APPLICATION NO:
VAR/2000/1140

LOCATION:
Park Farm Stud Carters Hill Lane, Arborfield Reading.

APPLICANT:
Mr K Morris

PROPOSAL:
Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.

EARLIEST DATE FOR DECISION: **08/05/2000**

APPLICATION EXPIRY DATE: **29/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K Morris
Swinley Well
18 Llanvair Drive
Ascot
Berks
SL5 9HT

Application Number: VAR/2000/1140

Parish: **ARBORFIELD**

Location: **Park Farm Stud, Carters Hill Lane, Arborfield, Reading.**

Proposal: **Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.**

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

Reason

1. The Local Planning Authority is not satisfied from the available information that there is no need in the locality for accomondation for someone solely, mainly or last working in equestrian work. The proposal is therefore not justified and is contrary to Berkshire Structure Plan Policy C7, Loddon Area Local Plan Policies LTV2 and LC17 and Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC6.

John Mitchell

John Mitchell
Development Control Manager
Date: 23 May 2000

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

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR P D HARDING
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM
BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.(O) 24892

Proposal:
DETACHED DWELLING HOUSE TO REPLACE EXISTING CARAVAN
PARK FARM PARK CORNER LANE CARTERS HILL ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(2)

1 REASON The application is in outline only and not accompanied by detailed plans.(1R)

2 Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.(3)

2 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

3 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.(4)

3 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

4 A detailed schedule and also samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(18)

4 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

5 A separate garden curtilage shall be provided for the proposed dwelling, details of the size and position of which shall be submitted to and approved in writing by the District Planning Authority before the development shall commence.(107)

5 REASON In the interests of amenity.(90R)

6 The proposal shall be in replacement of the caravan which exists on the site. The existing caravan shall be completely removed from the site prior to the completion of the new dwelling hereby approved.(7120)

6 REASON In the interest of amenity and because the site is within an area where new dwellings are not normally permitted.(98R)

7 Details of the siting, design and external appearance of any garage to be erected on the site and the means of access thereto shall be submitted to and approved in writing by the District Planning Authority prior to the erection thereof. Any garage erected on the site shall be used as a domestic garage only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(73)

7 REASON In the interests of good layout, design and amenity and to ensure that any garage is retained in accordance with the District Planning Authority's parking standards.(67R)

8 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

8 REASON In the interests of visual amenity.(13R)

9 The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted as part of the details of the proposed development as required by Condition No. 1 above. (198)

The scheme shall show full details of all the existing and proposed planting and site levels; means of enclosure and ground surface treatment. (201)

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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(203)

All the landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscaping Operations' and B.S. 3936 Pt.1 1965 'Nursery Stock'. (205)

9 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

Continued / ....

10 The site shall only be developed by the erection of a dwelling with no more than three bedrooms and a floor area of no more than 250 square metres.(7121)

10 REASON The site is in an area wherein building development is severely restricted and the development is justified only to meet a specific need.(86R)

11 Vehicle parking shall be provided in accordance with the District Planning Authority's Parking Standards before the proposed dwelling is occupied.(602)

11 REASON In the interests of road safety.(550R)

12 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in connection with the working and management of the equestrian centre as defined on the submitted plan including a dependant of such a person residing with him or her or a widow or widower of such a person.(7284)

REASON The site is within an area where building development is severely restricted and the development is justified only to meet a specific need.(7285)

INFORMATIVES:-

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(670)

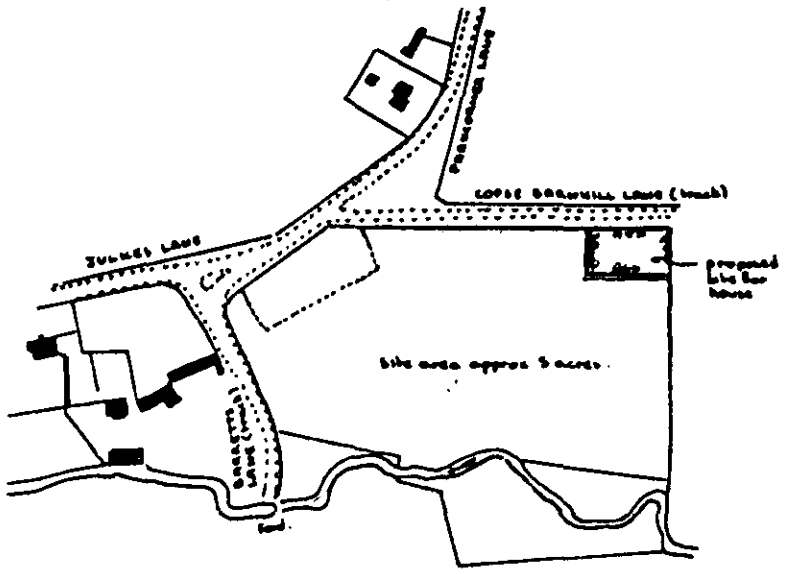
The developer is required to obtain the consent of the Thames Water Authority (Environmental Control Scientist, Nugent House, Vastern Road, Reading, RG1 8DB for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage.(682)

Date 23 JUL 1986

Acting District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.



