APPLICATION NO:
O/2000/1891

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

APPLICANT:
University Of Reading C/O Haslams

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

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

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University Of Reading
C/O Haslams
156 Friar Street
Reading
Berkshire
RG1 1HH

Application Number: O/2000/1891

Parish:	**SHINFIELD**
Location:	**Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.**
Proposal:	**Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate application)**

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 conditions, the reasons for which are specified hereunder.

Condition

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping treatment of the site, (hereinafter called "the reserved matters")haul routes fro construction vehicles and pedestrian and cycling access to and within the site 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.

Condition

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

Condition
3. No development shall take place within the application area, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

Condition
7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

Condition
9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason
1. a) No such details have been submitted.

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

Reason
2. To ensure efficient use of development land.

Reason
3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

Reason
5. To prevent the increased risk of flooding and to improve water quality.

Reason
6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

Reason
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
8. In the interest of highway safety and convenience.

Reason
9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

Informative
1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.

Informative
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00.

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 H2, H9, EN1, EN4, EN5, LD5 and LD6.

Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE8, LBE16, LBE18, LBE21, LBE22, LT5, LT6 and LPS1.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS4, WH2, WH6, WBE1, WHE8, WHE11, WHE15, WHE16B, WLL7, WT6 and WT7.

John Mitchell
Development Control Manager
Date: 20/12/2000

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 September, 2001
My ref. AO/O/2000/1891

John Mould Demolition
Pingewood Road North
Burghfield Bridge
READING
RG30 3XN

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

Dear Sirs

CHURCH FARM, CHURCH LANE, SHINFIELD

Thank you for your notice of 21 September regarding prospective demolition at the above site. I enclose relevant parts of the decision notice and draw your attention to condition 4 which restricts demolition hours to starting not before 8am. Please confirm that you will amend the notice and/or confirm that you will be complying with this requirement.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Enforcement Officer

The District Planning Officer
Wokingham District Council
PO Box No 157
Shute End
WOKINGHAM
RG11 1WR

From: John Mould Demolition
Pingewood Road North
Burghfield Bridge
READING
RG30 3XN AMO

48085

Dear Sir

Section 80, Building Act 1984

"Duty to give Local Authority notice of intended demolition".

RE: Proposed demolition of CHURCH FARM,
at CHURCH LANE, SHINFIELD NR READING

I/We intend to carry out works of demolition as referred to above and confirm that a copy of this notice has been given or sent to:

1) The occupier or occupiers of any building adjacent to the above building (a list of these persons being attached herewith).

2) The British Gas Corporation's Area Office at DIDCOT.

3) The Area Electricity Board at SLOUGH.

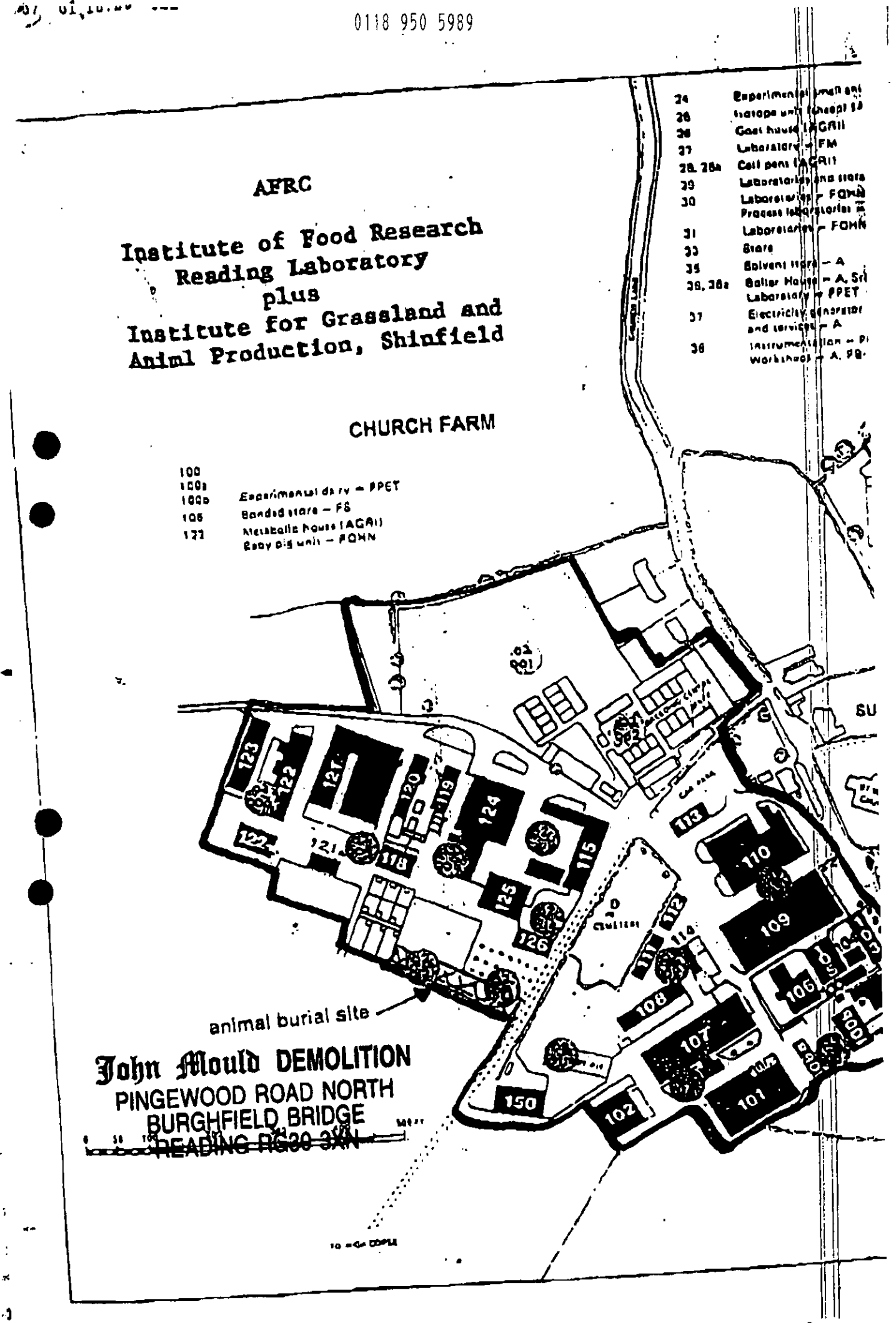
In the event that the burning of structures or materials is to be carried out on the site, I/we undertake to notify the Berkshire Fire Brigade and the Environmental Health Department of the Wokingham District Council at least 48 hours before such operations are commenced.

I/we additionally confirm that demolition works or burning etc. will only be carried out during the hours of 7am to 6pm Monday to Friday, 7am to 1pm Saturdays and that no such works will take place on Sundays or Bank Holidays.

Yours faithfully

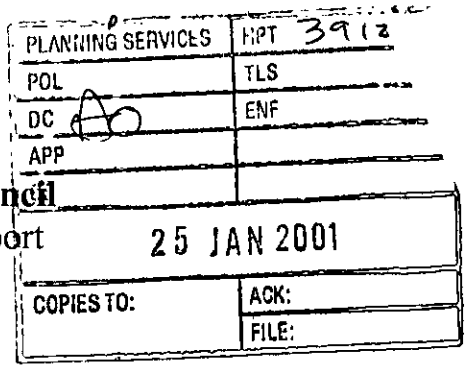
Signed: A Norman Date: 21 SEPT 01

0118 950 5989



Applicationo	Name & Address
O/2000/1891	C Bradish 1 L'Ortolan Cottages Vicarage Court Church Lane Shinfield RG2 9BY
O/2000/1891	C P Young 'Roselyn' School Green Shinfield RG2 9EH

App. approved
Letter sent 21/12/00



Wokingham District Council
Services Department Support
Legal Services

MEMORANDUM

FROM: Colin Lawley
Principal Solicitor

MY REF:CJL
DATE: 24/1/01

TO: Angela Odell
Development Control
Helen Rowlay
Education and Cultural Services
Tom Callaghan
Highways Section
Sharon Graham
Housing
Lisa Jarvis
Leisure, Education and Cultural Services
Neil Haddock
Financial Services

Section 106 Agreement, University of Reading, Cattle Breeding Centre ,Church Farm , Shinfield, Planning Application No. 0/2000/1891

Attached for your information is a copy of a completed Section 106 Agreement.

It will be necessary to check the progress of the development because of the various trigger points in the Agreement.

I should be grateful if you would please note the contributions and matters which relate to your area. I should also be grateful if the Development Control Section would keep other departments informed as to progress.

Please do not hesitate to contact me if you have any questions.

Colin Lawley

DATED NINETEENTH **DECEMBER 2000**

THE UNIVERSITY OF READING

and

THE WOKINGHAM DISTRICT COUNCIL

AGREEMENT

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

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

COLIN

THIS DEED OF AGREEMENT is made the 19th day of December 2000

BETWEEN:

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

and

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

WHEREAS:

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

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

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

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

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

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

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

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

DEFINITIONS

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

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

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

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

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

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

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

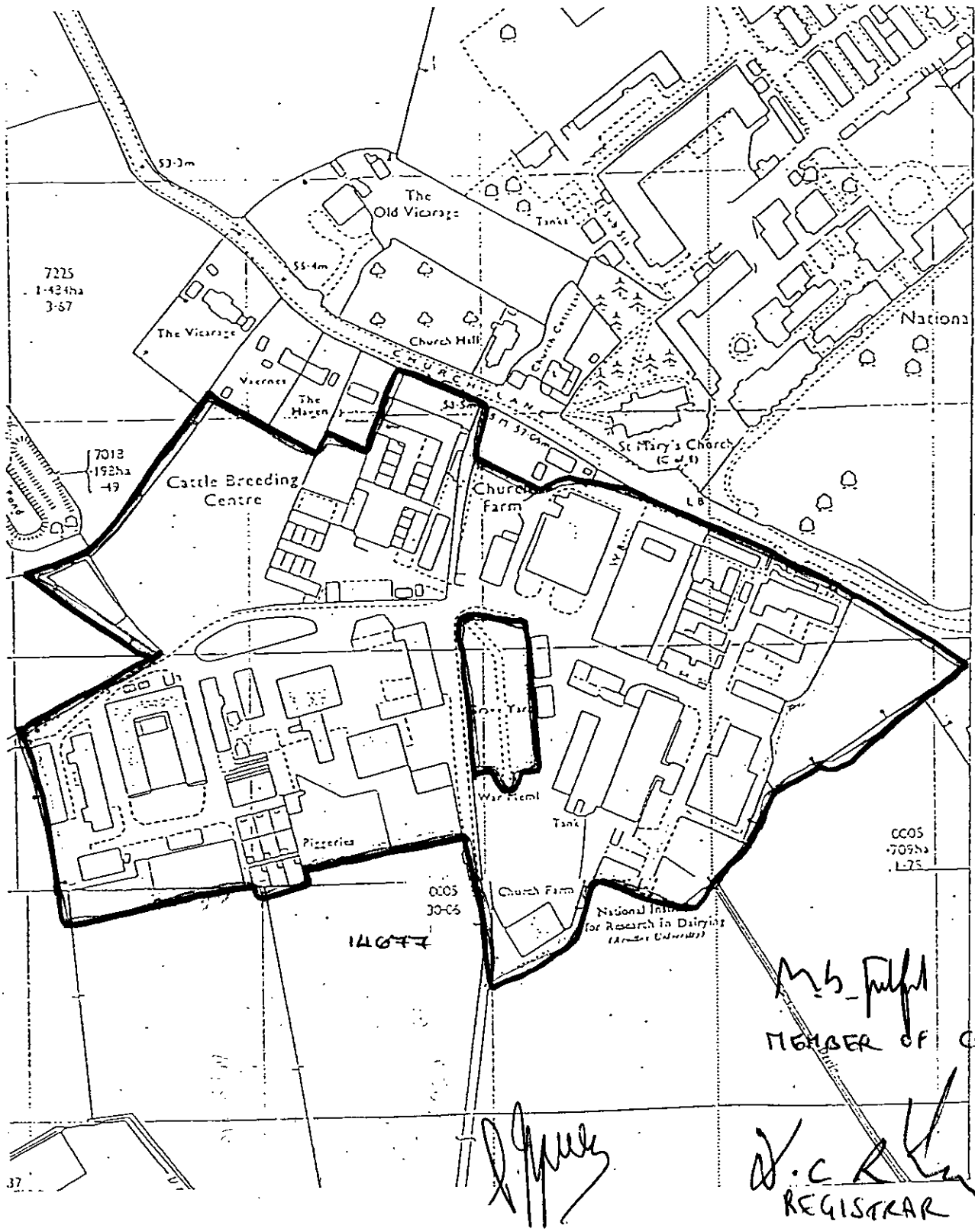
1.6 "the Land" means all that piece or parcel of land amounting to 5.4 hectares or thereabouts (of which 4.66 hectares is the net developable area) situated at Church Lane Shinfield belonging to the Owner and more particularly shown edged red on the plan attached to this deed

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

1.8 "the On-Site Open Space" means those parcels of open space land which shall total 0.91 hectares to be provided within the Land the location or locations of which will be identified when applications for approval of reserved matters pursuant to the Planning Permission are determined and for the avoidance of doubt shall include landscape planting buffers where they are provided within the Land

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

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



HASLAMS
Chartered Surveyors

156 Friar Street Reading Berkshire RG1 1HH
Tel: 0734 585456 Fax: 0734 595197

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/131/1830

Date: JUNE 2000

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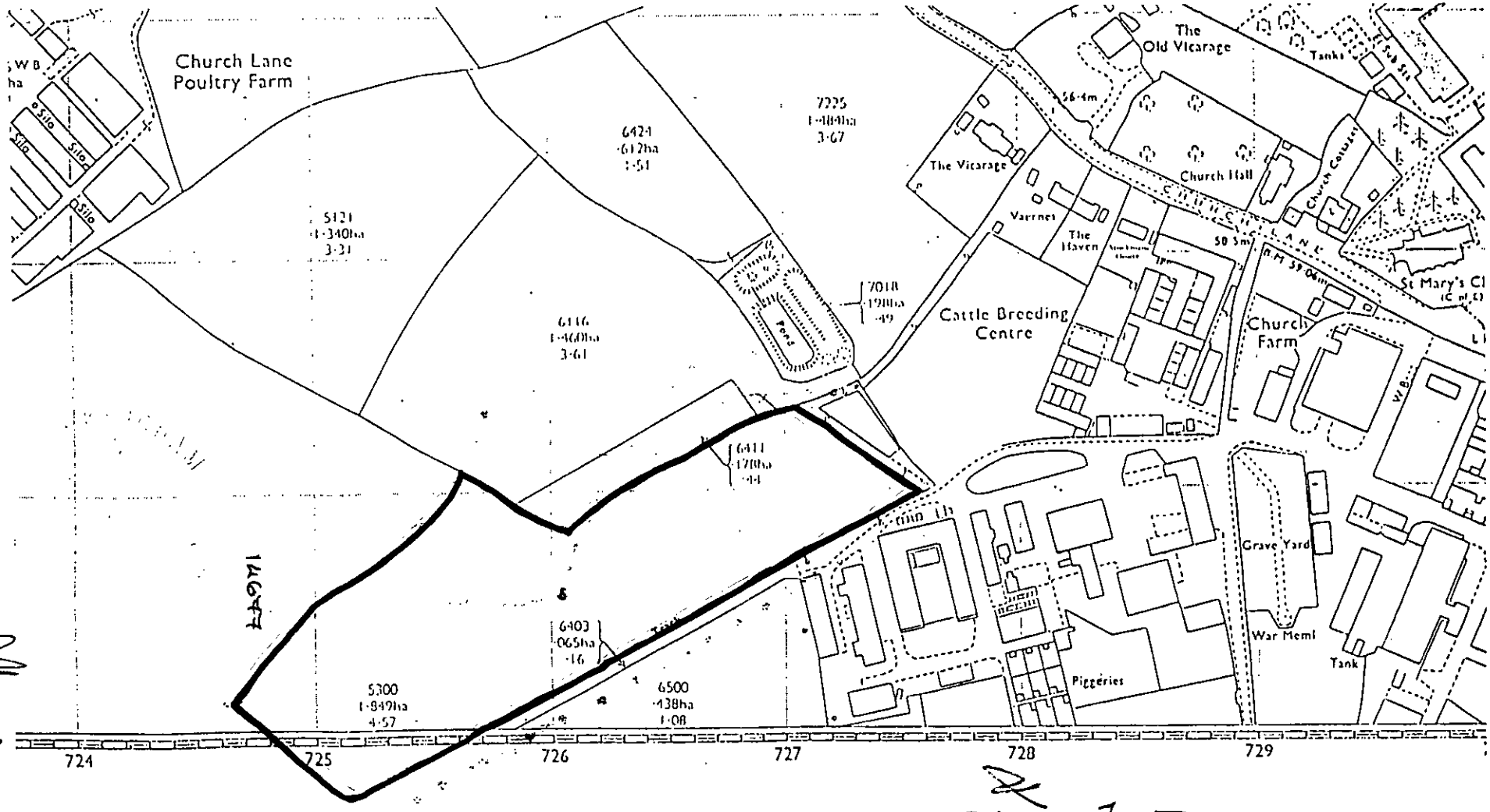

HASLAMS
0118 960 1010
Email: info@haslams-surveyors.co.uk Fax: 0118 960 1022
156 Friar Street Reading Berkshire RG1 1HH

UNIVERSITY OF READING
LAND REAR OF THE CATTLE BREEDING CENTRE
CHURCH LANE
SHINFIELD
READING

Scale: 1:2500

Ref: JHS/18906

Date: DECEMBER 2000

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

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

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

STATUTORY AUTHORITY

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

AGREEMENT

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

CONDITIONS OF UNDERTAKING

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

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

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

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

4.2

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

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

4.2.3 No person shall be liable for a breach of any planning obligation contained in this deed insofar as his interest in the Land is solely comprised in a dwelling

(and its garden) constructed on the Land which is in private occupation or is a statutory undertaker and has acquired the part of the Land for the purposes of constructing facilities to serve the Land or Development

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

4.3 In the event that:

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

4.3.2 planning obligations referred to in clause 3 are satisfied

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

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

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

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

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

ARBITRATION

5.

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

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

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

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

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

SCHEDULE 1

Provisions relating to Affordable Housing

Part I

Restriction on occupation of dwellings

The Owner undertakes:

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

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

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

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

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

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

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

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

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

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

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

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

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

Part II

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

Transfer

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

(i) with vacant possession

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

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

(iv) with full title guarantee and

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

Price

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

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

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

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

Costs

3. Each party shall bear its own costs

Rights

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

Completion

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

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

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

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

SCHEDULE 2

Recreation Open Space

Part I

On-Site Open Space

The Owner undertakes to:

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

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

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

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

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

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

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

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

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

3.7 Each party shall bear its own costs

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

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

Part 2

Off-Site Open Space

The Owner undertakes to:

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

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

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

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

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

1.5 Each party shall bear its own costs

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

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

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

SCHEDULE 3

Primary Education

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

PROVIDED THAT

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

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

SCHEDULE 4

Transportation

The Owner undertakes:

Highway Contribution

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

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

Road Closure

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

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

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

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

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

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

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

Highway Works

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

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

Church Parking

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

SCHEDULE 5

Provisions relating to the transfers of land

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

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

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

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

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

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

2. **Exceptions and reservations**

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

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

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

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

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

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

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

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

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

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

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

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

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

3. **Transferor's covenants**

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

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

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

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

(a) a water supply connection from the mains

(b) an electricity supply

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

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

4. **Transferee's covenants**

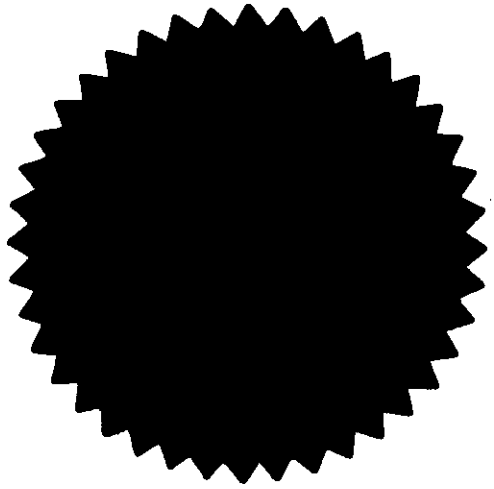
4.1 In the transfer of the land the Transferee shall covenant with the Transferor for the benefit of the Transferor's neighbouring land not to use the land transferred in any way which may cause a nuisance to the Transferor's neighbouring land or for any purpose other than the purpose for which the land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

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

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

MEMBER OF COUNCIL

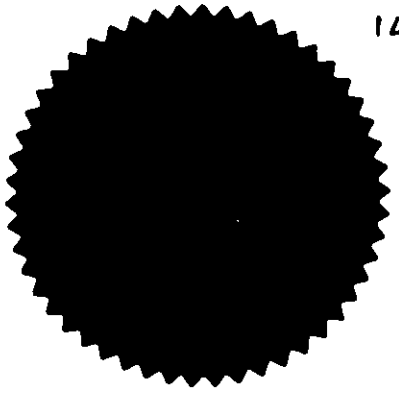
REGISTRAR



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

Principal Solicitor

14677



1890

Tel. (0118) 974 6448 (Direct Line)

Fax. (0118) 974 6484

Date. January 4, 2001

My ref. O/2000/1890

Your ref.

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

C Bradish
1 L'Ortolan Cottages
Church Lane
Shinfield
Reading
RG2 9BY

Dear Sir / Madam

NOTICE OF WITHDRAWAL OF APPEAL BY: University of Reading

SITE: Land at Church Farm & the Cattle Breeding Centre, Church Lane, Shinfield

This is to inform you that this appeal has been withdrawn. The Planning Inspectorate has advised us that they will be taking no further action on it & the Public Inquiry scheduled for 23 January 2001, has been cancelled.

Yours faithfully,

Denise Gumbrell
Appeals Assistant

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

PLANNING SERVICES	HPT 39540
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DC AO	ENF
APP	
CS	
07 FEB 2001	
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	FILE:

FROM: Colin Lawley
Legal Services

MY REF: CJL/pf
Ext: 6524

TO: Angela Odell
Development Control

Tom Callaghan
Highways

YOUR REF:

DATE: 2001

The University of Reading – Cattle Breeding Centre and Church Farm Deed of Variation

Attached for your information is a copy of a Deed of Variation.

Tom you will recall that we discussed this matter during the negotiations for the Section 106 Agreement relating to the Cattle Breeding Centre.

I should be grateful if you would please note the provisions. Please do not hesitate to contact me if you wish to discuss further or have any questions.

Colin Lawley

DATED 10TH JANUARY 2001

THE UNIVERSITY OF READING

and

THE WOKINGHAM DISTRICT COUNCIL

DEED OF VARIATION
OF AN AGREEMENT

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

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

THIS DEED OF VARIATION is made on the 10TH day of JANUARY 2001

BETWEEN:

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

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

WHEREAS:

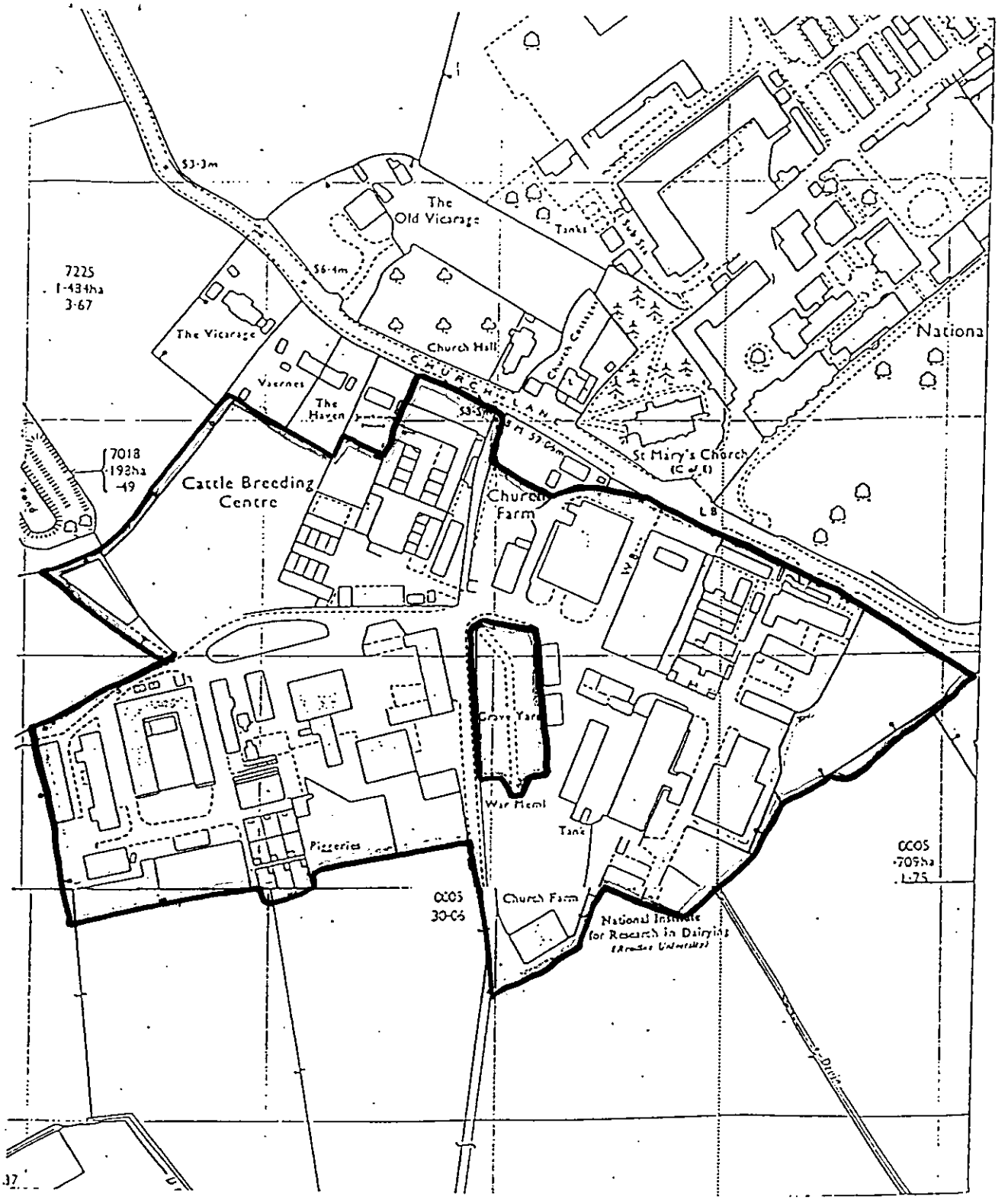
1. The Owner and the Council entered into an Agreement dated 16 May 2000 pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the development of land at Hollow Lane Shinfield ("the Existing Agreement")

2. The Owner and the Council on 19TH DECEMBER 2000 entered into an agreement also pursuant to Section 106 of the Town and Country Planning Act 1990 relating to the development of land (shown edged blue on the plan attached to this deed) at the Cattle Breeding Centre and Church Farm Church Lane Shinfield for residential purposes ("the Church Lane Agreement")

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

WHEREBY IT IS HEREBY AGREED:

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



HASLAMS
Chartered Surveyors

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

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/HM/1830

Date: JUNE 2000

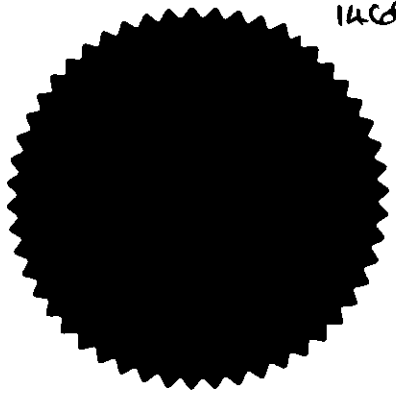
Reproduced from the Ordnance Survey map with the sanction of the Controller of H.M. Stationery Office. Crown copyright reserved.

2. For paragraph 4 of Schedule 4 to the Existing Agreement there shall be substituted the following:

"If the planning permission granted by the Council under number 0/2000/1891 in respect of residential development of land at Church Farm and the Cattle Breeding Centre Church Lane Shinfield shown edged blue on the plan attached to a Deed of Variation dated 10th January 2001 relating to the Land has been implemented by the carrying out on that land of a material operation as defined in Section 56 of the Town and Country Planning Act 1990 pursuant to that permission or if more than half of Church Farm and the Cattle Breeding Centre Shinfield are reused for their existing lawful business use or planning permissions granted on 31 July 1996 for a change of use of Church Farm and the Cattle Breeding Centre respectively are implemented or if B1 redevelopment of Church Farm and the Cattle Breeding Centre is carried out then prior to occupation of any dwellings constructed on the Land or (if any such dwellings have been occupied prior to the occurrence of the relevant event described above in this paragraph) within six months of the occurrence of any of the above events to undertake the highway improvement works to the junction of Church Lane and Hollow Lane Shinfield in accordance with the design indicated on drawing number 11080/03B prepared by the Tucker Parry Knowles Partnership and annexed to this deed or a similar scheme (and in any event the reasonable satisfaction of the District Council) unless such highway improvement works or similar scheme shall already have been carried out whether in accordance with an undertaking given to the Council pursuant to section 106 of the Town and Country Planning Act 1990 by the Owner on 20 March 2000 relating to Church Farm Church Lane Shinfield or otherwise"

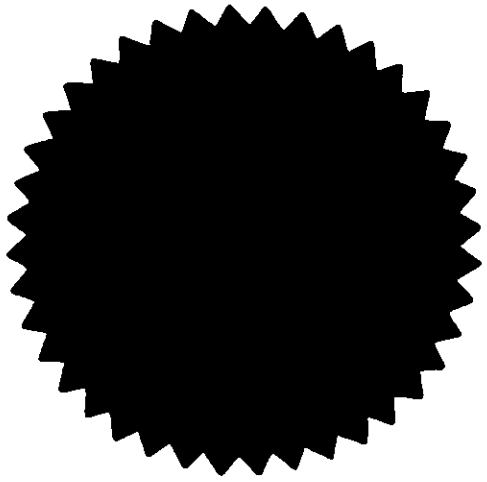
IN WITNESS whereof the parties hereto duly executed this agreement as the Deed on the date first before written

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



Principal Solicitor

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



MEMBER OF COUNCIL

REGISTRAR

Your Ref: AO/O/2000/1890&1891

Our Ref: JHS/HM

Date: 28 July 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH
Tel: 0118 960 1010
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PLANNING SERVICES	HPT 32439
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31 JUL 2000	
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	FILE:

Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: APPLICATIONS O/2000/1890 & 1891 (DUPLICATES)
PROPOSAL FOR 95-140 DWELLINGS
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Thank you for your letter dated 25th July.

