64 LANGLEY COMMON ROAD BARKHAM
APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE - STORAGE OF TOURING CARAVANS

I attach a completed CLEUD application under S.191 of the Act which comprises the following documentation.

- Four copies of the completed application form
- Four copies of an OS based location plan
- A cheque in the sum of £220 in payment of the statutory application fee
- The following Statutory Declarations:
  - Mr T D Sims
  - Mr A C Baines
  - Mr G P Angell

The evidence shows beyond reasonable doubt that the specified matter is lawful and I trust that you will therefore be in a position to issue a Certificate within 8 weeks of receipt of this application.

If you have any queries please do not hesitate to contact me.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

Registered in England Number: 3372202

1943

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

STORAGE OF TOURING CARAVANS

---

2. Applicant (in block capitals)

Name: MR T D SIMS .....

Address: 64 LANGLEY COMMON ROAD .....

..... BARKHAM WOKINGHAM BERKSHIRE RG40 4TS .....

Post Code: .....

Tel. No: .....

---

3. Agent (if any)

Name: ROBIN BRADBEER LIMITED .....

Address: STEEPWAYS FARM NETHER LYPIATT STROUD GLOS. GL6 7LS .....

.....

Post Code: .....

Tel. No: 01453 889102 .....

4. (1) Nature of applicant's interest in the land, e.g. owner, ~~lessee, occupier.~~

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

64 LANGLEY COMMON ROAD

BARKHAM WOKINGHAM BERKSHIRE RG40 4TS

Describe here and enclose (4) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. This application is for:

✓ *an existing use;

~~*an existing operation;~~

~~*an existing use, operation or activity in breach of a condition;~~

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

N/A

---

8. When was the use or activity begun, or the operation substantially completed?

1979

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; or

~~(2) The use, operation or activity in breach of condition began~~ more than ten years before the date of this application; or

(3) The use began within the last ten years, as a result of a change of use not requiring planning permission in the last ten years; or

(4) The operations were substantially completed more than four years before the date of this application; or

(5) The use as a single dwellinghouse began more than four years before the date of this application.

(6) Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

N/A

---

11. Give any additional information you consider necessary to substantiate your claim.

REFER TO COVERING LETTER

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

REFER TO COVERING LETTER

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £220

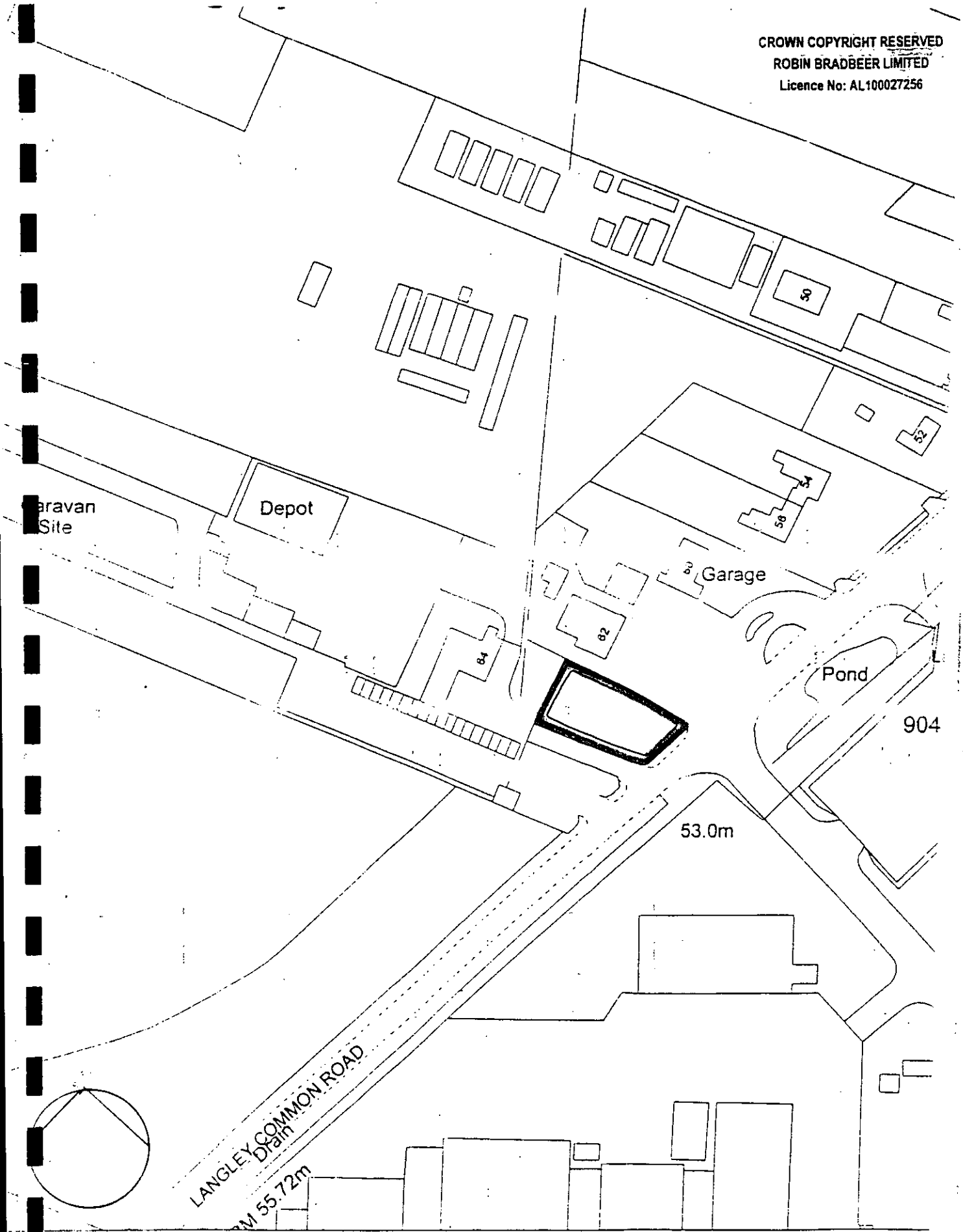
Signed: ..... Date: 10 APRIL 2002

ROBIN BRADBEER

On behalf of: MR T D SIMS .....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.



Site Plan, Scale: 1 to 1250

I ALAN CHRISTOPHER BAINES of 4 Westmorland Close, Woosehill, Wokingham, Berkshire RG41 3AZ Managing Director hereby solemnly and sincerely declare as follows:-

1. I have stored my touring caravan at Mr Sim's premises at 64 Langley Common Road, Barkham, Near Wokingham, Berkshire since 1985 until the present day upon the land edged red on the plan exhibited hereto and marked "exhibit A".

2. I refer to the agreement exhibited hereto marked "exhibit B" which I signed on 20 April 1985 when I first stored my caravan on the land.

3. Throughout the period since 1985 I have visited the land on a regular basis to gain access to my touring caravan and I have seen that the land has been used for the storage of up to 12 touring caravans and this use has persisted without interruption to the present day as the sole use of the land.

AND I make this Statutory Declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said

ALAN CHRISTOPHER BAINES

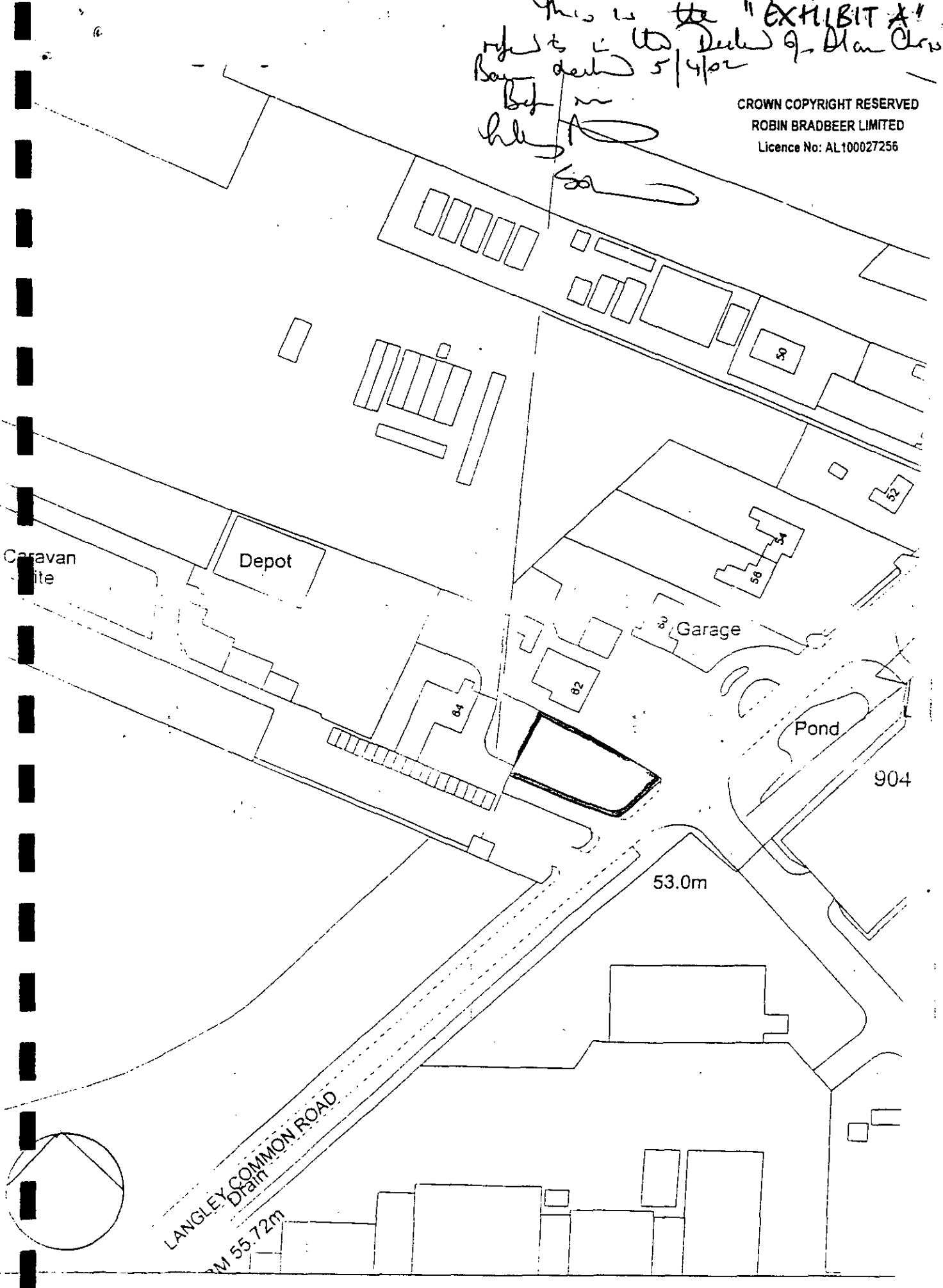
at Sunlight Dunlop Ham, Bracknell in the

County of Berkshire

this 5th day of April 2002

before me

Solicitor/Commissioner for Oaths



Site Plan, Scale: 1 to 1250

This is the "EXHIBIT B" referred to in the Declaration of Mr Charles Burns dated on 5/4/82 before [illegible]

Oaklands (Mobile Homes) Ltd.

DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.

TELEPHONE ARBORFIELD CROSS 760253

TOURERS PARKING FACILITIES

Regulations

1. Cost of parking for each tourer is £~~1.25~~ £50 per six months ~~per week payable 4 weeks~~ in advance.
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the Company.
3. Tourers owners desirous of visiting their tourers other than for removal, will park their cars in the visitors car park and not in the tourer park.
4. Access to tourer park will be available from Monday to Friday, other than for removal, during normal working hours.
5. Cost of parking can be altered by the owners at their discretion after due notice in writing (One Month i.e. 4 weeks).
6. Failure to comply with the above regulations the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply

[signature]
.....

..... Witness

Address: A C BURNES
4, WESTMORLAND CLOSE
WOODSHILL
WOKINGHAM.

20/4/85
..... Date.

WOK. 794987.

[illegible] JLT

I GREGORY PAUL ANGELL of 5 Westmorland Close, Woosehill, Wokingham, Berkshire RG41 3AZ Television Producer hereby solemnly and sincerely declare as follows:-

1. I have stored my touring caravan at Mr Sim's premises at 64 Langley Common Road, Barkham, Near Wokingham, Berkshire since at least 1985 until the present day upon the land edged red on the plan exhibited hereto and marked "exhibit A".

2. Throughout the period since 1985 I have visited the land on a regular basis to gain access to my touring caravan and I have seen that the land has been used for the storage of up to 12 touring caravans and this use has persisted without interruption to the present day as the sole use of the land.

AND I make this Statutory Declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said

GREGORY PAUL ANGELL

at 11 Kent Close, Wok in the

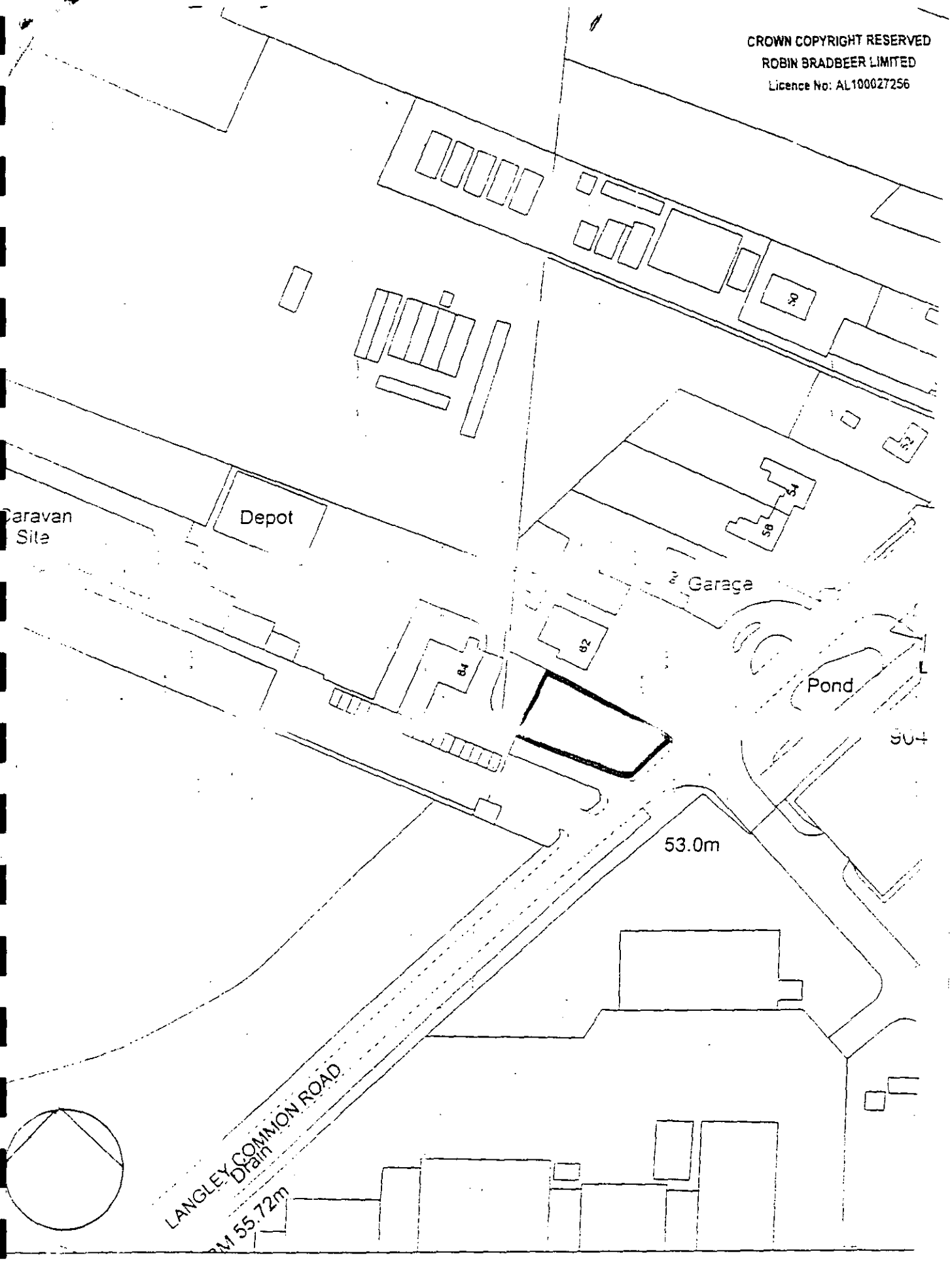
County of Berkshire

this 27th day of March. 2002

before me

Solicitor/~~Commissioner for Oaths~~

"EXHIBIT A"



Site Plan, Scale: 1 to 1250

I TERENCE DAVID SIMS of 64 Langley Common Road, Barkham, Near Wokingham, Berkshire RG40 4TS Retired hereby solemnly and sincerely declare as follows:-

1. My father Victor Gordon Sims purchased the property 64 Langley Common Road, Barkham, Near Wokingham Berkshire in 1952 and I have lived at the property since that date and owned the property since 1997 when I inherited following the death of my mother.

2. Since 1979 the area edged red on the plan exhibited hereto and marked "exhibit A" has been used for the storage of touring caravans on a commercial basis. That use has comprised the storage of up to 12 touring caravans and has persisted without interruption to the present day as the sole use of that land. Prior to that time this area had been used since the late 1950's for car parking both in connection with the adjacent mobile home site and in connection with the adjoining premises 62 Langley Common Road when they operated as a cafe.

3. I refer to the aerial photograph exhibited hereto marked "exhibit B" which I believe was taken in 1991 or 1992 and which shows the land being used for the storage of touring caravans.

4. My records shows that at March 1992 I had eleven tourer caravan storage plots let out and I refer to the bundle of agreements exhibited hereto and marked "exhibit C".

AND I make this Statutory Declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by the said
TERENCE DAVID SIMS
at Great Western House, Reading in the
County of Berkshire
this 27th day of March 2002
before me

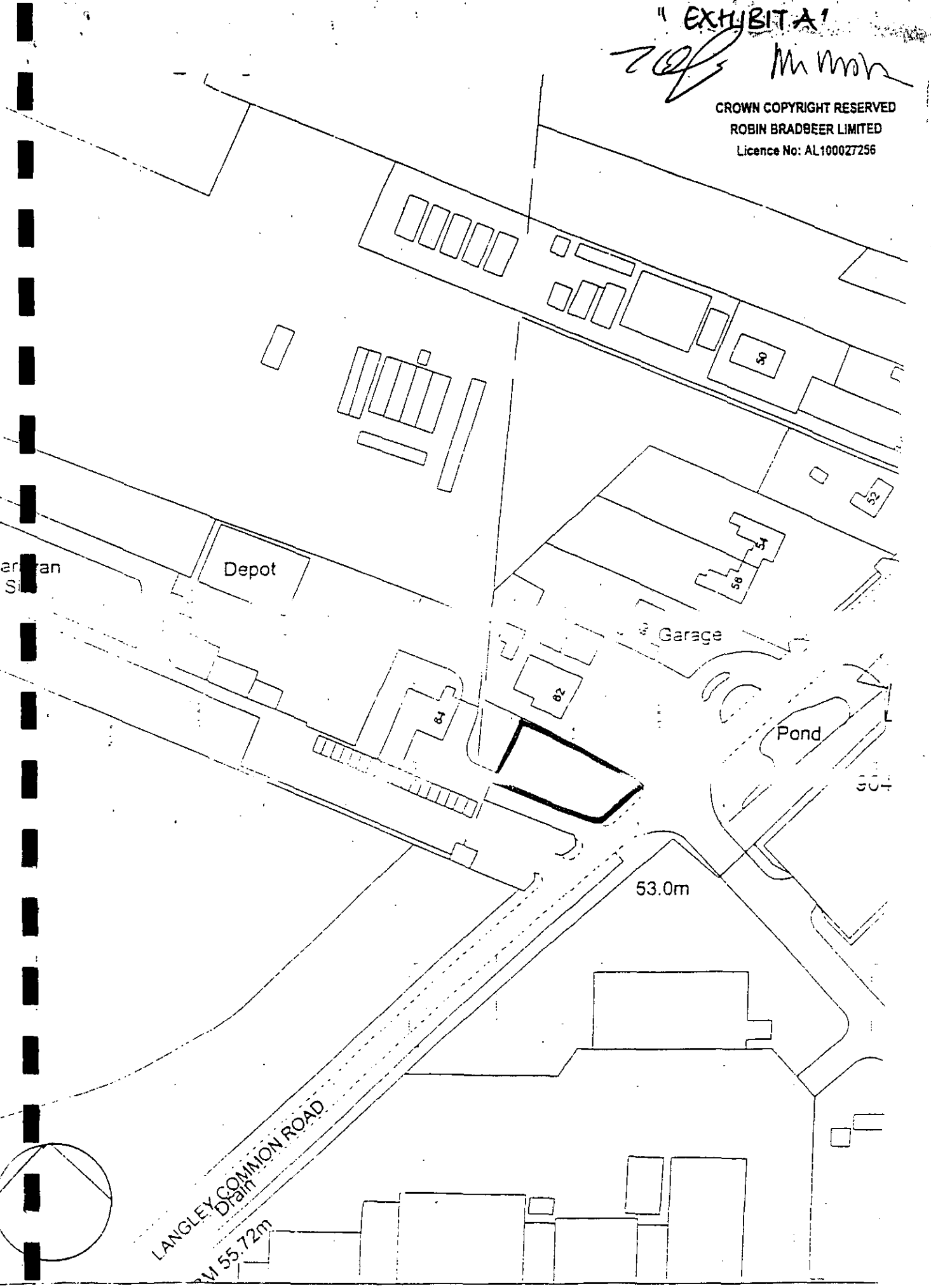
A. MORRIS

Solicitor/Commissioner for Oaths

Clarks Solicitors
Great Western House
Station Road
Reading
Berks RG1 1SX

"EXHIBIT A"

CROWN COPYRIGHT RESERVED
ROBIN BRADBEER LIMITED
Licence No: AL100027256



Site Plan, Scale: 1 to 1250

"EXHIBIT B"



EXHIBIT C

Mr Mon

Oaklands (Mobile Homes) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURERS PARKING FACILITIES

Regulations

1. Cost of parking for each tourer is £1.25 per week payable 4 weeks in advance.
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the Company.
3. Tourers owners desirous of visiting their tourers other than for removal, will park their cars in the visitors car park and not in the tourer park.
4. Access to tourer park will be available from Monday to Friday, other than for removal, during normal working hours.
[illegible] after due notice in writing (One Month i.e. 4 weeks).
. Failure to comply with the above regulations the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply

.....

..... Witness

ress: E G Bolton
46 St Marys Rd
Sunbury
Berks

273

25/9/8 ..... Date.

ACE 707 X

Oaklands (Mobile Homes) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD BARKHAM NR. WOKINGHAM BERKS.
TELEPHONE: ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

1 .Cost of parking for each tourer is £150 per year (payable 6 mont advance

2. No responsibility is accepted for any damage or losses incurred park or in transit to or from the park on land within the jurisd of the company

3. Any damage incurred by tourers owner will be paid for by same

4. Tourers will be manoeuvred in and out of compound by manpower on

5. tourers owners desirous of visiting their tourers other than rem will park their cars in the visitors car park and not in the com

6. Access to the compound is between 9.am-- 9pm mon--- sat. Any reasonable time on Sunday.

7. Cost of parking can be altered by the proprieters at their discr after due notice in writing (One Month i.e. 4 weeks)

8. Failure to comply with the above regulations , the owners will h the right to have the offending tourer removed.

I have read and understand the above regulations and agree to co with them.

_____

_____ Witness

ADDRESS [signature] STOKES

57 MOORLANDS RD

CAMBERLEY

Tel. [illegible]

No. _____

E347 TAX

Oaklands (Mobile Homes) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURERS PARKING FACILITIES

£50 FOR SIX MONTHS

Regulations

1. Cost of parking for each tourer is £1.25 per week payable 4 weeks in advance.
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the Company.
3. Tourers owners desirous of visiting their tourers other than for removal, will park their cars in the visitors car park and not in the tourer park.
4. Access to tourer park will be available from Monday to Friday, other than for removal, during normal working hours.
5. Cost of parking can be altered by the owners at their discretion after due notice in writing (One Month i.e. 4 weeks).
6. Failure to comply with the above regulations the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply

B.E.J. Reed.
..... Witness

Address:
B J CEED
33 [illegible]
[illegible]
[illegible]

21/1/85 ..... Date.

Cotswold Mobile Homes Ltd.
DIRECTORS V. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

1. Cost of parking for each tourer is ~~£100~~ £50 per year (payable 6 months in advance
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the company
3. Any damage incurred by tourers owner will be paid for by same
4. Tourers will be manoeuvred in and out of compound by manpower only
5. tourers owners desirous of visiting their tourers other than removal will park their cars in the visitors car park and not in the compound
6. Access to the compound is between ~~9am--9pm~~ mon--- sat.sunday by notification only
7. Cost of parking can be altered by the proprieters at their discretion after due notice in writing (One Month i.e. 4 weeks)
8. Failure to comply with the above regulations , the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply with them.

[signature]

_____ Witness

ADDRESS 13 Chamberlain Gardens

Arborfield Cross

Nr Reading

Tel. [illegible]

C116 MSH.

No. _____

Baby Mk8 340

Oakwood Mobile Homes Ltd.
DIRECTORS: Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

1. Cost of parking for each tourer is £150 per year (payable 6 months in advance
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the company
3. Any damage incurred by tourers owner will be paid for by same
4. Tourers will be manoeuvred in and out of compound by manpower only
5. tourers owners desirous of visiting their tourers other than removal will park their cars in the visitors car park and not in the compound
6. Access to the compound is between 9.am-- 9pm mon--- sat.
7. Cost of parking can be altered by the proprieters at their discretion after due notice in writing (One Month i.e. 4 weeks)
8. Failure to comply with the above regulations , the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply with them.

Witness

ADDRESS ALLAN ROSSIE
5 ROBINSON CRUSOE
FINCHAMPSTEAD
RG11 4PY

Tel. 24 730221

No.

Oaklands (Mobile Homes) Ltd.
DIRECTORS: Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE: ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

1. Cost of parking for each tourer is £150 per year (payable 6 months in advance
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the company
3. Any damage incurred by tourers owner will be paid for by same
4. Tourers will be manoeuvred in and out of compound by manpower only
5. tourers owners desirous of visiting their tourers other than removal will park their cars in the visitors car park and not in the compound.
6. Access to the compound is between 9.am-- 9pm mon--- sat. Any reasonable time on Sunday.
7. Cost of parking can be altered by the proprieters at their discretion after due notice in writing (One Month i.e. 4 weeks).
8. Failure to comply with the above regulations , the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply with them.