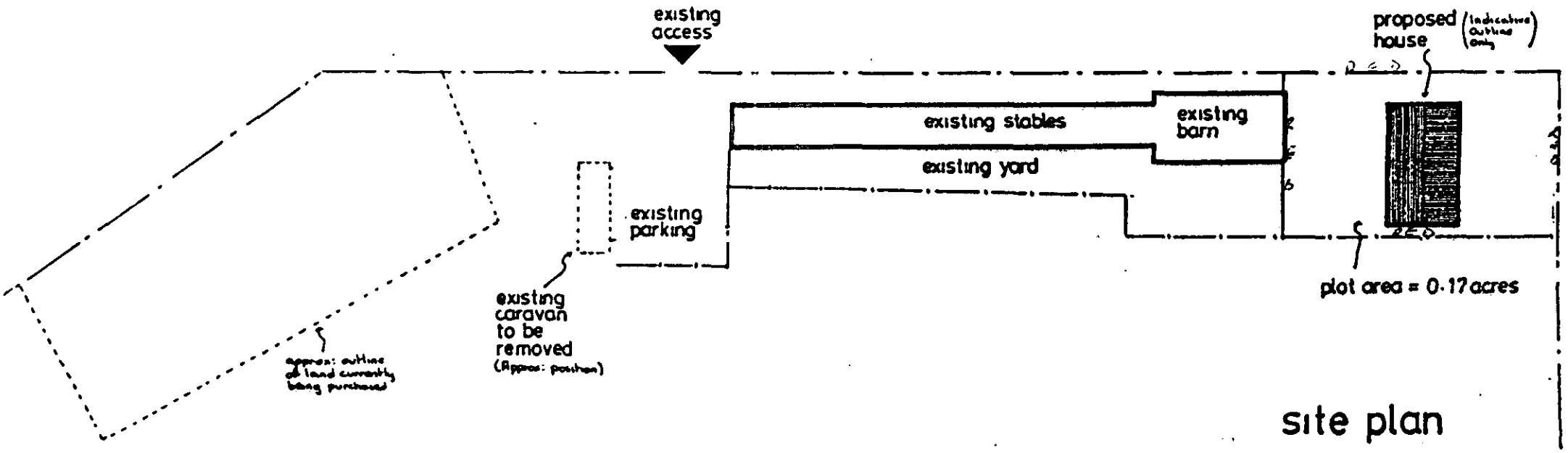
location plan

PROPOSED HOUSE for P. D. HARDING at PARK FARM, PARKCORNER LANE CARTERS HILL, ARBORFIELD CROSS, BERKSHIRE.

Drawing N° AH/S/127
Scales 1:2500 & 500
Date JULY 1985
Drawn ANDESIGN

2 x 92

29 NOV 1985



site plan

WORK SHEET FOR : Angela Odell

Application Number : VAR/2000/1140

Applicant : Mr K Morris .

Location : Park Farm Stud, Carters Hill Lane, Arborfield, Reading.

Proposal : Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 2.5.00

Date Registered : 03/04/2000

Earliest Date for Decision : 08/05/2000

Latest Consultation Date/Site Notice Expiry Date : 08/05/2000

Application Expiry Date: 29/05/2000

Consultation Responses :

3 letters of objection: No obj to change of bldg to entirely residential, but strongly object to dropping of tie to house.

HW officer: No objection.

Parish Council: welcomes return of offices back to res. but objects to removal of occupation condition as could lead to separation of dwelling from rest of premises & could result in demand for another dwelling

Planning Issues :

Application Number: VAR/2000/1140

Appraisal :

PPG7 Annex 1 covers agric/equestrian occupancy conditions para 121. + WCC6 covers agric/equestrian dwellings + LC 17 in LALP. Condition No 12 requires the bldg to be occupied by a person working solely or mainly in the management of the equestrian centre. The model condition in PPG7 para 117 is for a person working in a last working in agriculture & forestry. On 26/4 I wrote to applicant explaining what needed to try to get relaxation of condition - i.e. that premises marketed at a 'agricultural' price/rent reflective of the restriction etc. On 8/5, Mrs Morris telephoned to say they could not provide this and wanted a decision to be made on the basis of the information submitted. As relaxation could result in further pressure for accommodation in connection with the works of the land/stables, consider relaxation not justified.