I will comment on your points in the order that you have raised them:-

Archaeology

Only a small part of the application site falls within the area identified on the Proposals Map as being within an area of archaeological potential - being centred upon St Marys Church in the old part of Shinfield. A large part of this area of archaeological potential to the south of Church Lane is outside the application site i.e. Church Farmhouse itself.

There are a number of further matters to be taken into account:-

First, the Part 1 Local Plan Inspector's conclusions on archaeology in respect of the main Shinfield proposal. You may recall that it was proposed that this site should be part of the area allocated for residential development on the west side of Shinfield. No point was taken by your authority in this respect and in my view, the Part 1 Inspector's comments are applicable – see attached extract.

Second, planning permission was granted at appeal recently for the redevelopment of both the Church Farm and the Cattle Breeding Centre sites to B1 use. Your Authority did not even raise this point at the appeal – the vast majority of the site then, as now, lying outside the area of archaeological potential The Inspector's decision was dated 5th April 2000 and no condition was attached to either permission in respect of archaeology. Broadly, the position in respect of this current application is similar in site disturbance terms to the earlier applications for B1 employment use which was the subject of the recent Inspector's decision.

Associates
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Conrad R B Hill ARICS

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

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

Practice & Marketing Manager
Sandra Brown

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

Established 1838

With Haslams Estate Agents & Auctioneers

I am instructed by the University, however, that it would accept an archaeological condition along the lines of that considered appropriate in another earlier appeal decision in respect of Lane End Farm and the Horticultural Station where the Inspector in his decision dated 21st January 2000 attached a condition which read as follows:-

> Condition (v)
>
> The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him or her to observe the excavations and recall items of interest and finds.

For your convenience, I attach a copy of both appeal decisions to which I have referred above.

You will see from the foot of this letter that I am sending a copy to Peter Fasham at Babtie together with a copy of the appeal decisions.

Site Boundaries

I enclose herewith a copy of the site layout plan on which by comparison with your Local Plan amendment drawing P/19, I have indicated those areas within the application site that are excluded from P/19. I have shown these areas marked with a green surround. Other than these areas, I believe that the application site corresponds closely to the area shown on P/19.

At the present time, you will appreciate that the layout is purely indicative, but I have shown hatched green on the same plan those areas which the University would be prepared to undertake to use only for landscape buffer planting. These areas include two further areas not shown on the illustrative layout and which I have shown marked cross hatched green on the plan attached.

Please do not attach too much importance to the illustrative layout – it is merely illustrative to show how 140 dwellings might be accommodated on the site. With the current guidance represented by PPG3, it is quite clear that at a net density of 30 dwellings per hectare (the lower end of the PPG3 range), this number of units can be accommodated on the site to a high standard of design – much as your Council considered appropriate for the Hollow Lane site close by.

Access

We took a balanced planning view in respect of the access arrangements with a new T-junction at the proposed junction with old Church Lane. This would deliberately make Church Lane northwards of that junction the subsidiary road.

The University's team appreciated there would an affect upon the University's property known as Stantons and that the hedgerows to that property would have to be either translocated or replanted. We considered, however, that the proposal would represent a major environmental benefit to the Area of Special Character and the listed buildings centred on St Mary's Church to the north west. Access in the form proposed would remove a considerable element of traffic from this area and divert it via the new proposed access. We did hear evidence at Part 1 of the Local Plan Inquiry, and in respect of the B1 applications for Church Farm and the

Cattle Breeding Centre about the affect that traffic would have on this Area of Special Character and in particular, the Grade 1 listed building of St Mary's Church.

The University team thought that this element was constructive positive planning that we felt your authority might welcome. If, however, you would prefer access to be via the existing rather narrow Church Lane after the right hand bend, then do please let me know and I will take instructions about an amendment.

The University would be quite happy to undertake to provide a hedge along both sides of the new access from its junction with Church Lane to the access point into the development site.

Public Open Space

It is felt that the amount of public open space is sufficient for the development. It would be clearly inappropriate to provide playing fields at the site. I look forward to hearing from you again when you have heard from your Council's Leisure and Recreation Officer.

Services and Infrastructure Contributions

I look forward to hearing from you following your meeting with the SAI Group on the 31st July . The Group will no doubt be aware of the final position relating to the Lane End Farm/Horticultural Station and Hollow Lane sites.

Turning now to the comments received from your Council's landscape officers, I would comment as follows:-

i. You will appreciate that the difference of 45 properties proposed for the site reflects the fact that the site is at present allocated for 95 dwellings in the DDLP but PPG3 would indicate that at a minimum net density of 30 DPH 140 dwellings should be allocated.

ii. The layout is illustrative. It should be possible to redesign to provide an appropriate setting for the cemetery, although clearly any such setting could have an impact upon the net developable area and therefore the number of dwellings capable of being accommodated on the site. You will appreciate the basic balance between numbers, density, net area and open space.

iii. No regard appears to have been taken of the existing unattractive developed appearance of the site. What we are proposing by way of the illustrative layout constitutes at the very least nil detriment by comparison with the existing position and in our view, a considerable improvement.

iv. Again there is an open space/landscape buffer balance which is bound to affect layout and the number of dwellings that can be accommodated on the site.

v. The affect upon the hedgerow along Church Lane and the boundary with Stantons I have referred to earlier in this letter.

HASLAMS

vi. I am quite happy to accept that mix, site layout, and landscaping should be subject to condition and dealt with as reserve matters.

I trust the foregoing is helpful to you. No doubt you will let me know the views of your Council's Leisure and Recreation Officer and the SAI Group meeting. I expect we will then need to meet to discuss the position. I look forward to hearing from you.

Yours sincerely

J H Short
HASLAMS

cc R H C Ascott Esq
S M Dimmick Esq

PLANNING STATEMENT

03.JUL.2000* 1891

APPLICANT: UNIVERSITY OF READING

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

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

THE SITE

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

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

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

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

PLANNING HISTORY OF THE SITE

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

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

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

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

PLANNING POLICY CONTEXT

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

Part 2 of the Local Plan Inquiry is running currently.

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

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

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

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

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

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

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

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

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

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

PREMATURITY

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

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

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

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

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

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

NATIONAL POLICY

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

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

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

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

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

SUMMARY

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

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

JHS/HM
13th June 2000

Application Nos.
O/2000/1890 & O/2000/1891

Received
03.07.00

Shinfield

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

1. **Planning History** - The site is 5.4 ha. in size and comprises about 14,718m² vacant buildings. These buildings are the former farm buildings and ancillary research accommodation of the University and are in a variety of conditions of repair. The site also includes areas of undeveloped land to the west of the Cattle Breeding Station, proposed landscaping areas and the area between the existing buildings and proposed access at the east end of the site. The existing buildings are largely unscreened from views from the adjacent countryside. The site slopes downwards slightly to the south, and the buildings can be seen from some distance away, including from the public footpaths around and through the site. There are four Listed Buildings nearby on Church Lane: Church Farmhouse and Granary, L'Ortolan and St Mary's Church (Grade I).

   Application Nos. 98/67376/O and 98/67377/O for redevelopment of the site for 14,718m² B1 use floorspace were granted on appeal on 5 April 2000. The two current duplicate applications for residential development would be alternatives to these permissions to redevelop for B1 use.

2. **Proposal** - The proposal is in outline with only the means of access to be determined. The indicative plan shows 140 dwellings with areas of open space and landscaping. 20% of the dwellings would be social housing. The proposed indicative housing mix is 21 x 2 bedroom flats, 42 x 2 bedroom houses, 42 x 3 bedroom houses and 35 x 4 or 5 bedroom houses (assuming 140 dwellings).

3. **Consultations** -

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

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

- ***Parochial Church Council*** *(PCC) :* Asks for the following comments to be taken into account:

1. Housing mix should include a significant proportion of affordable properties suitable for young families.

2. The layout should include sufficient off-road parking to cope with Church and Church Hall uses. (The University used to provide this at Church Farm).

3. Traffic calming measures are needed at the western end of Church Lane to link in with the existing measures from The Manor to Hollow Lane.

- ***2 letters of objection*** : On grounds of increased traffic, accessway to War Graves and Memorial and public footpath from Church Lane to Ryeish Green will be virtually obliterated, construction work will be a safety hazard for footpath users and construction traffic may cause damage to Listed Buildings. Too much development in conjunction with the Hollow Lane housing site. Loss of wildlife and pleasant areas.

- ***Highway Officer*** : Advises that, in view of the planning history associated with this site and the conclusions reached within the TIA (Traffic Impact Assessment), it would not be possible to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to contribute financially/carry out highway/transportation improvements to accommodate the development traffic. These have yet to be agreed.

  Considers the proposed access arrangements are accepted in principle although will still have to be subject to further detailed design, including additional, or amendments to, the existing traffic calming measures along Church Lane.

  Therefore recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed).

- ***Conservation Officer*** : No objection in principle to outline proposal and siting of proposed access, but would recommend alterations to the indicative layout at reserved matters stage.

- ***Environment Agency*** : No objection subject to conditions.

- ***Ramblers Association*** : Pleased the public footpaths appear to have been retained on their original lines, but resurfacing may be needed.

- ***Council for the Protection of Rural England*** : Notes that some of the land is outside the settlement boundary but recognises that this is a brownfield site. Hopes that Wokingham District Council will insist on sympathetic development that is in keeping with the historical associations of the area.

- ***Consultant Archaeologist*** : Recommends a condition securing the implementation of a programme of archaeological work in accordance with an approved written scheme of investigation.

- ***Environmental Health Officer*** : Recommends conditions requiring a contaminated land assessment and associated remedial strategy and works, and hours of construction works limitation.

- ***Public Rights of Way Officer*** : No objections.

4. **Appraisal** - Main issues are:

A. Principle of Residential development including density and housing mix [Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WH2, WOS2 and WH6; Planning Policy guidance Note No.3 (PPG3)].

B. Effect on the character and appearance of the area and neighbouring properties [Berkshire Structure Plan Policies EN1, EN4 and EN5; Loddon Area Local Plan Policies LBE1, LBE2, LBE8, LBE16 and LBE18; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WHE8, WHE11 and WLL7].

C. Traffic, access and parking [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13].

D. Other technical issues; archaeology [Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16] and potential contamination of the land.

E. Services and Infrastructure [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4].

F. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is identified site SH13 for housing development under Policy WH2 of the Wokingham District Local Plan (except for the areas shown for proposed landscaping and open space on the attached plan). As the majority of the site is also 'previously developed' land in PPG3 (which is often commonly referred to as 'brownfield' land), there is no objection in principle to residential development of the site. The application is welcome in principle as its implementation would provide housing in accordance with the aims of the Development Plan and avoid further pressure on housing which implementation of the alternative B1 use permission could produce.

Density and housing mix

The indicative layout plan shows 140 dwellings on a net developable area of 4.66 ha., and the application is for a range of between 95 and 140 dwellings. The proposed Local Plan allocation was for 95 dwellings on the site, but to accord with PPG3 and the Density Policy adopted by the Environmental Services Committee on 12th June 2000, a density range of 30-50 dwellings per hectare is required. At a minimum net density of 30 dwellings per ha., the number of dwellings would need to be at least 140. Therefore, a condition requiring the number of dwellings to be 140 on the specified net developable area should be included, if permission is granted

The proposed housing mix shown on the indicative layout for 140 dwellings is as follows:

No. of Bedrooms	No. of houses and flats proposed	Percentage	Percentage required by Policy WH6
2	63	45%	At least 45%
3	42	30%	25%
4 or 5	35	25%	Not more than 30%
	140	**100%**	

The proposed indicative housing mix is therefore considered satisfactory under Policy WH6.

B. Effect on the character and appearance of the area and neighbouring properties

The area of proposed open space and access road at the east end of the site is on land outside the allocated housing site boundary for site SH13 and in the gap between settlements. However, as no built development is proposed on this land, it is considered that there is no objection in principle to this. Siting the access at this end of Church Lane would avoid locating it in the centre of Church Lane and would provide an opportunity for traffic calming measures and environmental improvements in this central area close to the Listed Buildings (Church and Church Farmhouse) and in the Area of Special Character.

The layout is indicative and shows that a satisfactory relationship can be provided to adjacent dwellings and in general to the Listed Buildings and in the Area of Special Character. Alterations to the layout and design would be expected at the reserved matters stage to take into account the Conservation Officer's advice.

The indicative plan shows that buffer planting can be provided around most of the western, southern and eastern countryside boundaries of the site. This should provide sufficient screening in time when the planting has matured. The effect on the character and appearance of the area and on neighbouring properties is therefore considered acceptable.

C. Traffic, access and parking

The Highway officer recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed), for the reasons explained in his consultation above.

D. Other technical issues

Archaeology: The Council's Consultant Archaeologist recommends a condition requiring a programme of archaeological work.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination.

E. Service, Amenity and Infrastructure requirements

As the proposed development is considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been

adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. Contributions towards public transport and other sustainable transport measures, local road improvements, education and provision of the proposed Public Open Space and play equipment would be expected. The applicants have proposed that 20% of the dwellings would be social housing units, and this is considered acceptable.

F. Concerns of the Parish Council, PPC and local residents
The Parish Council's reference to 'tonnage', the highway officer advises that part of the highway works (to be agreed) may include closure of the junction of Church Lane with Brookers Hill, but these would be subject to public consultation.
It would not be reasonable to require parking on the site to be made available for Church and related activities because residential parking needs to be available the whole time, and therefore dual use would not be practical. The remaining issues have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in principle, proposed density and indicative housing mix. It is also considered that it would have an acceptable effect on the character and appearance of the area, and access, parking and other technical issues are also considered acceptable, subject to conditions. Contributions to services and infrastructure have not yet been agreed.

6. **Recommendation** – Application No. O/2000/1891 - (I) GRANT planning permission subject to completion of a legal agreement for contributions to be agreed as set out in paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Application No. O/2000/1890 – (I) To resolve that had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been granted planning permission subject to completion of a legal agreement for contributions under paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Conditions

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

3. No development shall take place within the application area, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure efficient use of development land.

3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

5. To prevent the increased risk of flooding and to improve water quality.

6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

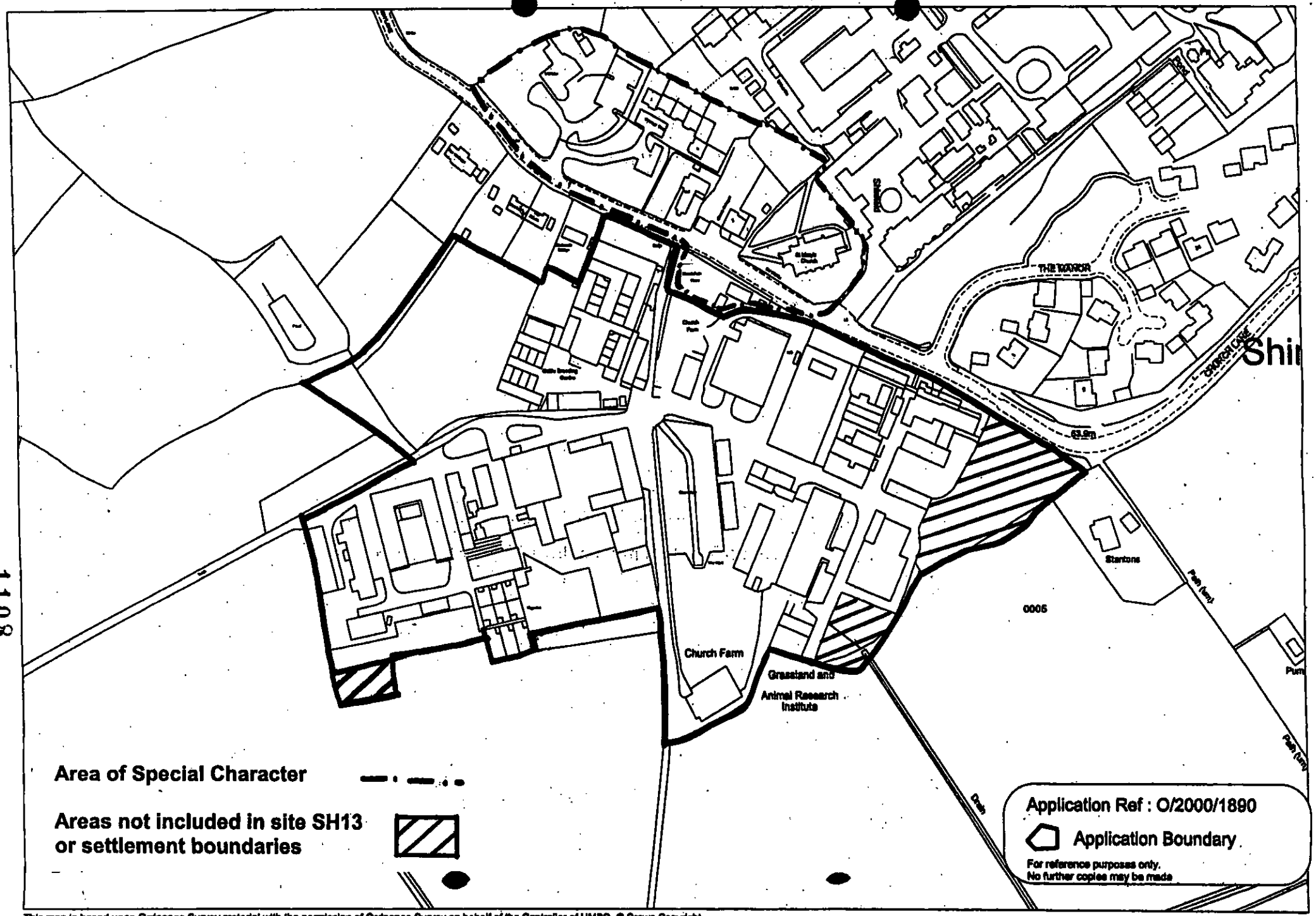
8 & 10.
In the interest of highway safety and convenience.

9. To prevent queuing and parking off site, in the interest of highway safety and convenience.

Informatives

1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00

Angela Odell



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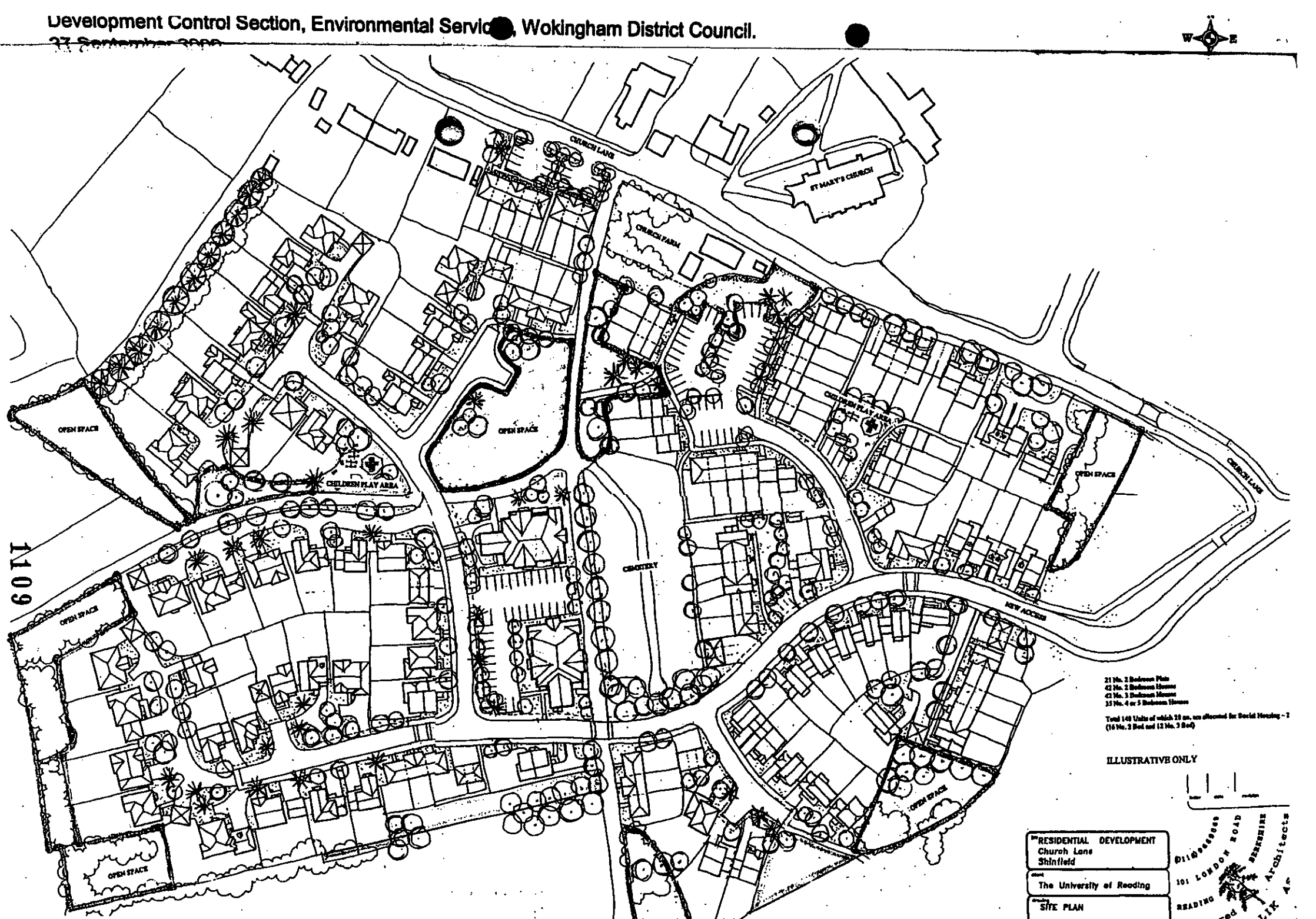
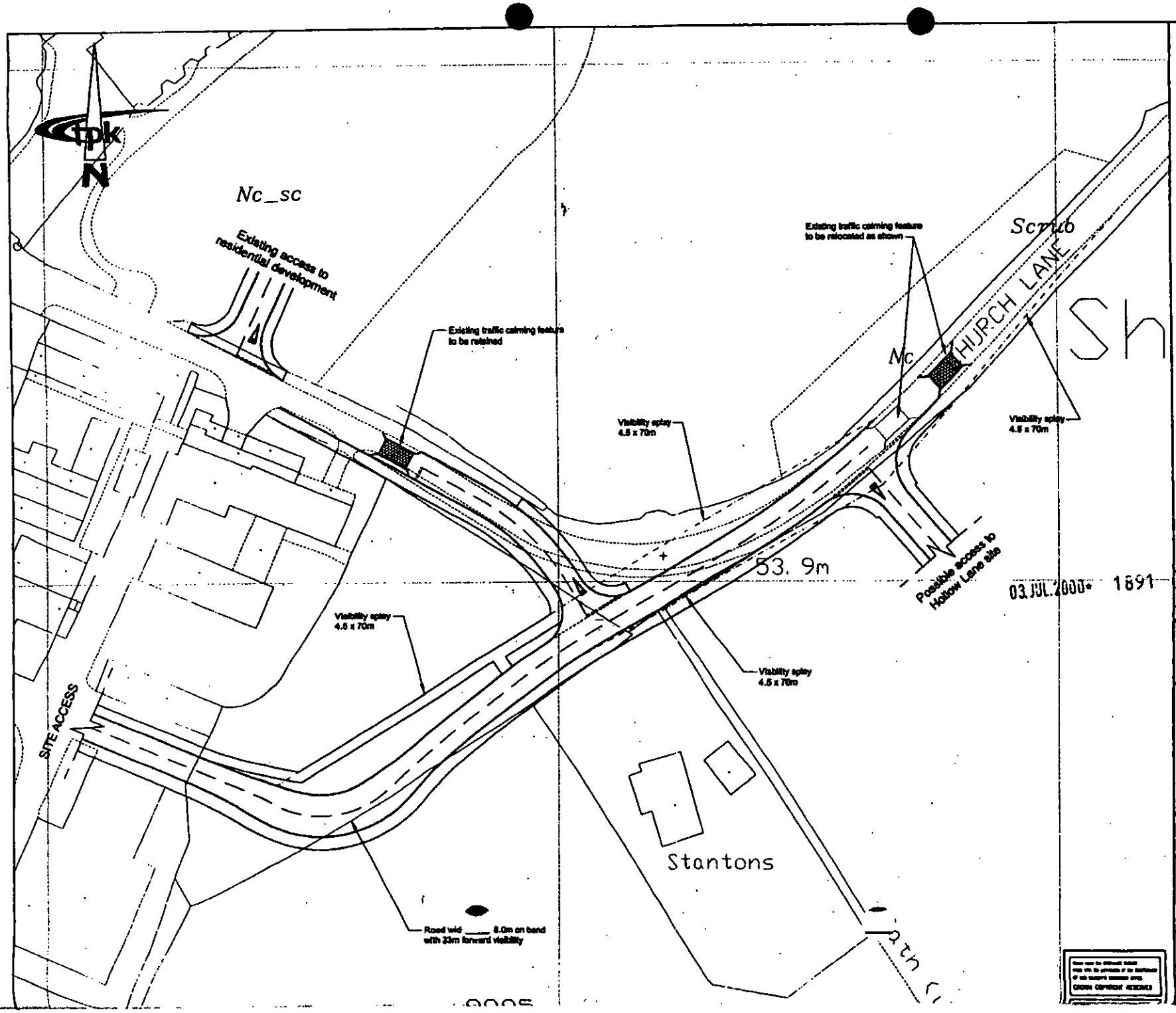
Development Control Section, Environmental Service, Wokingham District Council.
27 September 2006




N
Nc_sc
Existing access to residential development
Existing traffic calming feature to be retained
Existing traffic calming feature to be relocated as shown
Scrub
HURCH LANE
Nc
Visibility splay 4.5 x 70m
Visibility splay 4.5 x 70m
Visibility splay 4.5 x 70m
Visibility splay 4.5 x 70m
53.9m
Possible access to Hollow Lane site
SITE ACCESS
Stantons
Road wid ____ 6.0m on bend with 33m forward visibility
03 JUL 2000 1691
ISSUE PURPOSE
This drawing is issued solely for the purpose indicated by the original stamp in this box.
tpk consulting
PROJECT
Church Farm, Shinfield
DRAWING TITLE
PROPOSED RESIDENTIAL SITE ACCESS
CLIENT
UNIVERSITY OF READING
SCALE 1:500
DATE JUN 00

11110



MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY 27TH SEPTEMBER 2000

AT

7.00 PM

AGENDA

Civic Offices
Shute End
Wokingham
Berkshire

Jane Earl
Chief Executive

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield

Application Number: O/2000/1890 and 1891 (Duplicate Applications)

Outline Application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings

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Planning History
There are no previous applications for residential development on this site, but the large majority of the site has been allocated as a Local Plan Housing Site in the Deposit Draft Local Plan, as proposed to be amended. As such that land is considered suitable for residential development in principle. The application site extends further east and south than the local plan housing site, in some places. This land is outside the existing settlement boundary as well as the housing site boundary.

The site has recently been granted permission, on appeal, for employment floorspace.

Policy WRE3
In addition to the site being designated as a Local Plan Housing Site, policy WRE3 also relates to this site, as part of the application site is an existing research establishment outside a settlement. Redevelopment of this site for housing is in accordance with the requirements of this policy, subject to the criteria A-D.

Density
The proposal is for the erection of not less than 95 dwellings and not more than 140 dwellings. When the amendment to include this site as a Local Plan Housing site was taken to committee on 21.9.98, a total of 95 dwellings were required on this site, with the site area indicated as 3.75 ha, which equated to a gross density of 25.3 dwellings per hectare. In fact the area of 3.75ha actually applies to the area of SH13 that lies outside the existing settlement boundary (the reason being that the part of SH13 which lies within the existing settlement boundary, could in principle have been considered for development under policy WH1 – Housing Development – Unidentified Sites). The entire area of SH13, as indicated by Proposed Amendment P/19 (see attached) is 5.44 ha.

Following the publication of the new PPG3, the Environmental Services Committee resolved, on 12 June 2000, to include the agreed density policy in the District Local Plan, as soon as the local plan process permits, and to adopt that policy for the purpose of development control as soon as possible. The site area is 5.44 ha and development of 95 dwellings on the whole site produces a net density of 17.5 dwellings per hectare (dph). In summary the new draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. The settlement boundary will be amended to include land designated as a Local Plan Housing site.

In paragraph 38 of PPG3 it states that local authorities should have regard to the policy contained in PPG3 as material considerations which may supercede the policies in their plan.

The table below shows the ranges of densities achieved depending on the number of dwellings proposed.

No. of Dwellings	Site Area and % of Total site	Density
95	5.44ha – 100% 3.16ha – 58%	17.46 dph gross **30.06 dph net**
100	5.44ha – 100% 3.32ha – 61%	18.38 dph gross **30.12 dph net**
120	5.44ha – 100% 3.97ha – 73%	22.06 dph gross **30.21 dph net**
140	5.44ha – 100% 4.62ha – 85%	25.73dph gross **30.3 dph net**

As the chart shows the level of discounting in size area required to meet a net density of 30dph ranges from 42% to 15%. It is thought that on a site this size the only land which would need to be discounted, in PPG3 net density terms, is likely to be that used for landscape buffers. On an edge of settlement site, such as this, these are likely to take up between 10% and 15% of the overall site area. Therefore in order to meet the requirements of the new policy & PPG3 140 dwellings will need to be developed. If the public open space requirement is grouped together in one larger area, then this may result in that land being excluded from the net area of the site, if it is thought that it would be of a size and scale that would serve the wider area.