_____

_____ Witness

ADDRESS 43 CHAMBERLAIN GDNS 4/5/87

ARBORFIELD CROSS

_____ Tel. 760088

ESPRIT VITESSE QUADTRO No. HHD 28[illegible]

J A E MAYOR

Oaklands (Mobile Homes) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD BARKHAM NR. WOKINGHAM BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

1 .Cost of parking for each tourer is &100 per year (payable 6 months in advance

2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the company

3. Any damage incurred by tourers owner will be paid for by same

4. Tourers will be manoeuvred in and out of compound by manpower only

5. tourers owners desirous of visiting their tourers other than removal will park their cars in the visitors car park and not in the compound

6. Access to the compound is between 9.am-- 9pm mon--- sat.sunday by notification only

7. Cost of parking can be altered by the proprieters at their discretion after due notice in writing (One Month i.e. 4 weeks)

8. Failure to comply with the above regulations , the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply with them.

_____

_____ Witness

ADDRESS C Angel

5 Westmoland Close

Wooschill

Tel Wokingham 794607

No _____

Oaklands (Mobile Homes) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM NR WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

1. Cost of parking for each tourer is £150 per year (payable 6 months in advance
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the company
3. Any damage incurred by tourers owner will be paid for by same
4. Tourers will be manoeuvred in and out of compound by manpower only
5. tourers owners desirous of visiting their tourers other than removal will park their cars in the visitors car park and not in the compound
6. Access to the compound is between 9.am-- 9pm mon--- sat.
   Any reasonable time on Sunday
7. Cost of parking can be altered by the proprieters at their discretion after due notice in writing (One Month i.e. 4 weeks)
8. Failure to comply with the above regulations , the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply with them.

[illegible] 12th March 92

_____ Witness

ADDRESS R. T. WEBLOND
35 WELBY CRESCENT
WINNERSH BERKS

Tel. 787450

No. _____

[illegible]

Oaklands (Mobile Homes) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURERS PARKING FACILITIES

Regulations

1. Cost of parking for each tourer is £~~1.25~~ £50 PER SIX MONTHS ~~per week payable 4 weeks~~ in advance.
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the Company.
3. Tourers owners desirous of visiting their tourers other than for removal, will park their cars in the visitors car park and not in the tourer park.
4. Access to tourer park will be available from Monday to Friday, other than for removal, during normal working hours.
5. Cost of parking can be altered by the owners at their discretion after due notice in writing (One Month i.e. 4 weeks).
6. Failure to comply with the above regulations the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply

A C Bennes
.....

..... Witness

Address: A C BENNES
4, WESTMORLAND CLOSE
WOODSHILL
WOKINGHAM.

20/4/85
..... Date.

Tel. 794987

Oaklands (Mobile Homes) Ltd.
DIRECTORS. Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE ARBORFIELD CROSS 760253

TOURER PARKING FACILITIES

REGULATIONS

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6. Access to the compound is between 9.am-- 9pm mon--- sat.
[illegible]

7. Cost of parking can be altered by the proprieters at their discretion after due notice in writing (One Month i.e. 4 weeks)

8. Failure to comply with the above regulations , the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply with them.

[signature] Witness

13/1/89

ADDRESS

MR. & MRS. G. TREMAYNE
34 RYVES AVENUE
MONTEAGLE PARK
YATELEY, CAMBERLEY
SURREY GU15 7LU
TEL. [illegible]

Tel. _____

No. _____

[illegible]

Oakwoods (White Horses) Ltd.
DIRECTORS Y. F. SIMS R. SIMS V. G. SIMS

LANGLEY COMMON ROAD · BARKHAM · NR. WOKINGHAM · BERKS.
TELEPHONE. ARBORFIELD CROSS 760253

(0734) 864526

TOURERS PARKING FACILITIES

Regulations

1. Cost of parking for each tourer is £1.25 per week payable 4 weeks in advance.
2. No responsibility is accepted for any damage or losses incurred on the park or in transit to or from the park on land within the jurisdiction of the Company.
3. Tourers owners desirous of visiting their tourers other than for removal, will park their cars in the visitors car park and not in the tourer park.
4. Access to tourer park will be available from Monday to Friday, other than for removal, during normal working hours.
5. Cost of parking can be altered by the owners at their discretion after due notice in writing (One Month i.e. 4 weeks).
6. Failure to comply with the above regulations the owners will have the right to have the offending tourer removed.

I have read and understand the above regulations and agree to comply

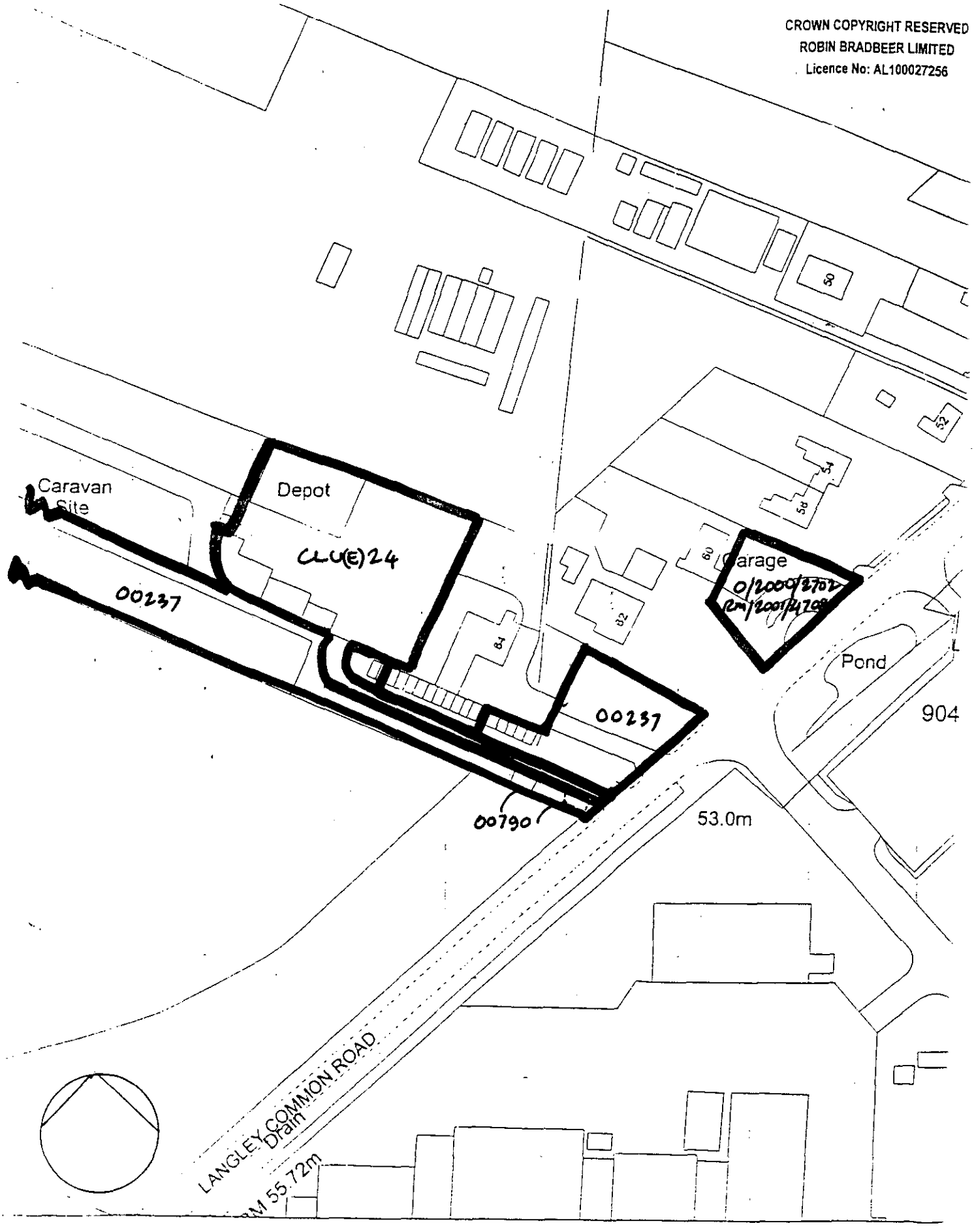
Address: B E HALL
1 Adams Way
Earley
Reading

..... Witness

7/7/85 Date.

PLAN SHOWING SUMMARISED PLANNING HISTORY OF ADJOINING DEVELOPMENT

CROWN COPYRIGHT RESERVED
ROBIN BRADBEER LIMITED
Licence No: AL100027256



Site Plan, Scale: 1 to 1250

02237

20 FEB 1975

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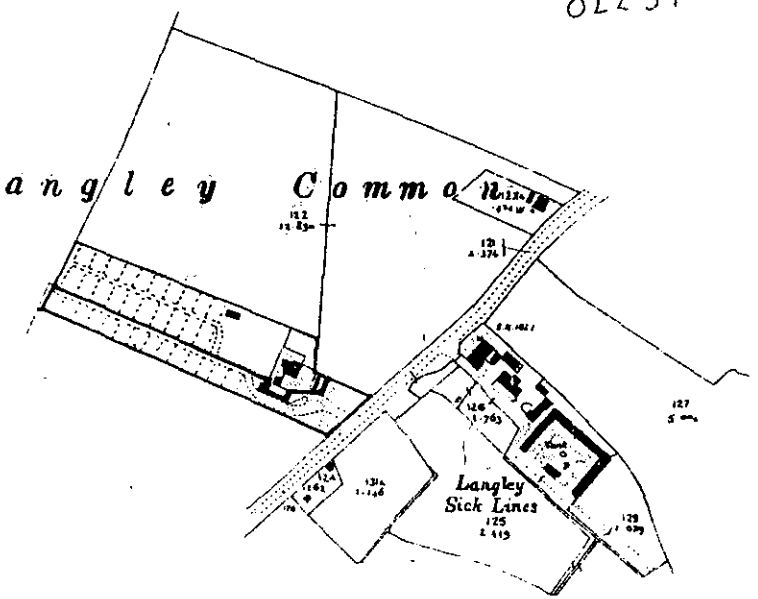
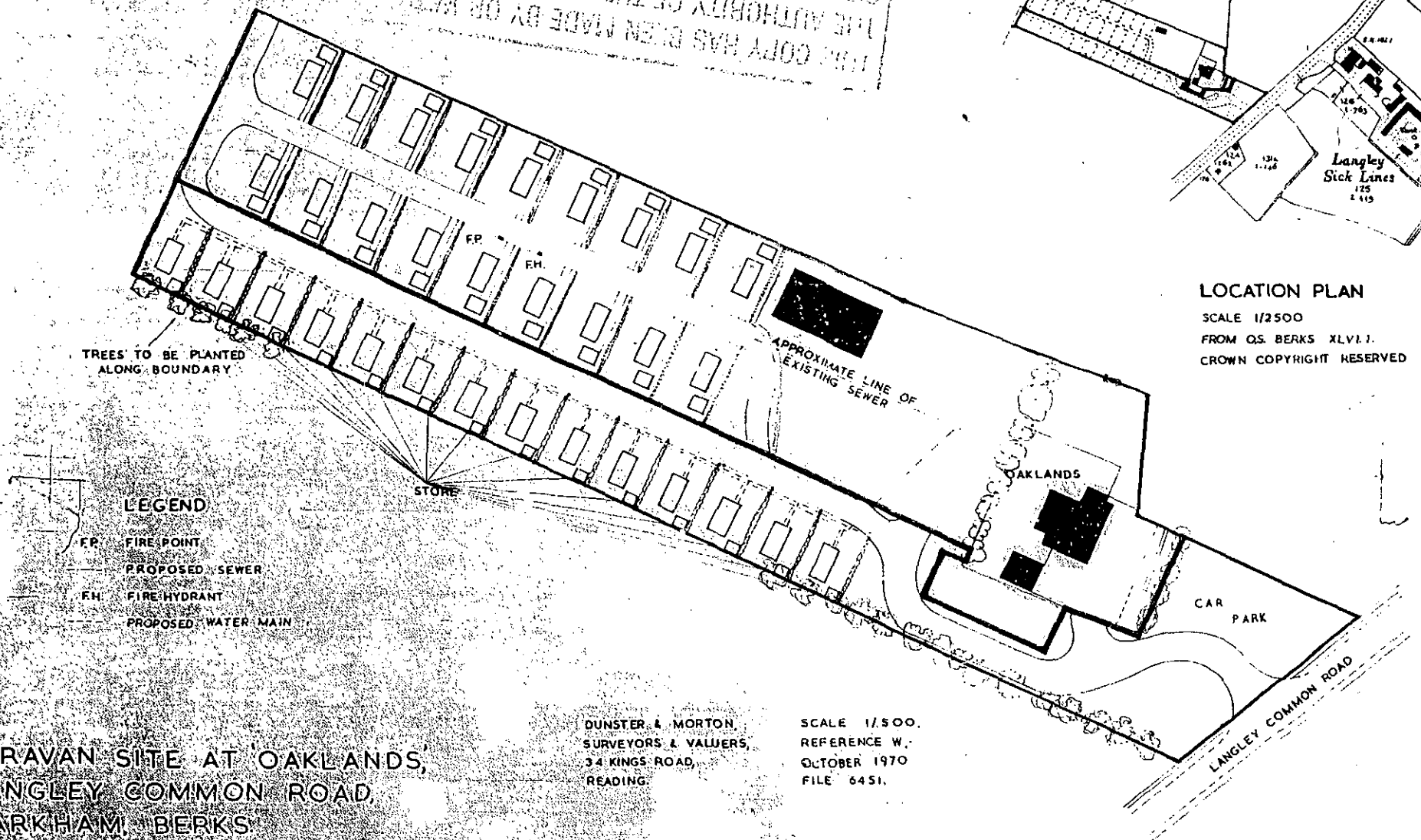


LOCATION PLAN
SCALE 1/2500
FROM O.S. BERKS XLVI.1.
CROWN COPYRIGHT RESERVED



LEGEND

F.P. FIRE POINT
PROPOSED SEWER
F.H. FIRE HYDRANT
PROPOSED WATER MAIN

CARAVAN SITE AT 'OAKLANDS', LANGLEY COMMON ROAD, BARKHAM, BERKS.

DUNSTER & MORTON,
SURVEYORS & VALUERS,
34 KINGS ROAD,
READING.

SCALE 1/500.
REFERENCE W.
OCTOBER 1970
FILE 6451.

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

RC/FW

TOWN AND COUNTRY PLANNING ACT, 1971.

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks.

To: Oaklands (Mobile) Homes Ltd.,
c/o Messrs. Dunster & Morton,
34, Kings Road,
READING.
Berks.

Application No: ..02237...

Proposal: Retention of existing mobile homes on permanent basis at Oaklands, Langley Common Road, Barkham. Berks.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 20th day of March 1975, subject to compliance with the conditions specified hereunder:-

1. At no time shall there be more than 18 caravans stationed on the site.
2. No additional buildings or structures of any kind shall be erected on the site without the prior permission of the District Planning Authority other than one domestic storage building for each caravan, the type, size and siting of which shall first be agreed with the District Planning Authority.
3. All caravans and other ancillary buildings or structures on the site shall be used for domestic purposes only and shall not be used for business or other purposes.
4. Within six months of the date of this consent a garage or garage space shall be provided for each caravan and also a visitor's car parking space for each caravan, to the satisfaction of the District Planning Authority. Details of the siting, layout and construction of the garage and parking spaces, and the means of access thereto shall first be submitted to and approved by the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

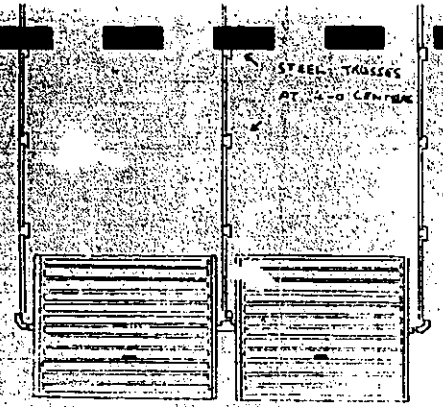
1.)
2.) In the interests of amenity and road safety.
3.)
4.)

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

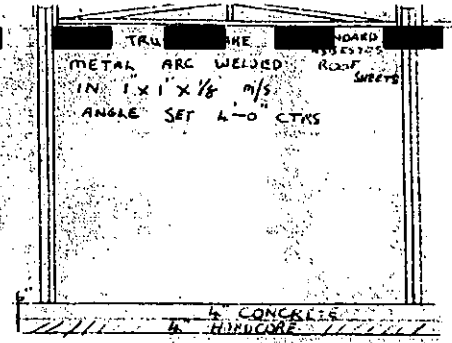
Date: .....

District Secretary

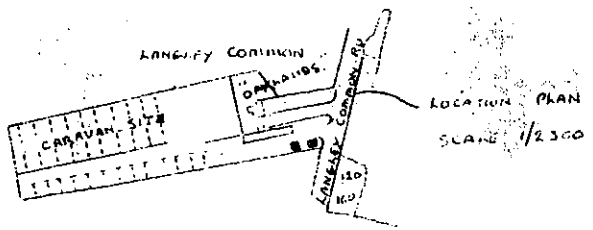
N.B. A statement of the applicant's rights is set out overleaf.



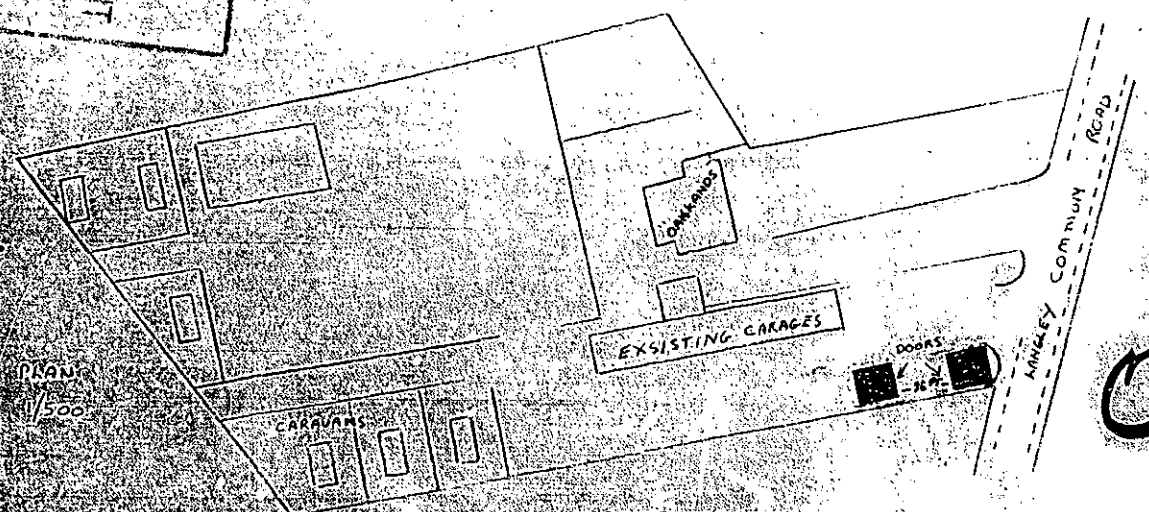
PLAN NOT TO SCALE



SECTION



LOCATION PLAN
SCALE 1/2500



BLOCK PLAN
SCALE 1/500

00790

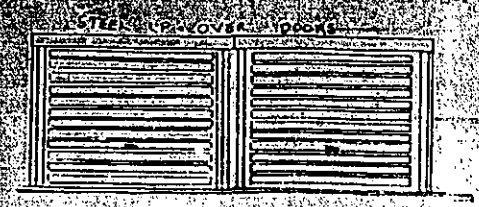
PROPOSED CONCRETE GARAGES for OAKLANDS MOBILE HOMES LTD

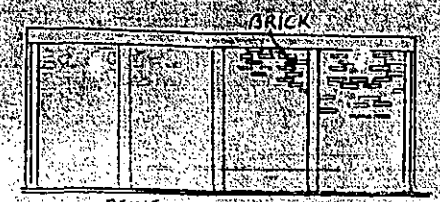
OAKLANDS LANGLEY COMMON RD BRAKHAM.

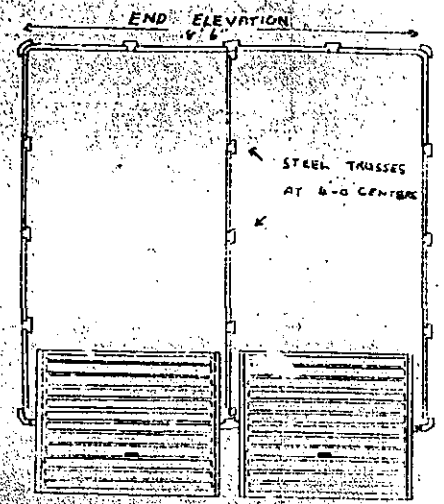
D.M. Wells 7/5/74 (AGENT)

00790

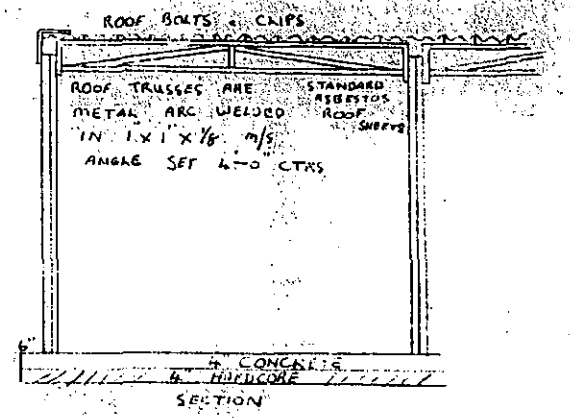
- 8 MAY 1974



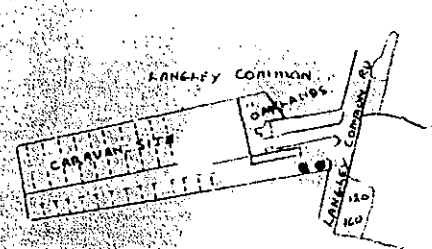




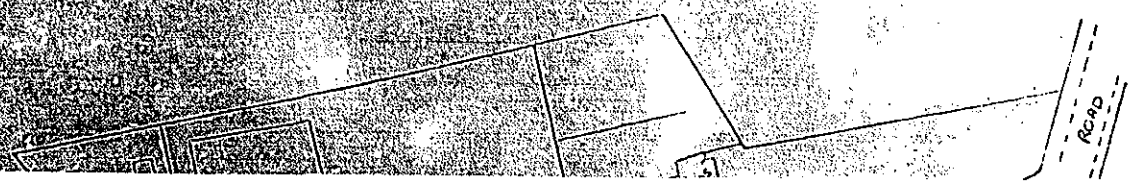
PLAN NOT TO SCALE



SECTION



LOCATION PLAN
SCALE 1/2500



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OF

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JLR/JCW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Wokingham District Council
Council Offices,
Shute End,
Wokingham, Berks.

To: Oaklands Mobile Homes Ltd.,
c/o Mr. D.M. Hidby,
41 The Drive,
Earley,
Reading,
Berks.

Application No: ...00790...

Proposal: Erection of pre-cast concrete garages for tenants on caravan site at "Oaklands" Langley Common Road, Barkham.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 11th day of June 19 74, subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. The garages hereby permitted shall be used as private domestic garages only and shall not be used for business purposes.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

This condition is deemed to be attached by virtue of Section 41 (1) of the Town & Country Planning Act, 1971

In the interests of amenity and to ensure that the garages are provided in accordance with the District Planning Authority's parking standards.

Except as aforesaid any permission granted is subject to the compliance with the byelaws and general statutory provisions in force in the district.

Date: ...8 JUL 1974...

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192
(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988:
ARTICLE 26A

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
APPLICATION WDC CLU(E) 24

Berkshire County Council hereby certify that on 28th June1993 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in Red on the plan (WDC CLU (E) 24) attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason.

1. Berkshire County Council is satisfied that the use began more than ten years before the date stated above.

Signed DK Ware County Solicitor (Council's authorised officer).

On behalf of Berkshire County Council

Date 22nd December 1993

First Schedule

Reception and temporary storage of waste oil prior to disposal and uses ancillary thereto.

Second Schedule

Land to the rear of 64 Langley Common Road, Barkham, Wokingham, Berkshire. RE11 4TS.

Notes

1 This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).

2 It certified that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

3 This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Application No : CLU(E) 24

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988: ARTICLE 26A

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 2 June 1993 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged and hatched red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use claimed commenced over 10 years prior to the application ie. before 2 June 1993.

Signed R.F. Wilson ..... (District Planning Officer)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG11 1WH

Date: 25 October 1993

FIRST SCHEDULE

The use of the maintenance workshop for the garaging and repair of up to six vehicles not owned by Sims (Fuel Oils) Limited, which is a use not in compliance with Condition 03 of Planning Permission No. R/502/68 and Condition 02 of Planning Permission No. R/167/69.

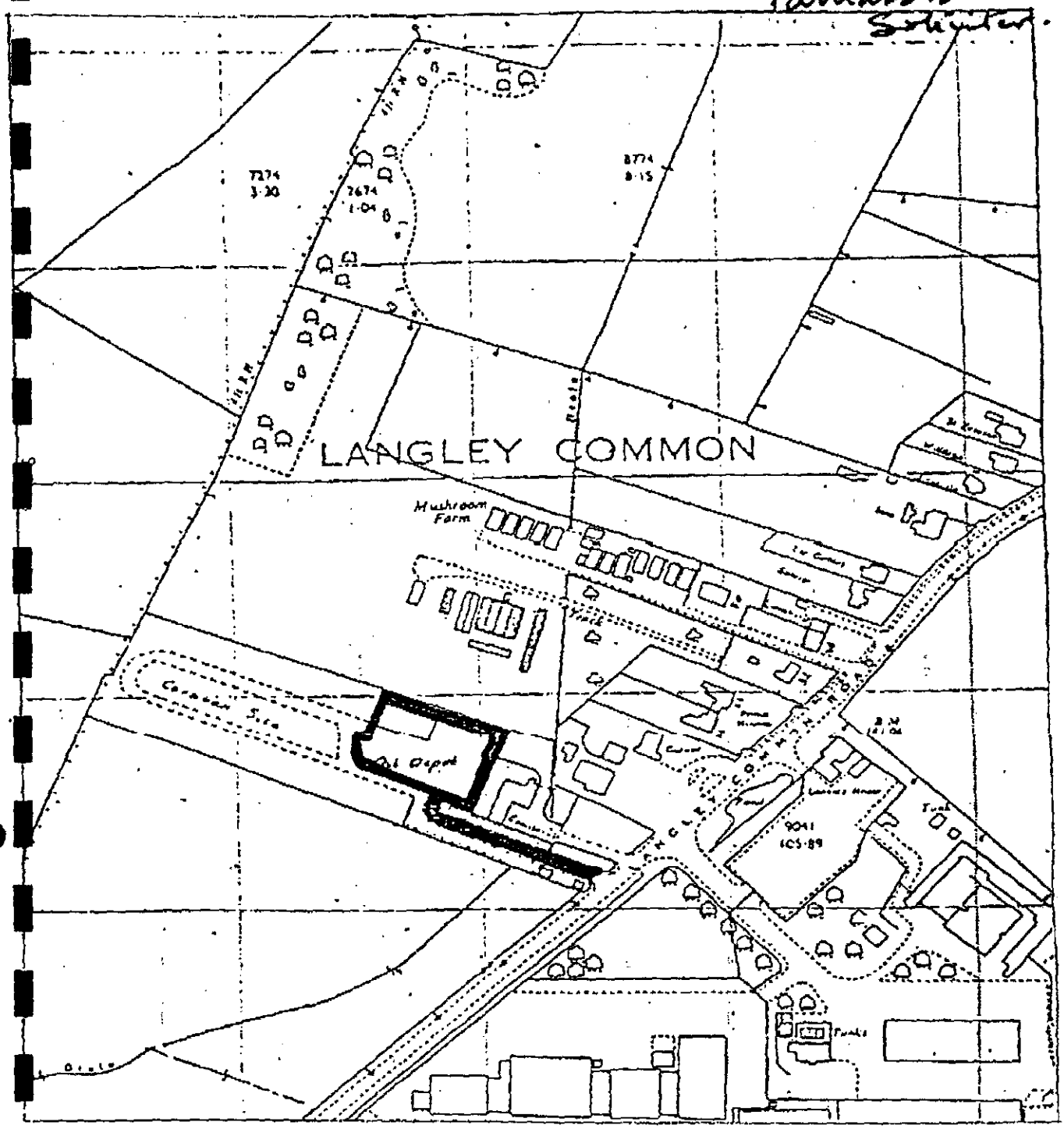
SECOND SCHEDULE

The part of the building edged and hatched red on the plan attached hereto and forming part of the Maintenance building on land to rear of 64 Langley Common Road, Barkham.