(No objection to reversion of whole bldg to res. use)

(N.B. Mumer has converted part of other bldg to living accommodation (the groom's acc. referred to in letters) but no record of pp. granted for this).

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

Application Number VAR/2000/1140
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The LPA is not satisfied from the available information that there is no need ~~for [illegible]~~ in the locality for accommodation for persons solely, mainly or last working in equestrian uses. The proposal is therefore not justified and is contrary to BSP Policy C7, LAP Policies LTV2 & LC17 & the WDLP(SD) Policies WCC1 & WCC6.

RECORD OF SITE VISIT

SITE ADDRESS: Park Farm Stud
Carters Hill Lane Arborfield Reading.

APPLICATION NUMBER:
VAR/2000/1140

OFFICER: Angela Odell

DATE OF SITE VISIT: 2.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 2.5.00

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Existing house all used as offices at site visit.

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected, but barn to N.W – nearest part used commercial storage/machinery inside. Then 'grooms accommodation' being lived in by Mr. Harding.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING via general acoustic.

LEVELS Flat but land undulates in the general area.

BOUNDARY TREATMENT

OTHERS

Some horses in field to SW of app. Ha

Applicationo	Name & Address
VAR/2000/1140	E A Bowler Carters Hill Barn Carters Hill Wokingham RG2 9JJ
VAR/2000/1140	Capt. R W Chalmers Swallowsbook Carters Hill Arborfield RG2 9JJ
VAR/2000/1140	R & Mrs J P Maskell Tudor House Carters Hill Arborfield RG2 9JJ

App refused,
sent 25/05/00

Tel: (0118) 974 6445

Date: 9.5.00

My ref: VAR/2000/1140

CONFIDENTIAL

Councillor G 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: VAR/2000/1140
Park Farm Stud, Carters Hill Lane, Arborfield, Reading.
Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.

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

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **VAR/2000/1140**
Park Farm Stud, Carters Hill Lane, Arborfield, Reading.
Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G 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.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 13 April 2000

Application Number: VAR/2000/1140

Proposal: Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.

Site Address:
Park Farm Stud, Carters Hill Lane, Arborfield, Reading.

Applicant:
Mr K Morris .

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).

Signed: N.S. Trotter 18-4-00 **Print name:** N TROTTER

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 April, 2000
My ref. AO/VAR/2000/1140

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

Mr and Mrs K Morris
Swinley Well
18 Llanvair Drive
Ascot
SL5 9HT

Dear Mr and Mrs Morris

PLANNING APPLICATION VAR/2000/1140
PROPOSED VARIATION TO CONDITION 12 OF CONSENT 24892 TO REMOVE AGRICULTURAL WORKERS RESTRICTION ON DWELLING AND CHANGE OF USE OF GROUND FLOOR FROM OFFICES TO RESIDENTIAL AT PARK FARM STUD, CARTERS HILL, ARBORFIELD

Further to my telephone discussion with Mrs Morris I advise you that the proposal to remove the equestrian worker occupation condition is unlikely to be successful unless you can demonstrate that the following has been satisfactorily undertaken.

You will need to demonstrate whether the dwelling is still required for occupation by an equestrian worker at the premises, and if not, why not. You will also need to demonstrate that the dwelling has been marketed (for sale and/or rent) at a price that reflects the equestrian (or an agricultural) worker occupier restriction (i.e. at about two thirds of the market price without the occupier restriction), to be occupied by a worker in equestrian or agricultural work either at Park Farm or at other farms/equestrian business in the area. You will need to show that an estate agent(s) has advertised details of the property for sale/rent at the reduce price with the occupier restriction for several months both at the estate agent's premises and in newspaper advertisements etc., and to show that there has been no serious interest.

However, I advise you that provision of the above will not commit the authority to approving the application. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Policy and Plans Consultation

Location: Park Farm Stud, Carters Hill Lane, Arborfield, Reading.

Proposal: Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling & change of use of ground floor from offices to residential.

Application Number: VAR/2000/1140.

Applicant: Mr K Morris.