Public Open Space

Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. Therefore the calculation of open space for the range of dwellings is as follows:

$$\frac{[\text{No. of dwellings} \times 2.7]}{1000} \times 4.3 = \text{Public Open Space Requirement}$$

Number of Dwellings	Public Open Space Requirement
95	1.10 ha
100	1.16 ha
120	1.39 ha
140	1.63 ha

Policy WR7 states that public open space contributions can be split between on-site provision and contributions towards off-site provision, depending on the size of the site.

From the illustrative layout it appears that only around 0.6 ha of public open space would be provided in the proposal of 140 dwellings, with no mention of an off-site provision. This level of provision falls short of the public open requirements in Appendix 5, for any of the proposed range of 95-140 dwellings.

As noted above the application site is larger than the Local Plan Housing Site SH13. The land outside the designated housing site boundary, and outside the existing settlement boundary is to be left undeveloped or put forward for public open space, according to the illustrative layout. However both application forms state that only access is to be considered as part of this application.

A similar situation arose at Part II of the Local Plan Inquiry, with regard to Local Plan Housing Site SH37 – Land at Lane End Farm, Cutbush Lane. It has been agreed that land outside the designated housing site boundary can be used for the provision of public open space, but that the settlement boundary will remain as indicated by Proposed Amendment P/19. The boundary of local plan site SH13 has been drawn round the existing developed area and land outside that boundary and the existing settlement boundary is an essential part of the gap and should not be developed. If the land outside SH13 remains as undeveloped land or public open space, with the new settlement boundary staying as indicated by proposed amendment P/19, there would not be a policy objection. However if outline permission was to be granted with no commitment to the areas in question being kept undeveloped or as public open space, there would be a policy objection in light of the fact that at reserved matters stage any of the land within the application boundary could be developed. This could result in land that is essential to the gap being developed, which would be contrary to a fundamental policy of the Deposit Draft Local Plan (WCC2).

Housing Mix

The proposal is for 25% 4-bed, 30% 3-bed and 45% 2-bed dwellings. Proposed amendment 5/10 to the Deposit Draft Local Plan adds to paragraph 5.17. It states that the Housing Needs Survey 1997 identified a need for smaller dwellings. Policy WH6 states that emphasis will be given to the need for small (one, two and three) dwellings. The proposed mix of dwelling sizes meets this identified need.

Affordable Housing

Policy WH1(h), as proposed to be amended, requires an element of affordable housing to be provided in residential schemes of 15 or more dwellings or of 0.5 ha or more in settlements of 3,000 or fewer, and of 25 or more dwellings or of 1ha or more elsewhere. It is appropriate therefore to ask for an element of affordable housing to be included in this scheme. Policy WH7, as proposed to be amended, requires this element to be up to 25%. There is no mention of affordable housing provision in the statement accompanying the planning application, but the illustrative layout does indicate that out of the 140 dwellings, 28 are allocated for Social Housing, which equates to 20%.

Housing Layout

The illustrative layout provided shows a fairly inward facing development consisting of a number of cul-de-sacs, which does not relate openly to the existing development along the northern side of Church Lane. The different sized dwellings appear to be zoned with the western third of the site consisting predominantly of larger, detached dwellings, with the smaller, terraced and detached dwellings mainly located in the eastern section. A mixture of dwelling sizes throughout the site would provide for a more inclusive development.

The large area of communal parking to the north of the site will be highly visible from the road and will result in an unattractive view into the site. It is also likely to have a detrimental impact on the setting of the listed St. Mary's Church and Church Farm House.

The proposed public open space is split into a number of small sections that are mainly located on the edges of the application site and are not widely accessible.

The statement accompanying the application states that the location of the access has been chosen to remove traffic from the part of Church Lane that is within the Area of Special Character. However there is still sufficient frontage to the site, outside the Area of Special Character to allow this objective to be achieved without constructing the access outside the designated housing site boundaries.

SAIR contributions
The requirements of Policy WOS4 and Supplementary Planning Guideline A9 should be considered in determining this application.

Development Briefs
Policy WH2 of the Deposit Draft states that in bringing forward the allocated sites for development, a development brief will be required. Supplementary Planning Guideline A1 deals with development briefs and states on page 2 that a brief will usually be required prior to the submission of full or reserved matters.

Prematurity
The applicant states on the third page of the accompanying statement that the Inspector hearing the appeal for 118 dwellings at Lane End Farm stated that a development of that size was not 'large enough to constitute a danger to the overall strategy'. This is an accurate account of events and the relevant extract of the Appeal decision is attached. Considering the circumstances and size of this proposal, the same approach to prematurity is likely to apply here.

Conclusion
Development of this site for residential development is acceptable in principle subject to development being contained within the boundary of the designated housing site. Extension of the developed area outside the designated boundaries is unacceptable in policy terms, as this land is essential to the gap, as explained above.

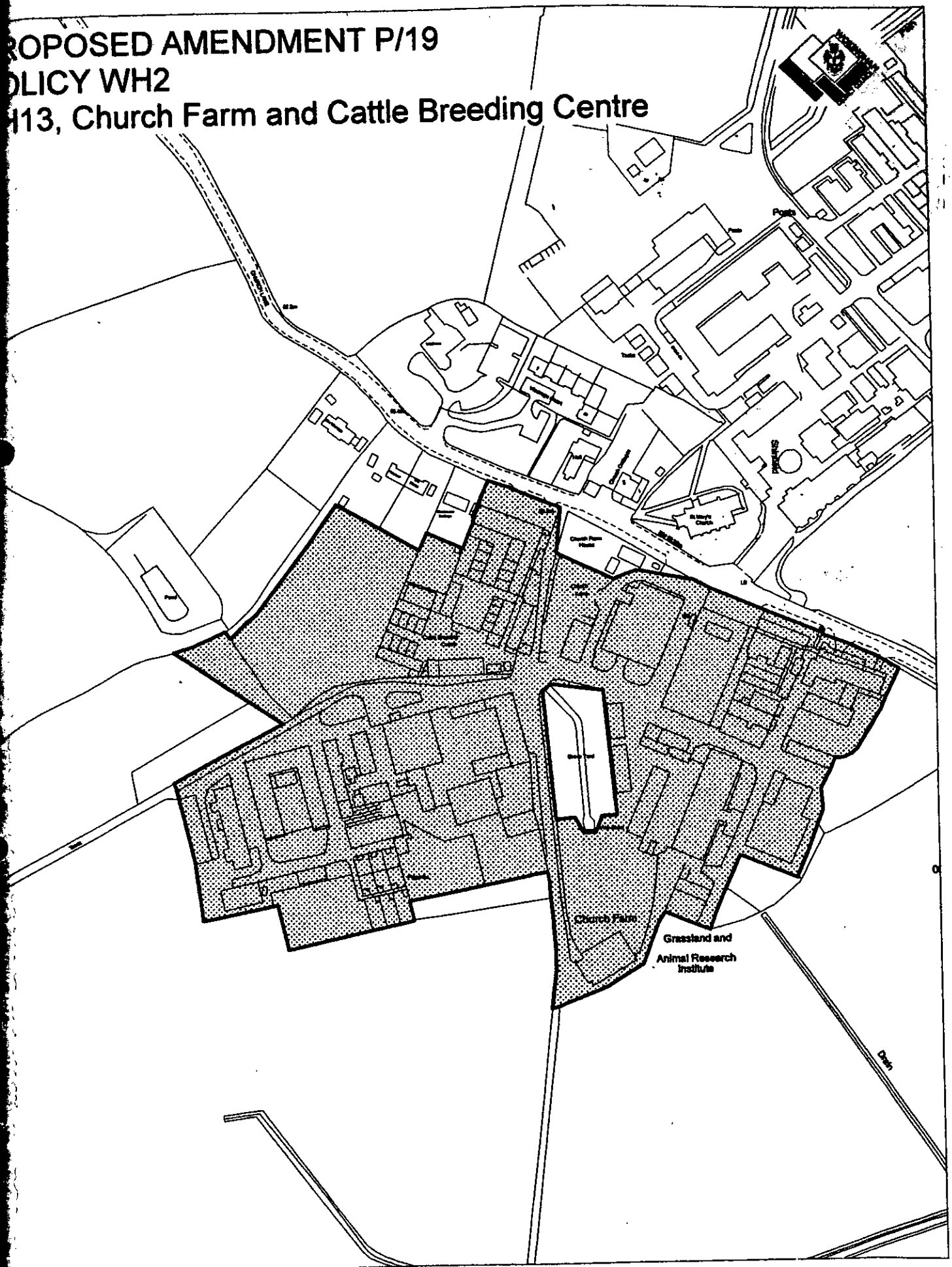
The proposed mix of dwellings is considered appropriate, although the distribution of the different size dwellings, as shown on the illustrative layout, is not considered appropriate. In order to meet the minimum net density requirements 140 dwellings will have to be built on this site. The level of public open space, as shown on the illustrative layout does not meet local plan requirements.

SAIR contributions, including affordable housing will need to be secured. Similarly a development brief will need to be drawn up before reserved matters are submitted, if planning permission is granted.

Liz Walker

Liz Walker
Policy & Plans
19.7.00

ROPOSED AMENDMENT P/19
OLICY WH2
H13, Church Farm and Cattle Breeding Centre



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nvironmental Services, Wokingham District Council.
pril 1999

Scale: 1 : 2500

21. Whatever the position may be, one matter is clear. The appeal site has been included on the supply side of the Council's latest five-year housing land availability figures. This implies that the Council regards the site as free of legal or other constraints that are likely to prevent its development within the five-year period. In the light of this, the position taken by the Council regarding prematurity is untenable. If the site is to be subject to a comparative analysis at the local plan inquiry, in competition with over 120 other sites, whether or not it will be developed must be uncertain. This uncertainty represents a constraint and in these circumstances the Council should not, in my view, rely on the site as one that will contribute to the District's five-year land supply. As the Council do rely on the site it cannot also reasonably seek to argue that the site may not be accepted for development because other sites may be preferable. Even with the site included there is a less than five-year supply of land. The Council's April 1999 figures are that the supply is just over 4.5 years.

22. In relation to the emerging local plan I have also given consideration to the scale of the proposal. The advice in Planning Policy Guidance: General Policy and Principles (PPG1) is that normally planning applications should be considered in the light of current policies unless individually or cumulatively the scale of development would prejudice the outcome of the development plan process. In terms of the remaining SP housing requirement to 2006, the scheme represents some 3% of the total. I do not regard this as large enough to constitute a danger to the overall strategy.

23. As regards the first main issue, I conclude that the scheme would comply with the requirements of the development plan. There is no indication that the polices in the emerging local plan relevant to the site will be fundamentally different to the adopted policies and, in any event, the scale of the scheme is not large enough to threaten the overall strategy. The fact that the site is part of the Council's five-year land supply counts in favour of the scheme. There are no material considerations of sufficient weight to outweigh the presumption in favour of the proposal that flows from its compliance with the development plan.

24. On behalf of objectors it was argued that even if the appeal is allowed, development would not start until close to the time that the Inspector's report into the Part 2 local plan inquiry is available. This is because the appellant will not implement this scheme before knowing the Secretary of States decision on the larger proposal for 2,500 dwellings and that decision will probably roughly coincide with the Part 2 report. In these circumstances it was contended that no advantage would be gained in terms of housing land availability by allowing this appeal now and that the appeal site should properly be subject to a comparative analysis. I do not accept that point because it ignores the fact that the appeal site has the benefit of being subject to a specific policy in the development plan that favours its development. Also land availability considerations extend to 5 years, which is well beyond the anticipated time scale of the Secretary of State's decision.

Density

25. For the purposes of the five-year housing land supply calculations the Council assumes that the site can accommodate 142 dwellings. This is calculated on the basis of applying a density factor to the site area. Originally the Council considered that the site could accommodate 105 dwellings but this figure was increased having regard to the need to increase the supply of housing land. The Council has also referred to the advice in the draft PPG3 regarding density. The draft PPG3 carries relatively little weight at this stage and although I appreciate the need to make optimum use of housing land, the Council has not

[redacted]

11 JUL 2000

Harold Sanders
Urban Design And Conservation Officer

From: Angela Odell

Date: 07 July 2000

Application Number: O/2000/1890

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

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

Applicant:
University Of Reading C/O Haslams.

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

- THIS OUTLINE APPLICATION HIGHLIGHTS POLICY ISSUES AND RECENT PLANNING INQUIRY DECISIONS CONCERNING THIS PART OF THE DISTRICT.
- THE MEANS OF ACCESS TO THE SITE IS A CONSIDERATION FOR THIS SUBMISSION. THAT THE SUBMITTED SCHEME PASSES THROUGH LAND WHICH IS NOT PART OF THE EXISTING CATTLE BREEDING CENTRE IS REGRETTABLE.
- DESIGN ISSUES, INCLUDING LAYOUT, DENSITIES, LANDSCAPE STRUCTURE, IMPACT ON ADJOINING LISTED BUILDINGS AND THEIR SETTINGS, PLUS VISUAL IMPACT OF DEVELOPMENT ON LOCAL AND DISTANT VIEWPOINTS MUST BE CONSIDERED AS RESERVE MATTERS.

Harold Sanders
CONSERVATION + DESIGN
08 - 08 - 00

Tel: (0118) 974 6445

Date:

My ref: O/2000/1891

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

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

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1891**
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate application)

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

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 6445

Date:

My ref: O/2000/1891

CONFIDENTIAL

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

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

Dear Councillor

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John Mitchell
Development Control Manager

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Case officer: **Angela Odell** Application Number: **O/2000/1891**
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate application)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

Tel: (0118) 974 6445

Date:

My ref: O/2000/1891

CONFIDENTIAL

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

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

Dear Councillor

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

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

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

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1891**
Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.
Outline application for the proposed erection of not less than 95 dwellings and not more than 140 dwellings (Duplicate application)

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

Signed: _____ Date: _____

Councillor A Pollock

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

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1891

Applicant : University Of Reading C/O Haslams.

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

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

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/07/2000

Earliest Date for Decision : 31/07/2000

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

This application will have expired on: 28/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2000/1891

Appraisal :

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

Application Number O/2000/1891
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

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

APPLICATION NUMBER: O/2000/1891

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 December, 2001
My ref. BC/DC/O/2000/1891

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

University of Reading
c/o Haslams
156 Friar Street
Reading
RG1 1HH

Dear Sirs

PLANNING PERMISSION O/2000/1891
SITE: CHURCH FARM, CHURCH LANE, SHINFIELD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number O/2000/1891 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

MRS A ODELL
Senior Planning Officer

TABLE 1: RESIDENTIAL

Type of Dwelling	**Nature of Parking Facility**	**Standard (Maximum No. of Spaces)**
1 bedroom units and bedsits.	a) All spaces assigned to dwelling. b) One space assigned, remainder communal. c) All spaces communal.	2.0 per unit. 1.75 per unit. 1.5 per unit.
Other dwelling units (2 or more bedrooms).	a) All spaces assigned to dwelling. b) One space assigned, remainder communal. c) All spaces communal.	2.0 per unit. 2.0 per unit. 1.75 per unit. One additional parking space shall be provided per bedroom per dwelling, for each bedroom in excess of three bedrooms.
Elderly persons (frail and dependant) and nursing homes.	All spaces communal.	0.25 per resident, plus 1.0 for each permanent staff member, plus 2.0 for warden accommodation/each residential unit.
Sheltered and other accommodation specifically designed for, and occupied by, elderly persons.	All spaces communal.	County Council Standard: 0.75 per unit depending on nature of scheme proposed, plus 2.0 for warden accommodation/each residential unit. WDC standard: 1-1.5 per unit.

Notes:

The pedestrian route between the nearest parking space and the dwelling entrance should normally be shorter and more convenient to use than would be the case if parking were on the carriageway or accessway.

Table 1 does not include full provision for off-street visitor parking, and when the road layout makes it undesirable for on-street parking to occur, additional off-street parking will be required at a ratio of one parking space per four dwellings.

Application Nos. **Received** **Shinfield**
O/2000/1890 & O/2000/1891 **03.07.00**

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

1. **Planning History** - The site is 5.4 ha. in size and comprises about 14,718m² vacant buildings. These buildings are the former farm buildings and ancillary research accommodation of the University and are in a variety of conditions of repair. The site also includes areas of undeveloped land to the west of the Cattle Breeding Station, proposed landscaping areas and the area between the existing buildings and proposed access at the east end of the site. The existing buildings are largely unscreened from views from the adjacent countryside. The site slopes downwards slightly to the south, and the buildings can be seen from some distance away, including from the public footpaths around and through the site. There are four Listed Buildings nearby on Church Lane: Church Farmhouse and Granary, L'Ortolan and St Mary's Church (Grade I).

   Application Nos. 98/67376/O and 98/67377/O for redevelopment of the site for 14,718m² B1 use floorspace were granted on appeal on 5 April 2000. The two current duplicate applications for residential development would be alternatives to these permissions to redevelop for B1 use.

2. **Proposal** - The proposal is in outline with only the means of access to be determined. The indicative plan shows 140 dwellings with areas of open space and landscaping. 20% of the dwellings would be social housing. The proposed indicative housing mix is 21 x 2 bedroom flats, 42 x 2 bedroom houses, 42 x 3 bedroom houses and 35 x 4 or 5 bedroom houses (assuming 140 dwellings).

3. **Consultations** -

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

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

- ***Parochial Church Council*** *(PCC)* : Asks for the following comments to be taken into account:

1. Housing mix should include a significant proportion of affordable properties suitable for young families.

2. The layout should include sufficient off-road parking to cope with Church and Church Hall uses. (The University used to provide this at Church Farm).

3. Traffic calming measures are needed at the western end of Church Lane to link in with the existing measures from The Manor to Hollow Lane.

- ***2 letters of objection*** : On grounds of increased traffic, accessway to War Graves and Memorial and public footpath from Church Lane to Ryeish Green will be virtually obliterated, construction work will be a safety hazard for footpath users and construction traffic may cause damage to Listed Buildings. Too much development in conjunction with the Hollow Lane housing site. Loss of wildlife and pleasant areas.

- ***Highway Officer*** : Advises that, in view of the planning history associated with this site and the conclusions reached within the TIA (Traffic Impact Assessment), it would not be possible to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to contribute financially/carry out highway/transportation improvements to accommodate the development traffic. These have yet to be agreed.

  Considers the proposed access arrangements are accepted in principle although will still have to be subject to further detailed design, including additional, or amendments to, the existing traffic calming measures along Church Lane.

  Therefore recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed).

- ***Conservation Officer*** : No objection in principle to outline proposal and siting of proposed access, but would recommend alterations to the indicative layout at reserved matters stage.

- ***Environment Agency*** : No objection subject to conditions.

- ***Ramblers Association*** : Pleased the public footpaths appear to have been retained on their original lines, but resurfacing may be needed.

- ***Council for the Protection of Rural England*** : Notes that some of the land is outside the settlement boundary but recognises that this is a brownfield site. Hopes that Wokingham District Council will insist on sympathetic development that is in keeping with the historical associations of the area.

- ***Consultant Archaeologist*** : Recommends a condition securing the implementation of a programme of archaeological work in accordance with an approved written scheme of investigation.

- ***Environmental Health Officer*** : Recommends conditions requiring a contaminated land assessment and associated remedial strategy and works, and hours of construction works limitation.

- ***Public Rights of Way Officer*** : No objections.

4. **Appraisal** - Main issues are:

A. Principle of Residential development including density and housing mix [Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WH2, WOS2 and WH6; Planning Policy guidance Note No.3 (PPG3)].

B. Effect on the character and appearance of the area and neighbouring properties [Berkshire Structure Plan Policies EN1, EN4 and EN5; Loddon Area Local Plan Policies LBE1, LBE2, LBE8, LBE16 and LBE18; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WHE8, WHE11 and WLL7].

C. Traffic, access and parking [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13].

D. Other technical issues; archaeology [Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16] and potential contamination of the land.

E. Services and Infrastructure [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4].

F. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is identified site SH13 for housing development under Policy WH2 of the Wokingham District Local Plan (except for the areas shown for proposed landscaping and open space on the attached plan). As the majority of the site is also 'previously developed' land in PPG3 (which is often commonly referred to as 'brownfield' land), there is no objection in principle to residential development of the site. The application is welcome in principle as its implementation would provide housing in accordance with the aims of the Development Plan and avoid further pressure on housing which implementation of the alternative B1 use permission could produce.

Density and housing mix

The indicative layout plan shows 140 dwellings on a net developable area of 4.66 ha., and the application is for a range of between 95 and 140 dwellings. The proposed Local Plan allocation was for 95 dwellings on the site, but to accord with PPG3 and the Density Policy adopted by the Environmental Services Committee on 12th June 2000, a density range of 30-50 dwellings per hectare is required. At a minimum net density of 30 dwellings per ha., the number of dwellings would need to be at least 140. Therefore, a condition requiring the number of dwellings to be 140 on the specified net developable area should be included, if permission is granted

The proposed housing mix shown on the indicative layout for 140 dwellings is as follows:

No. of Bedrooms	No. of houses and flats proposed	Percentage	Percentage required by Policy WH6
2	63	45%	At least 45%
3	42	30%	25%
4 or 5	35	25%	Not more than 30%
	140	**100%**	

The proposed indicative housing mix is therefore considered satisfactory under Policy WH6.

B. Effect on the character and appearance of the area and neighbouring properties

The area of proposed open space and access road at the east end of the site is on land outside the allocated housing site boundary for site SH13 and in the gap between settlements. However, as no built development is proposed on this land, it is considered that there is no objection in principle to this. Siting the access at this end of Church Lane would avoid locating it in the centre of Church Lane and would provide an opportunity for traffic calming measures and environmental improvements in this central area close to the Listed Buildings (Church and Church Farmhouse) and in the Area of Special Character.

The layout is indicative and shows that a satisfactory relationship can be provided to adjacent dwellings and in general to the Listed Buildings and in the Area of Special Character. Alterations to the layout and design would be expected at the reserved matters stage to take into account the Conservation Officer's advice.

The indicative plan shows that buffer planting can be provided around most of the western, southern and eastern countryside boundaries of the site. This should provide sufficient screening in time when the planting has matured. The effect on the character and appearance of the area and on neighbouring properties is therefore considered acceptable.

C. Traffic, access and parking

The Highway officer recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed), for the reasons explained in his consultation above.

D. Other technical issues

Archaeology: The Council's Consultant Archaeologist recommends a condition requiring a programme of archaeological work.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination.

E. Service, Amenity and Infrastructure requirements

As the proposed development is considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been

adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. Contributions towards public transport and other sustainable transport measures, local road improvements, education and provision of the proposed Public Open Space and play equipment would be expected. The applicants have proposed that 20% of the dwellings would be social housing units, and this is considered acceptable.

F. Concerns of the Parish Council, PPC and local residents
The Parish Council's reference to 'tonnage', the highway officer advises that part of the highway works (to be agreed) may include closure of the junction of Church Lane with Brookers Hill, but these would be subject to public consultation.
It would not be reasonable to require parking on the site to be made available for Church and related activities because residential parking needs to be available the whole time, and therefore dual use would not be practical. The remaining issues have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in principle, proposed density and indicative housing mix. It is also considered that it would have an acceptable effect on the character and appearance of the area, and access, parking and other technical issues are also considered acceptable, subject to conditions. Contributions to services and infrastructure have not yet been agreed.

6. **Recommendation** – Application No. O/2000/1891 - (I) GRANT planning permission subject to completion of a legal agreement for contributions to be agreed as set out in paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Application No. O/2000/1890 – (I) To resolve that had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been granted planning permission subject to completion of a legal agreement for contributions under paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Conditions

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

3. No development shall take place within the application area, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure efficient use of development land.

3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

5. To prevent the increased risk of flooding and to improve water quality.

6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

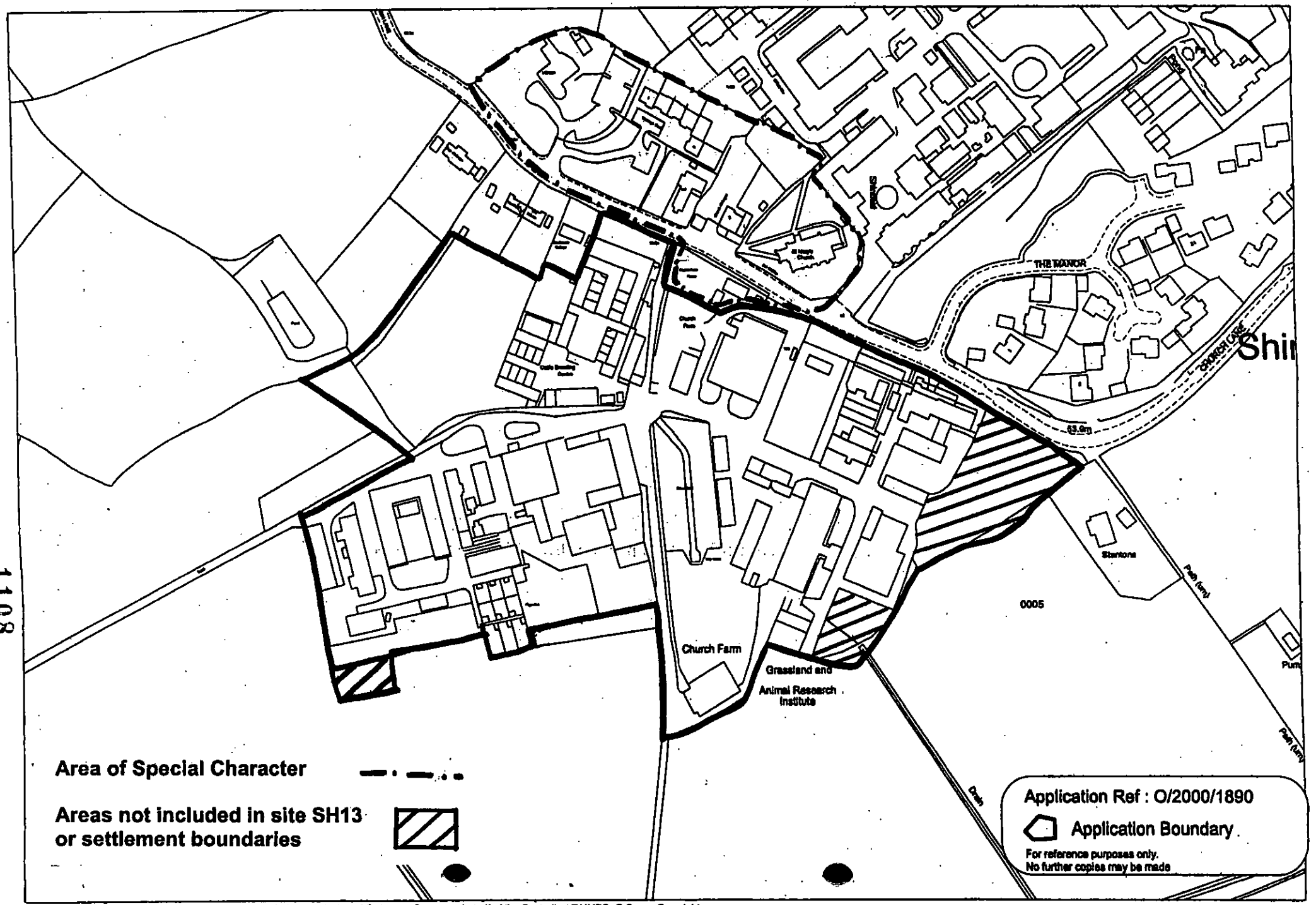
8 & 10.
In the interest of highway safety and convenience.