EXHIBIT DCGR1

CLU(E)24

Ian Larson
Solicitor.



WOOD & CO.

CHARTERED SURVEYORS
6 Mount Street, London W1Y 5HG
[illegible]
49 Oxford Street, Southampton
Tel: 0703 225363 Fax: 0703 [illegible]

64 LANGLEY COMMON ROAD
BARKHAM

Site Plan 1:2500

Note - Reproduced from the Ordnance Survey Map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

E SURVEY

BARKHAM

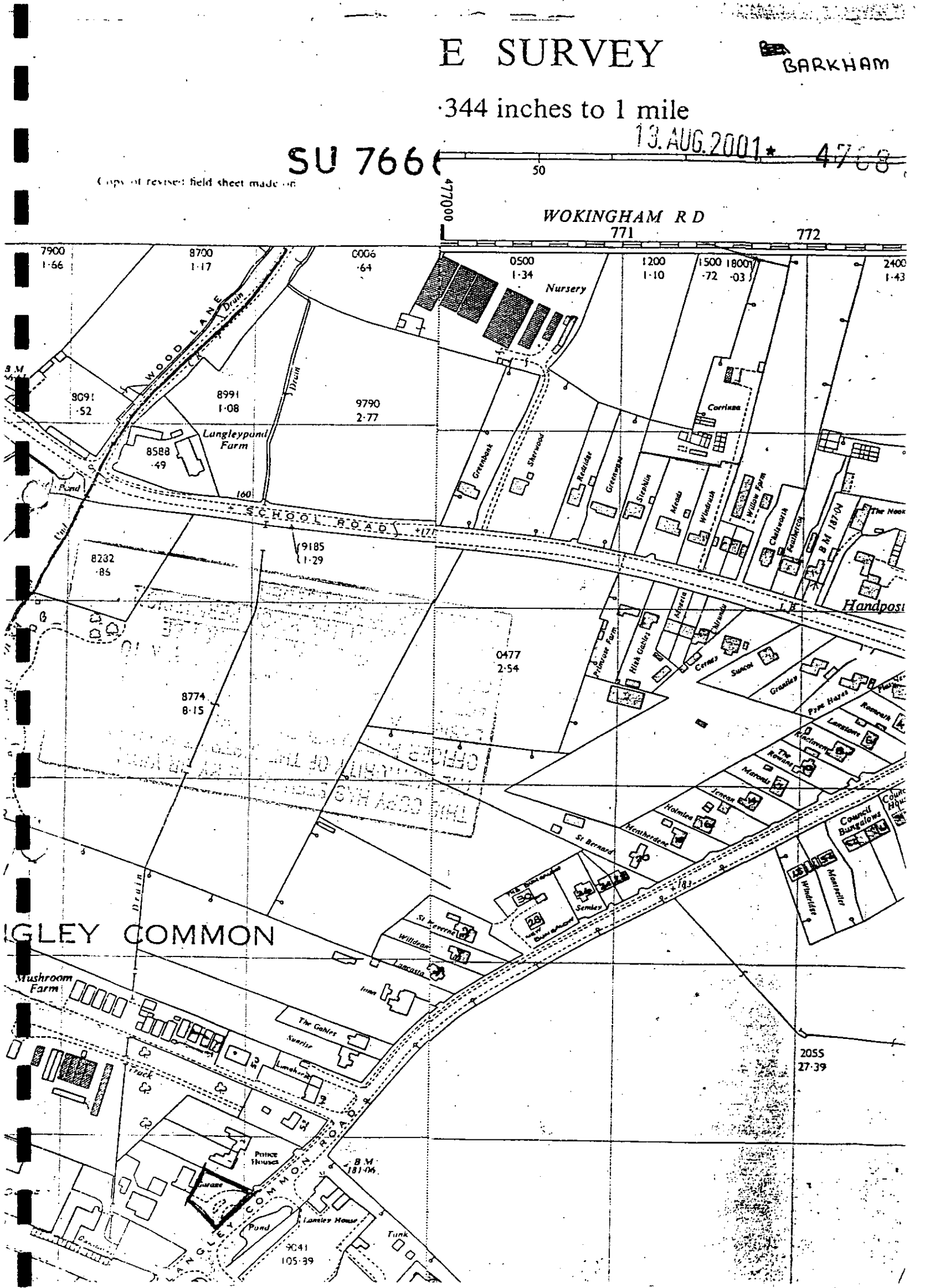
·344 inches to 1 mile

SU 766

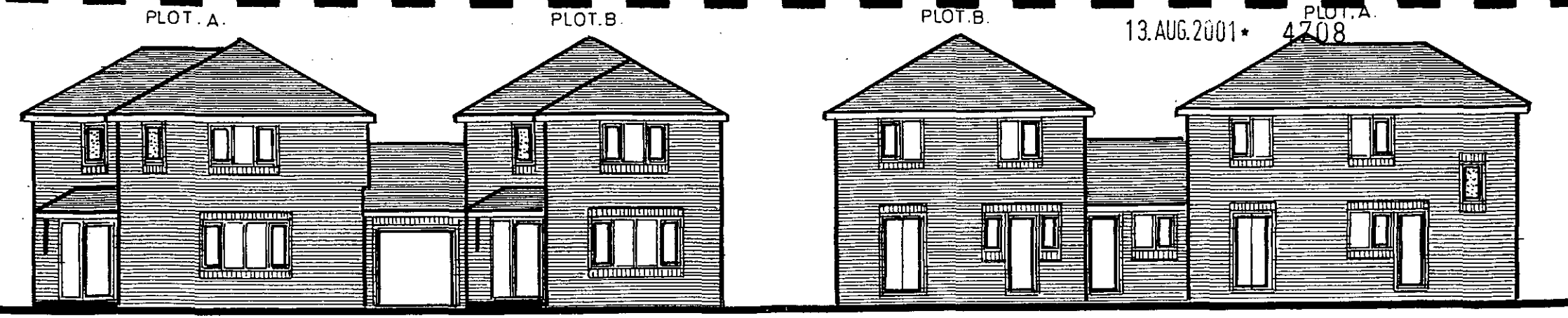
13.AUG.2001 ★ 4768

50

Copy of revised field sheet made on

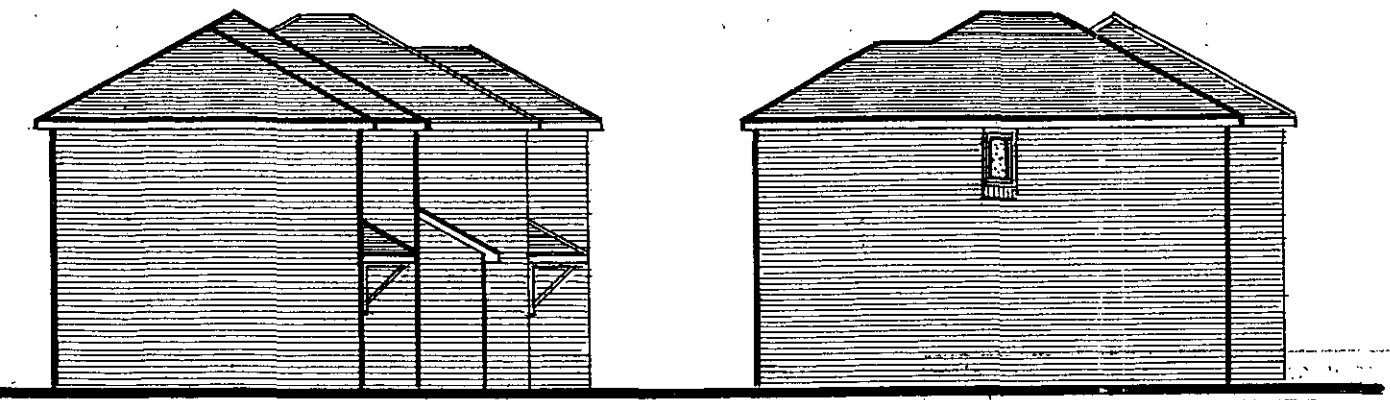


13.AUG.2001 * 4708



EAST ELEVATION

WEST ELEVATION



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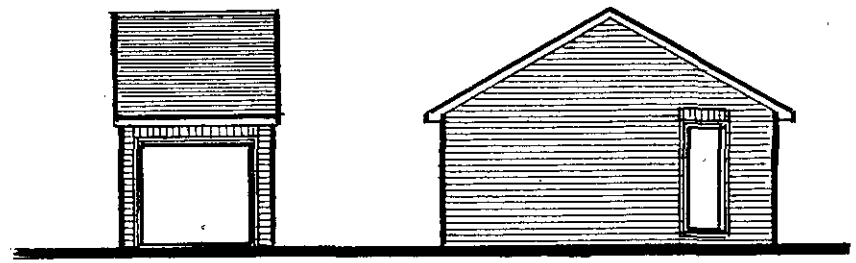
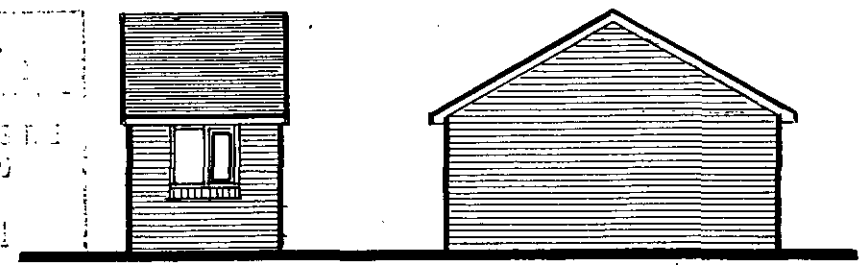
NORTH ELEVATION



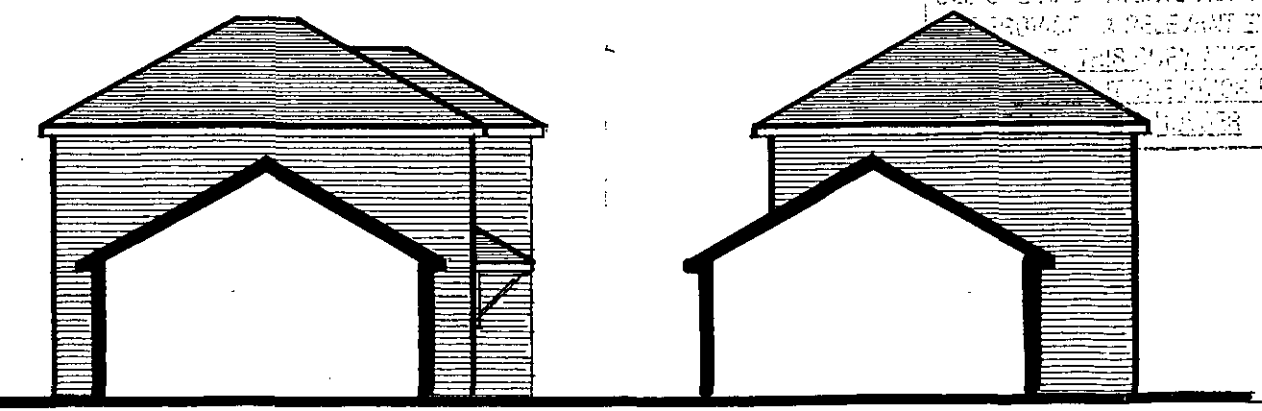
EAST

NORTH ELEVATION



WEST

SOUTH ELEVATION



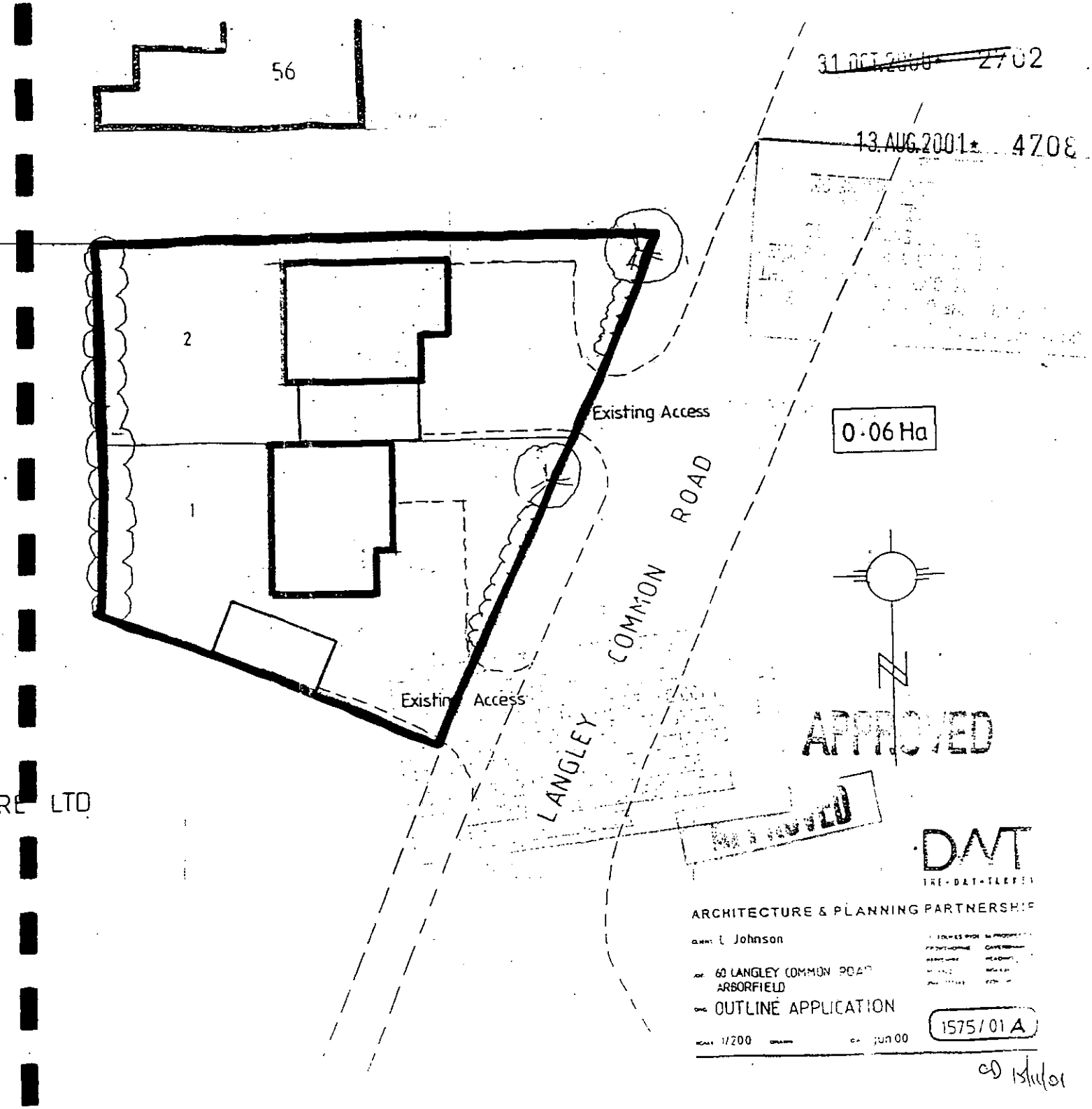
SOUTH ELEVATION

NORTH ELEVATION

PROPOSED HOUSES at 58/60 LANGLEY COMMON ROAD
BARKHAM BERKSHIRE for MR.L.S.JOHNSON

Drawing no AH/H/263 Scale 1:100
Date MAY 2001 Drawn ANDESIGN
to be read in conjunction with AH/H/262

K/11/01



31 OCT 2001 2702

13 AUG 2001 4708

RE LTD

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr L S Johnson
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: RM/2001/4708

Parish:	**BARKHAM**
Location:	**58/60, Langley Common Road, Barkham, Wokingham.**
Proposal:	**Reserved matters application on outline approval O/2001/2702 for the erection of two dwellings with associated parking.**

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

Condition
1. The bathroom windows in the development hereby permitted shall not at any time be glazed other than with obscured glass.

Reason
1. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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

Berkshire Structure Plan Policies C2 and EN1.
Loddon Area Local Plan Policies LTV2, LC1, LH1, LBE1, LBE2, LBE5 and LT3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WCC1, WCC2, WBE1 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 05/10/2001

Notice checked by: _____

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

Application No.	Received	Barkham	Listed By
O/2000/~~1724~~ 2702	31/10/00		Cllr Miller

Applicant: L Johnson
Location : 58/60 Langley Common Road
Proposal : Outline application for the demolition of car sales facility and erection of 2 dwellings with associated parking

1. **Planning History** – The application site is located in the countryside, within an area designated as a Green Gap/Wedge in the emerging local plan. In the adopted local plan the area is identified as one of sporadic development and an area of Separation of Settlement. The site lies within a built up frontage, which consists of several dwellings and small commercial enterprises.

   It appears that the site formerly formed part of the curtilage of two properties; a dwelling at 58 Langley Common Road (identified as 60 on the OS map) and a petrol station at 60 Langley Common Road. As uses of the sites have evolved part of these plots has been amalgamated with Staysure Tyres, 62 Langley Common Road, while the remainder, which forms the application site is currently use for car sales. In addition to the vehicles displayed on the site, there is temporary sales office.

   In September 2000 an outline application for redevelopment of the site for three dwellings was refused as it was considered that the proposals would represent *"an overdevelopment of the site, resulting in a cramped development harmful to the character and appearance of the area"*.

2. **Proposal** – This is an outline application for redevelopment of the site for two detached dwellings. The siting and means of access are to be considered with all other details being reserved matters.

   The application has been listed by Cllr Miller due to concerns regarding the impact on the rural character of the area.

3. **Consultations** -
   - ***Landscape Officer*** – existing use is visually intrusive; no objection to residential use; two proposed dwellings would overcrowd the site leaving little room for rear garden or planting in the front garden.
   - ***Environmental Health Officer*** – no objection subject to conditions
   - ***Highway Officer*** – comment that a single point of access would be more appropriate and request revised plan also including 2.4 metre x 120 metre visibility splays

4. **Appraisal** – The main issues are:

   A. The principal of redevelopment of the site for residential use (policies WOS2, WCC1, WCC2 and WH1 of the WDLPDD and policies LTV2, LC1 and LH1of the LALP)

   B. Impact on the character and amenities of the surrounding area (policies WOS3, and WBE1 of the WDLPDD and policies LBE1 and LBE2 of the LALP)

   C. Highway issues (policy WT7 of the WDLPDD)

A. The principal of redevelopment of the site for residential use
Whilst taking into account that the site lies within a Green Gap, where development is usually restricted, the proposal would represent redevelopment of a previously developed site in an existing built up frontage and would be accordance with the guidance given in PPG3, Housing and PPG7, The Countryside – Environmental Quality and Economic and Social Development. In addition, due to the nature of the existing use, it is unlikely that the residential redevelopment would result in any additional harm to the rural character of the area. Therefore, in this instance the principle of residential development is considered acceptable.

B. Impact on the character and amenities of the surrounding area
Development on the north-western side of Langley Common Road has a predominantly linear form, with detached and semi-detached dwellings of variable ages and designs fronting the road. Plot sizes, including the width, and the set back from the highway are also varied so, although the proposed plots would be relatively small and the dwellings would be closer to the highway than many of the neighbouring properties, the proposal would fit in with the general pattern of development.

Although the scale of the built development on the site would increase the current use has an intrusive character and, hence, overall it is not considered that the proposals would represent a more obtrusive form of development.

C. Highway issues
The site has two existing accesses from Langley Common Road. The Highway Authority would prefer to reduce this to a single-access point but, since the proposal would not alter the existing accesses and to have a separate access for each property would be more in keeping with the surrounding development, it is considered, on balance, that the proposed arrangement is acceptable in this instance.

5. **Conclusion** – Residential redevelopment of the site is acceptable in principle and, although the proposals would result in two dwellings on relatively small plots, the siting and layout would be in keeping with the pattern of development in the area and, on balance, it is considered that the proposals would be acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

CONDITIONS

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building[s] 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.

C002

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. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any C170 remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall C070 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

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and C050 Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the C100 Local Planning Authority. The constructed development shall not vary from the approved levels.

6. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local C017 Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

7. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and C012 approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. C122 The vehicle parking and turning space shall be permanently maintained and used for no other purposes

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of C150 landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species

C151

REASONS

1. a) No such details have been submitted.

R002

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

R170 2. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

R070 3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

R050 4. To safeguard visual amenities.

R100 5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

R017 6. To safeguard the visual amenities of neighbouring properties and the locality.

R012 7. To ensure that the external appearance of the building is satisfactory.

R122 8. To ensure a satisfactory for of development and to avoid adverse impact on the public highway in the interests of highway safety

R150 9. In the interests of visual amenity.

R151 10. In the interests of visual amenity.

+ 11 C040 | R040

INFORMATIVES

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

N04

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

M16

Berkshire Structure Plan policies C2, C6 and EN1

Loddon Area Local Plan policies LTV2, LC1, LH1, LBE1 and LBE2

Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC1, WCC2, WH1, WBE1 and WT7

Emy Circuit

F/2001/4502 – Appraisal

Proposal is in outline with siting and access to be determined. Layout plan shows 3 detached houses with attached double garages, one in front adjacent to No. 62 (which is now offices etc. for Staysure, but was house and generally has the appearance of a detached house with front/side commercial extension and outbuilding).

Site is outside a settlement boundary and in gap between settlements in Wokingham District Local Plan, but not in gap in Loddon Area Local Plan and in 'sporadic development' notation. Existing quite large house and garage in rear part of site. All rear part of site is well screened from outside boundaries by high walls/conifers. To rear is fuel oil depot and to front right hand side (north side) is Staysure car tyres depot. On south side is block of garages for Oaklands mobile home park to rear of fuel depot. Garrison buildings opposite.

On adjacent site No. 60 Langley Common Road, outline permission granted for 2 dwellings on site of car sales facility. Although site also outside the settlement and in gap in WDLP, this allowed as previously developed land in an existing built-up frontage.

Effect on the character and appearance of the area

For proposed front house, Wokingham District Local Plan Policy WCC1(h) in principle allows infilling of small gaps within an otherwise built-up frontage. PPG7 para.3.21 also allows this *and* minor extension to such frontages. Therefore consider that the proposed front house would comply with PPG7 but not with WCC1(h), but would be visible from Langley Common Road, particularly as the front wall (north side of access) needs to be removed to provide visibility splay. At the rear, an extra dwelling would be contrary to countryside policies, but, in view of the site being well screened, its impact would be limited. Under PPG3 Annex C, the site would be 'previously-developed' land, being all within the curtilage of the existing dwelling. However, footnote 2 explains that this does not mean that the whole area of the curtilage should be redeveloped, and refers to proportionality. In the case of the current proposal, the existing buildings have a footprint of about 209 sq.m., of which just over half is 2 storey, whereas the proposed buildings would have a footprint of about 285 sq.m., including about two thirds 2 storey. Also would be 3 separate buildings (dwellings more spread about the site. Therefore consider that the advice in PPG3 does not support the proposal in this case. In addition, Loddon Area Local Plan Policy LC18(C) for replacement dwellings states that the new development will not significantly exceed that of the existing property in number of separate units. Therefore consider that as the proposal is to remove one dwelling and erect 3 it would unacceptably consolidate and intensify existing development in the countryside and gap, contrary to policies, and be unacceptable on these grounds.

Effect on neighbouring properties

No significant adverse effects as none directly adjacent or to rear.

Highways
Now no objection to revised plan, subject to conditions. (Requires demolition of front wall to provide northerly sight line.)

Re. Barkham P.C. comments, do not consider that the backland arrangement is of itself an objection, as existing dwelling is set back and there would be no significant adverse effect on neighbours due to the layout.

Recommendation: Refusal

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Our ref. RWB/408
7 November 2001

For the attention of Mrs A Odell
Senior Planner Development Control

Dear Mrs Odell

SITE : 64 LANGLEY COMMON ROAD BARKHAM
PROPOSAL : ERECTION OF ONE DWELLINGHOUSE

I enclose a completed planning application for the above development which comprises the following documentation:

- Certificate of Ownership and Agricultural Holdings Certificate
- 6 copies of Part 1 application forms.
- 6 copies of drawing no. 408/01/1.

You will recall that a comprehensive proposal involving redevelopment with 3 no. dwellings was recently refused permission under reference 0/2001/4502. This revised application is for a more modest development limited to the erection of a single infill dwelling within the front part of the site.

The application site comprises a level grassed area which has been physically separated from the residential curtilage of no. 64 and used for at least the past 10 years for the storage of up to 12 touring caravans on a commercial basis. It is understood that sufficient evidence could be adduced to claim a CLEUD should the applicant decide to do so. The site is particularly well screened, as evidenced by the fact that the caravan storage use has persisted over many years without attracting enforcement action, by evergreen hedging 6m-7m high and by 2.2m high brickwalls.

Registered in England Number: 3372202

The existing access to the land is taken from the driveway which serves no. 64 and it is envisaged that access to the proposed dwelling would also come form this driveway subject to improvements which may reasonably be required by the Highway Authority. It is understood that improved visibility splays at the access to provide 2.4m x 120m in both directions were sought by the Highway Authority under the previous proposal. A splay of this standard can be provided to the SW without change to any means of enclosure. A splay of this standard can be also be provided to the NE subject to reduction in the height of the front boundary wall to 600mm. The evergreen screen is approximately 2.6m back from the edge of carriageway and therefore would not be affected. Clearly at reserved matters stage a further means of enclosure, such as a wall or fencing, could be erected inside the evergreen screen.

The site lies within an enclave of development in the countryside and adjacent to the *identified settlement* at Arborfield Garrison on the east side of Langley Common Road. Land to the north is developed by a combination of residential and commercial uses. It is material to note that the property at no. 60 has recently been granted planning permission for redevelopment to provide 2 no. dwellings. Land to the west is developed by no. 64 with industrial premises beyond. Land to the south and west is developed by a mobile home park with separate access and associated garages.