Potentially the following policies could apply to this site:

Berkshire Structure Plan (BSP)
Policy LD1: Sustainable Development
Policy LD3: Environmental Impact of Development
Policy C1: Rural Development
Policy C2: Development outside Built-up Areas & Settlements
Policy H4: Assessment of Development Proposals
Policy H5: Development within Settlements & Redevelopment/Change of Use
Policy BU3: Development Proposals Involving Other Uses for Business, Industrial, Distribution & Storage Land & Premises

Wokingham District Local Plan Deposit Draft (WDLPDD)
Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WCC1: Development in the Countryside
Policy WCC5: Re-Use & Adaptation of Buildings for Residential Purposes Outside Settlement Boundaries
Policy WCC6: New Dwellings Required for Countryside Land Uses
Policy WH4: Conversions/Sub-Division of Housing, Including Bedsits/Multi-Occupation
Policy WEM18: Alternative Uses for Land & Premises with a Commitment for, or in Existing, B1 – B8 Use
Policy WT4: Environmental Aspects of Traffic

Loddon Area Local Plan (LALP)
Policy LTV1: Identified Settlements
Policy LTV2: Development in Rural Areas
Policy LH4: Conversions of Residential Properties
Policy LC17: Dwellings on Equestrian Centres
Policy LC20: Conversion of Buildings in Rural Area to Dwellings

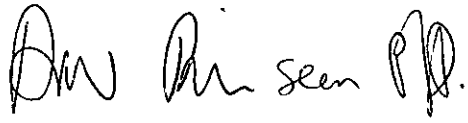
The key policies the proposal should be judged against are WDLPDD Policy WCC6 and LALP Policy LC17.

Agricultural/equestrian workers dwellings are only allowed under exceptional circumstances under BSP Policy C2. The proposal to remove the agricultural workers restriction on the dwelling conflicts with WDLPDD Policy WCC6 and LALP Policy LC17. These state that the Council will where a dwelling for an equestrian centre is justified in a rural area, seek to ensure through the imposition of conditions, that the occupation of the dwelling is restricted to a person employed in connection with the equestrian centre and that the dwelling is not separated from the enterprise holding. This is to prevent the requirement for further built development in the countryside to meet the needs of another equestrian worker.

The proposal potentially conflicts with BSP Policy C1 and C2, WDLPDD Policy WOS2 and WCC1, and LALP Policy LTV1 and LTV2. These state that development should normally be within settlements and will not normally be allowed in rural areas.

However, the change of use of the ground floor to residential will conform with BSP Policy C2, H5 and BU3, WDLPDD Policy WCC1, WH4 and WEM18, and LALP Policy LC20. These permit the re-use and change of use of existing buildings provided no new building is required to replace the office function.

Recommend – **CONDITIONAL APPROVAL OF CHANGE OF USE BUT REFUSAL OF REMOVAL OF AGRICULTURAL RESTRICTION.**



Andrew Astin
Policy & Plans, Ex. 6462

Swinley Well
18 Llanvair Drive
Ascot
Berkshire

SL5 9HT

District Planning Officer
Wokingham Distric Council
Planning Department
P.O. Box 157
Council Office
Shute End
Wokingham, Berkshire
RG40 1WR

Dear Sirs,

Re: Mr D Harding, Park Farm Stables, Carter Hill, Arborfield

We wish to purchase the above property as our residential home and can only do so if the ground floor of the house can be reverted back to a dwelling and the restrictions 12 of 24892 can be lifted.

Commercial use was given to the occupant for the ground floor of the house in 1997 on an appeal No 63275 and restrictions were applied on the planning permission to build the house in 1986.

We can only state our case that we would be using the house for Domestic use which would lighten the flow of traffic. We would still retain the Barn as a workshop and the stables and land for Equestrian use which would not alter the existing landscape in any way.

We trust that you will look at our case sympathetically.

Yours faithfully

Mr and Mrs Kenneth Morris

Received by Wokingham District Council

Application No: VAR/2000/1140

Proposal:
Proposed variation to condition 12 of consent 24892 to remove agricultural workers restriction on dwelling and change of use of ground floor from offices to residential.

Location:
Park Farm Stud, Carters Hill Lane, Arborfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

PLANNING SERVICES | RPT 29343
POL | ILS
DC 07
APP
CS
15 MAY 2000
COPIES TO: | ACK:
FILE:

9 May 2000

Ms Angela Odell
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Park Farm Stables VAR/2000/1140

The Parish Council welcomes the planning application to return the offices back to their original purpose, which was for a person solely or mainly connected with the working and management of the equestrian centre.

The dwelling was essential for agricultural/equestrian purposes appropriate to a rural area for the stabling and keeping of horses. Removing this restriction from the dwelling could lead to the separation of the dwelling from the stables/barn and the rest of the land. Any future owners of the land could request worker's accommodation for staff members to be on-hand during the night to attend horses.