9. To prevent queuing and parking off site, in the interest of highway safety and convenience.

Informatives

1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00

Angela Odell



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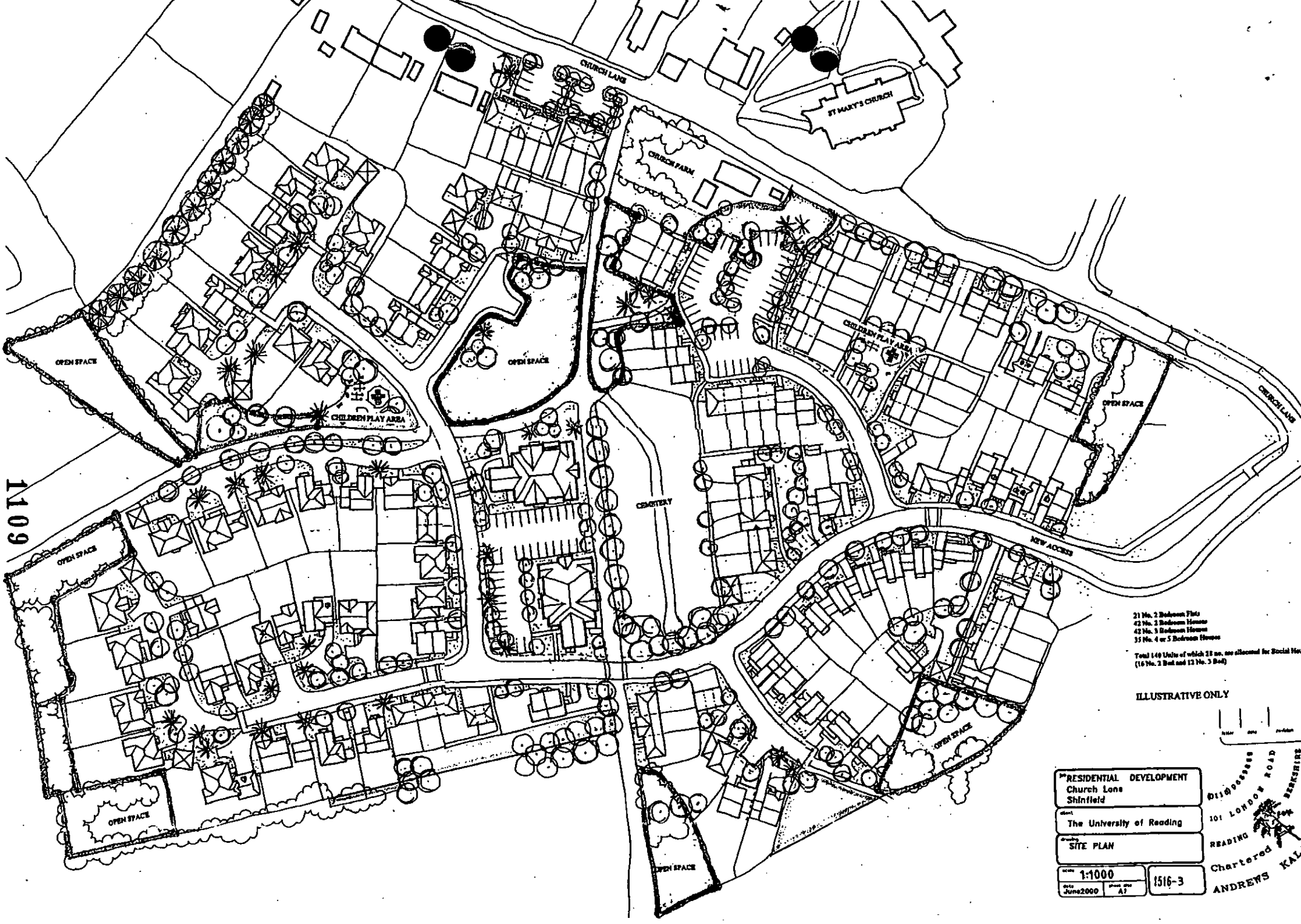
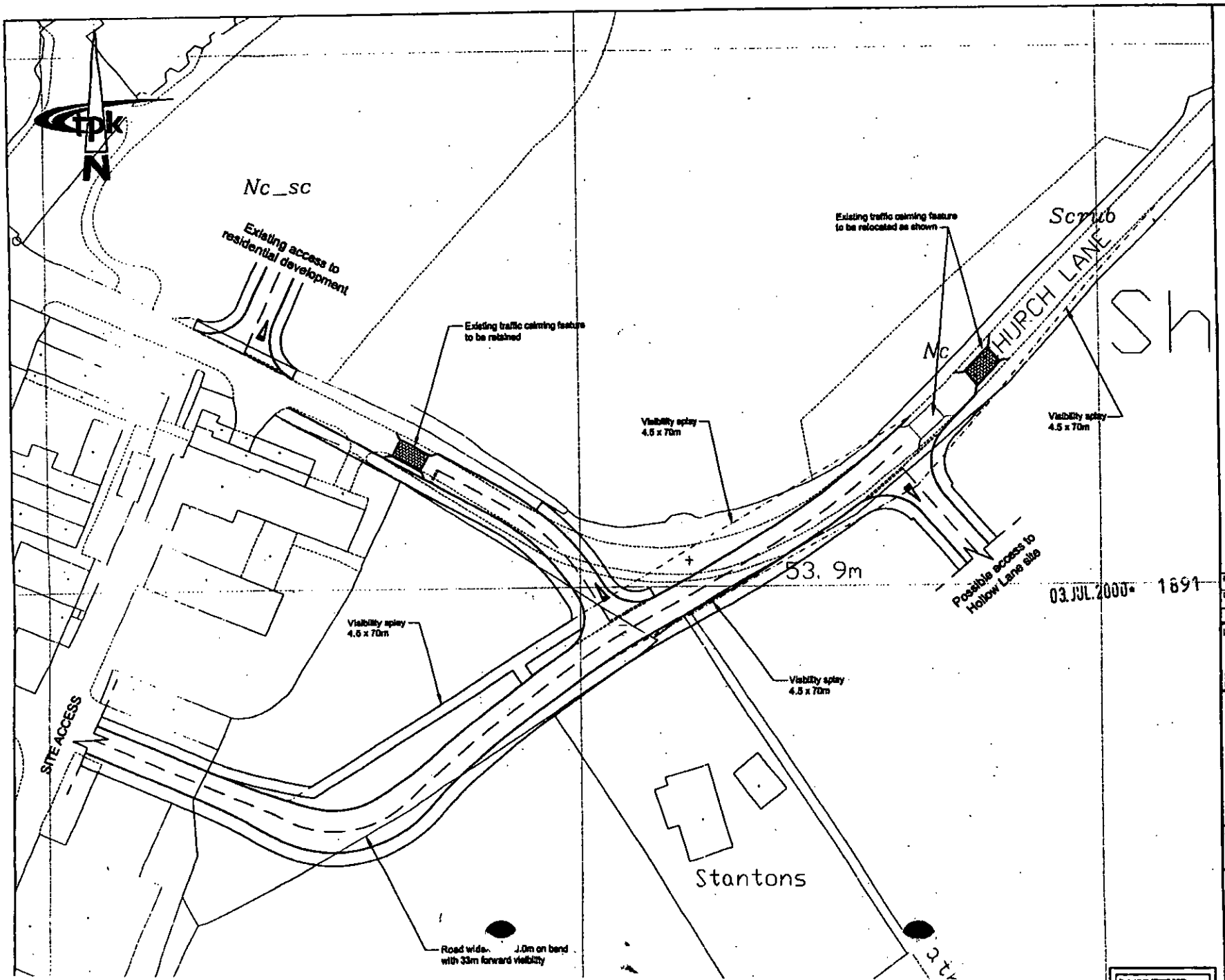

CHURCH LANE
ST MARY'S CHURCH
CHURCH FARM
OPEN SPACE
CHILDREN PLAY AREA
CEMETERY
NEW ACCESS
21 No. 2 Bedroom Flats
42 No. 2 Bedroom Houses
42 No. 3 Bedroom Houses
35 No. 4 or 5 Bedroom Houses
ILLUSTRATIVE ONLY
RESIDENTIAL DEVELOPMENT
Church Lane
Shinfield
The University of Reading
SITE PLAN
1:1000
June2000
A1
1516-3
101 LONDON ROAD
READING
Chartered
ANDREWS



03.JUL.2000 1691

REV	DESCRIPTION	DRAWN
DATE		AUTHORISED

AMENDMENTS

ISSUE PURPOSE

This drawing is issued solely for the purpose indicated by the original stamp in this box.

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PROJECT
Church Farm, Shinfield

DRAWING TITLE
PROPOSED RESIDENTIAL SITE ACCESS

CLIENT
UNIVERSITY OF READING

1110

Your Ref: AO/O/2000/1890&1891

Our Ref: JHS/HM

Date: 28 July 2000

HASLAMS

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PLANNING SERVICES	HPT 32439
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Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs Odell

RE: APPLICATIONS O/2000/1890 & 1891 (DUPLICATES)
PROPOSAL FOR 95-140 DWELLINGS
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Thank you for your letter dated 25th July.

I will comment on your points in the order that you have raised them:-

Archaeology

Only a small part of the application site falls within the area identified on the Proposals Map as being within an area of archaeological potential - being centred upon St Marys Church in the old part of Shinfield. A large part of this area of archaeological potential to the south of Church Lane is outside the application site i.e. Church Farmhouse itself.

There are a number of further matters to be taken into account:-

First, the Part 1 Local Plan Inspector's conclusions on archaeology in respect of the main Shinfield proposal. You may recall that it was proposed that this site should be part of the area allocated for residential development on the west side of Shinfield. No point was taken by your authority in this respect and in my view, the Part 1 Inspector's comments are applicable – see attached extract.

Second, planning permission was granted at appeal recently for the redevelopment of both the Church Farm and the Cattle Breeding Centre sites to B1 use. Your Authority did not even raise this point at the appeal – the vast majority of the site then, as now, lying outside the area of archaeological potential The Inspector's decision was dated 5th April 2000 and no condition was attached to either permission in respect of archaeology. Broadly, the position in respect of this current application is similar in site disturbance terms to the earlier applications for B1 employment use which was the subject of the recent Inspector's decision.

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Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

I am instructed by the University, however, that it would accept an archaeological condition along the lines of that considered appropriate in another earlier appeal decision in respect of Lane End Farm and the Horticultural Station where the Inspector in his decision dated 21st January 2000 attached a condition which read as follows:-

> Condition (v)
>
> The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him or her to observe the excavations and recall items of interest and finds.

For your convenience, I attach a copy of both appeal decisions to which I have referred above.

You will see from the foot of this letter that I am sending a copy to Peter Fasham at Babtie together with a copy of the appeal decisions.

Site Boundaries

I enclose herewith a copy of the site layout plan on which by comparison with your Local Plan amendment drawing P/19, I have indicated those areas within the application site that are excluded from P/19. I have shown these areas marked with a green surround. Other than these areas, I believe that the application site corresponds closely to the area shown on P/19.

At the present time, you will appreciate that the layout is purely indicative, but I have shown hatched green on the same plan those areas which the University would be prepared to undertake to use only for landscape buffer planting. These areas include two further areas not shown on the illustrative layout and which I have shown marked cross hatched green on the plan attached.

Please do not attach too much importance to the illustrative layout – it is merely illustrative to show how 140 dwellings might be accommodated on the site. With the current guidance represented by PPG3, it is quite clear that at a net density of 30 dwellings per hectare (the lower end of the PPG3 range), this number of units can be accommodated on the site to a high standard of design – much as your Council considered appropriate for the Hollow Lane site close by.

Access

We took a balanced planning view in respect of the access arrangements with a new T-junction at the proposed junction with old Church Lane. This would deliberately make Church Lane northwards of that junction the subsidiary road.

The University's team appreciated there would an affect upon the University's property known as Stantons and that the hedgerows to that property would have to be either translocated or replanted. We considered, however, that the proposal would represent a major environmental benefit to the Area of Special Character and the listed buildings centred on St Mary's Church to the north west. Access in the form proposed would remove a considerable element of traffic from this area and divert it via the new proposed access. We did hear evidence at Part 1 of the Local Plan Inquiry, and in respect of the B1 applications for Church Farm and the

Cattle Breeding Centre about the affect that traffic would have on this Area of Special Character and in particular, the Grade 1 listed building of St Mary's Church.

The University team thought that this element was constructive positive planning that we felt your authority might welcome. If, however, you would prefer access to be via the existing rather narrow Church Lane after the right hand bend, then do please let me know and I will take instructions about an amendment.

The University would be quite happy to undertake to provide a hedge along both sides of the new access from its junction with Church Lane to the access point into the development site.

Public Open Space

It is felt that the amount of public open space is sufficient for the development. It would be clearly inappropriate to provide playing fields at the site. I look forward to hearing from you again when you have heard from your Council's Leisure and Recreation Officer.

Services and Infrastructure Contributions

I look forward to hearing from you following your meeting with the SAI Group on the 31st July . The Group will no doubt be aware of the final position relating to the Lane End Farm/Horticultural Station and Hollow Lane sites.

Turning now to the comments received from your Council's landscape officers, I would comment as follows:-

i. You will appreciate that the difference of 45 properties proposed for the site reflects the fact that the site is at present allocated for 95 dwellings in the DDLP but PPG3 would indicate that at a minimum net density of 30 DPH 140 dwellings should be allocated.

ii. The layout is illustrative. It should be possible to redesign to provide an appropriate setting for the cemetery, although clearly any such setting could have an impact upon the net developable area and therefore the number of dwellings capable of being accommodated on the site. You will appreciate the basic balance between numbers, density, net area and open space.

iii. No regard appears to have been taken of the existing unattractive developed appearance of the site. What we are proposing by way of the illustrative layout constitutes at the very least nil detriment by comparison with the existing position and in our view, a considerable improvement.

iv. Again there is an open space/landscape buffer balance which is bound to affect layout and the number of dwellings that can be accommodated on the site.

v. The affect upon the hedgerow along Church Lane and the boundary with Stantons I have referred to earlier in this letter.

HASLAMS

vi. I am quite happy to accept that mix, site layout, and landscaping should be subject to condition and dealt with as reserve matters.

I trust the foregoing is helpful to you. No doubt you will let me know the views of your Council's Leisure and Recreation Officer and the SAI Group meeting. I expect we will then need to meet to discuss the position. I look forward to hearing from you.

Yours sincerely

J H Short
HASLAMS

cc R H C Ascott Esq
S M Dimmick Esq

Wokingham Council
Report of the Inquiry on Objections to Chapter 6 of the Wokingham District Local Plan

Duration of the Inquiry: 6 October 1998 to 8 October 1999
Inspectors: Douglas Machin, assisted by Alan Foster and Andrew Phillipson

variety of methods to preserve in situ wherever justified and possible. Furthermore, I am satisfied that there would be sufficient flexibility in the detailed design of the proposed development area to accommodate the possibility that any remains of unknown importance, albeit unlikely, might warrant preservation in situ [2.13.4, 2.13.7, 2.13.17].

6.11.6 I therefore conclude that the Consortium's proposals are based on sufficient information about the archaeological potential of the Grazeley site. The proposals would be consistent with Government guidance, and the policies in the adopted and emerging Development Plan I have referred to above. Archaeology is, therefore, not a determining issue with these proposals.

My conclusions on the University of Reading's proposals are:

6.11.7 As at Grazeley, the level of pre-application survey work has been agreed by the Council and its advisors as sufficient to enable the proposals to be determined. There are 6 AAPs affected by the University's proposals but, as elsewhere in the District, those designations do not rule out any development, they are there to indicate potential that needs to be investigated and action taken if warranted. The current information indicates that none of the archaeological remains likely to be found anywhere on the development site would be higher than of regional importance.

6.11.8 I am satisfied that, in the unlikely event of archaeological remains warranting preservation in situ being found, the detailed layout and design of the proposed new settlement could be altered to accommodate any such requirement. As an example, a minor adjustment of the layout proposals at the site of the possible 19th century duck decoy at OAU2 could be achieved, in my view. However, preservation by record appears to me to be the highest requirement that might be imposed on the University and I see that as no impediment to the implementation of the proposals [3.13.1, 3.13.4, 3.13.6, 3.13.10, 3.13.12].

6.11.9 I therefore conclude, as with the Grazeley Consortium's proposals, that the likelihood that further significant archaeological remains could be discovered is low, and that the proposals would be sufficiently flexible to accommodate any requirement for preservation in situ. The relevant Development Plan policies would be complied with.

My conclusions on the Spencers Wood Consortium's proposals are:

6.11.10 As at Grazeley and Shinfield, the level of pre-application survey work has been agreed by the Council as sufficient to enable it to determine the proposals, even though there has been a less detailed level of investigative work. I accept that the differences in land use at Spencers Wood render the use of crop marks as indicators of archaeological remains less reliable. Nonetheless, the burden of the evidence indicates that there is likely to be no greater occurrence of remains at Spencers Wood than at Shinfield or Grazeley, and there could be substantially less. There is no suggestion that there are any remains that would warrant preservation in situ or that the layout of development could not accommodate, desirable as opposed to necessary, preservation in situ [4.13.2, 4.13.3, 4.13.5, 4.13.6, 4.13.7, 4.13.8, 4.13.9].

6.11.11 Again I conclude that the likelihood that further significant archaeological remains could be discovered is low. The proposals would be sufficiently flexible to accommodate any requirement for preservation in situ, in my assessment. The relevant Development Plan policies would be complied with.

My overall conclusions are:

6.11.12 A sufficient level of archaeological investigation supports all 3 schemes. None of the proposals is likely to be compromised by any requirement to preserve remains in situ. Preservation by record is likely to be the highest obligation that the 3 developers would face. The detailed design and layout of all 3 schemes would be sufficiently flexible to accommodate reasonable

The Planning Inspectorate
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Houlton Street
Bristol BS2 9DJ
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Appeal Decision

inquiry commenced on Tuesday, November 29, 1999

by K E B Holland BA (Hons) DipTP MRTPI ARICS

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

21 JAN 2000

Appeal : **T/APP/X0360/A/99/1026621/P4**

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine within the prescribed period an application for planning permission.
- The appeal is brought by University of Reading against Wokingham District Council.
- The site is located at Hollow Lane/Cutbush Lane, Shinfield
- The application (ref: 99/69109/O), is dated 5 February 1999
- The development proposed is the erection of 118 dwellings (29 x two-bedroom; 66 x three-bedroom and 23 x four-bedroom).

Decision: The appeal is allowed and planning permission granted subject to conditions set out in the attached schedule.

Procedural matters

1. Although the application refers to a specific number of dwellings and the size of the dwellings, only means of access is not reserved for subsequent approval.

2. The Council has resolved that had an appeal not been lodged on non-determination grounds the application would have been refused for the following reasons.

   a) It would be premature for planning permission to be granted in advance of the local plan inquiry which is due to consider proposed housing sites in 2000, with the Inspector's report due in mid-2001, as the purpose of the local plan inquiry is to consider the merits of alternative housing sites. This is particularly important in this case as objections have been made to the proposed designation of this site for residential purposes in the local plan.

   b) The proposed density of housing is significantly below that in the proposed local plan designation; as such, the proposal fails to make optimum use of the site, and an adequate contribution to housing needs.

   c) The proposal does not adequately address service, amenity and infrastructure requirements as set out in Supplementary Planning Guidance A9 adopted by the Local Planning Authority. As such, the proposal does not meet the requirements of Policy LD6 of the Berkshire Structure Plan, Policy LPS1 of the Loddon Area Local Plan and Policies WOS4, WH7 and WR7 of the Wokingham District Local Plan (Deposit Draft) as amended.

3. The inquiry commenced on 30 November 1999 and was completed on 2 December 1999.

4. At the inquiry an application was made on behalf of the University of Reading for a full award of costs against the Wokingham Borough Council. This is the subject of a separate decision.

5. A Unilateral Undertaking and a Supplemental Deed has been submitted.

Policy background

6. The development plan for the area comprises the Berkshire Structure Plan 1991 – 2006 (SP) and the Loddon Area Local Plan (LP) adopted in 1995. Under the terms of policy H2 the SP requires the provision of 7,750 dwellings in the District between 1991 and 2006. Policy C2 of the SP seeks to protect the countryside outside built-up areas and settlements and policy C5 aims to maintain the rural character of the countryside adjoining built-up areas. These policy requirements are reflected in policy LTV2 of the LP while policy LTV4 aims to retain and strengthen natural boundary features around settlements. SP policy C6 and LP policy LC1 seek to maintain a clear separation between settlements. The appeal site is outside the identified settlement boundary of Shinfield on the LP and is shown as part of a wide area of countryside that is subject to policy LC1. However, there is also a specific policy in the LP that deals with university and research institute land at Shinfield. This policy, LS3, states that where research establishments are no longer required, a change of use of land and buildings to residential, educational, health and community uses will generally be acceptable subject to the provisions of other policies in the LP.

7. The Wokingham District Local Plan is the emerging local plan (ELP) that will have district-wide coverage. Chapter 6 and policy WSM1 of the ELP deals with the question of a new settlement of up to 2,500 dwellings south of the M4 motorway. The origin of this requirement is policy H3 of the SP that requires between 2,000 and 2,500 of the total dwellings for Wokingham for the period 1991 – 2006 to be provided in the area in Wokingham District south of the M4 motorway at Reading. The reason for policy H3 is to provide for the needs of the Reading area that cannot be met within Reading Borough. The question of the local plan treatment of the requirement arising from SP policy H3 was considered in Part 1 of the local plan inquiry. This part has been completed and the Inspector's report is anticipated in mid 2000. The inquiry into the other elements of the ELP is due to start in February 2000. The intention is to deal with housing matters, other than the new settlement issue, at the end of the inquiry by which time the report on Part 1 should be available.

8. In response to the need for up to 2,500 dwellings to meet the requirement of SP policy H3, three planning applications have been made. The University of Reading has made one of these applications for 2,500 dwellings on land that includes the appeal site. In the application the appeal site is allocated not for housing but for other uses including employment and a park and ride proposal. Two alternative applications by others have been made at Spencers Wood and Grazeley. The three applications have been recovered for determination by the Secretary of State and the inquiry into these proposals was linked to Part 1 of the local plan inquiry. The Council favours the proposal at Grazeley and has reflected this preference in policy WSM1 in the ELP which provides for 1,850 dwellings at Grazeley in the period up to 2006. The Council accepts that for practical reasons 2,500 dwellings cannot realistically be expected to be built at Grazeley by 2006 and hence the figure of 1,850 in policy WSM1. To make up the shortfall provision is made in the ELP for 867 dwellings between 1996 and 2006 on a number of smaller sites identified in Policy WH2. The appeal site is included in this list as site SH37 with an assumed capacity of 142 dwellings.

9. The ELP also contains policy WOS4 that states that permission will not be given, where development gives rise to the need for the provision of services, until the council is satisfied that an appropriate level of infrastructure, services and amenities will be provided. The

policy states that these requirements must be directly related to, and a consequence of, the development. Guidance is given to developers in the form of Supplementary Planning Guidance A9 (SPG) that refers to various services and facilities including education provision, libraries and transport. The inquiry was told that the SPG has not been subject to a public consultation exercise. In relation to affordable housing, policy WH7 seeks the provision of up to 25% affordable housing in developments of over 40 dwellings. Policy WR7 seeks the provision of a minimum of 4.3hectares of public open space per thousand population. The space should be of a size, shape and location suitable for recreational use.

10. In relation to research establishments, policy LS3 of the LP is carried forward as policy WRE3 of the ELP. The adopted policy deals with new uses for research establishments outside settlements and the explanatory text refers to the agricultural research units owned by the University of Reading outside Shinfield. Amendments in the emerging policy include reference to Shinfield in the policy heading, the phrase "redevelopment of land" and the substitution of "be encouraged" for "acceptable". The first sentence of the proposed policy reads "where existing research establishments outside settlements are no longer required, a change of use or redevelopment of land and buildings to educational, residential, health or community uses will generally be encouraged". As is the case with the adopted policy, this encouragement is qualified by reference to other policies in the plan and several specific criteria.

The main issues

11. The main issues in this appeal are first, whether the proposal complies with the development plan policies and, if so, whether prematurity or other material considerations outweigh this compliance. Second, whether the density of the development is acceptable and third, whether the proposal includes adequate infrastructure having regard to the scale of the scheme.

Inspector's reasons

Development plan and the emerging local plan

12. In my view the starting point is the development plan and, in particular, policy LS3 that is specifically applicable to the appeal site. On behalf of objectors, Mr Huntley argued that while this policy is relevant it does not weigh in favour of the appeal to any significant degree. This opinion is based on the provisos in the policy and on the argument that the policy may not apply to the appeal site because it is not the only university research establishment in Shinfield. I do not accept that it is unclear whether the policy applies to this site. The explanatory text explicitly refers to glasshouses. At an appeal in 1989, when arguing in favour of development on part of the appeal site on the basis of emerging policy LS3, Mr Huntley pointed out that the appeal site is the only example of a university research use in Shinfield with substantial glasshouses. At the inquiry the Council agreed that the policy does apply to this site. Moreover, in the ELP the suggested amended wording, through the inclusion of the phrase "redevelopment of land", seems to me to clarify the situation in the appellant's favour. I am satisfied that development plan policy LS3 is directly applicable to this appeal.

13. Turning to the qualifications in the policy, general reference is made to the need to have regard to other policies in the LP and more specific reference is made to the need to contain development, improve the appearance of the site and have regard to the amenity of the area. Given that there is a specific policy for this site, the conventional policies restricting

development in rural areas cannot be applied in an unqualified way. For this reason the fact that the site is outside the settlement boundary does not, in my view, count heavily against the development. Rather, I consider that the matter needs to be considered in the light of the present character and appearance of the site and how the proposal would relate to the specific criteria in the policy. It is also relevant to bear in mind that the Council has carried out a detailed environmental appraisal of a large number of possible housing sites and has concluded that the appeal site is one of the least inappropriate sites for development during the period of the ELP.

14. The appeal site extends to some 5.77 hectares and is occupied by a range of buildings and structures. Adjacent to the appeal site Lane End Farmhouse is a substantial traditional red brick house with a tiled roof. It is a listed building that dates from the 16th century but has been extensively altered and extended. On the appeal site there is a range of red brick agricultural-style outbuildings that were clearly at some stage associated with the farmhouse. These are currently commercially occupied, principally by an antiques dealer. Other buildings, mostly unoccupied, are spread around the appeal site. These are utilitarian structures constructed from a variety of materials including timber, brick, concrete blocks, corrugated iron and asbestos sheeting. Many of these buildings are now in a poor state of repair and the site has a generally untidy appearance. A motorcycle dealer including a workshop and sales office occupies one of the utilitarian buildings. There are relatively extensive areas of concrete hardstanding and a number of glasshouses, five of which are very substantial. In total the buildings extend to about 5,400 square metres and the glasshouses to about 10,300 square metres.

15. Although a number of the structures on the site, particularly the glasshouses, have agricultural connotations I do not consider that the site has an agricultural character. Given the scale of building on the site, its overall appearance and the obvious commercial activity that is readily visible, the site can reasonably be described as a "brownfield" site. This is consistent with the view taken by the Council's officers in the appraisal of possible housing sites reported to committee in July 1998. The development would, in my opinion, have the benefit of removing existing unattractive buildings and structures from the site and it would not extend beyond the existing "brownfield" site. I acknowledge that the proposal would involve the removal of a substantial section of hedge along Cutbush Lane and that this would be detrimental to the appearance of this section of the Lane. However, the illustrative layout demonstrates that it would be feasible to retain the significant groups of trees on the site, including those close to Cutbush Lane. Also there would be considerable scope for replanting and/or re-positioning hedgerows after the proposed road widening and provision of visibility splays. Within a relatively short time therefore I believe that the detrimental impact could be countered.

16. In the wider context both the Council and Mr Huntley sought to argue that the proposal would conflict with SP policy C6 and LP policy LC1 because it would reduce the gap between Reading and Shinfield. In the case of the Council this seems to me to be inconsistent with LP policy LS3 and emerging policy WRE3. As far as Mr Huntley is concerned, I note that in the 1989 appeal he contended that the site, because of the extensive buildings on it and adjacent land, would be perceived as part of the built up area of Shinfield. At that stage he argued that the M4 motorway and the land on either side of it ensure the physical separation. I agree and believe that assessment remains valid. I do not believe that the aims of policies C6 and LC1 would be compromised by the scheme.

17. I conclude that the scheme would meet the requirements of the LP policy LS3 and the advice in Planning Policy Guidance: Housing (PPG3) regarding development related to settlements in rural areas.

Material considerations

18. I come now to consider whether there are any material considerations that indicate that the conformity with development plan policy LS3 should not form the basis for allowing this appeal. The Council's principal argument against the proposal, based on prematurity, falls within this category. In relation to prematurity the Council has altered its stance. In June 1998 the Environmental Services Committee considered a report recommending that in order to meet a shortfall in housing land, sites identified in policy WH2 of the ELP that did not have permission, should be released as soon as possible. Another recommendation was to confirm the principle that to further help the shortfall, any priority sites to be identified at a later meeting should, in addition, be released as soon as possible. At the later meeting referred to, held in July 1998, the appeal site was identified and accepted by the Council as a priority site. The reason for the early release of the priority sites is carefully explained in the report and it is clear that the question of the five-year supply of housing land was critical. The early release recommended represented the action that the Council was recommended to take in the light of the advice in paragraphs 49 and 53 of PPG3. Regretfully, the minutes of the meeting are far from clear and record that the "the site at Lane End Farm, Cutbush Lane, Shinfield, (SH37) be released for inclusion in the Wokingham District Local Plan Deposit Draft". The Council's contention at the inquiry was that at the July committee meeting the officer's recommendation was rejected and the decision was taken to release the appeal site, not so as to be available to meet the five year housing requirement, but only for inclusion in the ELP.

19. Apparently this was not appreciated by the officers who, in September 1998, took a further report to the same committee, again referring to the need to consider how to achieve a five-year supply of housing land. The report deals with four sites, one of which was the appeal site. It draws a distinction between the appeal site and the other three sites in that it follows up a resolution from the July committee that "the other three sites be not released at this stage but that they be re-evaluated in the light of the criteria and the concerns raised". The report includes a consultation document that was sent to parish councils and other interested parties after the July committee meeting. The leaflet spelt out in unequivocal terms that the appeal site was to be distinguished from the other three sites and would be the only one subject to early release. It is specifically stated that this meant "ahead of the local plan process" and the leaflet again refers to the need to improve the Council's five-year housing land supply position. A table accompanying the report confuses the position as it is headed "Sites Identified to make-up the Shortfall in the 5-year Housing Land Supply" but in it the status of the appeal site is described as "agreed for inclusion in WDLPDD (ELP) at E.S. Committee 20/07/98".

20. At the inquiry the Council claimed that the officers had prepared the September report and the consultation leaflet on the basis of an incorrect understanding of the decision taken in July. The officers responsible had not appreciated that the committee did not in fact want to see the release of the appeal site ahead of the local plan process. Surprisingly, the minutes of the September committee meeting make no reference to this apparent misunderstanding. In addition the minutes are unhelpful in that it is difficult to tell whether or not the appeal site is caught by the embargo that the Council is apparently seeking to place on the release of all sites ahead of the local plan inquiry.

21. Whatever the position may be, one matter is clear. The appeal site has been included on the supply side of the Council's latest five-year housing land availability figures. This implies that the Council regards the site as free of legal or other constraints that are likely to prevent its development within the five-year period. In the light of this, the position taken by the Council regarding prematurity is untenable. If the site is to be subject to a comparative analysis at the local plan inquiry, in competition with over 120 other sites, whether or not it will be developed must be uncertain. This uncertainty represents a constraint and in these circumstances the Council should not, in my view, rely on the site as one that will contribute to the District's five-year land supply. As the Council do rely on the site it cannot also reasonably seek to argue that the site may not be accepted for development because other sites may be preferable. Even with the site included there is a less than five-year supply of land. The Council's April 1999 figures are that the supply is just over 4.5 years.

22. In relation to the emerging local plan I have also given consideration to the scale of the proposal. The advice in Planning Policy Guidance: General Policy and Principles (PPG1) is that normally planning applications should be considered in the light of current policies unless individually or cumulatively the scale of development would prejudice the outcome of the development plan process. In terms of the remaining SP housing requirement to 2006, the scheme represents some 3% of the total. I do not regard this as large enough to constitute a danger to the overall strategy.