The relevant policy background against which this proposal should be considered is summarised below:

PPG7

This proposal represents sensitive infilling, subject to appropriate details at reserved matters stage, of a small gap within a group of houses and commercial development which will not cause harm to the character of the area particularly having regard to:

a) the presence of the identified settlement opposite,
b) the well contained character of the site,
c) the existing caravan storage use of the land,
and d) the acceptability of infill development recently at no. 60.

WDLP Deposit Draft

This proposal for one infill dwelling in a small gap within an otherwise built up frontage accords with the policy criteria and in particular will not adversely affect the character and appearance of the area for the reasons explained above in relation to PPG7.

PPG3

The site falls within the definition of *previously developed land* under Annex C and therefore should be given priority for reuse for housing in order to further the government's aim of minimising the take up of greenfield land for housing development.

Of further relevance is the fact that the site is located on bus routes 145 and 146 and also lies within reasonable walking distance of Reading Road, Arborfield where further services are available. Therefore the location is reasonably sustainable.

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

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Our ref. RWB/408
your ref. 0/2001/5283
27 December 2001

For the attention of Natalie Brown
Development Control Section

By fax to 0118 974 6484
and first class post

Dear Ms Brown

SITE : 64 LANGLEY COMMON ROAD BARKHAM
PROPOSAL : ERECTION OF ONE DWELLINGHOUSE

I refer to our recent telephone conversation arising from my request for an interim progress report on this application.

You told me that a recommendation had not yet been finalised but you were presently inclined towards a refusal because you considered that the proposal would extend the built-up frontage. I reiterated the reasoning set out in my letter of 7 November explaining why I do not agree with that view. You agreed to discuss the case further with your manager and to keep me informed.

Since submitting this application the Inspector's Report following the Local Plan Inquiry has been made public. I have carefully studied the recommendations upon policy WCC1(H) and note that the Inspector recommends retaining this element of the policy since *"it would provide some flexibility without compromising the overall strategy of the plan"* (paragraph 2.54).

I attach a plan which helps to demonstrate the setting of the site as described in my previous letter and shows that this proposal amounts to sensitive infilling in an otherwise built-up frontage.

Please keep me advised upon further progress with this application.

Yours sincerely

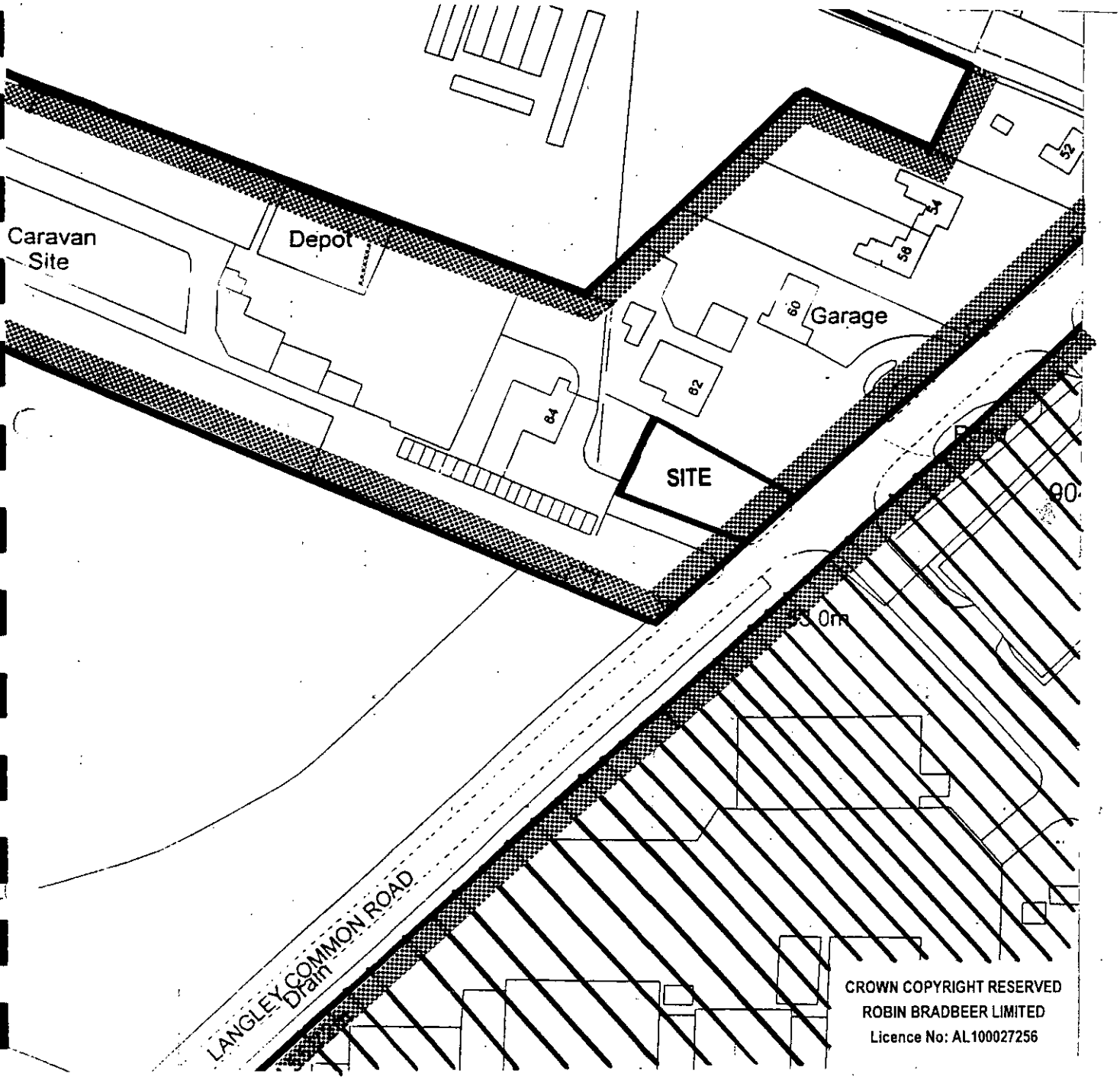
ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

Registered in England Number: 3372202

64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM

PROPOSED INFILL DWELLINGHOUSE



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PREVIOUSLY DEVELOPED LAND

IDENTIFIED SETTLEMENT

Application Number: F/2001/5283 – 64 Langley Common Road

Appraisal:

Development

For the outline application for the erection of one detached dwelling to the front of No.64.

The site is located within a rural area within an area designated as green gap/area of sporadic development, and is enclosed by an approximate 1.8m wall, and is currently being sued for the storage of caravans.

An outline application for 3 dwellings was refused on the site under application O/2001/4502.

No. 58/60 has had approval by consents O/2000/2702 and RM/2001/4708 for demolition of existing car sales facilities and erection of two dwellings.

Relevant polices:
Wokingham District Local Plan: WOS2, WOS33, WCC1, WCC2, WT7
Loddon Area Local Plan: LTV2, LC1, LBE1, LBE2, LT5
Berkshire Structure Plan: C2, C6

1. Impact upon neighbouring properties
   The outline application does not include any elevations. It would be located to the rear of the application site and so the main effect would be to No.64 which owns the application site. The proposed dwelling would be located away from both side boundaries, and the property to the side is not directly adjacent. It is therefore considered that there would be no adverse impacts upon neighbouring properties.

2. Impact upon the character of the area
   Policies LC1 and WCC2 relate to green gap/separation of settlement and state that development shall not be permitted if it would affect or detract from their open and countryside appearance.

   Policy WCC1 (h) of the WDLP states that development will only be acceptable in principle where:

   " Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage where development would not adversely affect the character and appearance of the area"

   In the Inspector's report to the WDLP public inquiry, he agreed with the inclusion of this policy but recommends that it be WCC1 (g) " sensitive infilling of one or two dwellings in an otherwise built-up frontage". However, the Council has not yet formally considered these Inspectors recommendations.

This application would be contrary to this policy as it would be an *extension* to the build-up frontage. It therefore is not *sensitive infilling...in an otherwise built up frontage* as there are no other buildings to the north-east and south-west of the application site, so there is therefore no frontage to be infilled.

The landscape department have objected to the development on the grounds that it is located within an area of green gap/countryside.

It is therefore considered that the proposed development would have an adverse impact upon the rural character of the area.

3. Impact upon highway safety (parking provision)
Subject to the inclusion of conditions such as a plan showing parking/garaging/turning, the vehicular access and visibility, and provision for construction vehicles during construction, the Highway department would have no objection.

~~**Approval:**~~ **Refusal: ✓**



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

Green Wedges and Gaps

Policy C6

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

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

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

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

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

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

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

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Countryside

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

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

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

PROTECTING THE LANDSCAPE

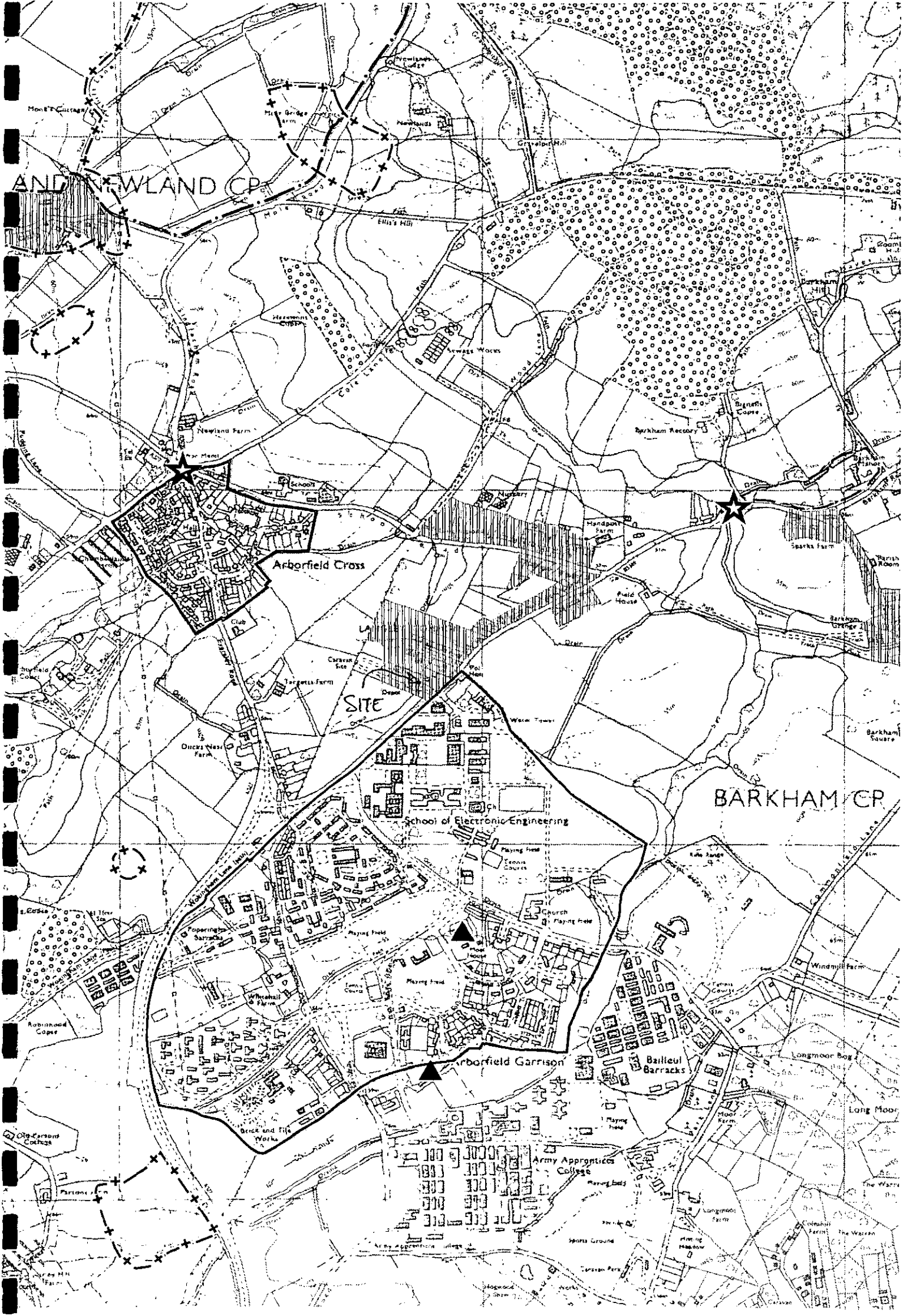
5.33 The protection and enhancement of the County's landscape requires the protection of those features which make up its character, as well as positive measures by a range of bodies so as to guide change and deal with its consequences, particularly the major changes arising from development pressures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

Areas of Landscape Importance

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

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

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


ANDOVERLAND CP
Arborfield Cross
SITE
School of Electronic Engineering
BARKHAM CP
Arborfield Garrison
Bailleul Barracks
Army Apprentices College

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham

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

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

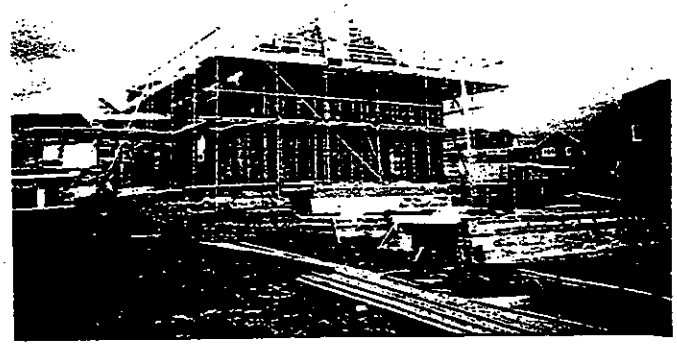
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

LIMITING THE SPREAD OF DEVELOPMENT

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



❖ LTV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

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

(D) MINERAL EXTRACTION;

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

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

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

NEW SETTLEMENTS IN RURAL AREAS

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

❖ LTV3 NEW SETTLEMENTS IN RURAL AREAS

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

DEFINITION OF BOUNDARIES

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

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

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

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

EXPANSION OF EXISTING SETTLEMENTS

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

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

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

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

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

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

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

❖ LC1 SEPARATION OF SETTLEMENTS

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

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

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

❖ LC2 SETTING OF SETTLEMENTS

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

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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



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

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

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

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

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

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

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 ;NG, 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.

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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

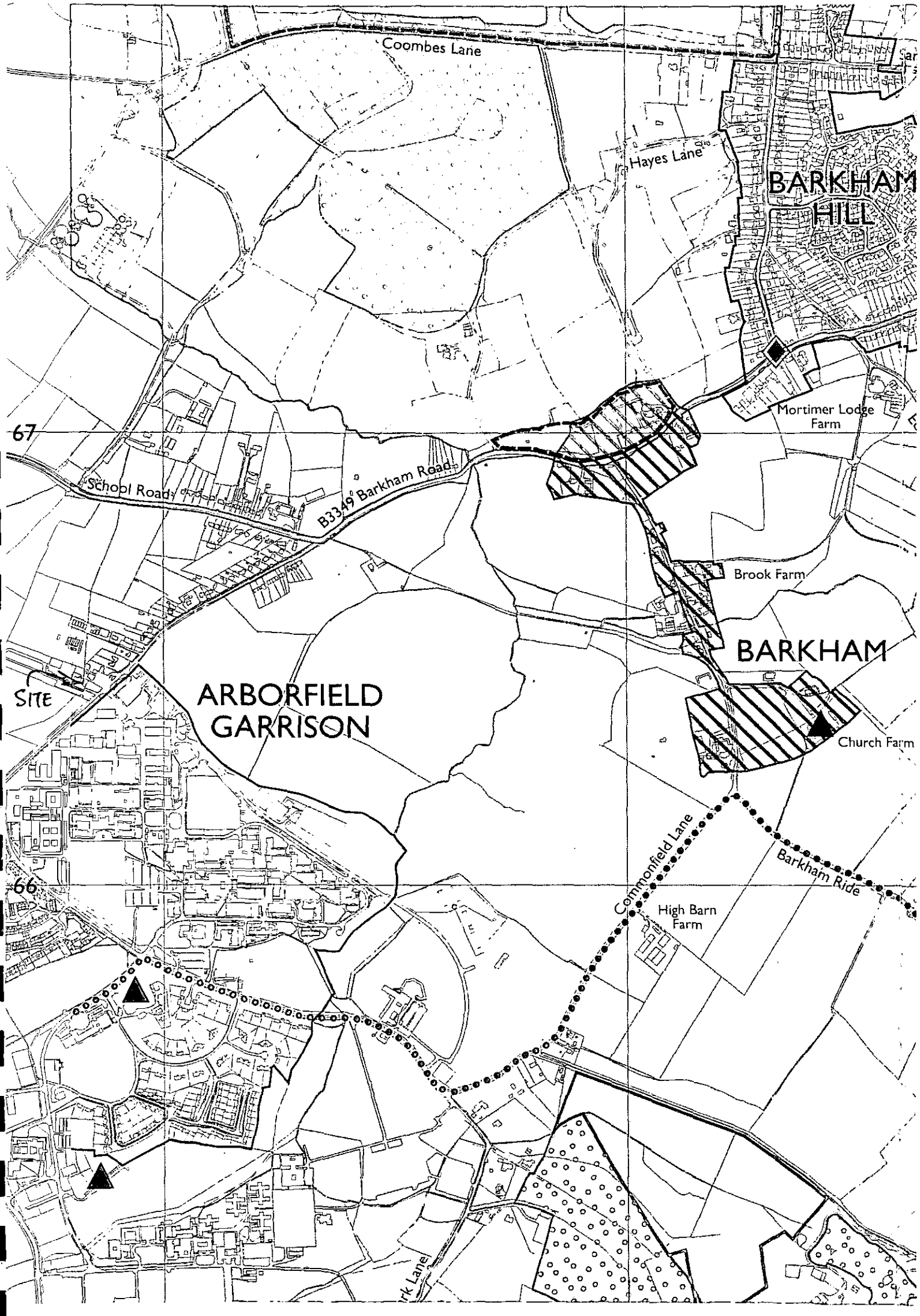
1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain 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.


Coombes Lane
Hayes Lane
BARKHAM HILL
Mortimer Lodge Farm
67
School Road
B3349 Barkham Road
Brook Farm
BARKHAM
SITE
ARBORFIELD GARRISON
Church Farm
Commonfield Lane
Barkham Ride
66
High Barn Farm



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

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

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION (PA 1/3)

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

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 has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** 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.

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.

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.

LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(**PA 2/7**) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

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

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

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Central Berkshire Forest

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

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

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

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.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

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. **(PA 10/4)**

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 *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

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.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

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.

there has been opposition to traffic calming, the issue of excessive speed is a matter of great concern, although generally resolution of the problem is outside the scope of land-use planning. major influence on the severity of accidents.

WT7: ROAD SAFETY

CIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR USERS INCLUDING:

ITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS THOSE INVOLVING PEDESTRIANS AND CYCLISTS

RING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN OF ROAD SAFETY

MINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR OPMENT, AND

IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

ntation: Through the annual capital programme of transport investment and environmental ment *AND THE LOCAL TRANSPORT PLAN PROGRAMME..*

ng: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF CAL TRANSPORT PLAN PROCESS.* {T/12}

Lighting

provision of street lighting is an important aid to safety at night and promotes security and a of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong position to the introduction of street lighting into presently unlit rural areas. In considering whether introduce street lighting it is important to consult the local community and its representatives.

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.

WSC. Dist. Cntrl. Committee Agenda.

STATEMENT ON THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000 and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

STATEMENT ON THE WOKINGHAM DISTRICT LOCAL PLAN PART TWO INSPECTOR'S REPORT

The report of the Inspector into Part Two of the Wokingham District Local Plan (all policies apart from those relating to the proposed new settlement at Grazeley) has been received and was published by the Council on 22 November 2001.

The Inspector's Report is a material consideration which should where relevant be taken into account in the consideration of planning applications. In particular, policies which have been subject to scrutiny at the Local Plan inquiry, and which the Inspector recommends should remain unchanged, or where he endorses the pre-inquiry changes made by the Council, now have considerable weight.

In due course the Council will need to formally consider each of the Inspector's recommendations and decide whether to accept or reject them. It must give reasons for any rejections.

The Inspector's Report has been taken into account in preparing all reports to this Committee. Where necessary his recommendations are referred to in the body of the report and recommendations.

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

paragraphs 2.21 and 2.22 are therefore unnecessary and confusing and I would suggest removing references to "rural areas" and using the term "countryside" throughout.

2.26 I support PA 2/7, which addresses the point raised in the objection. It provides clarity by highlighting the issue of permitted development in the countryside and the associated notification system. However, I do not consider that the amendment is correctly worded. Not all agricultural or telecommunications development falls within the scope of permitted development and not all of that which does requires prior notification. I suggest that the sentence be reworded accordingly.

2.27 I do not consider that there is anything wrong with the Council including a definition of infill development and I do not believe that the one given is unduly restrictive. However, I agree with the objection that such development should not be subject to Policy WCC4 for the reasons that I have given there. Furthermore, in view of my recommendation to delete Policy WLL8, I suggest removing reference to that policy as well.

RECOMMENDATION

2.28 That paragraphs 2.21 and 2.22 are deleted.

2.29 That the second sentence in paragraph 2.23 is amended to read:

"It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location".

2.30 That paragraph 2.23 is amended in accordance with PA 2/7, subject to the following change:

"Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights"

POLICY WCC1

(Proposed Amendment A1)

REPRESENTATIONS

83	Councillor R Eke (O)
335	Mr & Mrs D Chesterman (O)
356	Mr M Peirce (O)
705	RCB Sports and Social Club (O)
965	R A Waterer (O)
1298	Beazer Strategic Land (O)
1483	St Nicholas Hurst Parish Council (O)
1656	Linden Homes SE Ltd (O)
1675	Alfred McAlpine Dvpts Ltd (O)
1687	Hicks Developments Ltd (O)
1726	Bewley Homes PLC (O)
1746	Wokingham Cricket Club (O)
1773	Hicks Persimmon Ltd (O)
1774	Hicks Persimmon Ltd (O)

1837 Mr G Hunter (O)
1889 T A Fisher & Sons Ltd (O)
1895 Charles Church Dvpts Ltd (O)
1931 A J Erangey (O)
2039 The House Builders Federation (O)
2064 University of Reading (O)
2121 Trustees of Mrs A C Hutchinson Deceased (O)
2186 Holme Park Sonning Ltd (O)
2190 Mr I Johnson (O)
2192 Mr H M S Bowyer (O)
2196 Mr R Gwinn (O)
2199 Mr K J Warwick (O)
2203 Mrs G Childerhouse & Mr H M S Bowyer (O)
2206 Mr C Evans (O)
2209 Mr C Evans (O)
2214 Wokingham United Charities (O)
2220 Mr C Ayres & Others (O)
2222 Mr C Ayres & Others (O)
2326 Mary Pich and Judith Peel (O)
2345 Mr J Marino (O)
2351 Mr D Bishop (O)
2394 Wokingham Friends of the Earth (O)
2511 Babtie Joint Strategic Planning Unit (O)
2544 Martin & Pole. Nicholas for Various clients(O)
2711 Linden Homes South East Ltd (O)
2712 Linden Homes South East Ltd (O)
2713 Linden Homes South East Ltd (O)
6010 Mr C Evans (O)
6050 Mr A L Borton (O)
6093 Arborfield & Newland Parish Council (O)
6101 Mr A Stewart (O)
6117 Martin & Pole, Nicholas (O)
6128 Miss C Double (O)
6161 Shinfield Parish Council (O)
6175 Bewley Homes Ltd (O)
6276 University of Reading (O)
6298 University of Reading (O)
6299 University of Reading (O)
6300 University of Reading (O)
6301 University of Reading (O)
6240 University of Reading (O)
1036 English Nature (S)
1273 Mrs & Mrs P Pottinger (S)
1497 Beech Hill Parish Council (S)
2364 Thames Water Property (S)
6224 Bovis Homes Ltd (S)

OBJECTION ISSUES

2.31 Many objections considered that the policy would be too restrictive and inflexible; categories of development should not be treated as an exhaustive list. There was particular concern about the use of the words "in exceptional circumstances" and "strictly controlled" as these were considered to incorrectly elevate the policy to green belt status. Local views should input into what constituted exceptional circumstances. It was suggested that the word "normally" should be inserted into the opening paragraphs to make them less restrictive.

2.32 Several objectors believed that the effective application of Policy WCC1 depended on whether the settlement boundaries had been properly defined in the first place. A systematic review should be undertaken and if countryside protection was to endure in the long term, the settlement boundaries would need to be less tightly drawn around the existing edge of built up areas. This would recognise that the previous Structure Plan had allowed some housing to be provided outside settlements through the process of "rounding off".

2.33 PA P/3 removed the countryside allocation from a number of sites and there was objection to the six that were in the Parish of Shinfield. A number of site-specific objections considered that countryside designations were inappropriate and suggested changes to the settlement boundaries. In other cases, proposals to remove the countryside designation related specifically to housing development under Policy WH2 or to affordable housing under Policy WH9.

2.34 It was not considered that category B) made sufficient provision for sports facilities and the infrastructure associated with them. Sport and countryside recreation should be separate and there was no allowance for indoor sports facilities where needed to complement outdoor sports use. No recognition had been given to the more than local importance of some sports organisations. Alternative wording was suggested to cover these matters. It was also thought that new sporting facilities in the countryside should be accessible to public transport to avoid unacceptable traffic generation. A number of objectors believed that ancillary buildings should be included in category B).

2.35 It was said that category C) is unnecessary as there is no support for it in Policy C2 of the Structure Plan. In any event, such development would be covered by category G). Another objection stated that category C) should include new schools that could not be located within identified settlements. It was considered that this would accord more closely with PA 11/14.

2.36 Concern was expressed that category D) should not allow commercial development other than to meet local needs. An objector wanted to ensure that inappropriate re-use and adaptation did not occur. Another objector requested that this category should allow rebuilding as this could sometimes be a more sustainable option, in accordance with Policy WOS1.

2.37 It was thought that the policy would restrict discretion and consideration of proposals for new dwellings in the countryside on their individual planning merits. It was suggested that category G) should be amended accordingly. Other objections considered that specific reference should be made to gypsy caravan sites, either in category G) or elsewhere in the policy. This would avoid discrimination of this ethnic minority group and would comply with Policy WH13. It was said that the words "which cannot be accommodated within a settlement" should be removed from category G), in order to provide flexibility and make the policy less restrictive.

2.38 A number of objections mentioned that in appropriate circumstances "rounding off" should be allowed at the edge of settlements. It was considered that the policy would be inflexible as it did not allow residential infilling or minor extensions beyond settlement boundaries. Such development could be accommodated on occasion without harming the character of the countryside as set out in paragraph 3.21 of PPG 7. Another objector believed that the policy should make provision for the development of small sites with road frontages that could be developed without prejudice to the overall objective of countryside protection.

2.39 There was concern that a rigid policy approach would inevitably compromise the level of windfalls coming forward. It was suggested that a sentence could be added to the end of the policy to the effect that sensitively located residential development would be permitted. There are areas where the scale and concentration of existing housing would allow further development without

offending the principles of either this policy or Policy WOS3. This should be catered for by an additional category and identified on the Proposals Map.