1. We are totally opposed to removing the agricultural workers restriction on the dwelling.

2. The occupation of the dwelling should not be separate from the stables or the out buildings to prevent the dwelling being sold separately from the rest of the equestrian farm thus avoiding proliferation of the dwelling in the open countryside.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

I have also logged this letter as an obs

TC

PLANNING SERVICES	HPT 25811
POL	TLS
DC	ENF
APP	
CS	
28 APR 2000	
COPIES TO:	ACK:
	FILE:

E A and M P Bowler

Carters Hill Barn
Carters Hill
Arborfield, Reading
Berks RG2 9JJ
Tel/Fax:
0118-9760795

April 26, 2000

URGENT

Angela Odell
Planning Department
Wokingham District Council
Shute End
Wokingham

Fax Number: 9746484

Dear Ms Odell

Subject: Planning Application VAR/2000/1140 – Park Farm Stud, Carters Hill Lane, Arborfield

Having received your letter dated April 13, we are writing to comment on the above application as follows: we are fully in favour of reinstating the above property to residential status, as that was the condition under which the dwelling was allowed to be built in the first place. As you will see from the various previous applications related to this property, the house was originally permitted to be built under the condition that the occupier would be able to look after an equestrian business on the site.

We would therefore be very happy if a condition was attached to granting permission for the proposed change to state that the entire property should revert to residential occupation and for the use of equestrian purposes only.

We trust that you will be granting this request and look forward to hearing from you in due course.

Yours sincerely

E A Bowler

M P Bowler

SWALLOWBROOK, CARTERS HILL,
ARBORFIELD, BERKSHIRE RG2 9JJ

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0855	AMO
03 MAY 2000	
COPIES TO:	

28 April, 2000

Mrs Angela Odell
Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

Re: Planning Application VAR/2000/1140
Park Farm Stud, Carters Hill

Further to my telephone conversation with you yesterday I would confirm that whilst the return of the house at Park Farm to residential use is to be welcomed we would be strongly opposed to the restriction tying the house to the stables and the rest of the establishment being lifted. If the new proposed owner still intends to run an Equestrian Establishment (private or otherwise) it is difficult to see the necessity for him to seek to lift the restriction.

From hearsay and also the present owner's advertisements it seems one stable has already been converted to living accommodation (grooms accommodation) and is or has been lived in. As far as I am aware no planning consent has been requested or granted for this conversion.

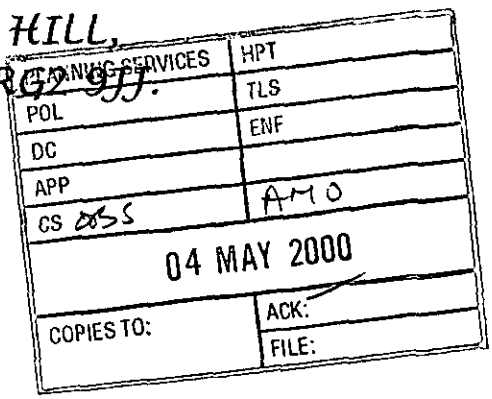
If the application to lift the "Agricultural" Workers restriction is granted I visualize that the house and its surrounds would very soon be separated from the stables and the rest of the land. Application yet again for further living accommodation for whoever then owns and runs the stables or whatever commercial use they have been put to would probably soon follow.

Yours sincerely

Capt. R.W. Chalmers

cc: Mrs Katie Cowan, Arborfield Parish Council

TUDOR HOUSE, CARTERS HILL,
ARBORFIELD, BERKSHIRE RG2 9JJ.



28 April, 2000

Mrs Angela Odell
Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

Re: Planning Application VAR/2000/1140
Park Farm Stud, Carters Hill

We are writing to express our concern and opposition to the above planning application.

Sadly the demise of the Carters Hill area, which is one of the few remaining natural and rural areas for people to enjoy, started some time ago. It is now time to put a stop to this. We already see a property for which the planning department had to approve the type of brick used, having been changed dramatically. A so called "workers' rest room" being used as living accommodation. A stable having been converted to living accommodation for which I understand no planning consent has been granted. It would appear that whenever a property has been split in this area further building work follows.

If the application to lift the "Agricultural" Workers restriction is granted we believe that the house and its surrounds would very soon be separated from the stables and the rest of the land. An application for further living accommodation for whoever then owns and runs the stables or whatever commercial use they have been put to would probably soon follow.

Yours sincerely

J P Maskall

Mr and Mrs J P Maskall

cc: Mrs Katie Cowan, Arborfield Parish Council

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number WAT/2000/1140 relates.