23. As regards the first main issue, I conclude that the scheme would comply with the requirements of the development plan. There is no indication that the polices in the emerging local plan relevant to the site will be fundamentally different to the adopted policies and, in any event, the scale of the scheme is not large enough to threaten the overall strategy. The fact that the site is part of the Council's five-year land supply counts in favour of the scheme. There are no material considerations of sufficient weight to outweigh the presumption in favour of the proposal that flows from its compliance with the development plan.

24. On behalf of objectors it was argued that even if the appeal is allowed, development would not start until close to the time that the Inspector's report into the Part 2 local plan inquiry is available. This is because the appellant will not implement this scheme before knowing the Secretary of States decision on the larger proposal for 2,500 dwellings and that decision will probably roughly coincide with the Part 2 report. In these circumstances it was contended that no advantage would be gained in terms of housing land availability by allowing this appeal now and that the appeal site should properly be subject to a comparative analysis. I do not accept that point because it ignores the fact that the appeal site has the benefit of being subject to a specific policy in the development plan that favours its development. Also land availability considerations extend to 5 years, which is well beyond the anticipated time scale of the Secretary of State's decision.

Density

25. For the purposes of the five-year housing land supply calculations the Council assumes that the site can accommodate 142 dwellings. This is calculated on the basis of applying a density factor to the site area. Originally the Council considered that the site could accommodate 105 dwellings but this figure was increased having regard to the need to increase the supply of housing land. The Council has also referred to the advice in the draft PPG3 regarding density. The draft PPG3 carries relatively little weight at this stage and although I appreciate the need to make optimum use of housing land, the Council has not

carried out any detailed appraisal of the capacity of the site. On the other hand the appellant has undertaken such an appraisal. This takes the form of a comprehensive illustrative site layout. Taking into account the Council's open space requirements, the desirability of retaining existing groups of trees and allowing space for adequate boundary treatment I consider that the density proposed is reasonable.

Infrastructure

26. The Council is seeking the provision of open space to the standard detailed in policy WR7 of the ELP, landscaping to a depth of 20 metres along the northern and eastern boundaries of the site, a contribution towards youth and community service provision (£20,000 over 10 years) and a contribution towards the purchase of two additional items of library stock per person (£5,900). As regards education provision, the October report to the Planning Committee on the application states that a contribution may be required. Only the briefest reference is made to an educational contribution in the evidence presented by Mr Lewis. This contrasts with other infrastructure requirements that are dealt with much more fully. For the appellant Mr Short sought clarification through correspondence and the Council's position is that £172,310 is required for primary education and £175,360 for secondary education. In general terms I note that the Council is basing its demands on SPG. Such guidance does not carry the weight of adopted policies. Further, in this instance the SPG has not been subject to public consultation and this further reduces the weight that I attach to it. In my view demands of this type need full and rigorous justification along the lines of the tests set out in Circular 1/97.

27. The appellant is prepared to meet the Council's requirements regarding open space on the basis of a reasonable application of the Council's current policy. This matter is adequately covered in the Unilateral Undertaking. The Council has not carried out any detailed assessment to justify a request for 20 metre landscape belts along the northern and eastern boundaries. I am not prepared to accept that such an extensive area is reasonable in the absence of a thorough analysis and consider that this matter is best dealt with as part of the site layout. In relation to education, at the inquiry the Council accepted that there is spare capacity in secondary schools serving the area. As regards junior schools, the appellant contended that there is spare capacity in nearby Reading schools because pupils from Reading are using schools local to Shinfield. Consequently, it was argued that it is possible that over time places in local primary schools would become available for local pupils through displacement. The Council was unable to effectively counter this argument. In my judgement the Council failed to provide the sort of rigorous analysis required to justify the demand made for an educational contribution. The same applies to the demands for contributions for library, youth and community services.

28. In relation to access, at the end of the first day of the inquiry the Council raised an objection to the level of contribution proposed in relation to highways and related matters. The appellant is proposing a substantial junction improvement at Cutbush Lane/Hollow Lane, the provision of a foot way/cycle path along part of Cutbush Lane and new bus shelters in the vicinity of the appeal site. In addition, by way of a Supplemental Deed the proposed highway contribution for improvements to the A327/EOPR junction has been increased from £44,835 to £92,592. No highway evidence was called at the inquiry and the deemed reasons for refusal do not refer to highway matters. From the correspondence placed before me, which is relied on by both main parties, I am satisfied that the highway and related matters are adequately and reasonably dealt with by in the Unilateral Undertaking, the Supplemental Deed and the complementary highway conditions that are acceptable to the appellant.

Other matters

29. The Unilateral Undertaking satisfactorily provides for affordable housing in accordance with the requirements of the Council. The illustrative mix of dwellings satisfies the Council and demonstrates that the site can be developed in a way that would allow the emphasis to be placed on the provision of a high percentage of two and three bedroom dwellings.

30. I have taken into account all of the other matters raised in the representations and at the inquiry, including the impact of the scheme on the listed building. The Council do not consider that the proposal would have an adverse impact on the setting of Lane End Farmhouse. Although the layout is illustrative, I consider that it demonstrates that adequate space can be left around the listed building which, as a residential building, will in any event be complemented by the proposed scheme. I do not consider that the loss of the outbuildings would be significant as the contribution made by these buildings to the setting of Lane End Farmhouse has, in my view, already been compromised by the utilitarian buildings that have been erected close to the outbuildings. None of the other matters are of sufficient weight to override my conclusion that this appeal should be allowed.

Conditions

31. I have considered the conditions suggested by the officers when they prepared a report in September 1999 recommending that the proposal be allowed. Bearing in mind the guidance in paragraphs 86 – 88 of Circular 11/95 I do not consider that a condition withdrawing permitted development rights has been justified. The site is close to other residential properties and restrictions on operating hours during construction are appropriate. I do not consider that a condition relating to slab levels is required as this can reasonably be expected to be included in the submission of details of the site layout. A condition requiring the provision and retention of parking is reasonable but I shall simplify the wording used by the Council. I do not consider that conditions relating to operatives vehicles, mud and debris are essential as these matters can be dealt with more effectively under other legislation should the need arise. Boundary treatment should be covered by a condition in the interests of the appearance of the development. I accept the need for an archaeological condition and propose to use the model form. In the interests of pollution control I agree with restrictions on the storage of materials near the drainage ditch.

Conclusions

32. For the reasons given above I conclude that the appeal should, on balance, succeed and I shall exercise the powers transferred to me accordingly.

33. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally, or if the authority fails to give notice of its decision within the prescribed period.

34. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

K A Holland.

Schedule:

Appeal: T/APP/X0360/A/99/1026621/P4

The appeal is allowed and planning permission granted for the erection of 118 dwellings (29 x two-bedroom; 66 x three-bedroom; 23 x four-bedroom) in accordance with the terms of the application No: 99/701990/O dated 5 February 1999, and the plans submitted therewith, subject to the following conditions:

i. Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

ii. Plans and particulars of the reserved matters referred to in condition [i] above, shall be submitted in writing to the local planning authority and shall be carried out as approved.

iii. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

iv. 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.

v. The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him or her to observe the excavations and record items of interest and finds.

vi. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected or planted. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

vii. No dwelling shall be occupied until related parking and/or garaging and turning areas as shown pursuant to condition one has been provided. The parking and turning areas shall not thereafter be used for any purpose other than the parking or turning of vehicles.

viii. No more than 30 dwellings shall be occupied until such time as junction improvements at Cutbush Lane/Hollow Lane and the provision of a shared cycle way/foot way along Cutbush Lane as indicated on TPK drawing number 1106/02C have been constructed to the satisfaction of the local planning authority

ix. No dwelling shall be occupied until one of the proposed residential estate road junctions with Cutbush Lane has been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.

x. During construction no solid matter shall be stored within 10 metres of the banks of the drainage ditch and thereafter no storage of materials shall be permitted in this area.

xi. No construction work of any sort shall take place on the site other than between the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1330 hours on Saturdays and not at any time on Sundays or Bank holidays

T/APP/X3060/A/99/1026621/P4

APPEARANCES

FOR THE APPELLANT

Mr A Anderson QC	instructed by Mr S Dimmock, Clarks Solicitors
He called:	
Mr J Short BSc (Est Man) FRICS	Senior Partner, Haslams, Chartered Surveyors
Mrs M Hankinson BSc(Hons) DipLD FLI	Chairman, Hankinson Duckett Associates

FOR THE LOCAL AUTHORITY

Mr P Miller	of Counsel, instructed by the Solicitor to the Wokingham D. C.
He called:	
Mr S Lewis BA(Hons) DipTP MRTPI	Senior Planning Officer, Wokingham D.C.
Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Wokingham D.C.

FOR GRAZELEY CONSORTIUM HICKS PERSIMMON, BANNER HOMES AND GLEESON

Mr R Douglas-White	of Counsel, instructed by C.A. Lennon Associates
He called:	
Mr R Huntley BSc DipTP MRTPI	Senior Associate, C. A. Lennon Associates
Mr J Eardley BA BLA FLI	Principal, Eardley Landscape Associates

DOCUMENTS

Document 1	List of persons present at the inquiry
Document 2	Letter of notification and circulation list
Document 3	Representations received in response to notification
Document 4	Erratum sheet submitted by Mr Short
Document 5	Correspondence regarding infrastructure requirements
Document 6	Minutes – Environmental Services Committee 20/7/98
Document 7	Correspondence regarding 20/7/98 Environmental Services Committee decision

Document 8	Position Statement – Development proposals at Shinfield
Document 9	Shinfield Village – Development Brief
Document 10	Assessment of hedgerow loss agreed by Mrs Hankinson and Mr Eardley
Document 11	Planning Guideline A9 Wokingham D.C. November 1999
Document 12	Correspondence regarding highway contribution and related matters
Document 13	Residential sites within SP "Area of Search" submitted by Mr Huntley
Document 14	Copy of evidence submitted by Mr Huntley – 1989 appeal by Rochford Homes Ltd.
Document 15	Additional highway conditions suggested by the Council
Document 16	Wokingham D.C. response to CRAG
Document 17	Unilateral Undertaking dated 30 November 1999
Document 18	Supplemental Deed dated 2 December 1999
Document 19	Berkshire Structure Plan 1991 – 2006
Document 20	Appendices to Mr Short's evidence (two volumes)
Document 21	Appendices to Mrs Hankinson's rebuttal evidence
Document 22	Appendices to evidence by Mr Lewis and Mr Frost
Document 23	Appendices to Mr Huntley's evidence
Document 24	Illustrations to Mr Eardley's evidence
PLANS	
Plans 1 –2	Application plans JHS/16292 and 1299/2C (latter showing access detail)
Plan 3	Illustrative site layout
Plan 4	Plan showing building heights submitted by Mrs Hankinson
AERIAL PHOTOGRAPHS	
Photograph 1	HDA 17 Existing situation submitted by Mrs Hankinson
Photograph 2	HAD 17 B Proposed structural planting for major development site.

Costs Decision

The Planning Inspectorate
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inquiry commenced on Tuesday 30 November 1999

by K E B Holland BA (Hons) DipTP MRTPI ARICS

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

21 JAN 2000

Application : T/APP/X0360/A/99/1026621/P4

- The application is made under the Town and Country Planning Act 1990, Section 78 and the Local Government Act 1972, Section 250(5)
- The application is made for a full award of costs by the University of Reading against Wokingham District Council.
- The site is located at Cutbush Lane/Hollow Lane, Shinfield.
- The inquiry was in connection with an appeal against the failure to determine an application for planning permission for the erection of 118 dwellings.

Decision: The application is allowed in the terms set out in the attached Schedule.

The case for the University of Reading

1. In support of the application reference was made to paragraphs 1, 5, 6 and 7 of Annex 1 and paragraphs 7 and 12 of Annex 3 to Circular 8/93. The Council acted unreasonably and as a consequence the University of Reading was forced to undertake an appeal that should not have been necessary. On four counts the Council's approach was unreasonable.

2. First, the true construction of the committee minute of 20 July 1998 is that the site should be released for development ahead of the local plan process. The Council failed to take this into account. The density and infrastructure considerations are not substantial enough to justify an appeal by way of inquiry. These matters could have been resolved through negotiation had the Council placed the proper construction on the committee minute.

3. Second, if the committee decision was as the Council now claims, it acted unreasonably by failing to clarify the position. After the July meeting a public consultation leaflet was sent out specifically confirming that the appeal site would be released ahead of the local plan process. If this was incorrect, a report making the position clear and correcting the situation was not published nor was any other action taken to clarify the position. No attempt was made to inform the University of Reading that they had mis-interpreted the July committee minute even after the application had been submitted. It was unreasonable for the Council to decide to place an embargo on the release of all sites without taking into account the implications for the housing land availability situation.

4. Third, the Council failed to examine the application in the light of the development plan. Had it done so, it would have been clear that the proposal accords with the development plan. No evidence was brought to the inquiry regarding the relevant policies and there are no other material circumstances that can be relied upon to indicate that the development plan policies should not be followed.

5. Fourth, the Council failed to bring substantial evidence showing how granting permission in this instance would prejudice the development plan process. The Council's view that the

best place to consider the matter is the local plan inquiry falls well short of the requirements relating to prematurity detailed in Planning Policy Guidance 1.

The case for Wokingham District Council

6. There is no causal link between the actions of the Council and the bringing of the appeal. The documentation makes it clear what the Council's decision was in July 1998. The language of the documentation talks of "inclusion" in the emerging plan. The minutes provide information regarding the opposition to allowing development on any of the sites under consideration. Against this background it is clearly unlikely that the site was to be treated differently to others under consideration. In the table accompanying the September 1998 report there is reference to "inclusion" in Wokingham District Local Plan Deposit Draft. It is obvious from the documentation that the Environmental Services Committee did not accept the recommendation by the officers.

7. In correspondence Mr Short sought clarification regarding the precise site under consideration and whether the site had been released as a priority site for 105 dwellings. These matters were confirmed by the Council without any reference to release ahead of the local plan process. The appellant's agent was not misinformed or misled.

8. Prematurity is a consideration that has to be taken into account. The application is premature and thus the Council was correct in its application of planning policy.

9. It is clear from the evidence that other alternative sites may come forward. The correct forum for considering the matter is at the local plan inquiry where a comparative analysis can be carried out. Allowing the proposal will prejudice that analysis.

Inspector's reasoning

10. I have dealt with this application for costs in accordance with Circular 8/93. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who have behaved unreasonably and thereby caused another party to incur or waste expenditure unnecessarily.

11. In my view the minutes of the July 1998 Environmental Services Committee are not clear. Under cross-examination Mr Ford agreed that the use of the word "release" was confusing and that the minutes were open to varying interpretations. Taking into account the lack of clarity in the minutes and in the light of the background to this matter, particularly the emphasis in reports to the Environment Services Committee on the need to release sites to avoid problems at appeal in relation to the supply of housing land, I consider that Mr Short's interpretation was entirely understandable. The Council might reasonably have been expected to clarify the matter at the September meeting, particularly as a misleading public consultation document had been sent out in the interim. However, the situation was apparently not clarified at the meeting and the minutes do not record that the report to the September committee and the consultation document were based on a misinterpretation by the officers of the July 1998 decision of the committee.

12. Furthermore, I consider that the minutes of the September meeting and the report to the committee further confuses the situation regarding the release of the appeal site. I accept that a table in the report refers to the "inclusion of the site in WDLPDD". However, the heading to the table relates to the five-year land supply. I accept the appellant's contention that the site cannot be considered genuinely available to meet the five-year target if it is

subject to the constraint of having to be tested against over 120 other sites in the local plan process. In my view it is unreasonable for the Council to regard the site as falling under the embargo agreed at the September 1998 committee and yet also available to help meet the five-year land supply target.

13. I agree with the appellant that in the absence of clarification it was reasonable for the university to conclude that the site had been released for development ahead of the local plan process and to base its appeal on this assumption. If the assumption was wrong it would have been helpful for the Council to point this out at an early stage before expenditure in relation to the appeal was incurred. The Council took no such action.

14. In relation to the question of the release of the site I consider that the actions of the Council have been confusing, unhelpful and unreasonable.

15. I turn now to the application of the development plan policies. The proposal was not assessed against policy LS3 in the adopted local plan or policy WRE3 in the emerging local plan in either the report of the application to the Development Control Sub-Committee in October 1999 or in the Council's evidence to the inquiry. Under cross-examination Mr Lewis agreed that policy LS3 is relevant to the proposal. I not only concur with this view; I regard policy LS3 as the most directly relevant policy and therefore the starting point for any assessment of the proposal. The failure of the Council to consider this critical element of the development plan was unreasonable having regard to the advice in paragraphs 7 and 8 of Annex 3 to Circular 8/93.

16. I accept that the density and infrastructure considerations could have been resolved and at the inquiry the Council confirmed that its main concern related to the question of prematurity. I judge that if adequate consideration had been given to the development plan policies this appeal should not have been necessary.

17. Finally, I consider that the Council took insufficient account of the advice in Planning Policy Guidance 1 regarding the circumstances under which development may be considered as premature. Critically, there is little evidence of adequate consideration having been given to whether or not the scale of the development would be so substantial that it would prejudice decisions that should properly be taken in the local plan. Although this matter was briefly referred to in the evidence that Mr Lewis gave, no analysis of the scheme in these terms was included.

Conclusions

18. I find that unreasonable behaviour, as described in Circular 8/93, has been demonstrated and I therefore conclude that an award of full costs is justified. I shall exercise the powers transferred to me accordingly.

K A Ellam.

Schedule:

Application : T/APP/X0360/A/99/1026621/P4

In exercise of my powers under Section 250(5) of the Local Government Act 1972 and paragraph 6(4) of Schedule 6 to the Town and Country Planning Act 1990, and all other powers enabling me in that behalf, I HEREBY ORDER that Wokingham District Council shall pay to the University of Reading, the costs of the proceedings of this inquiry, such costs to be taxed in default of agreement as to the amount thereof. The subject of the proceedings was an appeal under Section 78 of the Town and Country Planning Act 1990 against the failure to determine an application for planning permission for the erection of 118 dwellings on land at Cutbush Lane/Hollow Lane Shinfield.

You are now invited to submit to Wokingham District Council, to whom a copy of this decision has been sent, details of those costs with a view to reaching agreement as to the amount thereof.

The Planning Inspectorate
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Appeal Decisions

Inquiry opened on 21 March 2000

by Alan Boyland BEng(Hons) DipTP CEng MICE MIHT MRTPI

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

Date -5 APR 2000

Appeal A: T/APP/X0360/A/99/1032337/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine within the prescribed period an application for outline planning permission.
- The appeal is brought by the University of Reading against the Wokingham District Council.
- The site is located at Church Farm, Church Lane, Shinfield.
- The application (ref: 98/67377/O) is dated 25 March 1998.
- The development proposed is Use Class B1 redevelopment.

Summary of decision: The appeal is allowed and outline planning permission is granted, subject to conditions.

Appeal B: T/APP/X0360/A/99/1032387/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to determine within the prescribed period an application for outline planning permission.
- The appeal is brought by the University of Reading against the Wokingham District Council.
- The site is located at the Cattle Breeding Centre, Church Lane, Shinfield.
- The application (ref:98/67376/O), is dated 25 March 1998.
- The development proposed is Use Class B1 redevelopment.

Summary of decision: The appeal is allowed and outline planning permission is granted, subject to conditions.

Procedural matters

1. After the appeals had been made, the Council considered the applications and resolved that, had the appeals not been made, they would both have been refused for 5 reasons[1]. In summary these are:

   (1) The proposed redevelopment would result in an increase in intensity of use which would give rise to unacceptable additional pressures for housing and on transport;

   (2) Implementation of the proposals would prevent the site being redeveloped for housing as proposed in the emerging Local Plan;

   (3) The local planning authority is not satisfied that the proposals would not have an unacceptable impact on the character and appearance of the area *(subsequently the Council indicated that it did not intend to pursue this reason at the Inquiry)*;

[1] Initially 6 reasons were given in respect of the application to which appeal A relates, but two of these were subsequently amalgamated making the reasons the same in both cases.

(4) The proposal does not adequately address service, amenity and infrastructure requirements *(the Council subsequently indicated that this reason now only refers to highway matters)*; and

(5) It has not been satisfactorily demonstrated that the impact of the traffic generated by the development can be accommodated within the existing overloaded highway network, or that it is sustainable in transport terms.

2. The Inquiry opened on 21 March 2000 and sat for 2 days. I inspected the site and its surroundings on 23 March.

3. At the Inquiry two unilateral undertakings made by the University on 20 March 2000 were submitted. These create planning obligations under Section 106 of the Town and Country Planning Act 1990 in relation to development of land at Church Farm and the Cattle Breeding Centre respectively. I refer to their provisions below.

The main issues

4. The main issues in both appeals are:

- The effect of the employment generated by the proposed developments on pressure for housing in the area;
- Whether granting permission for the proposed developments would prejudice the outcome of the emerging Local Plan by predetermining decisions about the scale or location of new development that ought properly to be taken in the development plan context; and
- Whether the traffic generated by the proposed developments can satisfactorily be accommodated on the road network and whether travel to and from them would accord with the principles of sustainability.

Inspector's reasons

5. I shall consider both proposals together unless otherwise indicated. In view of the particular relevance of the planning policy context and planning history of these sites it is necessary to address these matters before coming specifically to the issues.

Policy context

6. I am required by the Act to determine this appeal in accordance with the statutory development plan unless other material considerations indicate otherwise. For this area it includes the Berkshire Structure Plan (BSP) and the Loddon Area Local Plan (LALP). The BSP covers the period 1991-2006. It was adopted in 1995 and alterations were adopted in 1997. The LALP had a 1996 end date, but it was agreed at the Inquiry that it remains part of the development plan until a replacement local plan is adopted.

7. The appeal sites lie within an area south of the M4 at Reading which is indicated on the BSP key diagram as being the 'broad area of search for major housing development' under policy H3. In the LALP, which pre-dates the Structure Plan, the northern parts of the sites are indicated as being within the identified settlement and the remainder as a rural area separating settlements.

8. I have also been referred to the deposit draft of the Wokingham District Local Plan 1996-2006 (WDLP). This is not yet part of the statutory development plan but I have given it due weight in accordance with the advice in paragraph 48 of Planning Policy Guidance (PPG) 1 : *General Policy and Principles.* In considering the weight to be given to this emerging Plan I have had regard to fact that the Public Local Inquiry (PLI) into objections to the Plan is under way. Part 1 of the Inquiry was held between October 1998 and October 1999, and part 2 commenced in February 2000. In considering the specific policies and proposals pertinent to the appeals, I have also had regard to the extent to which they have been the subject of objections, and to the proposed amendments that have themselves been the subject of consultations.

9. The draft WDLP allocates land for 2,000 - 2,500 dwellings at Grazeley to meet the requirement of BSP policy H3. However, there have been objections to this and two alternative new settlement locations, Spencers Wood and Shinfield, have been put forward for inclusion in the Local Plan. These matters were considered in part 1 of the PLI, but the outcomes are not yet known.

10. In the deposit draft WDLP the land use designations of the appeal sites essentially echo those of the LALP, except that the countryside area is denoted as 'green gap/wedge'. Both plans recognise the archaeological importance of the group of buildings centred on the Church. However, under the proposed amendments to the emerging Plan the sites are allocated for housing under policy WH2 in response to objections made by the University. These have yet to be considered at the PLI, but the Council estimates that if such allocations were confirmed and planning permission subsequently granted the sites might accommodate some 95 dwellings.

Planning history of the appeal sites

11. In 1994 Certificates of Lawful Use[2] were granted in respect of the current appeal sites. For Church Farm the specified use was, in summary, research and development in the dairy and animal production industries, farming techniques and food production. For the Cattle Breeding Centre the lawful use was 'research and/or development into products and processes relating to cattle breeding'. Both uses were considered to fall outside any Use Class as defined in the Town and Country Planning (Use Classes) Order 1997.

12. In 1996 planning permission was granted on appeal[3] for changes of use of both sites, which were by then largely vacant, to development within Use Class B1. For convenience I shall refer to these as 'the 1996 permissions'. In essence the proposals were for refurbishment of most of the existing buildings for the new use.

13. The appeals sites are within the boundary of a new settlement based on Shinfield that has been proposed by the University by way of objection to the WDLP, as indicated above. This proposal has also been the subject of an outline planning application, and similar applications have also been made in respect of the 'rival' new settlements at Grazeley and Spencers Wood. All three applications were called in for determination by the Secretary of State and heard jointly with part 1 of the PLI. The illustrative master plan submitted with

[2] CLU(E) 13 and 14 relating to Church Farm and the Cattle Breeding Centre respectively.

[3] Ref nos. T/APP/H0330/A/94/246723 & 246772/P5 and T/APP/H0330/A/95/248939 & 248989/P5; decision dated 31 July 1996.

the Shinfield application shows the appeal sites as mainly for residential use with some open space.

14. Further planning applications duplicating those that are the subject of these appeals have been submitted to the Council, but have not been determined.

The sites and their surroundings

15. The sites are situated just to the south of Reading and to the west of Shinfield. The M4 motorway runs about ½km to the north and the A327, here called Hollow Lane, just to the east. To the south and west is open countryside.

16. The sites lie on the south side of Church Lane, close to the historic village centre, though most of the settlement is now further to the east. On the south side of the lane and partly surrounded by the appeal sites are Church Farmhouse and its granary, both of which are Grade II listed buildings. The area surrounding the sites to the east, south and west is mainly open agricultural land.

17. On the north side of the lane are the old village Church, St Mary's, which is a Grade I listed building, and L'Ortolan (formerly the Old Vicarage), which is Grade II listed. Behind the church is the 'Manor' site, for which outline planning permission exists for demolition of the existing buildings and erection of some 19,000m^2 of Use Class B1 floorspace[4]. To the east of this is a new residential development of 25 units. Beyond the Manor site to the north is a further site with permission for some 8,000m^2 of B1 development.

18. Much of the sites themselves is occupied by buildings, mainly agricultural. They date mostly from the 1940s to the 1970s, though I understand that some were built as early as the 1920s. These are in various styles, ranging from low wooden farrowing units through single storey brick buildings and two 1960s office blocks (one single-storey, one 2-storey) to large steel portal frame buildings clad with corrugated asbestos cement. The area between them is mainly concrete hardstanding to provide access and working areas, though there are some pens and yards and to the west of the Cattle Breeding Centre is a grassed exercise paddock. Evidence at the Inquiry indicated that, apart from one building that remained in use until 1997, the Church Farm complex has been vacant since 1992 and the Cattle Breeding Centre since 1991. I saw that the buildings are beginning to deteriorate through lack of use and vandalism.

19. Entirely enclosed within, but excluded from, the Church Farm application area is the cemetery to the Church. In addition to the individual graves this contains the village War Memorial, though I understand that this is due to be moved shortly to a more central position in the village.

20. Two public footpaths pass through the sites. One runs approximately north-south through the centre of the sites, and the second branches off this to run approximately south-westwards along the boundary between the two sites.

[4] Granted on appeal, ref nos. APP/H0330/A/90/169174 & APP/H0330/A/91/181191, 181192 & 187114, decision dated 27 May 1992..

Issue 1 : effect on housing pressure

21. It seems to be undisputed that this area is under considerable development pressure, particularly for B1 uses and for housing. The overall unemployment rate is low (1.1% in Wokingham District and 1.5% in the Reading Travel to Work Area at the end of 1998), with a downward trend. For managerial, administration and professional staff and associated professional workers unemployment rates are even lower. Job vacancies are estimated to be more than double the number of unemployed, and are rising. Demographic trends suggest a reducing workforce, especially amongst the groups likely to fill professional and managerial jobs. Commitments for B1 floorspace in Berkshire were over 1 million square metres and 6.1 hectares in 1998, and recent permissions such as that for Vodafone near Newbury (51,000 m^2) will add to this.

22. The Council is concerned that against this background any increase in B1 employment would further threaten the balance between housing and employment, leading to additional pressure for housing and/or additional commuting.

23. In assessing the likely level of employment that would be generated by the appeal proposals I have had regard to a number of factors. Firstly, the extant 1996 permissions represent the 'fall-back' position since they could be implemented regardless of the outcome of these appeals, the PLI or the 'new settlement' application. Secondly, since the applications are speculative, the future occupier(s) of the proposed buildings are not known and it is necessary to consider generic uses within the class B1 rather than specific users. Finally, while class B1 covers a range of possible uses, PPG 4 : *Industrial and commercial development and small firms* advises that the flexibility afforded by the class should be restricted only in exceptional circumstances, and Circular 11/95 : *The use of conditions in planning permissions* indicates a general presumption against such restrictions. I have, therefore, not assumed any subdivision of the B1 class. However, that class does not extend to the storage or distribution uses that some interested persons have assumed could be established here if the permissions sought were granted.

24. The Inspector who considered the 1996 appeals assessed the likely employment generation by the proposals before her on the basis of a density of 1 worker per 18m^2 of gross floorspace. This had also been used in the 1991 appeal on the Manor site. I have seen nothing to indicate that use of this density was inappropriate in the light of the information then available.

25. However, more recent evidence at regional (south east outside London) and county levels suggests that average densities for B1 development are now around 1 : 22 or 23m^2 gross, and I note that the latter figure has been used by the Council in the context of out of town offices. In my opinion individual examples of significantly different densities at other proposed developments do not invalidate the broad average density figures, especially when the circumstances are not fully known and may not be comparable. I consider, therefore, that the up-to-date average density should be applied in this instance.

26. It also seems to me that, other things being equal, the same ratio should be applied now to the refurbishment that is the subject of the 1996 permissions as to the redevelopment that is the subject of these appeals. It would be illogical to assume that the fact that permission was granted 4 years ago rather than today would have any bearing on the way in which prospective occupiers of the buildings use them. Although some anecdotal evidence to the contrary was put forward for the appellant, I agree with the Council that refurbished older

buildings generally do not lend themselves to the efficient use of space as well as purpose-built facilities and so are unlikely to be occupied at a higher density.