2.40 PA 2/8 added infilling and minor extensions to groups of houses as a further category. A number of objections mentioned there was nothing in paragraph 3.21 of PPG 7 to exclude development from areas such as green gaps and that this requirement should be deleted. Conversely, another objector disagreed and felt that such development should not be allowed in green gaps or wedges in order to ensure adequate countryside protection. The wording of this part of the policy was considered to be ambiguous as it would not be clear whether the reference to gaps applied to infilling or not. The proposed amendment should be dropped or clarified. Another objection acknowledged the advice in PPG 7 but considered that it should be interpreted in a more specific way to take account of the intense development pressure in Wokingham. To permit "sensitive" infilling would encourage developers to build in the countryside rather than in urban areas as advocated in PPG 3.

2.41 There was some support for PA 2/8 but objection to PA A/1, which deleted reference to minor extensions to housing groups. This was not considered to accord with PPG 7 and a reworded category H) was proposed in its place. A number of objectors thought that an additional category should be added to cover redevelopment of brownfield sites. This would reduce pressure on greenfield land and could result in environmental improvement through the reclamation of contaminated and derelict land.

2.42 It was said that Policy WCC1 does not comply with Policy C2 of the Structure Plan by making provision for necessary or desirable development outside settlement boundaries. It was suggested that an additional category should be added allowing development that afforded significant benefits to the community. This would introduce more flexibility and cover such things as affordable rural housing, local leisure facilities and small-scale employment generators.

2.43 An objector considered that the penultimate paragraph, including the proposed amendment, is unnecessary and should be deleted. Another opposed the unqualified presumption against the closing of gaps in the final paragraph. Paragraph 4.16 of PPG 7 makes it clear that such designations are of local and not national significance. The policy would be unduly restrictive and might prevent sustainable development in locations that do not contribute to the function of the gap.

CONCLUSIONS

2.44 Even though I appreciate that PPG 2 refers to "very special circumstances", I consider that the words " in exceptional circumstances" do have green belt connotations and are therefore best avoided. I do not accept the Council's argument that the individual categories should be viewed as "exceptions" and this is not what the opening paragraphs of the policy infer. To my mind they rightly

establish the types of development that the Council would, in principle, consider suitable in a countryside location. This does not mean to say that because a proposal falls within one of these categories it would necessarily be acceptable. National planning policy makes it clear that the countryside will be protected for its own sake. The words "strictly controlled" are used in Structure Plan Policy C2 and I think that they recognise that Berkshire is subject to considerable development pressure.

2.45 I have noted the comments regarding consultation with the Parish Council on what constitutes "exceptional circumstances". Notwithstanding my conclusions on the use of these words, consultation on planning proposals is a procedural matter and I do not think that it is an appropriate topic for the policy. I do not agree with the objections that suggested inserting the words "normally" into the opening sentences. It is the job of policy to address "the norm" and S54A of the Town and Country Planning Act 1990 makes it clear that other material considerations should also be taken into account when considering individual proposals for development.

2.46 I agree with objectors that the satisfactory application of Policy WCC1 depends on whether settlement boundaries have been correctly drawn. Where the interface between town and country falls may change from one Plan to the next. In Chapters 1 and 5, I have recommended that the Council should amend their reference to Identified Settlements. Accordingly, the Council should ensure there is proper justification for the various boundaries of both categories of settlement.

2.47 Many objectors suggested the removal of countryside designations along with parallel changes to settlement boundaries and gap designations or in association with a housing or affordable housing proposal. I have dealt with these under Policies WOS2, WCC2, WH2 and WH9 respectively. Conversely, PA P/3 removed the countryside allocations from a number of sites, including six in Shinfield. Of these, land at Wilsford Close, land at Hollow Lane, land at Lane End Farm and Church Farm are all allocated for housing development under Policy WH2. Reading Business Park is being developed for business purposes and the Applied Research Station will be developed. In the circumstances, I can see no purpose in maintaining a countryside designation on any of these sites.

2.48 Policy WCC1 is a general policy that establishes the basic principles of countryside development. It is not intended to provide detailed guidance, which can be found in the policies relevant to individual topics. Indeed, this is stated in the first part of the policy and for this reason I consider cross-references to specific policies are unnecessary. Similarly, I do not agree with the objections that consider individual categories, such as sport and recreation, require further detail or qualification.

2.49 I see no reason why category C) should be deleted. It highlights a particular issue that the Council considers is locally important and I find no conflict with Policy C2 of the Structure Plan. I agree with the Council that it is unnecessary to

specifically refer to any particular type of community facility, such as new schools, as the policy is only dealing with a principle.

2.50 The re-use of existing resources is a sustainable objective and is encouraged in Policy C2 of the Structure Plan and PPG 7. I therefore support the inclusion of category D) although there are different considerations for rebuilding, which I deal with later. I do not agree that further qualification is necessary to prevent inappropriate re-use. I have already commented that the policy is not intended to provide detailed guidance. Although economic activity can often be located satisfactorily in the countryside I do not think that there is any justification for requiring such benefits to be purely local. I agree with the Council that such an amendment is unnecessary and would be unduly restrictive.

2.51 An additional category should be inserted to deal with gypsy caravan sites. National policy makes it clear that the needs of gypsies should be recognised in development plans and paragraph 5.26 in the Plan suggests that there is pressure for additional permanent pitches in the District. There is a more detailed policy in the Housing Chapter.

2.52 Although I would advocate that the policy is as specific as possible about the types of development it considers to be acceptable. I can see some merit in including category G) as a general "catch all" at the end. However, I do not agree that the requirement to look to the settlements first should be removed. As I have already said, the first priority of the policy should be the protection of the countryside for its own sake.

2.53 Paragraph 3.21 of PPG 7 indicates that sensitive infilling or minor extensions to housing groups can be acceptable in the countryside, although this will depend on the character of the surroundings and the number of such groups in the area. I have observed that in Wokingham District there are many countryside locations where additional development could be accommodated in line with these general principles. However, such areas generally support few local services and have infrequent or non-existent public transport facilities. One of the main objectives of PPG 3 is to direct new housing towards sustainable locations in or adjoining urban areas. Whereas I believe that the opportunities for satisfactory infilling are generally limited and small scale, the instances where groups of houses could be extended are likely to be more widespread, especially in view of development pressures in this area. Even minor development of this type will often be on a larger scale than infilling and, more importantly, can lead to a serious cumulative impact. In view of the likelihood that such development would be reliant on the private car, I consider that it would sit uneasily with the sustainability principles advocated in national and strategic guidance. It would also be at odds with the overall strategy that I have recommended for additional housing allocations.

2.54 For the above reasons, I think that category H) should be restricted to sensitive infilling only and that minor extensions to groups are not an acceptable form of countryside development in Wokingham District. I do not believe that it is

necessary to refer to the character and appearance of the area as this is included in a general provision that applies to all categories at the end of the policy. I acknowledge that not all objectors welcomed the inclusion of category H) at all, but I believe that, providing it is modified as I have suggested, it would provide some flexibility without compromising the overall strategy of the Plan.

2.55 Several objections suggested that there should be a wider provision for residential development in appropriate circumstances. However, I find no support for this objective in PPG 7 and I think that it would severely compromise the overall strategy of countryside protection. I note that it has been suggested that suitable areas for residential development in the countryside should be identified on the Proposals Map. However, in view of the necessarily small scale and dispersed nature of this type of development, I do not consider that such a suggestion would be practicable or desirable.

2.56 I do not consider that "rounding off" should be included in category H). Policy H5 and paragraph 7.40 in the Structure Plan only envisage such development as an extension to a settlement following a boundary review through the Local Plan. Furthermore, PPG 3 specifically excludes an allowance for greenfield windfalls. Some objectors considered that category H) should apply to development in areas designated as gap and others that it should not. Gap policy is a spatial tool covered by Policy WCC2 and should not, in my opinion, be referred to in Policy WCC1, which is concerned with landscape protection. Clearly within a gap location, development under this category would need to be judged under the provisions of Policy WCC2.

2.57 There may be existing sites in rural areas that offer the opportunity for redevelopment without compromising countryside objectives. These could include contaminated or derelict sites and may offer the opportunity for environmental improvement. On the other hand, such sites are likely to be in locations away from existing services and facilities and poorly served by transport options other than the private car. Each case would need to be judged on its merits as an exception to the Plan. In the circumstances, category F) should be deleted and no provision added to refer to the redevelopment of brownfield sites.

2.58 I do not agree that an additional category is needed to cover development of significant benefit to the community. Such benefits would tend to be specific to a particular project and S54A of the Town and Country Planning Act 1990 allows such matters to be taken into account. Affordable rural housing is considered as an exception in cases of need and it would not be appropriate to include it within Policy WCC1.

2.59 It is not necessary to refer in the penultimate paragraph to other policies in the Plan. Other policies are referred to in the opening paragraph and, in any event, the Local Plan should be read as a whole, with account taken of all relevant policies and provisions. I think that it is reasonable to include a general requirement that development should respect its countryside location.

2.60 The Council has made it clear that the "gaps" referred to in the final paragraph meant open areas in a built up frontage. Gaps have a special meaning under Policy WCC2 and I do not consider that wording should be used in this context. I have already commented on the reference to "green gaps" in the penultimate paragraph and recommended that it be deleted. However, I find no objection to the need to protect open areas, subject to the qualification that they should be important to countryside character.

2.61 I have considered the policy rewordings suggested by a number of objectors. However, I do not consider that the suggested alternatives offer any advantages over the Council's version with the amendments that I have recommended. I think that it is important that a precise definition of "countryside" is given and I agree with the Council that it should relate directly to land beyond identified settlements. I do not believe that it is necessary to change the wording of individual categories beyond those that I have suggested. I agree with the Council that other categories such as public utilities, domestic extensions, minerals or waste should not be included. I am satisfied that Policy WCC1, as amended, would provide a suitable level of control, without undue rigidity, and would accord with Policy C2 in the Structure Plan and PPG 7.

RECOMMENDATION

2.62 That Policy WCC1 is amended as follows:

"Development outside defined settlement boundaries will be strictly controlled through the application of the detailed policies and provisions of this Plan.

Such development will only be acceptable in principle where the proposal falls within one of the following categories:

A) Development required for agriculture or forestry.
B) Outdoor sport or countryside recreation.
C) Local community facilities which cannot be located elsewhere.
D) Re-use and adaptation of existing buildings.
E) Diversification of an established agricultural business.
F) Permanent and transit gypsy sites.
G) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage.
H) Other development suitable to the countryside, which cannot be accommodated within a settlement.

Where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The enclosure of open areas that are important components of countryside character will not be permitted".

WCC2

OBJECTION ISSUES

2.122 It was not considered that there was any evidence to justify gap designation on The Grove Site, Shinfield. Adequate separation between Reading and Shinfield was already provided by the M4 Motorway.

CONCLUSIONS

2.123 The Grove Site in Shinfield is prominent undeveloped land sloping west with the A327 Shinfield Road to the east and the M4 Motorway to the south. It is a site which is bounded by Whitley Wood Lane to the north. An undeveloped area of land , approximately 6.5 hectares in extent, forms the lower slopes below the old Berkshire County Council office buildings; the latter are a prominent landmark on elevated ground. This sloping site is readily visible in long distance views from the south.

2.124 The gap between Shinfield and Reading is very narrow at this point as development extends right up to the edge of the M4 opposite the site on the western side of the A327. It is also proposed to extend the settlement of Shinfield on the eastern side of the A327 by including Lane End Farm as an allocated housing site under Policy WH2 of the Local Plan. The Motorway runs through a cutting at this point and makes little contribution to visual separation. In view of the very narrow distances involved, I conclude that the "gap" at this point is negligible and I can see little merit in retaining The Grove site within it.

RECOMMENDATION

2.125 That the gap designation on The Grove Site is removed and that the Proposals Map modified accordingly.

Land between Arborfield Cross and Arborfield Garrison

REPRESENTATIONS

1581 Mr D Walker (O)
2223 Mr C Ayres & Others (O)

OBJECTION ISSUES

2.126 Land on the western side of Reading Road is being used as a gypsy caravan site and for a range of industrial purposes, including a haulage yard. The eastern section of this site is included in the gap between Arborfield Cross and Arborfield Garrison, a designation that had been carried forward from the Loddon Area Local Plan. Various uses and buildings have become lawful or permitted, but no formal reassessment of the qualities of this land has been carried out, despite advice in PPG7. The only such exercise had been done in relation to a successful appeal for the redevelopment of the haulage yard. That assessment concluded that the site was on the edge of the visual envelope and offset between the two settlements. It does not lie within the critical space between them or in a location

where there is a risk of coalescence. It was said that physical separation was provided by the A327, a Green Route, and visual separation by the open farmland belonging to the two farms on either side of that road.

CONCLUSIONS

2.127 Arborfield Cross and Arborfield Garrison are separated by a band of countryside less than one kilometre in width that rises towards a ridge on its western side. It comprises open fields but also several incursions of built development, including the commercial uses and gypsy site on the western side of the A327 and development around Ducks Nest Farm. I observed that there are high levels of intervisibility between the two built up areas and that the urban edge of Arborfield Cross is particularly prominent. Taking these factors into account, I do not consider that this intervening land has any meaningful role to play in terms of visual or physical separation and I do not therefore support the gap designation.

2.128 The Council is concerned that protection under Policy WCC1 would not be sufficient to prevent coalescence through creeping urbanisation. Whilst I acknowledge this concern, I do not share it because I do not consider that the land has any separation value at present. It is important to ensure that gap policy is not used merely to reinforce countryside protection policy. I appreciate that there have been a number of appeals relating to this area of land but these were determined within the context of the existing gap designation. Furthermore, if the Council adopt my recommendation to exclude settlements such as Arborfield Cross and Arborfield Garrison from the Identified Settlements intended for further allocations, the only development that may occur would be very small scale. That would be unlikely to lead to coalescence.

RECOMMENDATION

2.129 That the gap designation between Arborfield Cross and Arborfield Garrison is removed and the Proposals Map modified accordingly.

Land between Wokingham and Crowthorne

REPRESENTATIONS

1874 South Wokingham Consortium (O)
1875 South Wokingham Consortium (O)

OBJECTION ISSUES

2.130 These objections did not consider that there is any justification for designating the land south of Wokingham and east of the railway as a gap or wedge. It had not been so allocated in the South East Area Local Plan and there had been no formal re-assessment or material change to suggest that it should be now. Although the Structure Plan mentioned land between Wokingham and Crowthorne as being of strategic importance, that function was met by land to the west of the railway line. The Council had agreed that there was no risk of coalescence between

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1085641 **GRID REF:** _____

APPEAL BY: MR T D SIMS

SITE: 64 Langley Common Rd, Barkham.

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant, within 2 weeks from the 'starting date' given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** *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'.

1.	Do you agree to the written representations procedure?			YES / ~~NO~~
OR	Do you wish to be heard by an Inspector at:	a.	a local inquiry?	~~YES~~ / NO
		or b.	a hearing?	~~YES~~ / NO
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?			~~YES~~ / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)			
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. JOINT APPEAL WITH APP/X5360/A/02/1085453	YES / ~~NO~~
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~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 Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 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 1 of 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;		✓
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. 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?	19/04/02	
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	1	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / ~~NO~~	
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	
b. 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 UNITARY ~~Council~~

Date sent to us and the appellant 19/03/02 OUR Ref: 0/2001/5283

Please tell us of any changes to the information you have given on this form.

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5283



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

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

F) ~~TO CONSERVE NATURAL RESOURCES TO MINIMISE POLLUTION~~ **(PA 1/3)**

F1) TO CONSERVE NATURAL RESOURCES **(PA 1/3)**

F2) TO MINIMISE POLLUTION ***(PA 1/3)***

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES **(PA 1/1)**

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES **(PA 1/2)**

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 has special reason to locate there~~ *OR FOR WHICH A RURAL LOCATION IS ESSENTIAL.* **(PA 1/4)** 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.

12A *LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES.* **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.***(PA 2/7)** Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

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

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

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Central Berkshire Forest

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

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

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

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.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

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. **(PA 10/4)**

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 *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

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.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* {T/11}

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 *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* **{T/12}**

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.

528.3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

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

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

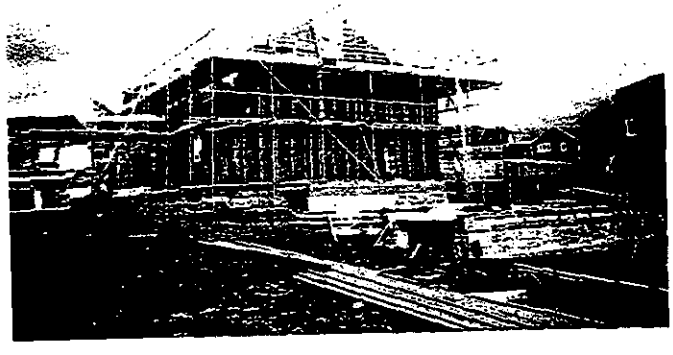
❖ LTV1 'IDENTIFIED SETTLEMENTS'

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

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

LIMITING THE SPREAD OF DEVELOPMENT

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



❖ LTV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

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

(D) MINERAL EXTRACTION;

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

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

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

NEW SETTLEMENTS IN RURAL AREAS

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

❖ *LTV3 NEW SETTLEMENTS IN RURAL AREAS*

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

DEFINITION OF BOUNDARIES

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

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

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.

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

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

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ LBE5 SUNLIGHT AND DAYLIGHT

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

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

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

EXPANSION OF EXISTING SETTLEMENTS

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

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

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

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

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

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

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

❖ LC1 SEPARATION OF SETTLEMENTS

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

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

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

❖ *LC2 SETTING OF SETTLEMENTS*

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

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

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



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

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

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

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

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

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

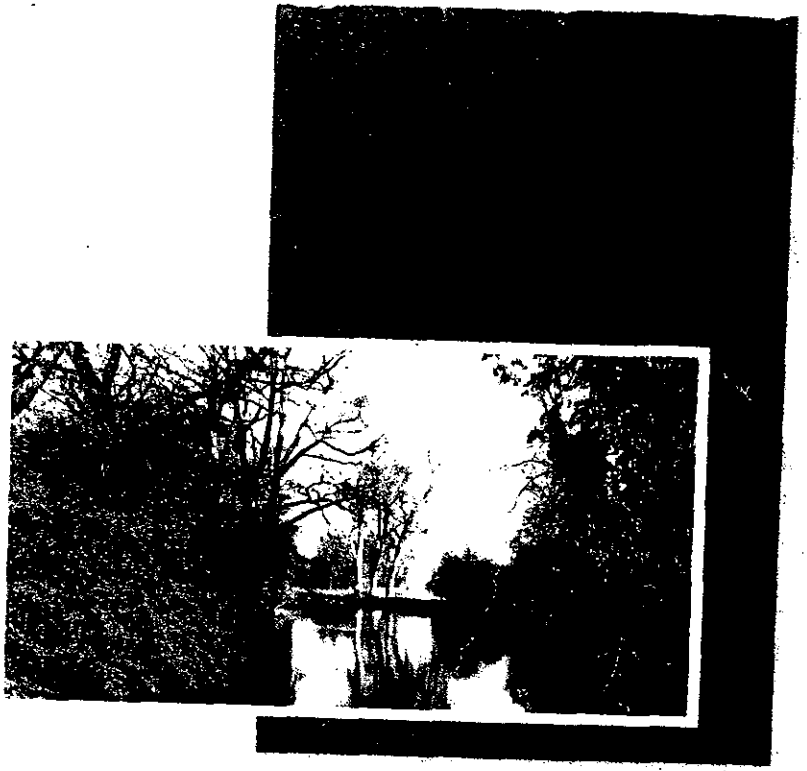
1.8.10 The increase in the number of cars in the area through growth and high car ownership rates has lead to an increase in demand for parking spaces in shopping centres in the area placing existing facilities under pressure. The District Council recognises the need for car parking in order to maintain 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

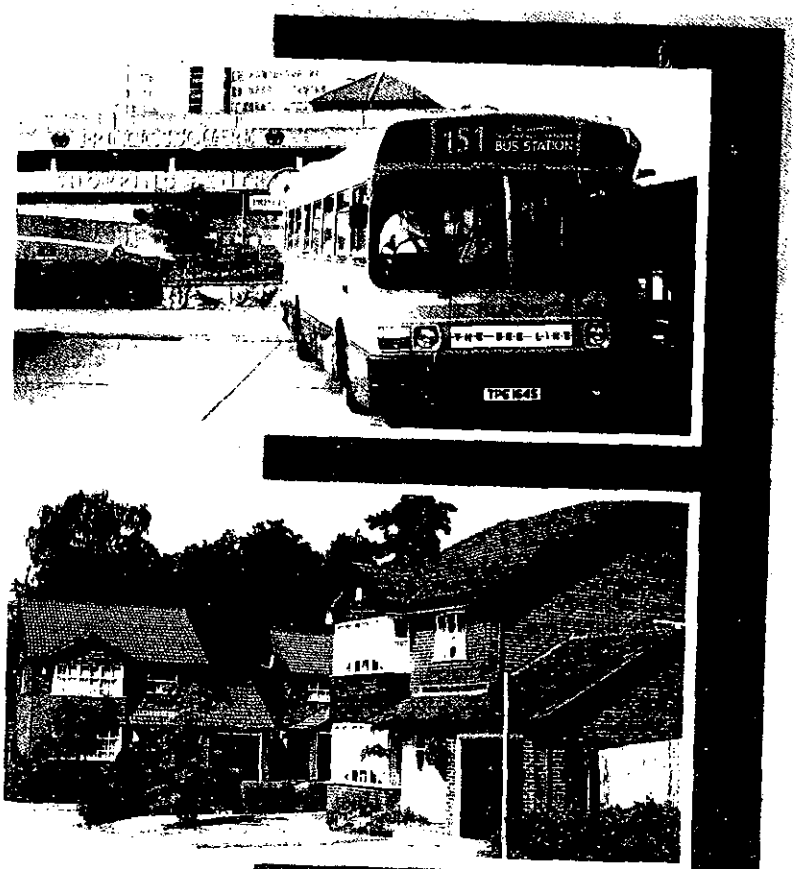
THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED PARKING FACILITIES AND CAR PARKING IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT OR BY OBTAINING AN APPROPRIATE LEVEL OF COMMUTED PAYMENT WHERE THERE IS AN INTENTION 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.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

Green Wedges and Gaps

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

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

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

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

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

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

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

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

Wokingham and Bracknell

Binfield and Bracknell

Bracknell and Ascot

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

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

PROTECTING THE LANDSCAPE

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

Areas of Landscape Importance

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

Development Within the North Wessex Downs Area of Outstanding Natural Beauty

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

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: March 18, 2002
My ref: **O/2001/5283**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
58-62
REDLAKE GARAGE SERVICES LTD
LANGLEY COMMON ROAD
BARKHAM
WOKINGHAM
BERKSHIRE
RG404TS

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

Dear Sir/Madam

APPLICATION No: O/2001/5283
APPEAL BY: Mr Sims
SITE: 64 Langley Common Road Barkham Wokingham
PROPOSAL: Outline application for the erection of one dwelling.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/02/1085641**. Comments received after **19/04/2002** will not normally be seen by the Inspector & will be returned.

The application, and the appellant's grounds of appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Thursday, & 08:30-16:00 Friday).

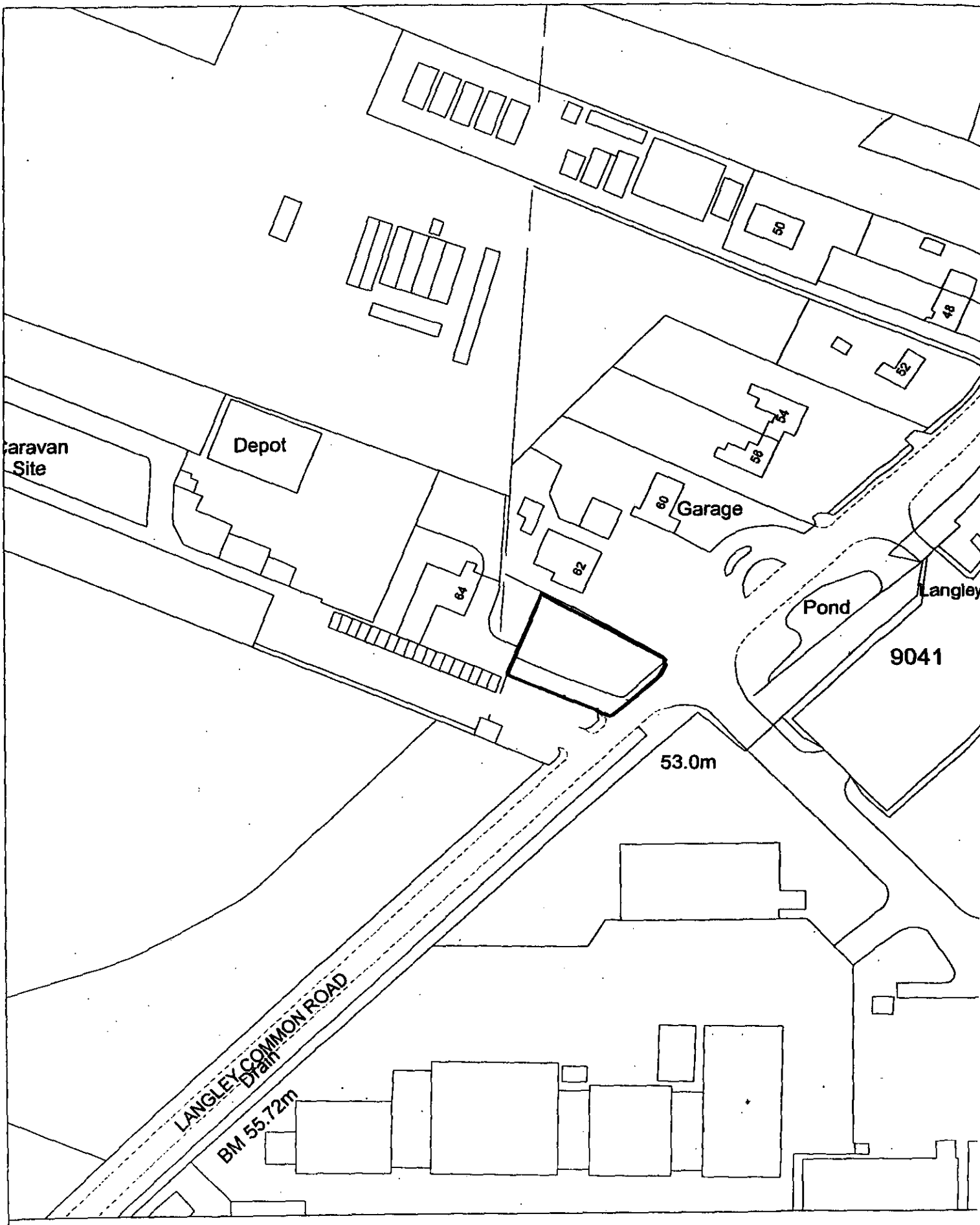
A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 1250

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Date: 19 March 2002

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HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 23 November 2001

Application Number: O/2001/5283

Proposal: Outline application for the erection of one dwelling.

Parish: BARKHAM PARISH

Site Address:
64, Langley Common Road, Barkham, Wokingham.