Address of site PARK FARM STUD

CARTERS HILL LANE, ARBORFIELD, READING

Signed

Date 20/4/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: -3 APR 2[illegible]	
Officer: AO	Application No. Var/2000/1140

Map No. ..... Site 2.00
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(V) PROPOSED VARIATION TO CONDITION 12 OF CONSENT 24892 TO REMOVE AGRICULTURAL WORKERS RESTRICTION ON DWELLING AND CHANGE OF USE OF GROUND FLOOR FROM OFFICES TO RESIDENTIAL

Location: PARK FARM STUD, PARK CORNER LANE, CARTERS HILL

Parish: ARBORFIELD Ward: Arborfield ✓ 13/4

Applicant: MR K MORRIS

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required ✓ 13/4

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 : 13.1.4..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

Carters Hill Farm, Carters Hill Barn
properties on park corner Lane
other occupants of Park farm Stables
The Glen
Jukes Lane

CONSULTATION SHEET

APPLICATION NO.
Var/2000/1140

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
Tudor House, Carters Hill Lane.	13/4		
Carters Hill Farm, Carters Hill Lane	13/4		
Carters Hill Barn, Carters Hill Lane.	13/4		
Swallowbrook, Carters Hill Lane	13/4		
The Glen, Copse Barnhill Lane.	13/4		
Sabe House, Barretts Lane.	13/4		
Park Farm Stables, Carters Hill Lane	13/4		

(1) ADDRESS PARK FARM STUD CARTERS HILL PARISH ARBORFIELD E

PLOT No. ORD. SHEET No. 74

BUILDER ~~0/293/66~~ ~~0/110/67 CIA~~

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04672 -	Mr J Hughes	Mobile Home	8.7.76	N/A REF.
04808 -	MR. S. STEVENS	O/APP. DWELLING & GARAGE	8.7.76	N/A REF.
07792 -	MR. S. HUGHES	MOBILE HOME	16.3.78	N/A REF.
08980 -	"	O/APP. DWELLING	31.8.78	N/A REF.
08981 -	"	MOBILE HOME	31.8.78	N/A REF.
10381 -	"	O/APP. FARM BLDGS TO DWELLING	5.9.79	N/A REF
10522 -	"	MOBILE HOME	5.7.79	N/A REF
10523 -	"	DEM. OF SOME FARM BLDGS, REMOVE HARDSTANDING & CARAVAN - ERECT BUNGALOW	5.7.79	N/A REF
14382 -	"	Siting mobile home	20.11.80	N/A Ref
17207 -	MISS R. HARDING	USE OF PREMISES AS STUD FARM & SCHOOLING YARD 1 CARAVAN	8.4.82	N/A CIA & TP 31.8
17208 -	"	SITE LICENCE	8.4.82	N/A TP 31.8.83

DATE OF COMPLETION

MINISTRY DECISION 04672 - APPEAL DISMISSED - 27.4.77

SPECIAL ORDERS 08981 - CARAVAN SITE LICENCE - REFUSED

DRAINAGE

091074

(2) ADDRESS PARK FARM STUD CARTERS HILL PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22058 RTO -	Mr. P.S. Harding	Ren. T.P. 1 mobile home	23.8.84	N/A 31.8.[illegible]
22059 RSL -	"	site license "	23.8.84	N/A "
23696 -	" O/L	DET HOUSE - PART STATE ACC	20.6.85	R
		- " BUSINESS PREMISES		
24892 -	" O/L	" TO REPLACE CARAVAN	30.1.86	CIA
25613 -	"	DET. DWELLING "	12.6.86	R
BRA653	"	DET HOUSE	14.5.86	APP N/A
26081 -	"	"	7.8.86	CIA
33492 -	"	TIPPING TO RAISE LEVEL OF PADDOCK	10.8.89	CIA
40081	"	BARN TO CATTERY WITH ALTS.	20.11.92	CIA
41184	"	RELAX. COND. 3 ON 33492 (CONTINUE INFILLING)	7.6.94	30.9.9[illegible]

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

③ ADDRESS PARK FARM STUD Carters Hill PARISH Arborfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63275/TEM	KALIS DATA SYSTEMS APPEAL	C/O/USE REDUNDANT BARN TO WORKSHOP B1(c) GROUND FLOOR DWELLING TO OFFICES B1(a)	9.5.96	REF

DATE OF COMPLETION

MINISTRY DECISION 63275 - APPEAL ALLOWED - 22.7.97

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

03.APR.2000* 1140

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
David Harding	PARK FARM STUD CORNER LANE CARTERS HILL WARBOROUGH	3/4/00

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . S. Rowe . . . . .

On behalf of . . . . . .

Date . . . 3/4/00 . . . . . .