27. Nevertheless, the Inspector who considered the 1996 appeals drew a clear distinction between refurbishment of the existing buildings on the sites and new, purpose-built B1 floorspace. For the former she considered it inappropriate to apply the 1 : 18m^2 density to the whole of the existing floorspace, and so made allowances for those buildings that are unlikely to accommodate B1 use without material adaptation and for the extent to which the buildings are suitable for modern B1 use. She did so by reducing the floorspace by 25% on the Church Farm site and by 20% on the Cattle Breeding Centre. I understand that both the appellant and the Council agreed with this assessment at the time, and certainly they reaffirmed this at the Inquiry into these appeals. I have seen nothing to lead me to doubt the continuing validity of these adjustments.

28. Accordingly the Inspector found that the employment generation of the two sites would be up to 642 (applying a 1 : 18m^2 density to the adjusted floorspace). A similar calculation based on a density of 1 : 23m^2 yields 484 employees. The total floorspace of the currently proposed new developments is the same as the total existing floorspace. In this case no allowances need to be made, so employment would be about 640 at 1 : 23m^2 on the total floorspace. Hence the proposed redevelopment would accommodate some 156 more jobs than refurbishment. I recognise, however, that the precision of this figure is spurious given that it is based on average densities.

29. It was agreed at the Inquiry that densities are likely to change with time. That applies equally to refurbishment and new-build. Similarly, some extensions to buildings could be undertaken under permitted development rights. That again applies to both. No restriction on these rights has been imposed in the 1996 permission and no such condition has been suggested for the current proposals. In any event, Circular 11/95 advises that such conditions should not be imposed save in exceptional circumstances.

30. However, in my opinion the potential for physical changes to bring about increased employment capacity is greater in the case of the permitted refurbishment schemes than with new-build. The heights of some of the existing buildings would allow for the insertion of mezzanine floors, thereby increasing the useable floorspace. In making the reductions in the effective floorspace, the Inspector in the 1996 appeal recognised that some of the buildings were not suitable for conversion to B1 use without 'material adaptation requiring planning permission' which lay outside the scope of the then applications for a change of use only. Indeed, from what I saw of the buildings, in some cases a virtually complete re-build would be required, and one has been destroyed by fire. The Council conceded that it is likely that such permission would be forthcoming in at least some cases. Such factors would tend to reduce the net increase in employment afforded by the proposed development over that already approved, though I cannot quantify their effect.

31. In comparing the then proposed refurbishment with the employment potential of a resumption of the previous uses, the Inspector in the 1996 appeals considered an increase of up to 164 on both sites 'not to be a material one'. Clearly any additional employment due to the redevelopment now proposed would be over and above that increase. Nevertheless, it seems to me that it is necessary to assess the implications in the context of the area generally and of the scale of employment development committed in the vicinity of these sites.

32. The appellant claims that, notwithstanding the extent of current commitments, the take-up of business, industrial and storage (BIDS) premises is such that the currently supply would be taken up by the end of 2005, before the end of the WDLP period. At the Inquiry the Council accepted that this is a possibility, and its evidence in response to objections to the WDLP also appears broadly to accept the point. It is suggested in one response that 'significant adjustment of supply by identifying major land releases in the Local Plan will be required'. However, it is stated elsewhere that the possibility of a shortfall does not mean that the Council ought to identify more floorspace though there is a need to 'husband the major commitments'. The Council accepted that this apparent conflict is confusing, and indicated that it would consider further allocations or acceptance of higher densities on existing ones if necessary, though no action was being taken at present.

33. Such matters will properly be considered in the context of the Local Plan, and it would not be appropriate for me to comment on them in the context of these appeals. Nevertheless, they do tend to reduce the significance of the net increase here. Also, these sites are 'brownfield' land, the efficient re-use of which is encouraged by Government policy. In the event of it proving necessary to allocate further land for B1 use, the development of these sites to their full employment potential would reduce the need to use greenfield land elsewhere.

34. Other considerations include the scale of committed B1 development in the immediate vicinity of these sites, at sites such as Green Park nearby in Reading and elsewhere in Berkshire. The likely net increase in employment here would be swamped by quite small variations in the average densities on those other sites. For example, I calculate that a change in the average density on the committed floorspace in the County from 1 : 23 m^2 to 1 : 22 m^2 would increase the number of jobs by almost 2,000.

35. To my mind, taking all these matters into account, the anticipated increase in employment here would not be material.

Issue 2 : Prejudice to the Local Plan

36. It follows from the above that the proposed development would not significantly affect the overall allocations of land for B1 development.

37. As to possible conflict with prospective allocation of the sites for housing under WDLP policy WH2 and the proposed new settlement at Shinfield, neither was a proposal in the deposit draft of the Plan. Indeed the latter was put forward as an alternative to the Council's proposal. Having regard to the advice in PPG 1 regarding policies in emerging development plans that are subject to objections, it seems to me that at this stage little weight can be placed on either.

38. Even if such allocations were carried forward to the adopted Local Plan, housing development would not be certain. The Council confirmed that there is no prospect of compulsory purchase powers being used, and the existing permission for B1 use would remain and could be implemented. It seems to me that granting permission for the redevelopments now proposed would not alter this position appreciably. It might make B1 development a more financially attractive proposition than refurbishment, thereby possibly encouraging a developer to choose this option rather than residential development. However, as was pointed out for the appellant, the relative economic merits of different types of development would depend on market conditions at the time.

39. The fact that the Council did not itself initially allocate these sites for housing, but now proposes to do so only in response to an objection, suggests to me that it did not regard them as priority sites. It follows that their use for another purpose (which could happen anyway) would not appreciably affect the overall strategy. In the context of a new settlement of the scale proposed at Shinfield the adjustments needed to account for the 'loss' of these sites (only parts of which are shown on the illustrative master plan as being for housing) would be relatively minor. They need not necessarily involve the allocation of additional greenfield land. It should be possible to reduce the scale of allocations for new employment land to reflect the employment on the appeal sites and use it instead for housing. In my experience much greater changes are almost always made as such ambitious schemes progress from broad concepts to detailed plans.

Issue 3 : Effect on the road network and sustainability

40. Following discussions between representatives of the University and the Council prior to the Inquiry, the Council indicated at the Inquiry that it is now satisfied that, in physical terms, traffic arising from the proposed development can be accommodated satisfactorily on the road network. In order to make this possible a number of road improvements and other measures are required. The Council has agreed that, with one exception where some dispute remains, the s.106 undertakings provide for these to be carried out. While I understand and sympathise with the concerns expressed by interested persons about the traffic effects of the developments, it appears that these were all made without knowledge of the measures that are proposed to overcome the particular problems that have been identified.

41. In brief the agreed elements of the undertakings are as follows. The developer(s) will meet the costs of closing the western part of Church Road. Improvements (including provision of traffic signals) to the junctions of Hollow Lane with Church Lane and with Brookers Hill and Cutbush Lane will be carried out before more than half of the proposed development on the Church Farm site is occupied. The undertaking relating to the Cattle Breeding Centre also provides for improvements to the Church Lane junction to be carried out if the proposed development there is implemented in conjunction with either of the 1996 permissions relating to the Church Farm site.

42. I note, however, that if the 1996 permissions on both sites were implemented there would be no improvement to the Brookers Hill and Cutbush Lane junctions. The Church Lane junction would be improved to a lesser standard as a priority junction with ghost islands. Assessments carried out for the appellant, which the Council did not dispute, indicate that with the traffic that would be generated by the permitted refurbishment schemes there would be unacceptable delays at these junctions. By contrast, with the development now proposed the junctions improvements provided for in the undertaking would operate satisfactorily with delays reduced to acceptable levels and benefits in terms of safety.

43. The dispute I have referred to arises from a further provision of both undertakings that requires the developer(s) to make financial contributions towards the cost of improvements to be carried out by the Council to the junction of the A327 with the Earley Outer Peripheral Road (EOPR) just north of the M4. The only element of the Council's objection not overcome is the adequacy of the contributions.

44. It is accepted that the developments proposed here should bear only a proportion of the cost of the improvements to this junction, since these are needed in any event for traffic from

existing and committed development. However, there are differences of opinion between the appellant and the Council on how the costs should be apportioned.

45. The appellant contends that the basis should be the proportional increase in two-way morning peak hour traffic on the A327 south of the EOPR junction due to the proposed development. This method was recommended by the Inspector in the Manor site appeal in 1991 and agreed between the University and the former Berkshire County Council (then the Highway Authority) in the 1996 appeals.

46. The Council, on the other hand, favours an apportionment based on the increase in southbound traffic only during the morning peak hour, expressed as a proportion of either the actual flow or the theoretical one-way capacity over the M4 overbridge. It regards this as the 'worst case', and points out that such a method was used in respect of proposed development at Lane End Farm.

47. Traffic counts indicate that in the morning peak hour traffic flows on this section of the A327 are roughly equal in both directions. It is agreed that this period is the critical one south of the EOPR junction, there being relatively little congestion here in the evening peak hour. The main effect of the proposed developments in the morning peak would be on the southbound flows. However, as I saw on the three mornings of the Inquiry and site inspection, whereas there is congestion northbound (due apparently to delays at the EOPR junction), the southbound traffic is mostly free-flowing at these times.

48. The Lane End Farm development referred to by the Council would be residential, and so would be likely to increase mainly the northbound morning peak flows on the A327, with consequential effects on congestion and delays south of the EOPR. In those circumstances a departure from the normal practice of assessing the increase in traffic generated by the development against the sum total of all traffic, as agreed in two appeals locally, might be warranted. However, in my opinion it does not justify a similar approach in this instance where the effects would mainly be on the less congested southbound flow.

49. I note that the Council already has committed contributions totalling almost £1 million towards the EOPR junction improvements from the developers of Green Park and Lane End Farm. The contributions from the developments proposed here would total some £87,700 compared with £75,000 for the 1996 permissions. Indeed, with the current proposals the developer(s) would contribute some £690,000 in total for improvements to the road network, while the 1996 permissions require contributions of only about £192,000. In the context of a relatively small difference in the levels of traffic generation the current proposals would go much further to overcoming problems arising from it.

50. The Council suggested that the shortfall between the £148,000 - £195,500 sought under its assessment and the amount offered under the s.106 undertakings might prejudice the prospects of the EOPR junction being improved. However, I share the view of the appellant that in the context of a £2.3 million scheme, the need for which seems to be acknowledged and for which developer contributions of almost £1 million have been secured, such a difference is unlikely to have a significant effect. Accordingly, I consider that the financial contribution provided for in the undertakings, together with their other provisions, would be sufficient to overcome the harm to the operation of the highway network arising from traffic generated by the proposed developments.

51. The nature of this area and the types of jobs likely to be provided on these sites are such that some commuting from outside the local area is likely. However, the location is well related

to existing and planned housing development on the south side of Reading and in Wokingham District, thus minimising the local imbalance between jobs and housing. I have seen nothing to indicate that development here would be more likely to give rise to long-distance commuting than other major existing and planned major employment sites in the area.

52. The s.106 undertaking for the Church Farm site requires the preparation of a Green Transport Plan before the development is occupied. The undertaking in relation to the Cattle Breeding Centre does not do so, as it falls below the threshold indicated in draft PPG 13. This is unfortunate, to my mind. Nevertheless, as the appellant indicated, if both sites were developed as a single entity the provisions of the Plan would in practice apply to both.

53. The Council agrees with the principles to be embodied in the Green Transport Plan, which are specified in the undertaking, and it seems to me that these generally accord with the advice in the draft revision of PPG 13 : *Transport*. However, the draft PPG advises that the weight to be given to such plans will be influenced by the degree to which it materially affects the acceptability of the development proposed. I share the Council's concern about the lack of enforceable provision for securing progressive reductions in the parking provision on the site reflecting the aim of reducing car use. It was agreed at the Inquiry that in order to effect a shift in mode of travel to work it is necessary to use both the 'carrot' and the 'stick'. It seems to me that reductions in car use are unlikely to be realised if the availability of parking remains unchanged.

54. The conditions suggested by the Council specify parking provision in accordance with the maxima advised in draft PPG 13, though the appellant sought the greater provision indicated on the plans submitted with the applications. At the Inquiry the parties agreed in principle that future reductions might be secured through planning conditions, as provided for in the draft PPG, though neither could suggest how these should be framed. Although only limited weight can normally be given to draft PPGs, it seems to me that in this respect the draft PPG 13 reflects the general thrust of recent Government policy regarding sustainable transport, and so I attach more than usual weight to it.

55. A number of bus services pass along Hollow Lane, providing links with Reading, Wokingham and many villages, and surveys show that there is ample spare capacity on these even in peak hours. There would be provision for these services to be routed via the Church Farm site, though the existing bus stops are within about 500m. The appellant does not consider that any enhancement of the services is needed, but the s.106 undertakings give the Council the flexibility to use some or all of the financial contributions for this purpose (or for other modes of travel) rather than road improvements. Such flexibility is not available under the obligations relating to the 1996 permissions. The undertaking in respect of the Church Farm site also makes provision for new bus shelters on Hollow Lane north between Cutbush Lane and Church Lane.

56. In my view, subject to the Green Transport Plan provided for in the s.106 undertaking relating to Church Farm and to a planning condition as discussed above, the proposed developments would accord with the principles of sustainability.

Effect on the character and appearance of the area

57. The existing groups of buildings on the site are visible from Church Lane, from the countryside to the south and west, and from various public footpaths, including those that actually pass through the sites. From the road the office buildings partly obscure those

behind, but are themselves out of keeping with the more domestic scale and traditional form of the surrounding buildings. From the countryside and footpaths the buildings are quite prominent due to their being on a slight ridge and to the openness of the surrounding area. Although many of the buildings are agricultural in nature, the scale and density of the development here are considerably greater than those of a typical farm building group. The impression is of a solid mass of utilitarian buildings with no unifying form and little softening by way of landscaping.

58. Since the applications were only in outline, with all matters reserved for subsequent consideration, the ultimate form of the development is as yet unknown. However, and illustrative layout submitted with the applications and revised layout put forward at the Inquiry indicate possible schemes. The latter takes into account comments made by the Council and local people and organisations. For example, it shows how the visual relationship between the Church and the cemetery could be re-established (at the moment there is no view between them) and open space introduced adjacent to Church Farmhouse and its granary. It also shows that, with the buildings all being 2-storey, the site coverage would be much reduced, leaving much more scope for landscaping than at present or in the case of a refurbishment.

59. It seems to me that, subject to controls through the approval of reserved matters and through planning conditions, redevelopment of the site would not harm the character or appearance of the surrounding area. On the contrary, it would offer the opportunity to improve the appearance of the site.

Effect on listed buildings

60. At present the massing and form of the buildings on the appeal site, as seen from Church Lane, and their proximity particularly to Church Farmhouse and the granary, detract from the settings of the listed buildings. As I have indicated above, the proposed development offers the opportunity to keep the area between the Church and the cemetery open, thus restoring the historical functional and visual link between them and enhancing the setting of the Church. Open space around the farmhouse and granary would improve their settings too.

61. To my mind, therefore, again subject to controls through the approval of reserved matters and through planning conditions, redevelopment of the site would at least preserve, and offers the potential to enhance, the settings of the nearby listed buildings.

62. Concerns have been expressed by interested persons about the possible effects of additional traffic arising from the proposed development on the structural integrity of the Church. I have seen no evidence that the building is in fact particularly vulnerable to damage in this way. In any event, the evidence before me indicates that with the proposed closure of the western section of Church Lane the traffic volumes past the Church would be reduced. Class B1 development does not normally generate large volumes of heavy goods vehicle traffic, and it seems likely that the main access, at least to the larger Church Farm part of the site, would be east of the Church so that traffic to and from it would not pass that building.

Assessment against relevant policies

63. Although many policies have been cited, most of them are of a general nature. It seems to be agreed that only a few are of specific relevance to these proposals. BSP policy BU1 relates to the assessment of proposals for further (amongst others) business development

other than that already committed. It was contended for the appellant that this policy does not apply here since the sites are already committed for B1 use. While the intention of the policy in this respect is not entirely clear, it seems to me that it does strictly apply as the site is not allocated in the development plan for B1 development and the proposals before me are not themselves committed by the 1996 permissions. Nevertheless, the existence of those permissions is clearly very material to consideration of the current proposals against this policy.

64. The policy sets a series of 'tests'. Firstly, at least one of 4 criteria must be met, and it is the first of these, that the proposal would aid urban regeneration, that the appellant places most reliance. The Council disputed this point, but it does seem to me that the proposals here fall within one of the definitions of urban regeneration given in the explanatory text to the policy, namely the redevelopment of older BIDS premises which due to age and specification may not be suitable for the modern needs of business and industry. The appellant also claims that the third criterion would be met in that the development might meet the needs of existing firms in Berkshire, but I agree with the Council that this is by no means certain given the speculative nature of the proposal.

65. The policy further requires that the development will not give rise to additional pressures for housing development or transport problems. In the light of my conclusions above, I do not consider that the proposed developments would significantly conflict with these requirements.

66. Finally, the policy refers to other factors to be taken into account, including the amount of suitable land and premises already available and the rate of completions and occupation of premises. While there are undoubtedly land and premises available, it is clear that demand is high and it appears that the rate of take-up is such that there may be a shortfall in BIDS land before the end of the plan period. Accordingly, in my opinion, the proposals would broadly comply with this policy.

67. LALP policy LS3 relates to new uses for research establishments outside settlements, and so applies to those parts of the sites lying outside the identified settlement. It indicates various uses that will generally be acceptable, but business use is within further uses that may be acceptable subject to 3 provisos. The Council accepted that the first two are broadly met in that the proposed redevelopments are within the area of existing buildings and that they provide for the removal of existing temporary buildings or unsightly additions. It pointed out that few if any of the buildings on the sites fall strictly into those categories, but agreed that some of them are unattractive. As far as the third proviso is concerned, the Council agreed that this would be met except, possibly, in respect of excessive traffic generation. As I have indicated, I do not consider that the traffic would be excessive, but in any event the Council accepted that there would be no detrimental effect on the amenity of the area as a result. I consider, therefore, that the proposals would comply with this policy.

68. Turning to some of the other development plan policies, BSP policy BU2 is essentially a permissive policy indicating that within the provisions of policy BU1 favourable consideration will normally be given to certain types of proposal. Only one of these (light industrial units within class B1(c)) might be provided here, and even this is uncertain. Nevertheless, it seems to me that, given the terms of the policy, even if this were not so it would not in itself constitute a breach of the policy.

69. The Council indicated that the 300m^2 limit on new employment floorspace set by LALP policy LE2 is no longer used as it conflicts with the later BSP policy BU1, but the general

criteria are still pertinent. I agree that the speculative nature of the proposals makes it impossible to be sure that all of them are met but, equally, I have seen nothing to show conclusively that the proposed development would conflict with them.

70. Parts of the sites lie outside the identified settlement, and are thus subject to policies to protect the countryside and the gaps between settlements. However, they are acknowledged to be 'brownfield' sites, and the proposed development would be likely to have a less built up appearance than the existing buildings. Given this and the existence of the 1996 permissions for refurbishment of the existing buildings, it seems to me that the aims of such policies would not be compromised.

71. As I have indicated, I attach only limited weight to the policies in the emerging WDLP. To the extent that they are pertinent they broadly reflect those I have referred to above. Indeed, several specifically refer to BSP policy BU1 and, in view of my conclusion regarding that policy, I cannot endorse the Council's contention that these would be breached by virtue of conflict with it. Again, due to the speculative nature of the proposals it is not possible to determine whether the criteria in policies such as WEM4 and WRE3 would all be met, but neither can it be demonstrated conclusively that they would not.

72. Taking all the relevant policies, and having regard to all the considerations, it seems to me at best that their broad aims would be met and at worst that the effects would largely be neutral. To the extent that there may be breaches of policy on matters of detail, I am of the view that such minor breaches are more than outweighed by the benefits of the proposals in visual terms, in relation to the nearby listed buildings and in respect of the transport provisions of the unilateral undertakings.

Conclusions

73. In all the circumstances I have come to the conclusion on the main issues that:

- The employment generated by the proposed developments would not have a significant adverse effect on pressure for housing in the area;
- Granting permission for the proposed developments would not prejudice the outcome of the emerging Local Plan by predetermining decisions about the scale or location of new development that ought properly to be taken in the development plan context; and
- The traffic generated by the proposed developments can satisfactorily be accommodated on the road network, and travel to and from them would accord with the principles of sustainability.

74. By virtue of similar considerations I further conclude that the proposals would broadly accord with the development plan. To the extent that there might be minor breaches arising from detailed matters, particularly those that cannot be determined at this stage, there are material considerations by way of the benefits I refer to above and the existence of the 1996 planning permissions that indicate a decision otherwise than in accordance with the development plan.

Conditions

75. In view of the above conclusions I propose to allow the appeals, and so have considered what conditions need to be attached to them in addition to those statutorily required, in the light of the advice in Circular 11/95.

76. I have referred above to conditions regarding parking provision. In the interests of sustainability and in view of the availability of public transport to the sites, I agree with the Council that the initial provision should be limited to the maxima indicated in draft PPG 13 rather than as shown on the plans. However, I agree with the appellant that the Council's suggested reference to possible future Government guidance lacks the precision required by Circular 11/95. It seems to me, for the reasons I have outlined above, that it is also necessary to provide for a subsequent programme of reduction in the number of parking spaces. In the case of the Church Farm site this could be linked with the GTP.

77. In view of the importance of landscaping to the acceptability of the proposals in visual terms, it is necessary to secure the drawing up, approval and implementation of a landscape management plan and to control details of external lighting.

78. In Church Lane there are traffic calming measures, which I understand to have been introduced in connection with the recent housing development. These would need to be re-assessed if the proposed developments were implemented. Therefore, a condition is needed to secure this and agreement and implementation of any amendments shown to be required. Since the means of access is a reserved matter in both applications, I do not consider it necessary to attach conditions relating to this.

79. Finally, the Environment Agency has suggested to the Council conditions to prevent the risk of flooding and pollution of the water environment. No objections to these have been raised, and I agree that they are necessary.

Overall conclusion

80. I have taken account of all other matters raised, but have found none that would outweigh the considerations which have led to my conclusions above on the main issues and in relation to the development plan.

Formal decisions

Appeal A : Church Farm

81. For the reasons given above, and in exercise of the powers transferred to me, I hereby allow the appeal and grant outline planning permission for Use Class B1 redevelopment at Church Farm, Church Lane, Shinfield in accordance with the application (no: 98/67377/O dated 25 March 1998, and the plans submitted therewith, subject to the conditions indicated below.

Appeal B : Cattle Breeding Centre

82. For the reasons given above, and in exercise of the powers transferred to me, I hereby allow the appeal and grant outline planning permission for Use Class B1 redevelopment at the Cattle Breeding Centre, Church Lane, Shinfield in accordance with the application (no: 98/67376/O dated 25 March 1998, and the plans submitted therewith, subject to the conditions indicated below.

Conditions (attached to both permissions unless otherwise indicated)

(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 from the local planning authority in writing before any development is commenced.

(2) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

(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) A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved by the local planning authority prior to the first occupation of any part of the development hereby permitted. The landscape management plan shall be carried out as approved.

(5) No external lighting shall be erected on the site until details have been submitted to and approved in writing by the local planning authority. The lighting shall accord with the approved details.

(6) *Church Farm only* Notwithstanding the submitted plans, no more than 360 off-street car parking spaces shall be provided on the site at the time of the first occupation of the development hereby permitted or at any time subsequently. A programme for subsequent reduction of the number of spaces provided, in conjunction with implementation of the Green Transport Plan pursuant to the undertaking by the University of Reading to the Wokingham District Council dated 20 March 2000 relating to the development hereby permitted, shall be submitted to and approved by the local planning authority before any part of the development hereby permitted is first occupied. The number of spaces shall be reduced in accordance with the approved programme.

(6) *Cattle Breeding Centre only* Notwithstanding the submitted plans, no more than 61 off-street car parking spaces shall be provided on the site at the time of the first occupation of the development hereby permitted or at any time subsequently. A programme for subsequent reduction of the number of spaces provided shall be submitted to and approved by the local planning authority before any part of the development hereby permitted is first occupied. The number of spaces shall be reduced in accordance with the approved programme.

(7) Prior to the first occupation of any part of the development hereby permitted:

(i) the scope of a re-assessment of the existing traffic calming measures along Church Lane leading to the site, in the light of the changes in traffic flows resulting from the development hereby permitted, shall be submitted to and agreed in writing by the local planning authority; and

(ii) the re-assessment shall be carried out in accordance with the approved scope; and

(iii) details of any amendments to the traffic calming measures shown by the re-assessment to be required shall be submitted to and agreed in writing by the local planning authority; and

(iv) the amendments shall be carried out in accordance with the approved details.

(7) Before any part of the development hereby permitted is first occupied surface water attenuation/storage works shall be carried out on in accordance with

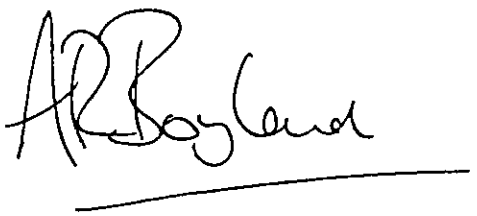
details which shall be submitted to and approved in writing by the local planning authority before the development commences.

(8) Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of any contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed with the local planning authority before the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall then be submitted to and approved in writing by the local planning authority before the development hereby permitted commences. The development shall then proceed in strict accordance with the measures approved.

Informatives (relating to both permissions)

83. These decisions only grant planning permission under Section 57 of the Town and Country Planning Act 1990. They do not give any other approval or consent that may be required.

84. An applicant for any consent, agreement or approval required by a condition of these permissions and for approval of the reserved matters referred to in them has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fails to give notice of its planning decision in writing within the prescribed period.



Inspector

APPEARANCES

FOR THE APPELLANT:

Mr Anthony Anderson	Queen's Counsel, instructed by Simon Dimmick of Clarks Solicitors, of Great Western House, Station Road, Reading RG1 1SX.
He called	
Mr J Short BSc(Est Man) FRICS	Senior Partner in Haslams, Chartered Surveyors, of Reading.
Mrs M Hankinson BSc(Hons) DipLD FLI	Chairman of Hankinson Duckett Associates, Landscape Architects, of Lower Basildon, Reading.
Mr M R Knowles BSc DipTE CEng MIHT ACGI	Partner in the Tucker Parry Knowles Partnership, Transportation and Infrastructure Consultants, of Newbury.

FOR THE LOCAL PLANNING AUTHORITY:

Mr Richard Glover	Of Counsel, instructed by T E Kingswood, Solicitor to Wokingham District Council, Shute End, Wokingham, RG40 1BN.
He called	
Mr S Lewis BA MRTPI	Senior Planning Officer.
Mr T Callaghan	Team Leader Highways Development Control.

INTERESTED PERSONS:

Cllr Lt Col M J Bryant	Member of the Council (Shinfield Ward), of 'Rosebry', 19 Salmond Road, Shinfield Park, Berks RG2 8QN.
Mr D S Bulcock BSc MBCS MORS FRSS	Of 24 Hollow Lane, Shinfield, Berks, RG2 9BT.

DOCUMENTS

Document	1	Lists of persons present at the Inquiry (days 1 & 2).
Document	2	Council's letter of notification of the Inquiry and list of persons to whom it was sent.
Document	3	9 letters of representation in response to the above, from Arborfield and Newland Parish Council and interested persons.

Submitted by the appellant

Document	4	Certified copy of unilateral undertaking by the University of Reading relating to development of land at Church Farm, dated 20 March 2000.
Document	5	Certified copy of unilateral undertaking by the University of Reading relating to development of land at the Cattle Breeding Centre, dated 20 March 2000.
Document	6	Appendices 1-20 to Mr Short's evidence.
Document	7	Extract from Report of Panel on the Examination in Public re Berkshire Structure Plan 1991-2006.
Document	8	Appendices A-E to Mrs Hankinson's evidence.
Document	9	Figures 1-11, appendices 1 & 2 and tables 1-3 & 7 to Mr Knowles's evidence.
Document	10	Copy of letter from the Council (T Callaghan) to Tucker Parry Knowles Partnership (M Knowles) dated 30 November 1999

Document 11 Copy of reply to the above, dated 1 December 1999..

Document 12 Extract from background papers for the Berkshire Structure Plan 2016

Submitted by the Council

Document 13 Appendices 1-20 to Mr Lewis's evidence (2 volumes).

Document 14 Representation by University of Reading re Draft Wokingham Local Plan policy WOS1.

Document 15 Extract from SERPLAN report *The Use of Business Space : Employment Densities and Working Practices in South East England* (Roger Tym & Partners, March 1997).

Document 16 Comparison of extant permissions and appeal proposals based on 1:23m² floorspace ratio.

Document 17 Council's suggested 'planning' conditions.

Document 18 Amended version of above.

Document 19 Council's suggested 'highway' conditions.

Document 20 Berkshire Structure Plan 1991-2006.

Document 21 Loddon Area Local Plan proposals map (south).

Document 22 Wokingham District Local Plan 1006-2006 Deposit Draft 1997 proposals map (south-west).

Document 23 Appendices 1-9 to Mr Callaghan's evidence.

PLANS

Plans A.1 – A.4 Application plans (Church Farm)

Plans B.1 – B.4 Application plans (Cattle Breeding Centre)

DEVELOPMENT CONTROL COMMITTEE
27TH SEPTEMBER 2000

NOTE OF MEETING

2000/1838	Reading Chair and Desk - Grant ppst 106. Add "plus £6,900 towards Phase 1 of the Risely Area Traffic Study. Amend Condition 7 to 0800 hours M-F and 0830 Sats. Landscaping scheme to be agreed with Local Member. Highway arrangements to be agreed with local member, Chairmen of DCC and ESC and Highways Sub
2000/1503 & 1504	McDonalds. Grant pp st 106. Delete £15,000. Landscaping schemes to be agreed with local members. Add Informatives re survey of strength of embankment for traffic and litter collection
2000/1733	Hicks Development, Halstead Close. Approved as recommendation
2000/1815	124 Kiln Ride. Approved as recommendation
2000/1846	Deferred for site visit, Friday 13th October, after Twyford. Concerns of members are height and massing and effect on the edge of settlement definition.
2000/1890 and 1891	As recommendation plus inclusion of haul routes and church car parking in s106 negotiations. Amend condition 1 to include "pedestrian and cycling access to and within the site"
2000/1712	Leander Club. Deferred to see if 106 can be negotiated to restrict use of the whole carpark to Leander Club Members and Henley Royal Regatta use, thereby excluding ordinary car parking.
2000/1073	29 Brook Street Twyford. Deferred for site visit, 13/10/00 at 0830. Members concerns relate to parking, loss of tree, proximity to brook and effect on Conservation Area. The Parish Council also would like to restrict delivery times to after 9am during construction to avoid lorry/car conflict.
2000/1864	Poperinge Barracks. As recommendation but insert in (b) "to be provided should the appeal be allowed".