Applicant:
Mr Sims C/O Robin Bradbeer Ltd.

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

✓ below as applicable;

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

1, C120, R120.

2, C126 (INSERT: 408/01/1), R126.

3, C129, R129

4, C130, R130.

5, Notwithstanding the plans submitted; C137 (INSERT: dwelling) R137.

Signed: _____ **Print name:** AC. 23/11/01

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 17 December 2001

Location:	64 Langley Common Road, Barkham
Proposal:	Outline application for the erection of one dwelling.
Application Number:	O/2001/5283

In response to your consultation dated 23 November 2001 for the above application, the landscape comments are as follows:

The site is located within a Green Gap and Countryside designation and as a result is contrary to Policies WCC1 & WCC2, as stated in the deposit draft of the Local Plan (Amended). I therefore recommend refusal for this proposal.

Catherine Brimble

Catherine Brimble
Landscape Architect

51425

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
04 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our Ref : SP/2001/004935-1/1
Your Ref : O/2001/5283

Date : 31 December 2001

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

Dear Ms Brown

ERECTION OF DWELLING AT 64 LANGLEY COMMON ROAD, BARKHAM, WOKINGHAM

Thank you for your letter dated 23rd November 2001, received on 26th November 2001. Please quote the following reference in any correspondence: **SU76NE/7/6**. 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: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

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 pursuant to the above condition)

PLANNING INFORMATIVES

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

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

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

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Presence of a Watercourse

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

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

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage

Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

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.

Wildlife Conservation

Wildlife Protection

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

Landscaping

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

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural

balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.
Pollution Prevention Guideline No. 5; provides advice to assist all those who may have cause to work in or near watercourses.
If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Water Conservation

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

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

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

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

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

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR T D SIMS
SITE : 64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM BERKSHIRE RG40 4TS
PROPOSAL : OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLING

SUPPORTING DOCUMENTS

1. Application form 07/11/01.
2. Ownership Certificate and agricultural holdings Certificate 07/11/01.
3. The submitted plan : drawing no. 408/01/1
4. Agent letter to LPA 07/11/01.
5. Agent letter to LPA 27/12/01.
6. Decision Notice 0/2001/5283.

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103

Our Ref. : RWB/408
4 March 2002

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78
APPELLANT : MR T D SIMS
SITE : 64 LANGLEY COMMON ROAD BARKHAM WOKINGHAM BERKSHIRE RG40 4TS
PROPOSAL : OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLING
GROUNDS OF APPEAL

---

1. The proposed development does not breach Structure Plan policies C2 and C6, Loddon Area local Plan policy LC1, or Wokingham District Local Plan (deposit draft) policies WCC1 and WCC2, because the development will not detract from the essential function of settlement separation in this location since the site is surrounded by existing development.

2. The proposed development accords with Wokingham District Local Plan (deposit draft) policy WCC1(H) because it comprises sensitive infilling in a small gap in an otherwise built up frontage which is itself adjacent to an extensive built up area situated on the SE side of Langley Common Road.

3. The Inspector's report following the Inquiry upon the Wokingham District Local Plan (deposit draft) is a material consideration. The report refers to two issues which are relevant to and supportive of this proposal,

   a) the Inspector recommended retaining policy WCC1(H) since "*it would provide some flexibility without compromising the overall strategy of the plan*" (paragraph 2.54)

   b) the Inspector recommended that "*the gap designation between Arborfield Cross and Arborfield Garrison is removed and the Proposals Map modified accordingly*" (paragraph 2.129).

4. The proposed development makes more efficient use of this previously developed land without compromising the quality of the environment in accordance with the objectives set out in national planning guidance (PPG3).

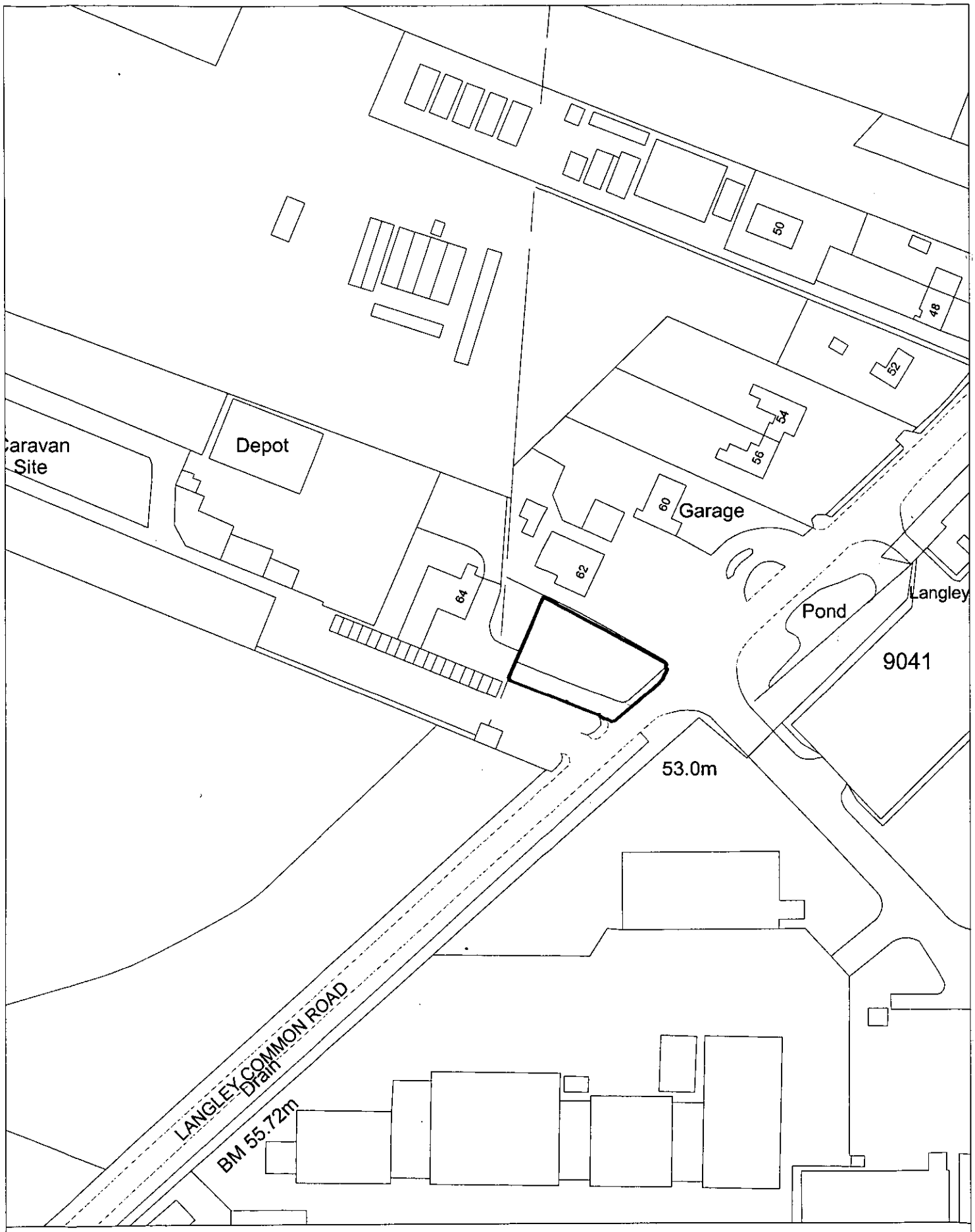
5. The proposed development is well related in scale and location to existing development and represents an example of modest development that can be accommodated in the countryside without causing harm in accordance with the principles set out in national planning guidance (PPG7).

6. The proposal is therefore in accordance with both the development plan and national planning guidance. Furthermore, there are no material considerations which dictate that the appeal should not be allowed in accordance with s.54A and s.70 of the Town and Country Planning Act 1990.

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire GL6 7LS
Tel: 01453 889102
Fax: 01453 889103

Our Ref. : RWB/408
4 March 2002

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Robin Bradbeer Ltd



Site Plan, Scale: 1 to 1250

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Date: 19 March 2002

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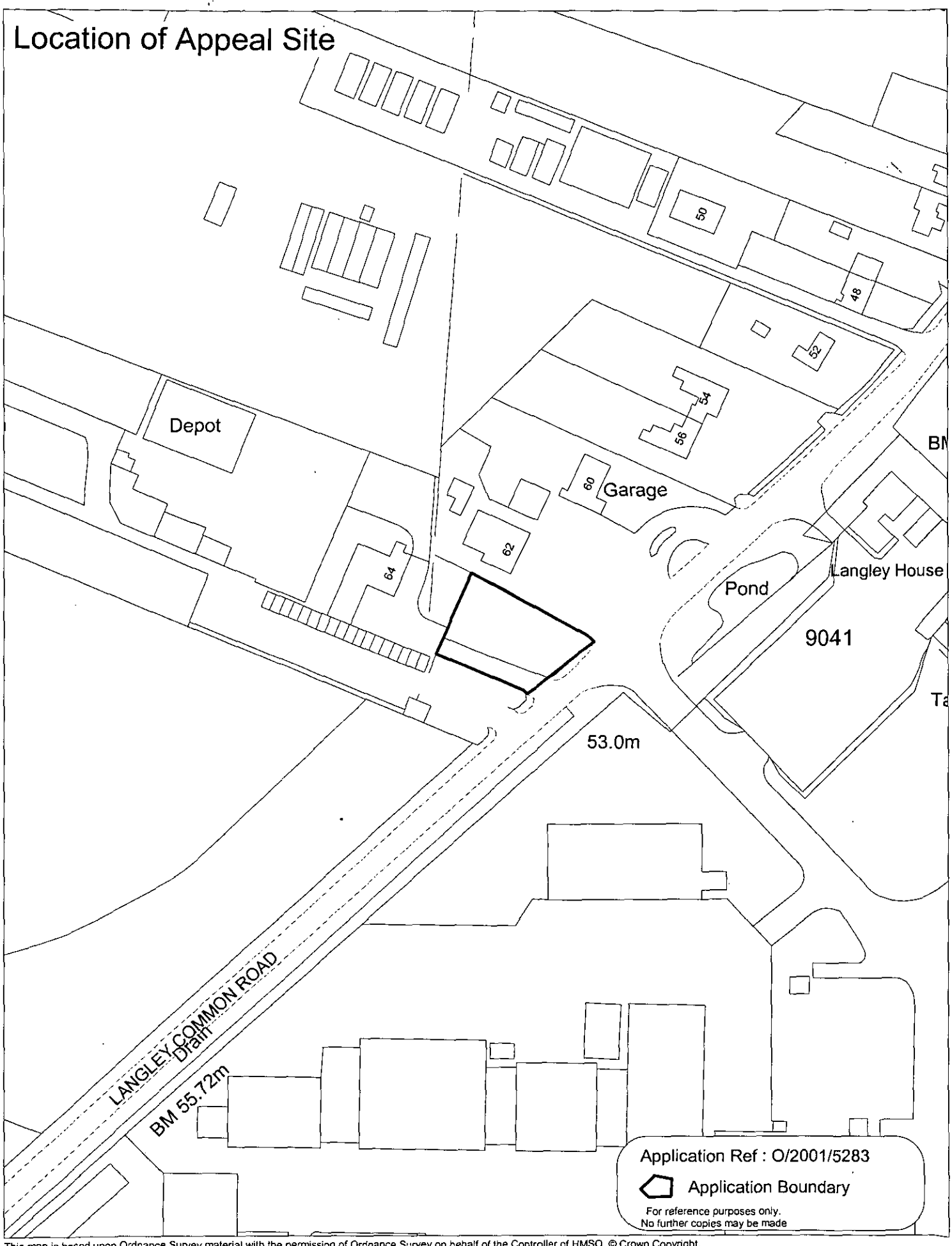
APPENDIX 1



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

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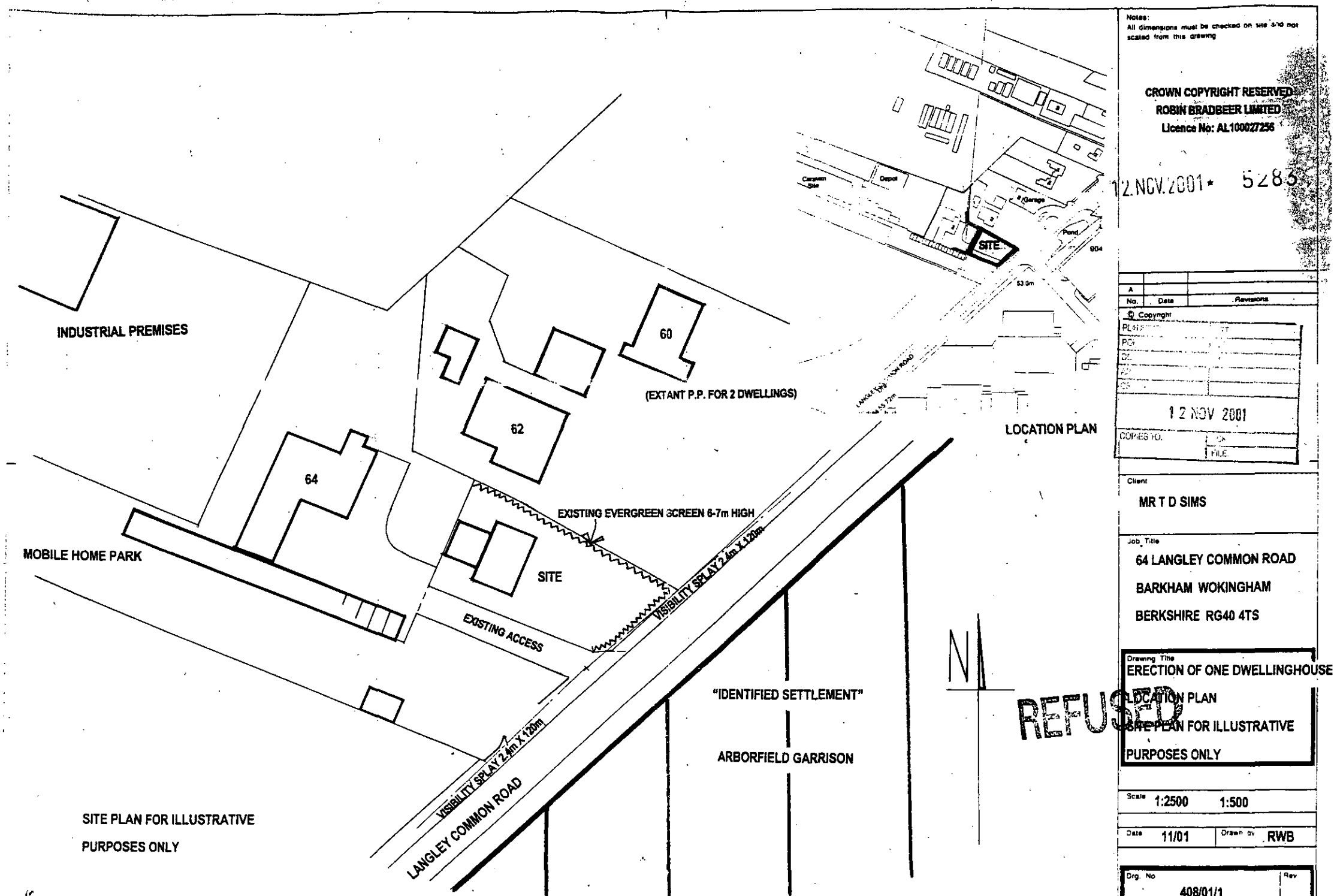

Notes:
All dimensions must be checked on site and not scaled from this drawing

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12.NOV.2001 * 5283

No.	Date	Revisions
A		

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12 NOV 2001

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Client
MR T D SIMS

Job Title
64 LANGLEY COMMON ROAD
BARKHAM WOKINGHAM
BERKSHIRE RG40 4TS

Drawing Title
ERECTION OF ONE DWELLINGHOUSE
LOCATION PLAN
SITE PLAN FOR ILLUSTRATIVE
PURPOSES ONLY

Scale 1:2500 1:500

Date 11/01 Drawn by RWB

Drg. No 408/01/1 Rev

APPENDIX 2

BERKSHIRE STRUCTURE PLAN 1991-2006

Adopted by Berkshire County Council 4 November 1995

December 1995
Price: £15.00

ISBN 1 85163 059 7

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

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

Development Outside Built-Up Areas and Settlements

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

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

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

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

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

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

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

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

5.23 The following policy is particularly concerned with the effect of development which is located on the edge of a settlement (but within its defined boundary) upon the adjacent countryside. Policy C2 deals with the nature of development that may be permitted in the countryside, and Policy EN1 with the effect of development on the environment within built-up areas.

Maintenance of the Rural Character of the Countryside Adjoining Built-Up Areas

Policy C5 **Development should not visually intrude into the adjoining countryside or prejudice the maintenance of the rural character of adjacent land. Proposals for development within settlements as defined in local plans, but on the edge of a built-up area should preserve and, where possible, enhance existing landscape features which help to define, soften or screen the edge of the built up area.**

5.24 Development in settlements should be well related to the landscape and to features like hedgerows, trees and floodplains. It should be integrated with them by new tree planting. Although the intention of Policy C5 is to reduce the visibility of buildings in and from the countryside, some buildings (such as some farms and churches) are part of the character of the landscape, and more detailed local planning policies may provide for views of these to be maintained.

Settlement Separation

5.25 Development can encroach into areas of open land which are of importance for a number of reasons, including their contribution to :

- the character of the area;
- separating settlements and maintaining their distinct identity;
- providing a "green lung";
- breaking up continuous areas of development;
- providing a desirable contrast between built areas and the countryside;
- keeping open "green corridors" of land within and between built up areas and providing access into the countryside.

5.26 There is therefore a need to afford these kinds of land especially rigorous protection from development which would threaten their role as important open land. This is in addition to the provisions of Policies C2 and C4. Proposals which might be acceptable in countryside away from settlements may not be acceptable in these sensitive locations.

Green Wedges and Gaps

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

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

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

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

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

Newbury, Thatcham and Cold Ash

Purley and Pangbourne

Theale and Tilehurst

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

Sonning and Earley

Wokingham, Winnersh and Sindlesham

Wokingham and Finchampstead North

Wokingham and Crowthorne

Crowthorne and Bracknell

Sandhurst and Crowthorne

Sandhurst and Yateley

APPENDIX 3

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

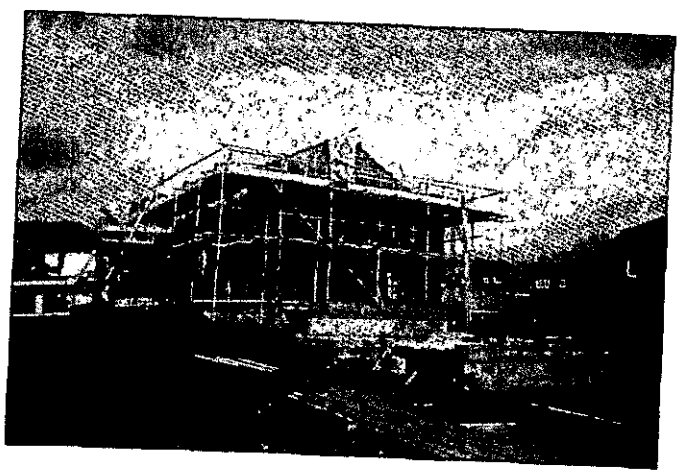


Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR
Telephone: (01734) 778798
Fax: (01734) 778735

TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

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



❖ LTV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

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

(D) MINERAL EXTRACTION;

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

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

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

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

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

EXPANSION OF EXISTING SETTLEMENTS

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

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

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

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

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

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

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

❖ LC1 SEPARATION OF SETTLEMENTS

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

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

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

❖ LC2 SETTING OF SETTLEMENTS

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

AREAS OF SPECIAL LANDSCAPE IMPORTANCE

1.3.12 The landscape character of the local plan area is influenced by the rivers and streams which flow northwards to the Thames. In the northern part of the plan area, near the confluence of the rivers Thames and Loddon is a valley bottom landscape in which the town of Woodley and village of Sonning to the west and villages of Twyford and Wargrave to the east occupy slightly

iver Loddon flows from
[illegible] Blackwater north of Swallowfield, through a wide open valley landscape, wholly agricultural in the south, but increasingly gravel and water dominated in the north. The slopes which flank the valley and wooded hill tops which form their crests are prominent in views from within the valley and across it.



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

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

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

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

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

REDEVELOPMENT AND EXTENSIONS IN RURAL AREAS

1.3.46 Within rural areas existing buildings will be the subject of proposals for redevelopment or extension. In some cases these will be large residential properties set in extensive grounds. There will be a presumption in favour of a continuation of residential use, in accordance with policy LH3, especially where the buildings are of architectural and historical importance. In some cases larger properties may be converted into smaller self-contained units in accordance with policy LH4. This will provide for the growing number of smaller households.

1.3.47 If continued use, refurbishment or conversion to smaller units are not feasible then the Council will consider favourably redevelopment for residential purposes, unless the buildings are of architectural importance. The replacement (generally by larger buildings) of dwellings that have reached the end of their useful life can have a significant impact on the open and/or rural character of an area, by increased visual presence or increases in ancillary features (such as fences, walls, etc.). For this reason the District Council, in considering proposals for replacement dwellings, will have regard to visual impact, the need to maintain a range of house types and sizes in the rural area and the need to protect rural amenities. Any redevelopment should not normally provide for a larger number of separate units than that already existing on the site, occupy a larger area of the site, nor exceed the height of the existing buildings. The location of the new buildings should be decided having regard to the main features of the landscape and the need to minimise the impact of new development and integrate it with its surroundings. The amenity value of the site should be retained by preserving mature trees and keeping or laying out landscaped areas.

❖ LC18 REPLACEMENT DWELLINGS IN RURAL AREAS

THE REPLACEMENT OF EXISTING DWELLINGS IN RURAL AREAS MAY BE PERMITTED PROVIDED THAT:

A) THE EXISTING BUILDING IS NOT OF ARCHITECTURAL OR HISTORIC INTEREST;

B) THE SITING AND DESIGN OF THE NEW DEVELOPMENT HAS THE MINIMUM IMPACT ON THE RURAL ENVIRONMENT AS REQUIRED BY POLICY LC15;

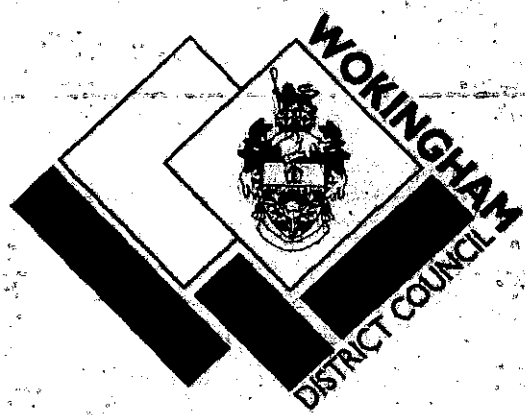
C) THE SIZE OF THE NEW DEVELOPMENT WILL NOT SIGNIFICANTLY EXCEED THAT OF THE EXISTING PROPERTY BOTH IN HEIGHT AND FLOOR AREA AND, WHERE APPROPRIATE, IN NUMBERS OF SEPARATE UNITS.

1.3.48 Within the rural areas only minor extensions to existing dwellings will normally be permitted, consistent with Policy EN1 of the Replacement Structure Plan for Berkshire. The cumulative effect of large extensions to existing dwellings would lead to an increasingly urbanised appearance of the countryside, and reduce the range of house types available in the rural areas. Extensions to buildings in other uses will be treated on their merits, but generally the District Council will adopt a similar approach, and will be particularly concerned to see that the requirements of policy LC15 are observed.

❖ LC19 EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS

APPROPRIATELY DESIGNED AND SITED MINOR EXTENSIONS TO EXISTING DWELLINGS IN RURAL AREAS WILL NORMALLY BE ACCEPTABLE. MAJOR EXTENSIONS OR ANY PROPOSAL WHICH HAS AN ADVERSE IMPACT ON THE RURAL ENVIRONMENT WILL GENERALLY NOT BE APPROVED. WHERE A DWELLING HAS ALREADY BEEN EXTENDED THE CUMULATIVE EFFECT OF ALL OF THE EXTENSIONS TO THE ORIGINAL BUILDING WILL BE TAKEN INTO ACCOUNT.

APPENDIX 4



WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED AMENDMENTS HIGHLIGHTED

INCLUDING:

Proposals Maps x 2;
Appendices;

PA's to Transport Chapter;
PA's to Proposals Maps.

reprint 1200
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1.9 For the purposes of this plan the identified settlements are:

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

THE COUNTRYSIDE

Development in the Countryside

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

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

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

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(**PA 2/7**) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

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

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

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

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

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

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

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

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

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

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

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

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Central Berkshire Forest

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

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

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

APPENDIX 5



WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

INSPECTOR'S REPORT

PART TWO

CHAPTERS OTHER THAN HOUSING

Mr D Hollis
October 2001

OBJECTION ISSUES

1.29 An objector asked that the words "or has a special reason to locate here" be deleted from paragraph 1.6 as developers should not be given more latitude. Objection was made to the extent of the identified settlement for Earley/Sonning/Woodley. It is inappropriate, unacceptable and very bad planning to include Sonning with Woodley and Earley as a single identified settlement; such treatment has resulted in important features of Sonning being overlooked in the Plan. The maintenance of open space around the Conservation Area and that designation itself is not highlighted in the Plan. The highly attractive countryside along the Thames towpath and its function as an area for recreation is ignored.

1.30 One objector considered that the Reading Business Park should be identified as a settlement for the purposes of Policy WOS2; this would allow the Park to accommodate the development requirements of Wokingham. Crazies Hill should be regarded as a settlement.

CONCLUSIONS

1.31 Although the listing of Identified Settlements is a useful tool in the control of development, it is necessary for the Council to review the list following publication of PPG3. In the Housing Chapter I have mentioned a number of settlements where I have opposed the allocation of land for housing because those areas do not have a sufficient range of services or facilities. Such areas often have poor public transport services and the allocation of additional housing could lead to the greater use of private cars contrary to PPG advice. I suggest paragraphs 1.6-1.9 are replaced to list those localities where housing allocations may take place and those where only very limited infilling and small windfall sites would be permitted. PA 1/4 clarifies the Council's objectives in respect of development outside those settlements and I have taken that suggestion into my recommendation.

RECOMMENDATION

1.32 That paragraphs 1.6 – 1.9 are replaced as follows:

"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 boundaries of identified settlements is retained. However, within Wokingham District there are a number of settlements where people are heavily reliant on car borne transport because local services and facilities are limited and the choice of alternative transport modes is poor. National planning guidance, and in particular PPG3 and PPG13, make it clear that new development should not be allocated in such locations.

Identified Settlements will therefore be divided into two categories as follows:

Category A - Those settlements that possess a range of services, facilities and public transport opportunities that would permit residents to occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements. It will be within and on the edge of these settlements that the Council will seek new housing allocations:

Wokingham, Spencers Wood/Three Mile Cross, Twyford, Winnersh, Shinfield, Earley/Woodley and Pinewood (Crowthorne).