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

03.APR.2000* 1140

1. APPLICANT'S NAME KENNETH MORRIS

ADDRESS SWINLEY WELL
18 LLANVAIR DRIVE, ASCOT

POST CODE SL5 9HT **PHONE** 01344 875552

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME

ADDRESS

POST CODE **PHONE**

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 PARK FARM STUD
PARK CORNER LANE, CARTERS HILL ARBORFIELD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

CHANGE GROUND FLOOR OF HOUSE TO RESIDENTIAL AND TO VARY CONDITIONS 12 OF 24892 TO ALLOW OCCUPATION OF THE DWELLING SEPERATE TO THE STABLES

5. Give the area in hectares or part of a hectare **AREA OF SITE**

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** PROSPECTIVE PURCHASER'S MAIN RESIDENCE

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** SITE PLAN AND FLOOR PLAN OF DWELLING

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	12 OF 24892

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.

COMMERCIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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	N/A*	*	*
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.

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

SIGNED [signature] ON BEHALF OF DATE 30/3/00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		125		
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify GROUND FLOOR RESIDENTIAL				125
OTHER	Please Specify BARN	164			
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	EXISTING	
Proposed		

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

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

MR & MRS KENNETH MORRIS
SWINLEY WELL 16 LLANVAIR DRIVE ASCOT SL5 9
YES

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

Existing Staff	Transferred Staff	New Staff	Total

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

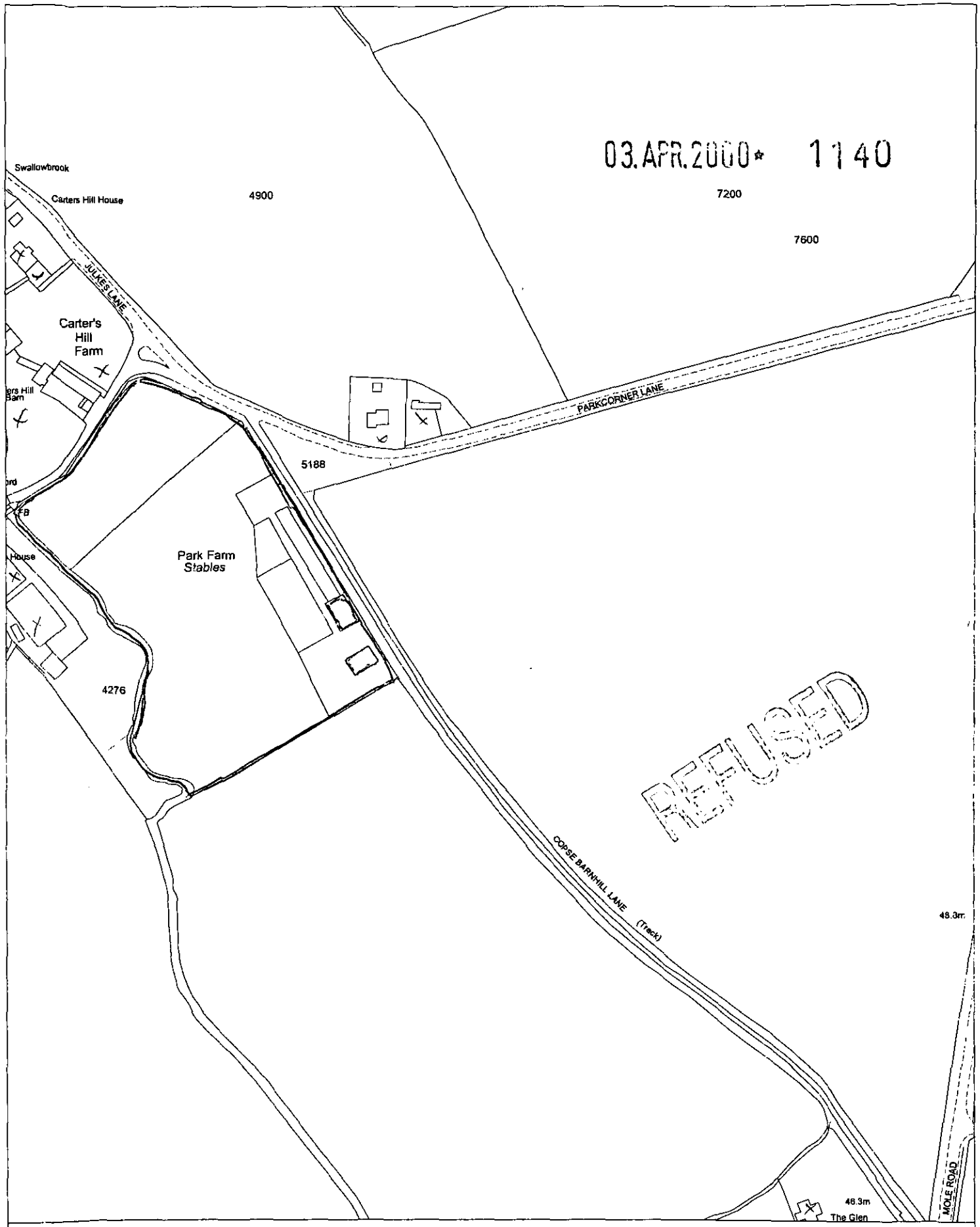
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