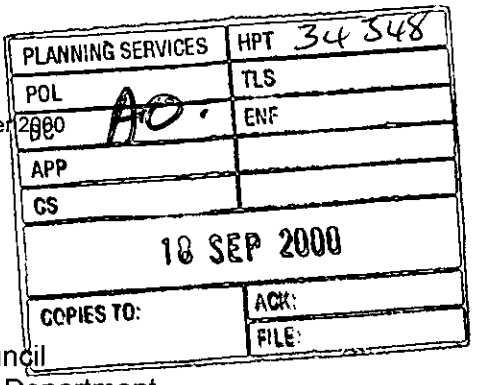
Meeting closed 2145

John Mitchell
27/9/00

Your Ref:

Our Ref: JHS/HF

Date: 15 September 2000



HASLAMS

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Mrs A Odell
Senior Planner
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

BY FAX AND POST

Dear Mrs Odell

RE: APPLICATIONS 0/2000/1890 AND 1891 (DUPLICATE)
PROPOSAL FOR 95-140 DWELLINGS
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

I refer to our telephone conversation earlier today concerning density in the context of PPG3.

Page 3 of the planning statement attached to the application under the heading of National Policy makes it clear that 140 dwellings has been calculated in accordance with PPG3 at a density of 30 dwellings per net developable hectare.

We have calculated density on the basis set out below:-

Gross Site Area		5.4 hectares
Less PPG3 Deductions (annex C)		
i. Active open space (not incidental and not children's play area) marked with a green surround and hatched green on the plan attached.	0.1195 Ha	
ii. Landscape buffers - marked with a blue surround on the plan attached.	0.555 Ha	
		0.674 Ha
Total:		4.726 Ha
Net Site Area:		
@ 30 DPH		141.6 dwellings
		say 140 dwellings

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

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

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

Practice & Marketing Manager
Sandra Brown

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

With Haslams Estate Agents & Auctioneers

HASLAMS

If you need a precise density of 30 DPHN, then I am quite happy to undertake that the net developable area should be 4.66 hectares leaving the balance attributable to active open space and landscape buffering.

You will appreciate from my recent correspondence with Ms Jarvis that most, if not all, of the landscape buffering will also perform an amenity open space function– the two are not inconsistent.

We also need to bear in mind that the application is in outline only. It was accompanied by an illustrative drawing which shows a possible indicative layout of open space, landscape buffers and woodland areas. If necessary, I should be quite content, however, that in PPG3 terms the net developable area of the site should be limited by condition to 4.66 hectares.

I trust the foregoing is of assistance to you. If you have any queries, do please give me a ring.

Yours sincerely

J H Short
HASLAMS

cc S M Dimmick Esq
R H C Ascott Esq

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

Present: Mr. KA Malvern (Chairman), Mrs. JA Lissaman (Vice-Chairman), Mrs. DC Beatty Mr. MJ Bryant, Mr. SR Conway, Mr. TP Dredge, Mr. JL Earnshaw, Mr. RFN Eke, Fiona Rolls, Mr. BJS Patman, and Mrs. M Robertson.

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B8 use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

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

The Committee considered a report on this application as set out on Agenda pages 1101 to 1110.

Mr. CP Young, Church Warden of St. Marys Shinfield attended the meeting and presented the comments of the Parochial Church Council.

In discussing the application Members raised a numbers of issues relating to access to the site and parking arrangements for the nearby St Marys Church.

RESOLVED: 1) That subject to 2) and 3) below, an Agreement be entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

2) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in consultation with the Chairman of the Committee and Opposition spokesman;

3) That the Head of Planning and Transportation be authorised to agree haul routes and appropriate parking provision for users of the church;

4) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No 2000/1891 be approved subject to conditions set out on Agenda pages 1105 to 1107 with the exception of condition No 1;

5) That condition No.1 be amended to include pedestrian and cycling access to and within the site;

6) That subject to 7) below, had the appeal against non-determination not been submitted to the Planning Inspectorate, an Agreement would have been entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

7) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in conjunction with the Chairman of the Committee, and Opposition spokesman;

8) That had the appeal against non-determination not been submitted to the Planning Inspectorate, Application No 2000/1890 would have been approved subject to the completion of the Agreement referred to in 6) above and the conditions set out on Agenda pages 1105 to 1107 with the exception of condition No1;

9) That condition No.1 be amended to include pedestrian and cycling access to and within the site.

Application Nos. **Received** **Shinfield**
O/2000/1890 & O/2000/1891 **03.07.00**

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

1. **Planning History** - The site is 5.4 ha. in size and comprises about 14,718m² vacant buildings. These buildings are the former farm buildings and ancillary research accommodation of the University and are in a variety of conditions of repair. The site also includes areas of undeveloped land to the west of the Cattle Breeding Station, proposed landscaping areas and the area between the existing buildings and proposed access at the east end of the site. The existing buildings are largely unscreened from views from the adjacent countryside. The site slopes downwards slightly to the south, and the buildings can be seen from some distance away, including from the public footpaths around and through the site. There are four Listed Buildings nearby on Church Lane: Church Farmhouse and Granary, L'Ortolan and St Mary's Church (Grade I).

   Application Nos. 98/67376/O and 98/67377/O for redevelopment of the site for 14,718m² B1 use floorspace were granted on appeal on 5 April 2000.
   The two current duplicate applications for residential development would be alternatives to these permissions to redevelop for B1 use.

2. **Proposal** - The proposal is in outline with only the means of access to be determined. The indicative plan shows 140 dwellings with areas of open space and landscaping. 20% of the dwellings would be social housing. The proposed indicative housing mix is 21 x 2 bedroom flats, 42 x 2 bedroom houses, 42 x 3 bedroom houses and 35 x 4 or 5 bedroom houses (assuming 140 dwellings).

3. **Consultations** -

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

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

- ***Parochial Church Council*** *(PCC) :* Asks for the following comments to be taken into account:

1. Housing mix should include a significant proportion of affordable properties suitable for young families.

2. The layout should include sufficient off-road parking to cope with Church and Church Hall uses. (The University used to provide this at Church Farm).

3. Traffic calming measures are needed at the western end of Church Lane to link in with the existing measures from The Manor to Hollow Lane.

- ***2 letters of objection*** : On grounds of increased traffic, accessway to War Graves and Memorial and public footpath from Church Lane to Ryeish Green will be virtually obliterated, construction work will be a safety hazard for footpath users and construction traffic may cause damage to Listed Buildings. Too much development in conjunction with the Hollow Lane housing site. Loss of wildlife and pleasant areas.

- ***Highway Officer*** : Advises that, in view of the planning history associated with this site and the conclusions reached within the TIA (Traffic Impact Assessment), it would not be possible to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to contribute financially/carry out highway/transportation improvements to accommodate the development traffic. These have yet to be agreed.

Considers the proposed access arrangements are accepted in principle although will still have to be subject to further detailed design, including additional, or amendments to, the existing traffic calming measures along Church Lane.

Therefore recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed).

- ***Conservation Officer*** : No objection in principle to outline proposal and siting of proposed access, but would recommend alterations to the indicative layout at reserved matters stage.

- ***Environment Agency*** : No objection subject to conditions.

- ***Ramblers Association*** : Pleased the public footpaths appear to have been retained on their original lines, but resurfacing may be needed.

- ***Council for the Protection of Rural England*** : Notes that some of the land is outside the settlement boundary but recognises that this is a brownfield site. Hopes that Wokingham District Council will insist on sympathetic development that is in keeping with the historical associations of the area.

- ***Consultant Archaeologist*** : Recommends a condition securing the implementation of a programme of archaeological work in accordance with an approved written scheme of investigation.

- ***Environmental Health Officer*** : Recommends conditions requiring a contaminated land assessment and associated remedial strategy and works, and hours of construction works limitation.

- ***Public Rights of Way Officer*** : No objections.

4. **Appraisal** - Main issues are:

A. Principle of Residential development including density and housing mix [Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WH2, WOS2 and WH6; Planning Policy guidance Note No.3 (PPG3)].

B. Effect on the character and appearance of the area and neighbouring properties [Berkshire Structure Plan Policies EN1, EN4 and EN5; Loddon Area Local Plan Policies LBE1, LBE2, LBE8, LBE16 and LBE18; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WHE8, WHE11 and WLL7].

C. Traffic, access and parking [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13].

D. Other technical issues; archaeology [Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16] and potential contamination of the land.

E. Services and Infrastructure [Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4].

F. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is identified site SH13 for housing development under Policy WH2 of the Wokingham District Local Plan (except for the areas shown for proposed landscaping and open space on the attached plan). As the majority of the site is also 'previously developed' land in PPG3 (which is often commonly referred to as 'brownfield' land), there is no objection in principle to residential development of the site. The application is welcome in principle as its implementation would provide housing in accordance with the aims of the Development Plan and avoid further pressure on housing which implementation of the alternative B1 use permission could produce.

Density and housing mix

The indicative layout plan shows 140 dwellings on a net developable area of 4.66 ha., and the application is for a range of between 95 and 140 dwellings. The proposed Local Plan allocation was for 95 dwellings on the site, but to accord with PPG3 and the Density Policy adopted by the Environmental Services Committee on 12th June 2000, a density range of 30-50 dwellings per hectare is required. At a minimum net density of 30 dwellings per ha., the number of dwellings would need to be at least 140. Therefore, a condition requiring the number of dwellings to be 140 on the specified net developable area should be included, if permission is granted

The proposed housing mix shown on the indicative layout for 140 dwellings is as follows:

No. of Bedrooms	No. of houses and flats proposed	Percentage	Percentage required by Policy WH6
2	63	45%	At least 45%
3	42	30%	25%
4 or 5	35	25%	Not more than 30%
	140	**100%**	

The proposed indicative housing mix is therefore considered satisfactory under Policy WH6.

B. Effect on the character and appearance of the area and neighbouring properties

The area of proposed open space and access road at the east end of the site is on land outside the allocated housing site boundary for site SH13 and in the gap between settlements. However, as no built development is proposed on this land, it is considered that there is no objection in principle to this. Siting the access at this end of Church Lane would avoid locating it in the centre of Church Lane and would provide an opportunity for traffic calming measures and environmental improvements in this central area close to the Listed Buildings (Church and Church Farmhouse) and in the Area of Special Character.

The layout is indicative and shows that a satisfactory relationship can be provided to adjacent dwellings and in general to the Listed Buildings and in the Area of Special Character. Alterations to the layout and design would be expected at the reserved matters stage to take into account the Conservation Officer's advice.

The indicative plan shows that buffer planting can be provided around most of the western, southern and eastern countryside boundaries of the site. This should provide sufficient screening in time when the planting has matured. The effect on the character and appearance of the area and on neighbouring properties is therefore considered acceptable.

C. Traffic, access and parking

The Highway officer recommends no objection subject to conditions and a legal agreement securing off site highway infrastructure works/financial contributions (to be agreed), for the reasons explained in his consultation above.

D. Other technical issues

Archaeology: The Council's Consultant Archaeologist recommends a condition requiring a programme of archaeological work.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination.

E. Service, Amenity and Infrastructure requirements

As the proposed development is considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been

adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. Contributions towards public transport and other sustainable transport measures, local road improvements, education and provision of the proposed Public Open Space and play equipment would be expected. The applicants have proposed that 20% of the dwellings would be social housing units, and this is considered acceptable.

F. Concerns of the Parish Council, PPC and local residents
The Parish Council's reference to 'tonnage', the highway officer advises that part of the highway works (to be agreed) may include closure of the junction of Church Lane with Brookers Hill, but these would be subject to public consultation.
It would not be reasonable to require parking on the site to be made available for Church and related activities because residential parking needs to be available the whole time, and therefore dual use would not be practical. The remaining issues have been addressed above.

5. **Conclusion** – The proposed development is considered acceptable in principle, proposed density and indicative housing mix. It is also considered that it would have an acceptable effect on the character and appearance of the area, and access, parking and other technical issues are also considered acceptable, subject to conditions. Contributions to services and infrastructure have not yet been agreed.

6. **Recommendation** – Application No. O/2000/1891 - (I) GRANT planning permission subject to completion of a legal agreement for contributions to be agreed as set out in paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Application No. O/2000/1890 – (I) To resolve that had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been granted planning permission subject to completion of a legal agreement for contributions under paragraph 4(E) above, and to the conditions listed below, and

(2) Delegate to the Head of Planning & Transportation Officer to agree contributions to services and infrastructure in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

Conditions

1. a) Approval of the details of the siting, design and external appearance of buildings and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. The number of dwellings shall be 140 and the net developable site area shall be 4.66 ha.

3. No development shall take place within the application area, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

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

9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASONS

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure efficient use of development land.

3. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

5. To prevent the increased risk of flooding and to improve water quality.

6. In the interests of the health and safety of future residents and to prevent pollution of the water environment.

7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

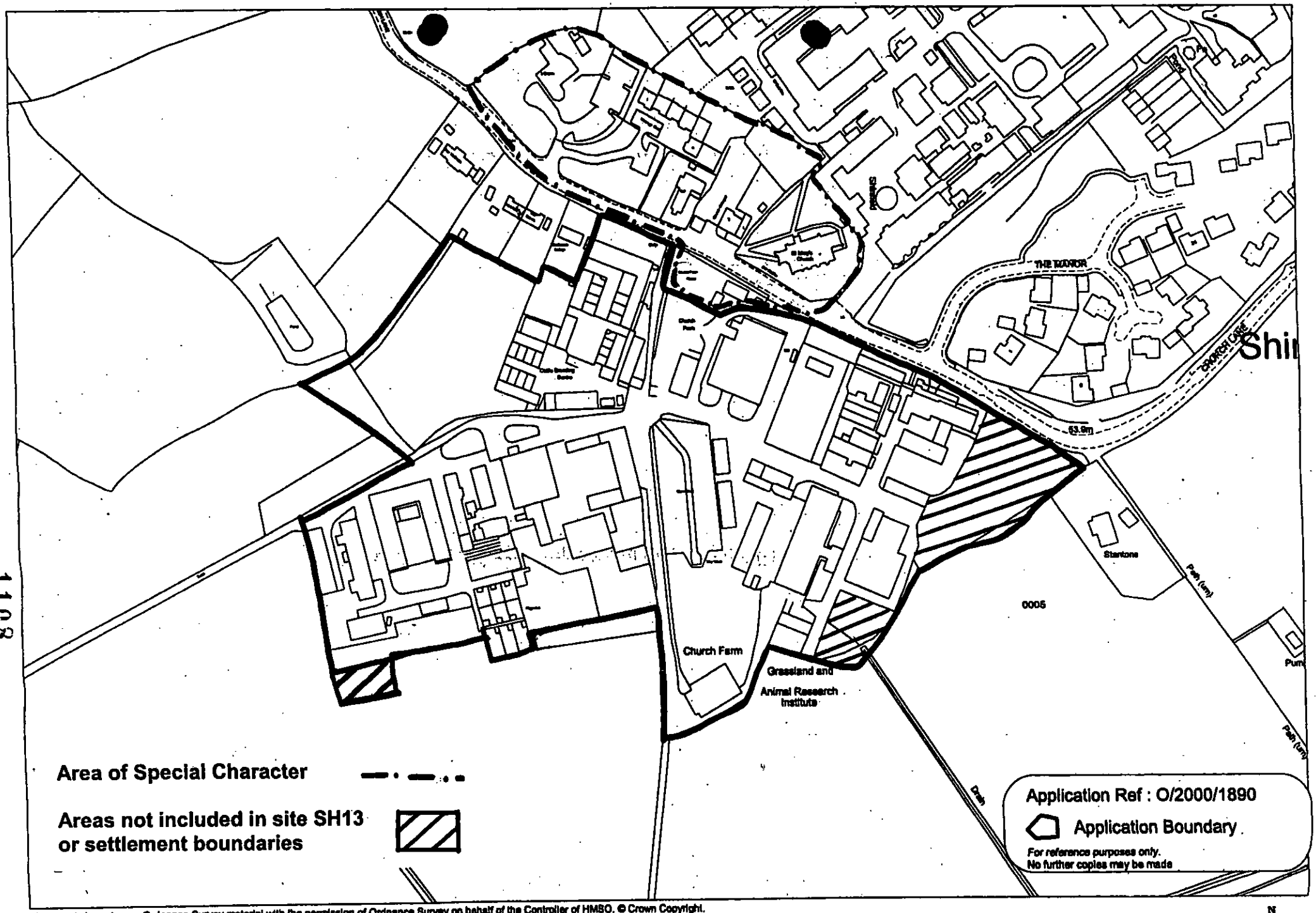
8 & 10.
In the interest of highway safety and convenience.

9. To prevent queuing and parking off site, in the interest of highway safety and convenience.

Informatives

1. The reserved matters application should include a layout and design that are sympathetic to the settings of the nearby listed buildings and the Area of Special Character.
2. The 'net developable area' referred to in condition 2 above shall be as defined in the agents' letter of 15.9.00

Angela Odell



1108

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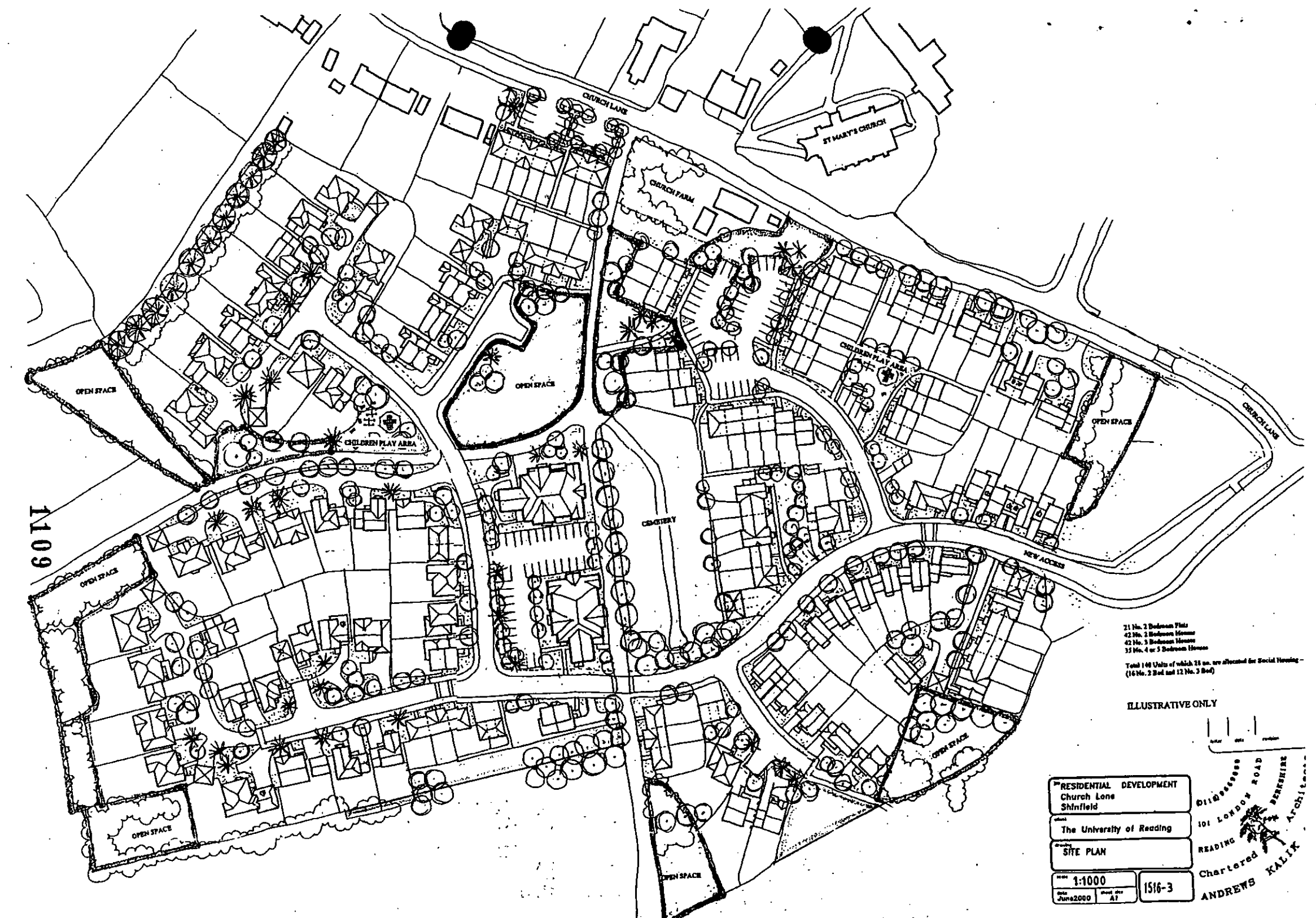
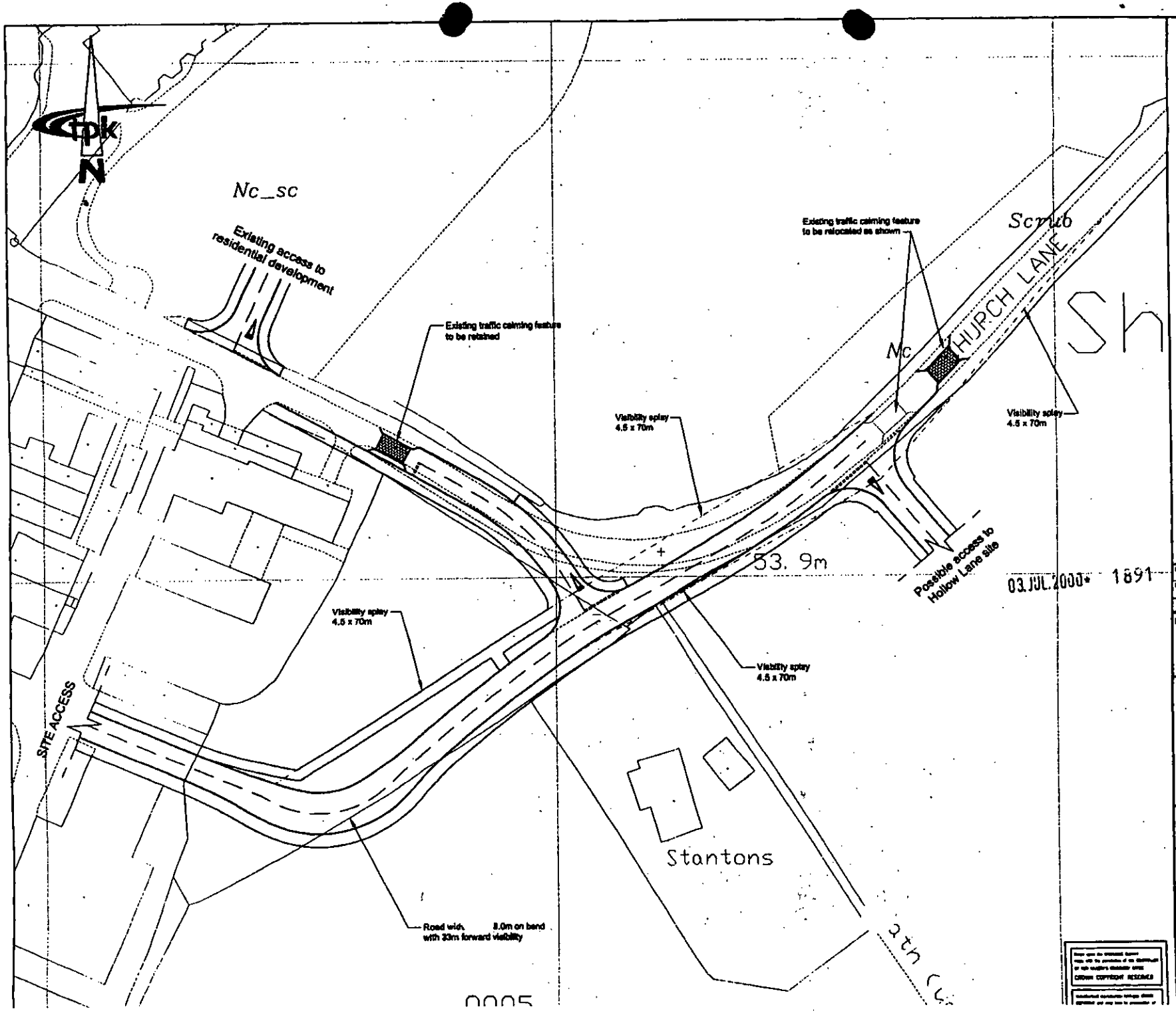
Development Control Section, Environmental Services, Wokingham District Council.

N W E S

Scale: 1 : 2500


CHURCH LANE
ST MARY'S CHURCH
CHURCH FARM
OPEN SPACE
CHILDREN PLAY AREA
CEMETERY
NEW ACCESS
CHURCH LANE
OPEN SPACE
1109
21 No. 2 Bedroom Flats
42 No. 2 Bedroom Houses
42 No. 3 Bedroom Houses
35 No. 4 or 5 Bedroom Houses
Total 140 Units of which 28 no. are allocated for Social Housing – (16 No. 2 Bed and 12 No. 3 Bed)
ILLUSTRATIVE ONLY
RESIDENTIAL DEVELOPMENT
Church Lane
Shinfield
The University of Reading
SITE PLAN
1:1000
June2000
A1
1516-3
101 London Road
Reading
Berkshire
Chartered Architects
ANDREWS KALIK



REV	DESCRIPTION	DRAWN
DATE		AUTHORISED

AMENDMENTS

ISSUE PURPOSE

This drawing is issued solely for the purpose indicated by the original stamp in this box.

tpk consulting

3 London Road · Newbury · Berkshire RG14 1JL
Tel: 01635 279000 · Fax: 01635 279050 · DX 30840 Newbury
Email: [illegible] · Website: [illegible]
Also at Manchester and Leeds

PROJECT
Church Farm, Shinfield

DRAWING TITLE
PROPOSED RESIDENTIAL SITE ACCESS

CLIENT
UNIVERSITY OF READING

SCALE	DATE
1:500	JUN 00

DRAWN BY	CHECKED BY	FILE REF
KLW	[illegible]	ACCESS

CROWN COPYRIGHT RESERVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: University of Reading
SITE: Land at Church Farm & the cattle breeding centre, Church Lane, Shinfield
APPLICATION NO.: 1890
PROPOSAL: Outline application for the proposed erection of not less than 95 dwellings & not more than 140 dwellings(Duplicate application)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Shinfield

Mr M Bryant

Mr B Patman

Mr A Pollock

Clerk(s) of Parish / Town Council of Shinfield

Mrs J Barnes, 36 Ryhill Way, Lower Earley. RG6 4AZ

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

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Design WDC
-Landscape
-Trees

Conservation Officer WDC

Environmental Health WDC

Leisure & Cultural Services WDC

Public Rights of Way WDC

Policy & Plans WDC

Babtie, School Green, Shinfield- Archaeological Site

Environment Agency, (Ref: SU76NW/18/5), Swift House, Frimley Business Park, Frimley GU16 5SQ

Ramblers Association, c/o Mr D Bounds, Loddon Valley Ramblers, 70 Broad Hinton, Twyford RG10 0LP

Shinfield Church PC, c/o The Vicarage, Shinfield

Applicationo	Name & Address
O/2000/1890	Mr & Mrs R G Miller 24 Legland Gardens Shinfield Reading RG2 9AN
O/2000/1890	C Bradish 1 L'Ortolan Cottages Vicarage Road Church Lane Shinfield RG2 9BY
O/2000/1890	Mr C P Young Roselyn School Green Shinfield Reading RG2 9EH

Church Farm Shinfield application.

CONSULTATION SHEET – 60m within radius of site.

APPLICATION NO.

859

ADDRESS TO WHICH LETTER SENT	DATE SENT 03 JUL 2000	REPLY RECEIVED (DATE) *	APPR NOTIFICA SEN 1890
x The Haven, Church Lane, Shinfield	7.7.2000		
x Vaernes, Church Lane, Shinfield			
x Stockmans Cottage, Church Lane			
~~The Vicarage, Church Lane~~ DUPLICATED			
x L'ortolan Restaurant, Church Lane			
~~L'ortolan Cottages, Church Lane~~ DUPLICATED			
x x x x x 1–6 Vicarage Court, Church Lane			
x 1 & 2 Church Cottages, Church Lane			
St Mary's Church, Church Lane			
x x x x x 1–7 The Manor, Shinfield.			
Hall adj. to Church Cottages, Church Lane (no address on GIS)			
Stantons, Church Lane, Shinfield			
Church Farm House, Church Lane.			

Angela Odell

From: Angela Odell
Sent: 12 October 2000 17:20
To: Lisa Jarvis
Subject: Applicaiton 0/2000/1890 - Church farm, Shinfield

Dthat she considered ear Lisa

Sorry to hassle you, but are you making any progress in negotiations with John Short re. avoidance of the appeal?

Thanks

Angi

Angela Odell

To: Tom Callaghan
Subject: O/2000/1890 - Church farm, Shinfield

Dear Tom

Re. the public inquiry on this. I appreciate that there are still matters that you need to negotiate with the consultants, but are some matters sorted out? If there are, then as I already have agreement form education and hopefully soon with have from recreation then we might be able to get agreement from the local members on these 2 items of contributions plus part highways, leaving only the remaining highway items for the pre-inquiry statment.

Thanks

Angi

Angela Odell

To: Helen Rowlay
Subject: RE: 0/2000/1890 and 0/2000/2292

Dear Helen
Thank you for your prompt reply - It is much appreciated.