Category B - Those settlements which have a reasonable amount of development in a compact form and may be physically and socially cohesive, but possess a lower range of basic services. In these settlements only limited infilling and small windfall development will be permitted:

Arborfield Cross, Barkham Hill, Charvil, Sonning, Finchampstead, Finchampstead North, Hurst, Riseley, Sindlesham, Swallowfield and Wargrave.

Outside of the identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. Areas of sporadic development .....(as per paragraph 1.10).

POLICY WOS2

REPRESENTATIONS

334	D & S Nurseries Garden Centre (O)
1017	Mrs B Gibson (O)
1019	D & M Autos (O)
1033	The Hurst Village Society (O)
1342	Mr N Jackson (O)
1457	Miss D Lewis (O)
1478	St Nicholas Hurst Parish Council (O)
1495	St Nicholas Hurst Parish Council (O)
1588	Stratfield Saye Estates (O)
1592	Mr & Mrs C Adams (O)
1657	Linden Homes South East Ltd (O)
1662	Linden Homes South East Ltd (O)
1663	Linden Homes South East Ltd (O)
1667	Linden Homes South East Ltd (O)
1673	Alfred McAlpine Dvpts Ltd (O)
1685	Hicks Development Ltd (O)
1691	Bancroft Developments (O)
1693	Thatching Advisory Services (O)
1709	The Tstees of Twyford Orchards (O)
1710	The Tstees of Twyford Orchards (O)
1711	The Tstees of Twyford Orchards (O)
1719	Bewley Homes PLC (O)
1723	Bewley Homes PLC (O)
1724	Bewley Homes PLC (O)
1727	Bewley Homes PLC (O)
1732	Linden Homes South East Ltd (O)
1736	Sonning Developments (O)
1737	Sonning Developments (O)
1753	Mr L Nemeth (O)
1754	Mr L Nemeth (O)
1761	Westfield Homes Ltd (O)
1762	Westfield Homes Ltd (O)
1770	Hicks Persimmon Ltd (O)
1772	Hicks Persimmon Ltd (O)
1781	The Landowner (O)
1783	Mr E Gale (O)
1836	Mr G Hunter (O)
1848	Persimmon Homes (TV) Ltd (O)
1868	Westbury Homes (Holdings) Ltd (O)
1879	South Wokingham Consortium (O)
1883	Bryant Homes Tech Services Ltd (O)
1888	T A Fisher & Sons Ltd (O)
1891	Charles Church Developments Ltd (O).
1901	Mrs B Madge & Mr G F Bayles (O)
1905	Mrs B Madge & Mr G F Bayles (O)
1945	Mr & Mrs F Wicks (O)

1948 Mrs A Murrell & Mrs E T Thorn (O)
1950 Mr P Daniel (O)
2008 Thames Water Property (O)
2035 The House Builders Federation (O)
2059 University of Reading (O)
2097 University of Reading (O)
2098 University of Reading (O)
2099 University of Reading (O)
2100 University of Reading (O)
2101 University of Reading (O)
2102 University of Reading (O)
2119 Trustees of Mrs A Hutchinson (O)
2136 Meakins Transport (O)
2152 Beazer Strategic Land (O)
2153 Beazer Strategic Land (O)
2154 Beazer Strategic Land (O)
2188 Mr I Johnson (O)
2191 Mr H Bowyer (O)
2195 Mr R Gwinn (O)
2198 Mr K Warwick (O)
2202 Mrs G Childerhouse & Mr H M S Bowyer (O)
2205 Mr C Evans (O)
2208 Mr C Evans (O)
2212 Wokingham United Charities (O)
2231 Mr & Mrs A Gosden (O)
2233 Mr A Godsal (O)
2237 Trustees of R H R Palmer Dcd (O)
2245 Trustees of R H R Palmer Dcd (O)
2249 Trustees of R H R Palmer Dcd (O)
2253 T A Fisher Ltd (O)
2312 Hudscott Estates (East) Ltd (O)
2328 C Edwards & G J Couling (O)
2343 Rousay (O)
2344 Mr J Marino (O)
2348 The Guide Dogs for the Blind Assn (O)
2350 Mr D Bishop (O)
2361 Thames Water Property (O)
2476 Wargrave Parish Council (O)
2543 S Grundon Ltd (O)
2545 Martin & Pole Nicholas (O)
2646 Mr N Jackson (O)
2647 Mr N Jackson (O)
2681 Old Redingensian Assn (O)
2682 Old Redingensian Assn (O)
2683 Old Redingensian Assn (O)
2710 Sonning Developments (O)
6047 Mr A Bailey (O)
6048 Mr D Alder (O)
6106 Miss D Lewis (O)
6176 Bewley Homes PLC (O)
6270 University of Reading (O)
6271 University of Reading (O)
6272 University of Reading (O)
6273 University of Reading (O)
6274 University of Reading (O)
6286 Miss H Fogden (O)
6278 University of Reading (O)
6281 University of Reading (O)
6275 University of Reading (O)
6282 University of Reading (O)
6283 University of Reading (O)
6279 University of Reading (O)
6280 University of Reading (O)
1266 Mrs J Pottinger (S)
2180 Dr & Mrs A Busby (S)
2360 Thames Water Property (S)
6223 Bovis Homes Ltd (S)

PREAMBLE TO POLICY WOS2

1.33 A number of objectors asked for amendments to settlement boundaries unassociated with any other proposal. Those cases are recorded under this section. Where there was also a proposal to remove a gap or wedge designation, the objection has been dealt with in the Omissions Section of Policy WCC2. Where a site has been proposed for housing development, the objection is recorded under the Omissions Section of Policy WH2. Where a site has been proposed for employment use, the objection has been recorded under the Omissions Section of Policy WEM1.

OBJECTION ISSUES

1.34 The wording of the policy was said to be too rigid and restrictive and would stifle development. New wording was suggested to allow development outside settlements where it can be demonstrated that significant benefits would result and other policies of the Plan would not be adversely affected. Concern was expressed at the inclusion of the words "in exceptional circumstances" and it was felt that this would be stricter than the Government's approach to development in green belts. Another objector thought such circumstances should only be agreed after close consultation with the Parish Council.

1.35 Many objectors asked for the Council to take a proper and systematic review of settlement boundaries as the application of the policy relied on the appropriateness of the definition. An objector asked that to ensure a proper supply of unidentified housing sites, settlement boundaries should be drawn to allow "rounding-off" development on the edges of built-up areas. It was also pointed out by an objector that reference to "rounding-off" in paragraph 7.40 of the Structure Plan meant that careful scrutiny of settlement boundaries was required and a more realistic view of the contribution made by small sites taken. Some objectors considered that the Plan had too many designations that did not assist in the interpretation of national planning guidance. The effects of Policies WLL6 and WH1 were unclear and land designations excessive. Only policies with clear justification should be included.

1.36 The Plan made insufficient provision for housing on identified sites and the Council did not have a 5 year supply of housing land. An objector thought that the presumption against development outside settlement boundaries would run counter to the need for the Council to meet housing targets. The policy was considered by some to be too prescriptive and contrary to Government advice. The Council should replace "will only be allowed" with a more flexible approach. Others thought that the word "normally" should be included in the policy wording. It was also considered that the policy wording should be changed to more accurately reflect Structure Plan policies and those elsewhere in the Local Plan.

1.37 With regard to site specific objections, 1342 considered that the settlement boundary to the rear of properties in Nine Mile Ride was illogical and should be changed. Objection 1033 thought that as the allotments in Tape Lane, Hurst were within the settlement, they should also be designated as "setting of settlement" to protect them from development pressure. Objection 2136 sought the inclusion of the southernmost part of Spencers Wood. Objections 1457 and 6106 considered that the southern boundary of Sonning should include the gardens of Thatched Cottage, The Cottage and Sonning Place. 1781 asked for a change to the boundary and removal from "gap" policy. 1883 suggested a change to allow for development, as did 2119. Objection 2476 suggested allotments, recreation areas and other land at Wargrave should be within the boundary. 6047/6048 asked for a more logical boundary line at the properties at King Street and Bearwood Road,

Sindlesham. Objection 6286 asked for land in Park Drive, Charvil to be included in the settlement. 2647 was concerned that land at Finchampstead North should be within the settlement.

CONCLUSIONS

1.38 Most of the objections and the Council's policy have been overtaken by the publication of PPG3 and as I have a basic objection to the allocation of additional housing in some settlements, I make no further comments on those suggestions that require boundary changes in those locations. Clearly, where development proposals are accepted by the Council, then settlement boundaries will need to be amended. Furthermore, the Council does need to undertake a proper assessment of the settlement boundaries. However, there are some sites that because of my consideration of other policies, it will be necessary for me to make comment. It will be necessary to re-word the policy on the basis of the way in which new development schemes will be assessed when determining the location of additional development. Previously developed land within category A settlements should be developed first, followed by development on the edges of those areas. Category B settlements should only accommodate limited infilling in accordance with Policy WCC1 and small windfall developments based on the advice in Policy WH1. Given the advice in PPG3 and my recommendations regarding the location of new housing allocations, I suggest that this policy should be re-titled to refer specifically to proposals for housing developments.

1.39 Regarding objection 2136, I do agree with this objector that this southernmost part of Spencers Wood should be included within the boundary of the settlement. It provides a more logical and better defensible boundary by including this largely developed locality. I have also recommended the acceptance of a site just to the north of this area as a housing allocation because of its proximity to services and facilities. Objection 6048 has been satisfied by the Council's PA A/13 and objection 2647 by PA P/1. Regarding objection 6286, given the line of the existing hedge, I do not accept that the settlement boundary should be changed. However, as far as 6047 is concerned, the Council should look again at the representation as there does appear to be credence in the points made. Given my comments on the location of new housing, as well as existing developments and services, I do not agree the boundary should be changed in the way expressed in objections 1342, 1457, 6106, 1781, 2119 and 1883. I note the concerns in objection 1033, but the fact that allotments are within the boundary does not mean that residential development would be permitted. The Parish Council at Wargrave appear to have the opposite situation with those allotments outside of the boundary. Perhaps it would be better for the Council to look again at the situation and adopt a consistent approach.

RECOMMENDATION

1.40 That Policy WOS2 is deleted and replaced as follows:

"When determining new housing development proposals a sequential approach will be applied whereby:

A) previously developed land and buildings within the boundaries of category A settlements will be developed first;

B) secondly, land and buildings on the edge of category A settlements that are served by good public transport corridors will be considered;

C) lastly, development proposals for land and buildings in category B settlements will only consist of limited infilling and small windfall development.

1.41 That the Council extends the boundary of the Identified Settlement of Spencers Wood to include the development near to Lambs Lane and adopt PA P/1 and PA A/13.

1.42 That the Council carry out a thorough review of all settlement boundaries before the next review of the Plan.

1.43 That Policy WOS2 is re-titled "Housing Development Principles"

NEW PARAGRAPH 1.12A

(Proposed Amendment 1/5)

OBJECTION ISSUES

1.44 Although there were no objections recorded against this proposed amendment, objectors to other parts of this Chapter have asked for such a change.

CONCLUSIONS

1.45 I concur with the Council's proposed amendment as it would clarify its objectives.

RECOMMENDATION

1.46 That the Plan is amended in accordance with PA 1/5.

POLICY WOS3

(Proposed Amendment 1/6)

REPRESENTATIONS

168	Councillor R Eke (S)	1301	Beazer Strategic Land (O)
1035	English Nature (O)	2447	Envt Agency (Thames Region) (O)
1287	Mr J Vernon (O)	2542	S Grundon Ltd (O)

OBJECTION ISSUES

1.47 It was said that landscaping schemes should be comprised predominantly of locally native species. It was suggested the policy does not provide clear guidance and in order to cover indirect impact on adjacent developments, additional wording should be inserted at the start of criterion B). One objector asked for removal of reference to the generation of traffic as all development is likely to result in some traffic. Reference to alternative modes of transport and locations which minimise travel should also be included. An objector suggested that, as shown at Basingstoke Road, traffic is so heavy it would cause chaos and be expensive; nothing has been thought through properly.

CONCLUSIONS

1.48 PA 1/5 should satisfy objection 2447, but I agree with the Council that it is too detailed a point to be included within the policy itself. PA 1/6 would ensure there is no indirect impact on adjacent developments. Criterion D) is quite acceptable as it is qualified by the word 'significant' and criterion C) relates to the need to travel and the use of alternative modes of transport to that of the private car. I do accept that Wokingham District does have to contend with traffic congestion, but that is more reason to ensure development schemes are located in sustainable areas and a significant effort is made to encourage people to use public transport rather than exacerbate poor traffic conditions. Under the Miscellaneous section of the Introduction Chapter, an objector suggested that the Royal Town Planning Institute document "Access Policy for Local Plans" is adopted. I endorse that suggestion, but it should be in the text.

RECOMMENDATION

1.49 That the Policy WOS3 is amended in accordance with PA 1/6 and the inclusion of PA 1/5 to create paragraph 1.12A.

1.50 That reference is made in the supporting text to the document "Access Policy for Local Plans".

PARAGRAPH 1.13

REPRESENTATIONS

1479	St Nicholas Hurst Parish Council (O)	1672	Alfred McAlpine Dvpts Ltd (O)

1769 Hicks Persimmon Ltd (O)

1714 The Trustees of Twyford Orchards (O)

OBJECTION ISSUES

1.51 It was suggested that the Supplementary Planning Guidance (SPG) referred to has not been the subject of examination through the Local Plan process and thus cannot be given significant weight when determining proposals for development. The last sentence of the paragraph should be deleted. Also that scant regard is given to educational matters and the general infrastructure; specific mention should be made in the Plan.

CONCLUSIONS

1.52 I concur with the Council that Policy WOS4 makes proper reference to the provision by developers of an adequate infrastructure to meet the needs of new development proposals. Policy WIC12A specifically refers to educational requirements. It is true that if the SPG does not form part of the Plan or has not been the subject of public consultation and scrutiny, it does not carry the same weight as policies within the Plan.

RECOMMENDATION

1.53 That the last sentence of paragraph 1.13 includes an explanation of the weight to be given to Supplementary Planning Guidance when determining planning applications.

POLICY WOS4

REPRESENTATIONS

1297 Beazer Strategic Land (O)
1480 St Nicholas Hurst Parish Council (O)
1645 Linden Homes South East Ltd (O)
1649 Bancroft Developments (O)
1674 Alfred McAlpine Dvpts Ltd (O)
1680 Mr B Proctor (O)
1681 Mr B Proctor (O)
1686 Hicks Development Ltd (O)
1712 The Trustees of Twyford Orchards (O)
1738 Sonning Developments (O)
1755 Mr L Nemeth (O)
1771 Hicks Persimmon Ltd (O)
1789 Mr E Gale (O)
2036 The House Builders Federation (O)
2060 University of Reading (O)
2541 S Grundon Ltd (O)
2363 Thames Water Property (S)
2436 Reading Borough Council (S)

OBJECTION ISSUES

1.54 It was said that the policy does not give clear guidance and much of the wording should be within the supporting text. No recognition is given to the number of statutory providers of infrastructure, public and community services. Details of how the Council expects implementation of policy requirements to be carried out are not included. Such details should not be issued as SPG, but as part of the Plan and subjected to public examination. Neither does the policy wording make it

paragraphs 2.21 and 2.22 are therefore unnecessary and confusing and I would suggest removing references to "rural areas" and using the term "countryside" throughout.

2.26 I support PA 2/7, which addresses the point raised in the objection. It provides clarity by highlighting the issue of permitted development in the countryside and the associated notification system. However, I do not consider that the amendment is correctly worded. Not all agricultural or telecommunications development falls within the scope of permitted development and not all of that which does requires prior notification. I suggest that the sentence be reworded accordingly.

2.27 I do not consider that there is anything wrong with the Council including a definition of infill development and I do not believe that the one given is unduly restrictive. However, I agree with the objection that such development should not be subject to Policy WCC4 for the reasons that I have given there. Furthermore, in view of my recommendation to delete Policy WLL8, I suggest removing reference to that policy as well.

RECOMMENDATION

2.28 That paragraphs 2.21 and 2.22 are deleted.

2.29 That the second sentence in paragraph 2.23 is amended to read:

"It can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location".

2.30 That paragraph 2.23 is amended in accordance with PA 2/7, subject to the following change:

"Certain categories of agricultural and telecommunications development are classed as permitted development under the Town and Country Planning (General Permitted Development) Order 1995; in some cases there is a requirement to give advance notification to the Council of the intention to exercise these rights"

POLICY WCC1

(Proposed Amendment A1)

REPRESENTATIONS

83	Councillor R Eke (O)	1656	Linden Homes SE Ltd (O)
335	Mr & Mrs D Chesterman (O)	1675	Alfred McAlpine Dvpts Ltd (O)
356	Mr M Peirce (O)	1687	Hicks Developments Ltd (O)
705	RCB Sports and Social Club (O)	1726	Bewley Homes PLC (O)
965	R A Waterer (O)	1746	Wokingham Cricket Club (O)
1298	Beazer Strategic Land (O)	1773	Hicks Persimmon Ltd (O)
1483	St Nicholas Hurst Parish Council (O)	1774	Hicks Persimmon Ltd (O)

1837	Mr G Hunter (O)
1889	T A Fisher & Sons Ltd (O)
1895	Charles Church Dvpts Ltd (O)
1931	A J Erangey (O)
2039	The House Builders Federation (O)
2064	University of Reading (O)
2121	Trustees of Mrs A C Hutchinson Deceased (O)
2186	Holme Park Sonning Ltd (O)
2190	Mr I Johnson (O)
2192	Mr H M S Bowyer (O)
2196	Mr R Gwinn (O)
2199	Mr K J Warwick (O)
2203	Mrs G Childerhouse & Mr H M S Bowyer (O)
2206	Mr C Evans (O)
2209	Mr C Evans (O)
2214	Wokingham United Charities (O)
2220	Mr C Ayres & Others (O)
2222	Mr C Ayres & Others (O)
2326	Mary Pich and Judith Peel (O)
2345	Mr J Marino (O)
2351	Mr D Bishop (O)
2394	Wokingham Friends of the Earth (O)
2511	Babtie Joint Strategic Planning Unit (O)
2544	Martin & Pole, Nicholas for various clients(O)
2711	Linden Homes South East Ltd (O)
2712	Linden Homes South East Ltd (O)
2713	Linden Homes South East Ltd (O)
6010	Mr C Evans (O)
6050	Mr A L Borton (O)
6093	Arborfield & Newland Parish Council (O)
6101	Mr A Stewart (O)
6117	Martin & Pole, Nicholas (O)
6128	Miss C Double (O)
6161	Shinfield Parish Council (O)
6175	Bewley Homes Ltd (O)
6276	University of Reading (O)
6298	University of Reading (O)
6299	University of Reading (O)
6300	University of Reading (O)
6301	University of Reading (O)
6240	University of Reading (O)
1036	English Nature (S)
1273	Mrs & Mrs P Pottinger (S)
1497	Beech Hill Parish Council (S)
2364	Thames Water Property (S)
6224	Bovis Homes Ltd (S)

OBJECTION ISSUES

2.31 Many objections considered that the policy would be too restrictive and inflexible; categories of development should not be treated as an exhaustive list. There was particular concern about the use of the words "in exceptional circumstances" and "strictly controlled" as these were considered to incorrectly elevate the policy to green belt status. Local views should input into what constituted exceptional circumstances. It was suggested that the word "normally" should be inserted into the opening paragraphs to make them less restrictive.

2.32 Several objectors believed that the effective application of Policy WCC1 depended on whether the settlement boundaries had been properly defined in the first place. A systematic review should be undertaken and if countryside protection was to endure in the long term, the settlement boundaries would need to be less tightly drawn around the existing edge of built up areas. This would recognise that the previous Structure Plan had allowed some housing to be provided outside settlements through the process of "rounding off".

2.33 PA P/3 removed the countryside allocation from a number of sites and there was objection to the six that were in the Parish of Shinfield. A number of site-specific objections considered that countryside designations were inappropriate and suggested changes to the settlement boundaries. In other cases, proposals to remove the countryside designation related specifically to housing development under Policy WH2 or to affordable housing under Policy WH9.

2.34 It was not considered that category B) made sufficient provision for sports facilities and the infrastructure associated with them. Sport and countryside recreation should be separate and there was no allowance for indoor sports facilities where needed to complement outdoor sports use. No recognition had been given to the more than local importance of some sports organisations. Alternative wording was suggested to cover these matters. It was also thought that new sporting facilities in the countryside should be accessible to public transport to avoid unacceptable traffic generation. A number of objectors believed that ancillary buildings should be included in category B).

2.35 It was said that category C) is unnecessary as there is no support for it in Policy C2 of the Structure Plan. In any event, such development would be covered by category G). Another objection stated that category C) should include new schools that could not be located within identified settlements. It was considered that this would accord more closely with PA 11/14.

2.36 Concern was expressed that category D) should not allow commercial development other than to meet local needs. An objector wanted to ensure that inappropriate re-use and adaptation did not occur. Another objector requested that this category should allow rebuilding as this could sometimes be a more sustainable option, in accordance with Policy WOS1.

2.37 It was thought that the policy would restrict discretion and consideration of proposals for new dwellings in the countryside on their individual planning merits. It was suggested that category G) should be amended accordingly. Other objections considered that specific reference should be made to gypsy caravan sites, either in category G) or elsewhere in the policy. This would avoid discrimination of this ethnic minority group and would comply with Policy WH13. It was said that the words "which cannot be accommodated within a settlement" should be removed from category G), in order to provide flexibility and make the policy less restrictive.

2.38 A number of objections mentioned that in appropriate circumstances "rounding off" should be allowed at the edge of settlements. It was considered that the policy would be inflexible as it did not allow residential infilling or minor extensions beyond settlement boundaries. Such development could be accommodated on occasion without harming the character of the countryside as set out in paragraph 3.21 of PPG 7. Another objector believed that the policy should make provision for the development of small sites with road frontages that could be developed without prejudice to the overall objective of countryside protection.

2.39 There was concern that a rigid policy approach would inevitably compromise the level of windfalls coming forward. It was suggested that a sentence could be added to the end of the policy to the effect that sensitively located residential development would be permitted. There are areas where the scale and concentration of existing housing would allow further development without

offending the principles of either this policy or Policy WOS3. This should be catered for by an additional category and identified on the Proposals Map.

2.40 PA 2/8 added infilling and minor extensions to groups of houses as a further category. A number of objections mentioned there was nothing in paragraph 3.21 of PPG 7 to exclude development from areas such as green gaps and that this requirement should be deleted. Conversely, another objector disagreed and felt that such development should not be allowed in green gaps or wedges in order to ensure adequate countryside protection. The wording of this part of the policy was considered to be ambiguous as it would not be clear whether the reference to gaps applied to infilling or not. The proposed amendment should be dropped or clarified. Another objection acknowledged the advice in PPG 7 but considered that it should be interpreted in a more specific way to take account of the intense development pressure in Wokingham. To permit "sensitive" infilling would encourage developers to build in the countryside rather than in urban areas as advocated in PPG 3.

2.41 There was some support for PA 2/8 but objection to PA A/1, which deleted reference to minor extensions to housing groups. This was not considered to accord with PPG 7 and a reworded category H) was proposed in its place. A number of objectors thought that an additional category should be added to cover redevelopment of brownfield sites. This would reduce pressure on greenfield land and could result in environmental improvement through the reclamation of contaminated and derelict land.

2.42 It was said that Policy WCC1 does not comply with Policy C2 of the Structure Plan by making provision for necessary or desirable development outside settlement boundaries. It was suggested that an additional category should be added allowing development that afforded significant benefits to the community. This would introduce more flexibility and cover such things as affordable rural housing, local leisure facilities and small-scale employment generators.

2.43 An objector considered that the penultimate paragraph, including the proposed amendment, is unnecessary and should be deleted. Another opposed the unqualified presumption against the closing of gaps in the final paragraph. Paragraph 4.16 of PPG 7 makes it clear that such designations are of local and not national significance. The policy would be unduly restrictive and might prevent sustainable development in locations that do not contribute to the function of the gap.

CONCLUSIONS

2.44 Even though I appreciate that PPG 2 refers to "very special circumstances", I consider that the words " in exceptional circumstances" do have green belt connotations and are therefore best avoided. I do not accept the Council's argument that the individual categories should be viewed as "exceptions" and this is not what the opening paragraphs of the policy infer. To my mind they rightly

establish the types of development that the Council would, in principle, consider suitable in a countryside location. This does not mean to say that because a proposal falls within one of these categories it would necessarily be acceptable. National planning policy makes it clear that the countryside will be protected for its own sake. The words "strictly controlled" are used in Structure Plan Policy C2 and I think that they recognise that Berkshire is subject to considerable development pressure.

2.45 I have noted the comments regarding consultation with the Parish Council on what constitutes "exceptional circumstances". Notwithstanding my conclusions on the use of these words, consultation on planning proposals is a procedural matter and I do not think that it is an appropriate topic for the policy. I do not agree with the objections that suggested inserting the words "normally" into the opening sentences. It is the job of policy to address "the norm" and S54A of the Town and Country Planning Act 1990 makes it clear that other material considerations should also be taken into account when considering individual proposals for development.

2.46 I agree with objectors that the satisfactory application of Policy WCC1 depends on whether settlement boundaries have been correctly drawn. Where the interface between town and country falls may change from one Plan to the next. In Chapters 1 and 5, I have recommended that the Council should amend their reference to Identified Settlements. Accordingly, the Council should ensure there is proper justification for the various boundaries of both categories of settlement.

2.47 Many objectors suggested the removal of countryside designations along with parallel changes to settlement boundaries and gap designations or in association with a housing or affordable housing proposal. I have dealt with these under Policies WOS2, WCC2, WH2 and WH9 respectively. Conversely, PA P/3 removed the countryside allocations from a number of sites, including six in Shinfield. Of these, land at Wilsford Close, land at Hollow Lane, land at Lane End Farm and Church Farm are all allocated for housing development under Policy WH2. Reading Business Park is being developed for business purposes and the Applied Research Station will be developed. In the circumstances, I can see no purpose in maintaining a countryside designation on any of these sites.

2.48 Policy WCC1 is a general policy that establishes the basic principles of countryside development. It is not intended to provide detailed guidance, which can be found in the policies relevant to individual topics. Indeed, this is stated in the first part of the policy and for this reason I consider cross-references to specific policies are unnecessary. Similarly, I do not agree with the objections that consider individual categories, such as sport and recreation, require further detail or qualification.

2.49 I see no reason why category C) should be deleted. It highlights a particular issue that the Council considers is locally important and I find no conflict with Policy C2 of the Structure Plan. I agree with the Council that it is unnecessary to

specifically refer to any particular type of community facility, such as new schools, as the policy is only dealing with a principle.

2.50 The re-use of existing resources is a sustainable objective and is encouraged in Policy C2 of the Structure Plan and PPG 7. I therefore support the inclusion of category D) although there are different considerations for rebuilding, which I deal with later. I do not agree that further qualification is necessary to prevent inappropriate re-use. I have already commented that the policy is not intended to provide detailed guidance. Although economic activity can often be located satisfactorily in the countryside I do not think that there is any justification for requiring such benefits to be purely local. I agree with the Council that such an amendment is unnecessary and would be unduly restrictive.