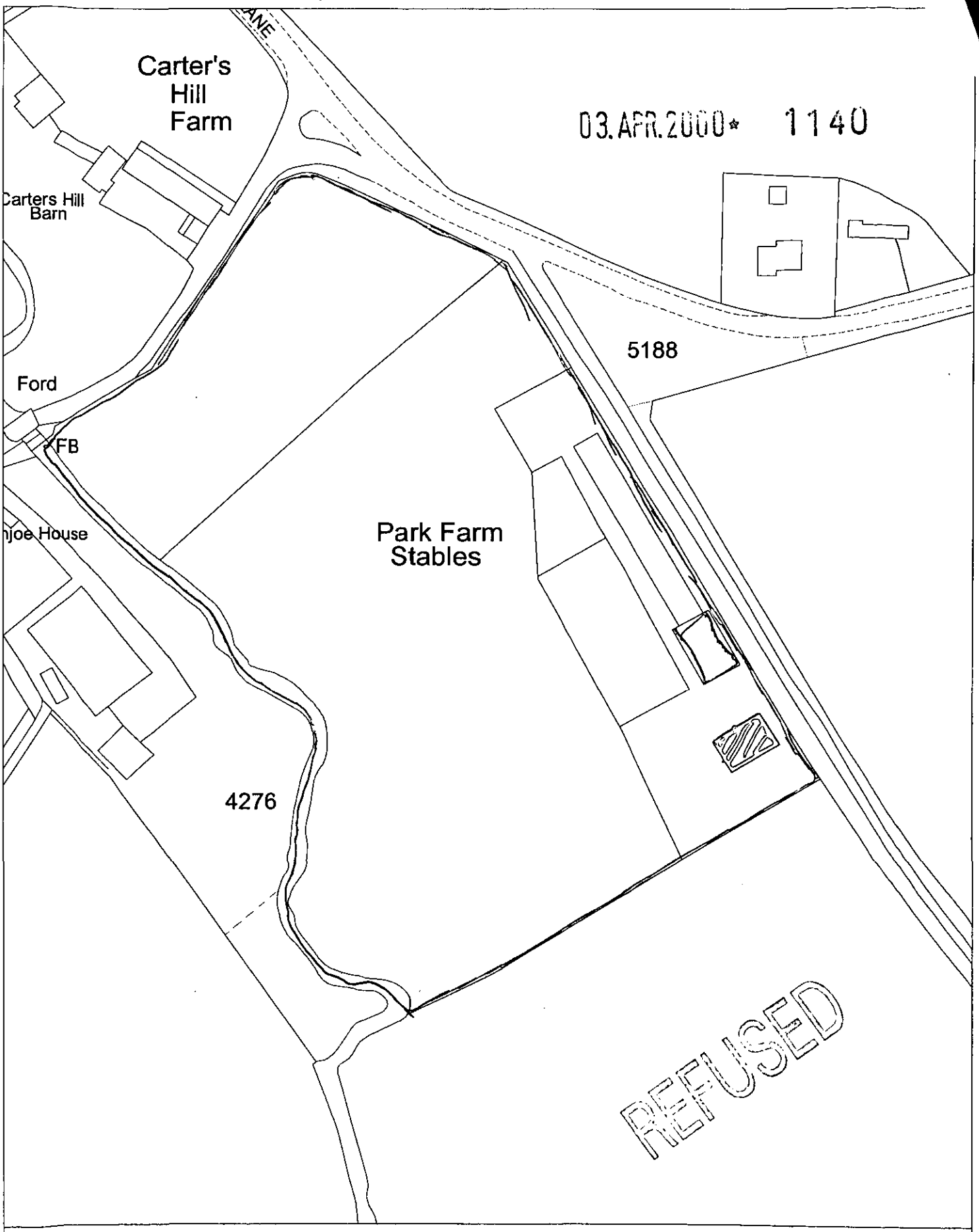
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 March 2000

N
W E
S



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 31 March 2000

N
W E
S