2.51 An additional category should be inserted to deal with gypsy caravan sites. National policy makes it clear that the needs of gypsies should be recognised in development plans and paragraph 5.26 in the Plan suggests that there is pressure for additional permanent pitches in the District. There is a more detailed policy in the Housing Chapter.

2.52 Although I would advocate that the policy is as specific as possible about the types of development it considers to be acceptable, I can see some merit in including category G) as a general "catch all" at the end. However, I do not agree that the requirement to look to the settlements first should be removed. As I have already said, the first priority of the policy should be the protection of the countryside for its own sake.

2.53 Paragraph 3.21 of PPG 7 indicates that sensitive infilling or minor extensions to housing groups can be acceptable in the countryside, although this will depend on the character of the surroundings and the number of such groups in the area. I have observed that in Wokingham District there are many countryside locations where additional development could be accommodated in line with these general principles. However, such areas generally support few local services and have infrequent or non-existent public transport facilities. One of the main objectives of PPG 3 is to direct new housing towards sustainable locations in or adjoining urban areas. Whereas I believe that the opportunities for satisfactory infilling are generally limited and small scale, the instances where groups of houses could be extended are likely to be more widespread, especially in view of development pressures in this area. Even minor development of this type will often be on a larger scale than infilling and, more importantly, can lead to a serious cumulative impact. In view of the likelihood that such development would be reliant on the private car, I consider that it would sit uneasily with the sustainability principles advocated in national and strategic guidance. It would also be at odds with the overall strategy that I have recommended for additional housing allocations.

2.54 For the above reasons, I think that category H) should be restricted to sensitive infilling only and that minor extensions to groups are not an acceptable form of countryside development in Wokingham District. I do not believe that it is

necessary to refer to the character and appearance of the area as this is included in a general provision that applies to all categories at the end of the policy. I acknowledge that not all objectors welcomed the inclusion of category H) at all, but I believe that, providing it is modified as I have suggested, it would provide some flexibility without compromising the overall strategy of the Plan.

2.55 Several objections suggested that there should be a wider provision for residential development in appropriate circumstances. However, I find no support for this objective in PPG 7 and I think that it would severely compromise the overall strategy of countryside protection. I note that it has been suggested that suitable areas for residential development in the countryside should be identified on the Proposals Map. However, in view of the necessarily small scale and dispersed nature of this type of development, I do not consider that such a suggestion would be practicable or desirable.

2.56 I do not consider that "rounding off" should be included in category H). Policy H5 and paragraph 7.40 in the Structure Plan only envisage such development as an extension to a settlement following a boundary review through the Local Plan. Furthermore, PPG 3 specifically excludes an allowance for greenfield windfalls. Some objectors considered that category H) should apply to development in areas designated as gap and others that it should not. Gap policy is a spatial tool covered by Policy WCC2 and should not, in my opinion, be referred to in Policy WCC1, which is concerned with landscape protection. Clearly within a gap location, development under this category would need to be judged under the provisions of Policy WCC2.

2.57 There may be existing sites in rural areas that offer the opportunity for redevelopment without compromising countryside objectives. These could include contaminated or derelict sites and may offer the opportunity for environmental improvement. On the other hand, such sites are likely to be in locations away from existing services and facilities and poorly served by transport options other than the private car. Each case would need to be judged on its merits as an exception to the Plan. In the circumstances, category F) should be deleted and no provision added to refer to the redevelopment of brownfield sites.

2.58 I do not agree that an additional category is needed to cover development of significant benefit to the community. Such benefits would tend to be specific to a particular project and S54A of the Town and Country Planning Act 1990 allows such matters to be taken into account. Affordable rural housing is considered as an exception in cases of need and it would not be appropriate to include it within Policy WCC1.

2.59 It is not necessary to refer in the penultimate paragraph to other policies in the Plan. Other policies are referred to in the opening paragraph and, in any event, the Local Plan should be read as a whole, with account taken of all relevant policies and provisions. I think that it is reasonable to include a general requirement that development should respect its countryside location.

2.60 The Council has made it clear that the "gaps" referred to in the final paragraph meant open areas in a built up frontage. Gaps have a special meaning under Policy WCC2 and I do not consider that wording should be used in this context. I have already commented on the reference to "green gaps" in the penultimate paragraph and recommended that it be deleted. However, I find no objection to the need to protect open areas, subject to the qualification that they should be important to countryside character.

2.61 I have considered the policy rewordings suggested by a number of objectors. However, I do not consider that the suggested alternatives offer any advantages over the Council's version with the amendments that I have recommended. I think that it is important that a precise definition of "countryside" is given and I agree with the Council that it should relate directly to land beyond identified settlements. I do not believe that it is necessary to change the wording of individual categories beyond those that I have suggested. I agree with the Council that other categories such as public utilities, domestic extensions, minerals or waste should not be included. I am satisfied that Policy WCC1, as amended, would provide a suitable level of control, without undue rigidity, and would accord with Policy C2 in the Structure Plan and PPG 7.

RECOMMENDATION

2.62 That Policy WCC1 is amended as follows:

"Development outside defined settlement boundaries will be strictly controlled through the application of the detailed policies and provisions of this Plan.

Such development will only be acceptable in principle where the proposal falls within one of the following categories:

A) Development required for agriculture or forestry.
B) Outdoor sport or countryside recreation.
C) Local community facilities which cannot be located elsewhere.
D) Re-use and adaptation of existing buildings.
E) Diversification of an established agricultural business.
F) Permanent and transit gypsy sites.
G) Sensitive infilling of one or two dwellings in a small gap in an otherwise built-up frontage.
H) Other development suitable to the countryside, which cannot be accommodated within a settlement.

Where development is acceptable in principle it will only be permitted if it is appropriate in scale, form, materials, design and character to its location in the countryside. The enclosure of open areas that are important components of countryside character will not be permitted".

RECOMMENDATION

2.76 That PA 2/10 is not carried forward and that the last sentence of paragraph 2.29 is deleted.

2.77 That paragraph 2.29 includes reference to a new gap designation between Wargrave and Twyford.

POLICY WCC2

PREAMBLE TO POLICY WCC2

2.78 I have dealt with this policy in two parts. Firstly I have considered all of those objections that related to the principle of the policy or its wording and made appropriate recommendations. I have then moved on to site-specific objections, which required the removal of the gap or wedge designation from a particular piece of land. This section comprises four parts each of which has been dealt with as a discrete topic:

i) addition of a gap or green wedge designation;
ii) removal of a gap or green wedge designation;
iii) removal of a gap or green wedge designation in association with a settlement boundary change;
iv) D & S Nurseries site, Winnersh.

2.79 Where the change of designation was also associated with a particular development proposal, the objection has been dealt with under the associated policy. Most were concerned with housing and these can be found in the Omissions section of Policy WH2. There was also one linked to a proposal for affordable housing (objection 2187) and one for economic development (objection 1676). These are considered under Policies WH9 and WEM1 respectively.

2.80 Objection 2314 was associated with a proposal for recreational use under Policy WR13. However, this land is in the same vicinity as housing sites being promoted by the same objector. In the circumstances I have dealt with the gap issue in conjunction with objections 2308 and 2311 in the Omissions section of Policy WH2.

2.81 Finally, it should be noted that the site referred to in objection 1661 is not covered by a gap allocation and so I have not considered it further.

REPRESENTATIONS

8	Mrs K Cowan (O)
285	Captain M Dowding (O)
313	Arborfield & Newland Par Council (O)
314	Arborfield & Newland Par Council (O)
333	Mr & Mrs D Chesterman (O)
336	Mr & Mrs D Chesterman (O)
343	Mr G Cowan (O)
706	RCB Sports and Social Club (O)
907	Bovis Homes Ltd (O)
922	Councillor R Samuel (O)

960 R A Waterer (O)
1018 Mrs B Gibson (O)
1020 D & M Autos (O)
1146 W & J Clark (O)
1471 Foster Wheeler Energy Ltd (O)
1551 The Rt Hon John Redwood MP (O)
1567 Mr S Agar-Hutty (O)
1570 J Belcher & Others (O)
1577 Mr A Perrett & Mrs A Webb (O)
1581 Mr D Walker (O)
1589 Stratfield Saye Estates (O)
1591 Mr & Mrs C Adams (O)
1655 Linden Homes South East Ltd (O)
1660 Linden Homes South East Ltd (O)
1661 Linden Homes South East Ltd (O)
1665 Linden Homes South East Ltd (O)
1669 Linden Homes South East Ltd (O)
1676 Alfred McAlpine Dvpts Ltd (O)
1682 Mr B Proctor (O)
1688 Hicks Developments Ltd (O)
1692 Bancroft Developments (O)
1694 Thatching Advisory Services (O)
1720 Bewley Homes PLC (O)
1728 Bewley Homes PLC (O)
1730 Bewley Homes PLC (O)
1733 Linden Homes South East Ltd (O)
1741 Taywood Homes Ltd (O)
1742 Taywood Homes Ltd (O)
1756 Mr L Nemeth (O)
1757 Mr L Nemeth (O)
1763 Westfield Homes Ltd (O)
1764 Westfield Homes Ltd (O)
1780 The Landowner of land E of Bearwood Rd, Barkham (O)
1825 Spencers Wood Consortium (O)
1834 Berkshire Land Ltd (O)
1839 Hicks Developments Ltd.
1850 Beazer Strategic Land (O)
1874 South Wokingham Consortium (O)
1875 South Wokingham Consortium (O)
1882 Bryant Homes Ltd (O)
1890 T A Fisher & Sons Ltd (O)
1899 E Rawlings (O)
1912 Laing Homes Ltd (O)
1944 Mr & Mrs F Wicks (O)
2010 Thames Water Property (O)
2065 University of Reading (O)
2122 Trustees of Mrs Hutchinson Dcd (O)
2134 Meakins Transport (O)
2135 Meakins Transport (O)
2147 Beazer Strategic Land (O)
2148 Beazer Strategic Land (O)
2149 Beazer Strategic Land (O)
2187 Holme Park Sonning Ltd (O)
2189 Mr I Johnson (O)
2193 Mr H Bowyer (O)
2197 Mr R Gwinn (O)
2200 Mr K Warwick (O)
2204 Mrs Childerhouse & Mr Bowyer (O)
2207 Mr C Evans (O)
2223 Mr C Ayres & Others (O)
2242 Trustees of R H R Palmer Dcd (O)
2243 Trustees of R H R Palmer Dcd (O)
2248 Trustees of R H R Palmer Dcd (O)
2256 Planning & Dvpt Partnership (O)
2308 Churchbury Securities Ltd (O)
2311 Churchbury Securities Ltd (O)
2314 Churchbury Securities Ltd (O)
2327 C Edwards & G J Couling (O)
2334 David Wilson Homes (O)
2342 Rousay (O)
2347 The Guide Dogs for the Blind Assn (O)
2354 Pinefrost Ltd (O)
2709 Taywood Homes Ltd (O)
6017 Foster Wheeler Energy Ltd (O)
6102 Mr A Stewart (O)
6162 Shinfield Parish Council (O)
6179 Bewley Homes Ltd (O)
6285 Swan Hill Homes Ltd (O)
2 Mrs J Rickard (S)
3 Mrs J Clark-Maxwell (S)
21 Mr J Strange (S)
26 Mr R Tucker (S)
29 Mr V Kelly (S)
30 Ms S Tucker (S)
36 The Rev P Bannister (S)
39 Mrs S Swatridge (S)
47 Mrs C Pattison (S)
50 Mr P Pattison (S)
56 Ms L Erler (S)
143 Wokingham Without Parish Council (S)
150 Dr J Erler (S)
156 Mrs E Gower (S)
158 Mr R Thomas (S)
160 Mrs J Thomas (S)
162 Mrs E Halson (S)
164 Mr & Mrs M Stewart (S)
169 Mr L Fricker (S)
175 Mrs J Pailthorpe (S)
281 Swallowfield Parish Council (S)
311 Dr N Turner (S)
362 Mrs S Hewitt (S)
365 Mr T Edmonds (S)
366 Mrs M Edmonds (S)
761 Mrs J Parlour (S)
839 Mr R Doddington (S)
891 Mr M Parlour (S)
937 Mrs P MacNab (S)
944 Mr B Wood (S)
956 Ms J Erler (S)
1010 Mr C Pailthorpe (S)
1011 Dr E Lucas (S)

1014	Dr D Lucas (S)
1023	Ms R Garwood (S)
1037	English Nature (S)
1155	Mrs D Thomas (S)
1271	Mrs J Pottinger (S)
1281	Mrs B Woods (S)
1348	Mr C Marchant (S)
1379	Mr & Mrs Mitchell (S)
1392	CPRE (Wok District) (CRAG) (S)
1396	Mr & Mrs S Vanderpump (S)
1484	St Nicholas Hurst Parish Council (S)
1498	Beech Hill Parish Council (S)
1554	V Petch & R Voysey (S)
1555	Mrs G Fricker (S)
1593	Mr S Erler (S)
1612	Mr J Bateman (S)
1614	Mr J MacNab (S)
1615	Mr E Bamber (S)
1793	Mr P Higham (S)
1799	Ms C Hunter (S)
1961	Mr A Thomas (S)
1965	Mrs E Barraclough
2258	Mr T Courtney (S)
2395	Wokingham Friends of the Earth (S)
2642	Mr D Goodlad (S)
6008	Mr T Edmonds (S)
6009	Mrs M Edmonds (S)

OBJECTION ISSUES

2.82 A number of objectors thought that gap designations were unnecessary and did not take account of local conditions. The wording was considered to be unclear and ambiguous. The designations add a further confusing tier of constraint similar to that provided by green belt policy; adequate control could be exercised through Policy WCC1. Conversely, an objector suggested that the policy should be strengthened in order to protect gaps between settlements and to preserve the countryside.

2.83 It was suggested that the word "normally" should be inserted in the first and third paragraphs in order to envisage the possibility of exceptions. It was also pointed out that the policy is entitled "green gaps and wedges" and that this is a very different proposition to Structure Plan Policy C6, which is concerned with "green wedges and gaps". It was considered that the policy should refer to physical or visual separation, as both were not needed to comply with Policy C6.

2.84 Many objections contained the suggestion that the policy should only apply to land that was essential to maintaining separation of settlements that were close together and risked coalescence. However, no comprehensive review had taken place to assess the function of gaps in this respect, as required by paragraph 4.16 of PPG 7. Some objections suggested that any assessment should follow Countryside Agency guidance and should be based on the contribution of the land to urban form and urban areas. The approach of the Council was considered flawed because designations had been carried forward from the adopted Local Plans without further reassessment. Consequently, gaps were far too widely drawn and would be unable to endure in the long term. As had happened in the past they would have to be breached in order to accommodate development, especially if they included sites in sustainable locations.

2.85 Several objectors believed that by placing emphasis on countryside character and appearance rather than on physical and visual separation, the policy did not accord with Policy C6 in the Structure Plan. Land within a gap need not necessarily be green, open or have a countryside appearance. The policy should

be directed towards maintaining the separate identity of settlements and not towards preventing development. Reading and Winnersh for example, maintained separate identities despite the eradication of any green space between them following the construction of the multiplex cinema. The designation of large areas as gap showed that the real purpose of the policy was to prevent development and not to separate settlements. This was evident in its application to the previously unconstrained area south of Reading and in its removal from land to the north west of Arborfield.

2.86 There was concern that the policy would not allow the development and growth of existing uses such as schools and sports clubs that were responsible for maintaining the open countryside characteristics that the policy sought to protect. If such development were not permitted these types of uses could not survive. This would be contrary to one of the key objectives of the recreation policies and additional wording was suggested accordingly.

2.87 It was said that two policies were necessary, one relating to setting and separation of settlements and the other relating to green wedges as localised undeveloped areas separating development. A number of objections suggested alternative forms of wording for all or parts of the policy, to cover the various points that had been raised.

CONCLUSIONS

2.88 There is justification for including a gap policy in the Local Plan to take account of the development pressure that has occurred in the District in recent years. That situation has resulted in an outward growth of towns and villages and the gradual erosion of the intervening countryside. Many settlements are close together, particularly on the southern side of the M4 Motorway, and in order to maintain their identity and individual sense of community, it is important to protect the vulnerable areas of intervening countryside from unwarranted development. I do not believe that this can be adequately achieved through the application of general countryside policy because gaps are a spatial concept and are not primarily concerned with landscape protection. Reference should not be made to "countryside appearance and character" in the policy.

2.89 The present Structure Plan reaffirms its support for gaps in Policy C6 and also introduces the new concept of green wedges. These are defined as areas of open space penetrating, partly enclosed by or separating built up areas or communities. Although they will not necessarily separate different settlements, they have a similar function in terms of maintaining urban form and preventing coalescence of built up areas. However, this part of the Structure Plan preceded PPG 7 and left the issue of where detailed boundaries should fall to the Local Plan.

2.90 Paragraph 4.16 of PPG 7 makes it clear that when development plans are reviewed the function and justification for existing local countryside designations should be rigorously considered. However, for the most part gap designations

have been uncritically carried forward from the Loddon Area and South East Area Local Plans and wedges have been based on little rigorous analysis. Landscape surveys have been relied upon that were carried out some years ago and were not particularly stringent or based on the countryside character approach now advocated in national guidance. Consequently, I believe that in many cases gaps and wedges have been too widely drawn and that this undermines their credibility by including land that is not essential in terms of separation function. I have commented in the preamble to this Chapter on the situation regarding a District-wide landscape character assessment, but in the meantime I can see little alternative but to leave the gap and wedge designations as shown on the Proposals Map, apart from where I have made specific recommendations to the contrary.

2.91 Land should only be designated if it is considered essential to the separation function. However, the term "essential" is relative and needs to be balanced with other competing demands for the land resource from one Plan period to the next. Wedges, in particular, often comprise land on the edge of a settlement that may also be considered as a sustainable location for an urban extension. In consequence, these local designations should have greater flexibility and not be expected to display the same degree of permanence for example, as a green belt. However, this also means that it is not sufficient to merely carry forward the gaps and wedges policy from one Plan to the next without critical re-assessment.

2.92 Once land has been designated, strict control needs to be exercised in order to satisfy the objective of urban containment. However, gap policy has different purposes and objectives to green belt policy. In certain cases this could mean that a proposal that may be appropriate in the green belt may not be acceptable in a gap. Indeed, the supporting text to Structure Plan Policy C6 specifically states that gaps apply equally inside and outside the green belt. For this reason, I consider that the title of the policy should be changed and the words in brackets omitted.

2.93 In my opinion, it is not desirable to provide for exceptions. Although sport and recreation facilities may be found in many gap locations, I do not think that they should be referred to specifically or allowance made for associated proposals that could compromise the purpose of the policy. Under S54A of the Town and Country Planning Act 1990 there is provision for other material considerations to be taken into account in any individual proposal for development. Similarly, and for the reasons that I have already given in my conclusions on Policy WCC1, I do not consider that the word "normally" should be used.

2.94 By definition, a gap comprises areas of countryside. However, this does not mean that it is necessarily green, totally open or free from development. It inevitably contains buildings and uses but I believe that there does need to be an overall sense of openness and a generally undeveloped appearance in order that the separation function can be satisfactorily performed. I think that it is these characteristics that the policy is seeking to protect by preventing increased urbanisation. I note that the Council has agreed to omit the word "green" before

gap. I support this change, which follows the wording in Policy C6 of the Structure Plan.

2.95 In order for the gap function to be truly effective I think that there needs to be both a visual and a physical dimension present. I appreciate that Policy C6 uses the word "or" whilst its precursor, Policy EN6, used the word "and". However, I do not agree with those objectors who considered that this implies a looser interpretation. If this had been intended I would have expected the words "either" to have preceded "or". It is the process of coalescence that is harmful and I do not think that narrow spaces are usually conducive to preserving settlement identity. I think that the instances where separation is only provided by a physical feature, such as a motorway or a tree belt without the distance element, are generally unsatisfactory.

2.96 That is not to say that the gap notation should necessarily be removed when two settlements are separated by a narrow space. This often occurs along a road where there is a pinch point with land extending out on either side. This may be likened to a butterfly and although the true separation is provided by the wings, the narrower body has a role to play in preventing actual coalescence. There are many examples of such a situation in the District such as along the A327 between Winnersh and Wokingham, between Spencers Wood and Three Mile Cross and along Barkham Road between Barkham Hill and Wokingham.

2.97 What would constitute an adequate distance will therefore vary from case to case. I see nothing wrong with the Council's approach of applying guideline distances of between 1 and 2 kilometres as a starting point. However, I am concerned that in some instances this has been used rigidly without taking account of other factors. Apart from the situation that I have described above, local topography and vegetation may also justify a reduction or an increase in distance being applied.

2.98 One reason why physical as well as visual separation is important is because natural features such as woodlands and hedgerows cannot be guaranteed to remain in perpetuity. Unless, for example there is protection from a Tree Preservation Order, the Council has no power over the management of landscape features in private ownership. In my opinion, the second and third paragraphs detract from the clarity of the policy and should be removed. If the Council wishes to comment on the retention and enhancement of settlement boundary features, this could be done in the supporting text.

2.99 I have recommended against the use of the "setting of settlement" designation in relation to Policy WLL6. Similarly, I can see no justification for it to be subsumed into Policy WCC2, especially as the former is landscape-driven, whereas the latter is a spatial tool. I acknowledge that the word "setting" is used in Structure Plan Policy C6, but in my opinion this is a general reference to the countryside around the settlement that provides the contrast to the built up area of the settlement itself. I think that setting needs to be viewed in the context of the

purposes of Policy C6, which relates to the protection of the settlement pattern rather than inherent landscape quality.

2.100 Both gaps and wedges are primarily concerned with separation of built-up areas and I do not consider that they should be separated into two policies. I have considered the alternative forms of wording advanced by a number of objectors, either to the whole of the policy or to part of it. I have covered the various points that have been raised in the preceding paragraphs and taken account of the various suggestions in my recommendation. Whilst I agree that the policy should be directed towards the role that the land performs rather than its landscape character, I do not concur that each gap or wedge needs to be justified in the supporting text.

RECOMMENDATION

2.101 That Policy WCC2 is deleted and replaced as follows:

"Policy WCC2: Green wedges and gaps

Development will not be permitted within important open areas, defined as green wedges and gaps on the Proposals Map, that would threaten their essential function in the physical and visual separation of settlements that are close together".

SITE SPECIFIC OBJECTIONS – ADDITION OF A GAP OR GREEN WEDGE DESIGNATION

REPRESENTATIONS

8	Mrs K Cowan (O)	343	Mr G Cowan (O)
285	Captain M Dowding (O)	922	Councillor R Samuel (O)
313	Arborfield & Newland Par Council (O)	1146	W & J Clark (O)
314	Arborfield & Newland Par Council (O)	6162	Shinfield Parish Council (O)

OBJECTION ISSUES

2.102 It was considered that the areas to the west of Wargrave and between Wargrave and Twyford should be protected as gap and not setting of settlement, in order to preserve their unique character.

2.103 Other objectors thought that the previous designation in the Loddon Area Local Plan on the land north of Arborfield Cross should be reinstated in order to ensure that the periphery of the Conservation Area is protected. This would not be adequately controlled by general countryside policies because the land was not a "rural area". It was contended that wider tracts of open countryside, including Arborfield, Shinfield, Swallowfield and Sindlesham should be allocated as gap.

OBJECTION ISSUES

2.122 It was not considered that there was any evidence to justify gap designation on The Grove Site, Shinfield. Adequate separation between Reading and Shinfield was already provided by the M4 Motorway.

CONCLUSIONS

2.123 The Grove Site in Shinfield is prominent undeveloped land sloping west with the A327 Shinfield Road to the east and the M4 Motorway to the south. It is a site which is bounded by Whitley Wood Lane to the north. An undeveloped area of land , approximately 6.5 hectares in extent, forms the lower slopes below the old Berkshire County Council office buildings; the latter are a prominent landmark on elevated ground. This sloping site is readily visible in long distance views from the south.

2.124 The gap between Shinfield and Reading is very narrow at this point as development extends right up to the edge of the M4 opposite the site on the western side of the A327. It is also proposed to extend the settlement of Shinfield on the eastern side of the A327 by including Lane End Farm as an allocated housing site under Policy WH2 of the Local Plan. The Motorway runs through a cutting at this point and makes little contribution to visual separation. In view of the very narrow distances involved, I conclude that the "gap" at this point is negligible and I can see little merit in retaining The Grove site within it.

RECOMMENDATION

2.125 That the gap designation on The Grove Site is removed and that the Proposals Map modified accordingly.

Land between Arborfield Cross and Arborfield Garrison

REPRESENTATIONS

1581 Mr D Walker (O)
2223 Mr C Ayres & Others (O)

OBJECTION ISSUES

2.126 Land on the western side of Reading Road is being used as a gypsy caravan site and for a range of industrial purposes, including a haulage yard. The eastern section of this site is included in the gap between Arborfield Cross and Arborfield Garrison, a designation that had been carried forward from the Loddon Area Local Plan. Various uses and buildings have become lawful or permitted, but no formal reassessment of the qualities of this land has been carried out, despite advice in PPG7. The only such exercise had been done in relation to a successful appeal for the redevelopment of the haulage yard. That assessment concluded that the site was on the edge of the visual envelope and offset between the two settlements. It does not lie within the critical space between them or in a location

where there is a risk of coalescence. It was said that physical separation was provided by the A327, a Green Route, and visual separation by the open farmland belonging to the two farms on either side of that road.

CONCLUSIONS

2.127 Arborfield Cross and Arborfield Garrison are separated by a band of countryside less than one kilometre in width that rises towards a ridge on its western side. It comprises open fields but also several incursions of built development, including the commercial uses and gypsy site on the western side of the A327 and development around Ducks Nest Farm. I observed that there are high levels of intervisibility between the two built up areas and that the urban edge of Arborfield Cross is particularly prominent. Taking these factors into account, I do not consider that this intervening land has any meaningful role to play in terms of visual or physical separation and I do not therefore support the gap designation.

2.128 The Council is concerned that protection under Policy WCC1 would not be sufficient to prevent coalescence through creeping urbanisation. Whilst I acknowledge this concern, I do not share it because I do not consider that the land has any separation value at present. It is important to ensure that gap policy is not used merely to reinforce countryside protection policy. I appreciate that there have been a number of appeals relating to this area of land but these were determined within the context of the existing gap designation. Furthermore, if the Council adopt my recommendation to exclude settlements such as Arborfield Cross and Arborfield Garrison from the Identified Settlements intended for further allocations, the only development that may occur would be very small scale. That would be unlikely to lead to coalescence.

RECOMMENDATION

2.129 That the gap designation between Arborfield Cross and Arborfield Garrison is removed and the Proposals Map modified accordingly.

Land between Wokingham and Crowthorne

REPRESENTATIONS

1874 South Wokingham Consortium (O)
1875 South Wokingham Consortium (O)

OBJECTION ISSUES

2.130 These objections did not consider that there is any justification for designating the land south of Wokingham and east of the railway as a gap or wedge. It had not been so allocated in the South East Area Local Plan and there had been no formal re-assessment or material change to suggest that it should be now. Although the Structure Plan mentioned land between Wokingham and Crowthorne as being of strategic importance, that function was met by land to the west of the railway line. The Council had agreed that there was no risk of coalescence between