Regards

Angela

-----Original Message-----
From: Helen Rowlay
Sent: 10 October 2000 18:10
To: Angela Odell
Cc: Hilary Wardale
Subject: 0/2000/1890 and 0/2000/2292

Angela

Further to your memo dated 6 October I can advise that we will be accepting the following offers on the above applications:-

0/2000/1890 - £25,000
0/2000/2292 - £5,000

Due to staff shortages/leave etc we have not had the time to follow up correspondence and queries from the developer regarding these developments. Similarly we do not have the time to build up an evidence base to support an alternative request on behalf of the Council.

If you have any queries please let me know.

Helen

CHURCH FARM – O/2000/1890 & 1981 – p.1101

Photos

1. Looking west to Church farmhouse & existing buildings
2. Looking north up p.f.p. – can see church
3. Looking east along p.f.p.

No additional consultations.

Although the services & infrastructure contributions have not yet been agreed, the applications are on this agenda because an appeal against non-determination has been submitted on one of them.

'Start date' for the public inquiry timetable was 19 September. Therefore, under the new Planning Inspectorate Rules, the pre-inquiry statement is due by 31 October. (In view of this need a decision from members tonight as next Committee is not until 18 October.)

Only outstanding matter is services & infrastructure contributions. However, good progress is being made in the negotiations and we consider there is a good chance that agreement can be reached with the applicant's consultant. If so, then can expect to avoid the appeal, and any significant time costs incurred in connection with it. Can see on p. 1105 asking for this to be delegated to be agreed by the Head of Planning & Transportation Officer in conjunction with the chairman of the Development Control Committee, the party spokesperson (Development Control) on environmental matters and local ward members.

- Re. car parking for the Church, try to address this issue under the Section 106 negotiations on highway matters. (Also the extant permissions for redevelopment for B1 use allowed on appeal do not make any such provision.)

RECOMMENDATIONS as set out to grant p.p. to application O/2000/1891 subject to a legal agreement and conditions AND
To resolve that would have granted permission to application O/2000/1890 subject to the same if the non-determination appeal had not been submitted.

jtr by 6 Bells.

106 - Church Parking.

adequate width for footpaths & cycleways.

haul routes ⊂ in 106.

Condition 1: add. – footpaths & cycle access to & within the site.

((28 social houses)

Heidi Lynch

From: Heidi Lynch
Sent: 24 February 2004 17:11
To: Dave Hooper; Iain Root; Peter Bourne; Susan Griffin
Cc: Anna Cronin
Subject: Application O/2000/1891 Land at Church Farm & Cattle Breeding Centre, Shinfield

Importance: High

I have just been reading over the Section 106 legal agreements for the above applications and its subsequent amendments through revisions to the original scheme. I note that the legal agreement for this site states:

1. On-site open space/play areas are to be provided prior to the occupation of 75 dwellings, and not more than 105 dwellings should be occupied until the space is offered to the Council.

Could you please let me know if this space has been provided on the site and whether it has been offered to the Council.

2. Not more than 65 dwellings shall be occupied until an agreement is made with the COuncil to transfer the off-site open space to the Council.

Could you please let me know if the off-site open space area has been transferred to the Council yet? and if so, when are we likely to lay it out in accordance with our standards?

3. The legal agreement also states that if the road closure order is made to Council within 3 years of the start date of development, the applicant should give the relevant contribution of £2500. This refers to the road closure at the western end of Church Lane.

Could you please let me know whether the road closure has already taken place and if not, when is it likely to?

I need to know this information as Councillor Bryant has requested it. Please respond to me as soon as possible.

Regards
Heidi Lynch

See part Land plans

To:
Harold Sanders
Urban Design And Conservation Officer

11 JUL 2000

From: Angela Odell

Date: 07 July 2000

Application Number: O/2000/1891

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

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

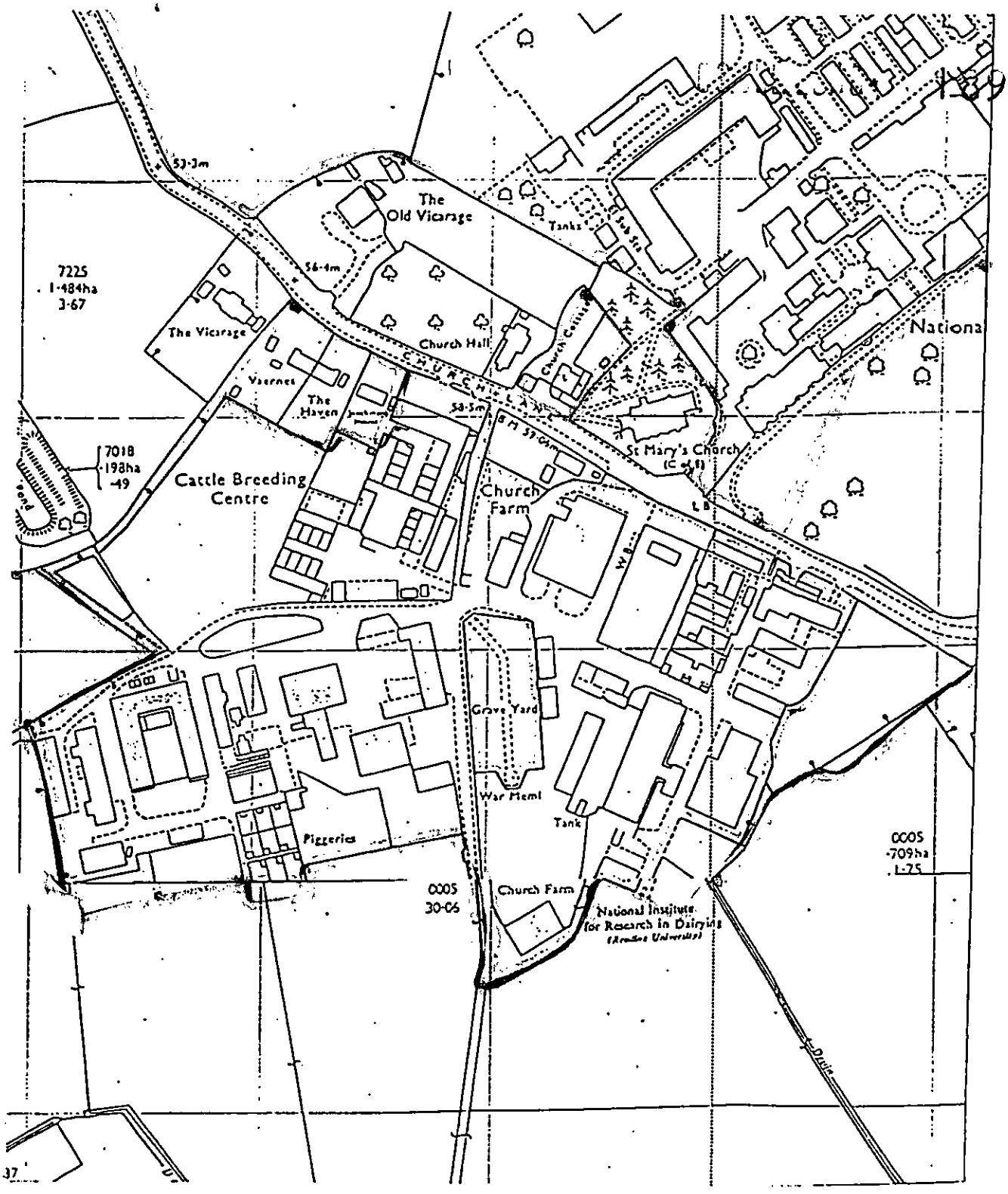
Applicant:
University Of Reading C/O Haslams.

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

See DUPLICATE APPLICATION FOR COMMENTS (DUPLICATE)

Harold Sanders.

08.08.00



HASLAMS
Chartered Surveyors

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

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/HM/1830

Date: JUNE 2000

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PLANNING STATEMENT

03.JUL.2000* 1891

APPLICANT: UNIVERSITY OF READING

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

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

THE SITE

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

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

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

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

PLANNING HISTORY OF THE SITE

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

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

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

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

PLANNING POLICY CONTEXT

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

Part 2 of the Local Plan Inquiry is running currently.

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

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

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

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

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

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

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

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

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

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

PREMATURITY

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

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

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

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

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

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

NATIONAL POLICY

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

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

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

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

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

SUMMARY

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

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

JHS/HM
13th June 2000

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Angela Odell, Planning

My Ref: 1890 & 1891

Your Ref: O/2000/1890&1891

Date: 18th September 2000

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

Overview

The development of this site for residential purposes has already been considered in a Traffic Impact Assessment requested by the Environmental Services Committee at its meeting on the 21st September 1998, which assessed the cumulative impact of the proposed amendments to the Deposit Draft Local Plan housing sites within Shinfield adjacent to the A327 corridor. Although the TIA identified that during peak periods the A327 was at or very near capacity, with extensive queuing at major junctions, it did conclude the following :-

'The main effect of the local plan development sites is likely to be one of incremental changes in operation of the local highway network. In general terms, as may be seen in tables 1-7, the developments under consideration in the local plan would add slightly to the operational problems likely to already exist in 2006. It is not anticipated however that the local plan development options will give rise to traffic problems where none would otherwise exist or lead to a substantial worsening in conditions at locations where traffic problems have previously been identified.'

It is also important to compare the likely level of traffic generated by the proposed housing with that which could be generated by the site under its existing permitted uses. The site has an extensive planning history and was subject to a recent Public Inquiry for redevelopment for B1 office use comprising approximately 15,000m^2. Although the total peak hour movements associated with the B1 use will greatly exceed that which would be generated by the proposed housing, the impact of the development traffic during the morning peak period will be greater travelling northbound on the A327. Therefore, in view of the planning history associated with this site and the conclusions reached within the TIA, it would not be possible for the Highway Authority to sustain a highway objection to this development at appeal. However, it will be necessary for the developer to carry out certain highway infrastructure improvements to accommodate the development traffic. These have yet to be agreed.

In order to establish an appropriate level of financial contribution required as a result of this development, it will be necessary to apply the methodology used at the Hollow Lane development which was recently granted consent. This methodology has also been scrutinised by a Planning Inspector dealing with the recent appeal at Lane End farm and is therefore considered to be appropriate. It is not possible at this stage to confirm the exact amount of financial contribution as I am still awaiting information from the applicant's agent TPK regarding the likely traffic generation and distribution of the development traffic, although TPK have agreed to applying the agreed methodology.

The access arrangements as set out on the application drawing TPK 13054/01 are accepted in principle although will still have to be subject to further detailed design, including additional/amendments to the existing traffic calming measures along Church Lane. However, the only outstanding issue at this stage relates to the proposed junction improvements at Church Lane/Hollow Lane (A327). Discussions are currently taking place with TPK regarding junction type to be installed to accommodate the development traffic. The preferred arrangement is the signalisation of the junction which would offer improved capacity/safety benefits to a right turn lane junction. However, until further detailed analysis has been carried out, it will not be possible to confirm the type of junction to be installed.

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

1. C120 Parking/Garaging/Turning

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

3. C129 Construction Vehicles

4. C130 Mud on Road

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 August, 2000
My ref. AO/O/2000/1890 & 1891
Your ref. JHS/HM

Haslams
156 Friar Street
READING
RG1 1HH

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

Dear Mr Short

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

Thank you for your letter of 28 July and enclosed plans.

Archaeology
I note your comments regarding archaeology.

Site Boundaries/access
Thank you for the plan clarifying the boundaries in relation to the P/19 site boundaries. I am awaiting comments from the Highway and Conservation Officers. If they are both of the opinion that the proposed position for the access is preferred to a point directly between the site and Church Lane, this would be weighed against any land use policy objection. As the amount of public open space is significantly below the District's standard, if we consider the siting of the proposed access is preferable, then the area to the east of the site between the proposed access/Church Lane/proposed housing could be allocated for this use. (I note this area is within the red line but not notated on the indicative layout plan.)

Services & Infrastructure Contributions
Although these applications were on the agenda for the meeting of the SAI Group on 31 July, only general headings of types of contributions were advised. These are contributions towards education, recreation and play areas (depending on the eventual amount of public open space) and transport/highways (in addition to the 20% affordable housing offered). As I will be away on holiday from 10 – 29 August, you may meanwhile wish to follow this up with the relevant officers listed below.

Please contact me on my return if you wish to arrange a meeting.

Yours sincerely

AO

MRS A ODELL
Senior Planner

c.c. Tom Callaghan (highways – on 974 6323)
Helen Rowlay (education - on 974 6156)
Lisa Jarvis (recreation – on 974 6255)

FROM: Angela Odell

DATE: 07 July 2000

PLANN 32737
POL
DC
APP
CS

COPIES TO

SHINFIELD PARISH CONSULTATION SHEET

Application Number: O/2000/1891

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

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

Applicant: University Of Reading C/O Haslams.

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

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

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

SIGNED: J Barnes DATE: 3 Aug 2000

Clerk To Shinfield Parish/Town Council.

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

~~From:~~ Angela Odell

Date: 07 July 2000

Application Number: O/2000/1890

PLANNING SERVICES	HPT
POL	LS
DC	FM
APP	
CS	
07 AUG 2000	
COPIES TO:	CK
	FILE

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

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

Applicant:
University Of Reading C/O Haslams.

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

No objections to this proposal

G Barnwell

3.8.2000

PLANNING SERVICES | RPT 32520
POL | TLS
DC AO | ENF
APP |
CS |
01 AUG 2000
COPIES TO: | ACK:
FILE:

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref BEN 409500/1890/1891
SMR 722.01

Your ref

31 July 2000

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

Dear Angela

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

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

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

Therefore, in line with advice contained in PPG16, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan and Policies WHE15 and 17, I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be by means of an archaeological evaluation. Due to the presence of the existing buildings, the evaluation would be hard to undertake prior to determination and so should therefore be secured by use of the following conditions.

No development shall take place within the application area, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

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

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

Yours sincerely

pp P FASHAM
Principal Archaeologist

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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Glasgow G2 7HX
Registered in Scotland
No: 141100

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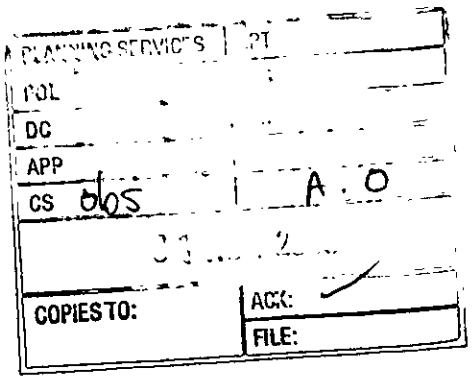


Your Ref: Angela Odell
O/2000/1891

Roselyn
School Green
Shinfield
Reading
RG2 9EH

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

31st July 2000.

Dear Sir

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

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

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

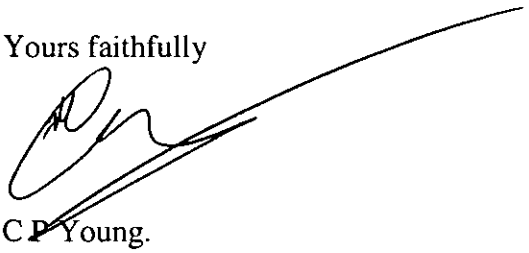
1. The mix of housing should include a significant proportion of affordable properties, suitable for purchase by young families rather than single person occupancy units.

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

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

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

Yours faithfully



C P Young.
Churchwarden

p.s. I note with interest that in the Reading Chronicle of 27th July, 2000, the site is described as a **Castle** Breeding Centre!

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

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref BEN 409500/1890/1891
SMR 722.01

Your ref

PLANNING SERVICES	HPT 3240
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DC 80	ENF
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26 July 2000

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

Dear Angela

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

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

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

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

I will keep you informed of progress.

Yours sincerely

P FASHAM
Principal Archaeologist

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Registered Environmental Impact Assessor

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AO

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

25 July,2000

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

Dear Sir,

APPLICATION NO.O/2000/1890,1891 - ERECTION OF 95-140 HOUSES ON LAND AT CHURCH FARM & CATTLE BREEDING CENTRE,CHURCH LANE,SHINFIELD.

Although some of the land involved in the above applications is outside the limit of Identified Settlement in both the Loddon Area Local Plan and the draft Wokingham District Plan(1997),Wokingham District CPRE recognises that this is a brownfield site and,in line with the revised PPG3 on Housing, should be considered for development.However,we hope that the District Council will insist on a sympathetic development that is in keeping with the historic associations of the area.

Yours faithfully,

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 July, 2000
My ref. AO/O/2000/1890 & 1891
Your ref. JHS/HM

Haslams
156 Friar Street
READING
RG1 1HH

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

Dear Mr Short

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

I refer to the above applications.

Archaeology
Following advice from our consultant archaeologist, there are significant archaeological implications for the above applications which, in line with PPG16 and Development Plan policies, will require further information about the archaeological content of the site to be provided by the applicant prior to determining the application. As we have appointed Babtie to act for us, any archaeological consultant you appoint may discuss the requirements directly with Peter Fasham on 0118 988 1555.

Site Boundaries
I note that the redlined area includes areas of indicative landscaping that are outside the boundary of the site as defined in amendment P/19 to Policy WH2 of the WDLP (site SH13). I do not consider there is any objection in principle to this providing that you are willing to accept a condition to the effect that such areas will only be used for landscape buffer planting. However, there are some points on the boundary of the indicative plan where no or inadequate buffer planting is proposed (marked on attached plan). As the University own the adjoining land, the required buffer planting strips could be provided either within the current red lined area or on the adjoining 'blue' land. If they are to be provided on adjoining land, either the red lined area could be amended to include this land, or they could be secured by means of a legal agreement. The perimeter buffer strips need to be wide enough to provide sufficient screening and should either be outside any adjoining rear gardens or be sufficiently far enough from any of the proposed dwellings. To provide clarity and avoid any possible confusion, it would be helpful if you could provide a composite layout plan showing the boundary of P/19 marked onto the proposed layout plan.

Access
I note the proposed access includes land outside the P/19 boundary where it adjoins the corner of Church Lane. This is considered unacceptable in principle unless justified and

outweighed by the needs of highway safety and convenience. Please could you explain the rationale behind this.

Public Open Space
The amount of Public Open Space is significantly below the District's standard, and I am expecting comments from the Council's Leisure & Recreation Officer regarding this.

Services & Infrastructure Contributions
I am putting these applications on the agenda for the meeting of the SAI Group on 31 July and will contact you again about this.

I look forward to hearing from you on the matters regarding layout referred to above. Meanwhile, if you wish to discuss any of the above further please contact me. However, I advise you that satisfactory resolution of the above matters will not commit the Local Planning Authority to approving the applications.

Yours sincerely

AO

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 24 July 2000

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

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

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

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

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

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

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

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

Catherine Brimble

Catherine Brimble
Landscape Architect

Wokingham District Council
Planning Application

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

AND/OR

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

Application Nos: O/2000/1890 & O/2000/1891

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

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

This application is being advertised in the Reading Chronicle Reading Chronicle newspaper on the 28/07/2000 for the following reason(s);

THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **18/08/2000**. Written comments submitted will become available for public inspection.

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

Date: 28/07/2000

Displayed 23.7.00

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: O/2000/1891

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

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

This application is being advertised in the Reading Chronicle newspaper on the 28/07/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

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

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

Date: 28/07/2000

Displayed 23.7.00

Received by Wokingham District Council

Application No: O/2000/1891

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

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

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

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

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

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

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

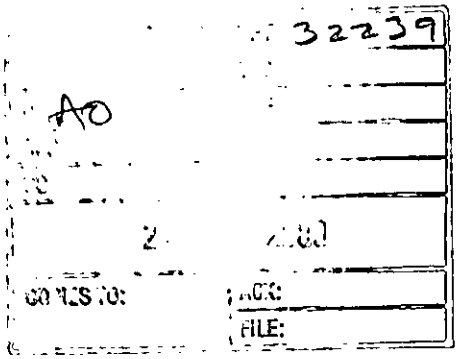
Head Planning and Transportation

07 July 2000

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

ENVIRONMENT AGENCY

Date: 19th July 2000



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

FAO: Angela Odell

Dear Sir/Madam

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

Thank you for your letter dated 7th July 2000 which was received on 12th July 2000.You are asked to quote the following reference in any correspondence: **SU76NW/18/5**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

Condition: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
Reason: To prevent the increased risk of flooding and to improve water quality.

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

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

Cont/d..

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

shall then proceed in strict accordance with the measures approved.

Reason: To prevent pollution of the water environment.

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Andrea Szabados on 01276 454373 for further details.

ADVICE TO PLANNING AUTHORITY

Waste Licensing: contact Miranda Wycherley on 01276 454384

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

Distance from site	Landfill name
~180meters	School Green

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

Development Control: contact Amanda Reed on 01276 454331

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

- they should not be culverted; and
- a buffer zone is left on either side of any watercourse, and
- culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

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

Cont/d..

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

ADVICE TO APPLICANT

Environment Protection: contact Nick Weddell on 01276 454405

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

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

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

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

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

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

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Cc Haslams, 156 Friar Street, Reading RG1 1HH

The Ramblers' Association
Working for walkers

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Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

17 July 2000

PLANNING SERVICES
Wokingham District Council

Your ref: Angela Odell

Dear Sirs

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

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

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

Yours faithfully

D W Bounds
Footpath Secretary
Loddon Valley RA Group

Registered charity number 306089

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 July, 2000
My ref. AO/O/2000/1444
Your ref. Peter Fasham

Babtie Environmental
School Green
Shinfield
READING
RG2 9HL

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

Dear Peter

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

Thank you for your letter of 12 July. I confirm that we appoint you to advise the Council on any archaeological assessment to be undertaken by the applicants' consultants for the above proposal, on a time charge basis.

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

Yours sincerely

John Mitchell
Development Control Manager

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref PF

Your ref

31752

COPIES TO:

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FILE:

12 July 2000

Angela Odell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela

APPLICATIONS 0/2000/1890 AND 0/2000/1891
LAND AT CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

Having considered your consultation on the above application, I can inform you that there are significant archaeological implications which, in line with PPG16 and Wokingham Local Plan policies, will require further information about the archaeological content of the site to be provided by the applicant prior to determining the application.

Babtie currently do not have a contract with Wokingham District Council to provide archaeological planning services and therefore I cannot act for you regarding this application. If you wish us to act for you on this matter, could I suggest that you consider appointing us either on a time charge or a lump sum basis? If you wish to discuss this please contact me on 0118 988 1612.

Yours sincerely

P FASHAM
Principal Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
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Ipswich
London
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Newcastle upon Tyne
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Wallingford
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Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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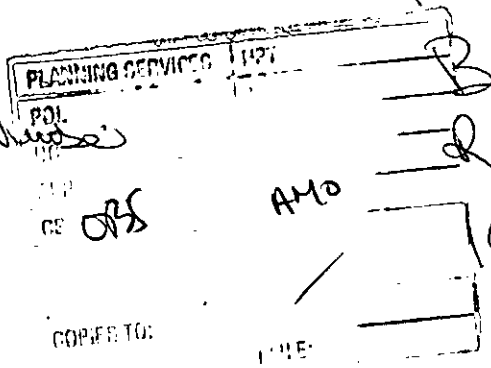
Your Reference
Angela Odell
O/2000/1890

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



Re Application Number
O/2000/1890.

Dear Sir,

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

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

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

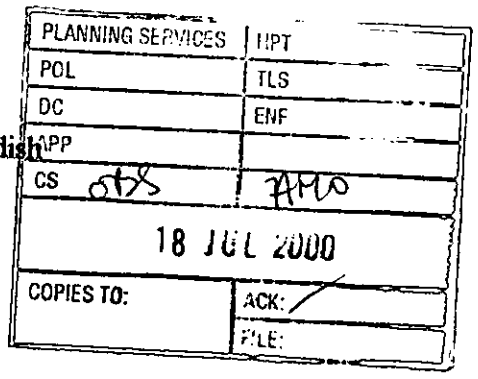
2 We chose to live in Shinfield for the rural aspect of the area. If building starts it will be turned into a Woodley like place with houses everywhere.

3 Increase in traffic and ensuing congestion.

Yours faithfully

Mrs K G Miller

Mr & Mrs C G Bradish
0118-988-5610



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

Ref :- Application Number 0/2000/1891 :-

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

Dear Mrs Odell,

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

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

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

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

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

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

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

Yours sincerely,

C G Bradish

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

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

From: John Mullaney
Environmental Health

To: Angela Odell
Planning Department

Date: 13/07/00

CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD 0/2000/1891

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

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

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

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

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

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

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

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

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

J Mullany

John Mullaney
Environmental Health Officer

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2000/1891 relates.

Address of site LAND AT CHU SWS up 22/7 TRE,

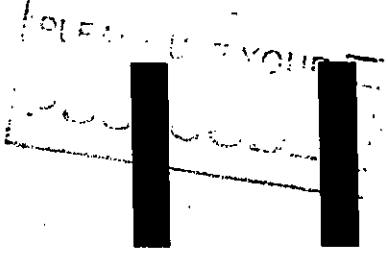
SHINFIELD,

Signed

Date 20 - 7 - 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

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000	
Officer: AD	Application No. 0/2000/1891

Map No. 22 Site 5:4
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

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

Parish: SHINFIELD Ward: Shinfield 7.7.2000

Applicant: UNIVERSITY OF READING

Fee Received 4750-00 (15) 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 ..... Major dev. .....

Date Site Notice Sent : 7.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

(Rural Area)

OTHERS:

Ramblers Assoc. ✓

Shut Church P.C. c/o Vicarage

Council for Preservation of Rural England

No pre-apps.

NEIGHBOURS:

S/N x 2

+ See attached list of objectors to previous proposals

+ Mr E. Rawson, The Manor, Shinfield ✓

+ new list (properties within 60 m of site) ✓

SHINFIELD - SMALLER B1

11 NOV 1999 70801

LIST OF REPRESENTATIONS RECEIVE

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

1891

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

Application Address: Cattle Breeding Centre, Church Lane,

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

7.7.2000

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

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

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

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

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

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

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

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

Notified of decision (Admin Officer to s

SHINFIELD - SMALLER B1 11.NOV.1999* 70001

LIST OF REPRESENTATIONS RECEIVE

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

03.JUL.2000* 1891

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

x 67377

Application Address: Cattle Breeding Centre, Church Lane

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

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

Notified of decisio (Admin Officer to

Church Farm Shinfield application.

CONSULTATION SHEET – 60m radius within of site.

APPLICATION NO. _____

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT 13. JUL. 2000	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT 1891
The Haven, Church Lane, Shinfield	7.7.2000		
Vaernes, Church Lane, Shinfield			
Stockmans Cottage, Church Lane			
The Vicarage, Church Lane			
L'Ortolan Restaurant, Church Lane			
1 L'Ortolan Cottages, Church Lane			
1–6 Vicarage Court, Church Lane			
1 & 2 Church Cottages, Church Lane			
St Mary's Church, Church Lane			
1–7 The Manor, Shinfield.			
Hall adj. to Church Cottages, Church Lane (no address on GIS)			
Stantons, Church Lane, Shinfield			
Church Farm House, Church Lane.			

PLANNING STATEMENT

03.JUL.2000* 1891

APPLICANT: UNIVERSITY OF READING

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

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

THE SITE

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

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

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

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

PLANNING HISTORY OF THE SITE

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

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

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

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

PLANNING POLICY CONTEXT

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

Part 2 of the Local Plan Inquiry is running currently.

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

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

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

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

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

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

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

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

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

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

PREMATURITY

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

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

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

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

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

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

NATIONAL POLICY

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

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

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

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

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

SUMMARY

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

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

JHS/HM
13th June 2000

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

03.JUL.2000 1891

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

~~OR~~

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

~~OR~~

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

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

Signed . . . . . .

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

Date . . . . 30.06.00 . . . . . .

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

① CHURCH FARM: NATIONAL INSTITUTE FOR RESEARCH DAIRYING

ADDRESS SOUTH CHURCH LANE. C PARISH SHINFIELD E

PLOT No. PC 10 230 005 ORD. SHEET No. SU 7268. 7.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
881/54	N. I. R. D.	Exten. Piggery	9. 11. 54.	App - N/A.
20/111/62	N. I. R. D	Δ Piggery	19. 4. 62	App N/A
R/137/62	N. I. R. D	Exper.l Piggery	12. 7. 62	App App
2/138/62	N. I. R. D	Implement Shed	12. 7. 62	App App
-/290/66	N. I. R. D	storage building - preparation of feeding staffs	29. 9. 66	App App
G/7/66	Min. Agri. Fisheries & Food	Offices & Lab building	30. 11. 66	inform only.
R/238/70	N. I. R. D	Fertiliser store	23. 6. 70	App C/A.
1525/72	N. I. R. D	Portal Bldg Piggery unit	28. 9. 72	App
325/73	N. I. R. D	General Purpose Bldg	22. 3. 73	N/A. App
270/49	N. I. R. D	Storage & Repair Shops	12. 7. 49	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

ADDRESS SOUTH CHURCH LANE C PARISH SHINFIELD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 3728	N. I. R. D.	REPLACEMENT PIG HOUSES	6. 11. 75	APP N/A
03679	"	" "	27. 11. 75	N/A C/A
34849	"	EXT. TO FEED CENTRE	8. 7. 76	C/A
BR 4871	"	"	7. 6. 76	APP
43486	UNIV. OF READING	C/O/USE RES. CENTRE	5. 1. 95	REL
43487	"	TO B1 USE	5. 1. 95	REL
8/67376/0				
8/67377/0				
19/70801/0				

DATE OF COMPLETION

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

SPECIAL ORDERS

DRAINAGE

CHURCH FARM: NATIONAL INSTITUTE FOR RESEARCH DAIRYING

ADDRESS SOUTH CHURCH LANE PC 10 230 005 PARISH SHINFIELD DE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/192/60 -	N.I.R.D	Farm Building	1.12.60	App App
/130/63 -	"	Calf rearing bldg - laboratories	22.2.63	App App
/388/63	"	Dutch Barn & Calving Boxes	8.8.63	App N/A
D/509/63	"	Ext to Dairy	5.9.63	App N/A
00/67	"	outline - Detached House	19.5.67	N/A C/A
R/286/67	"	Two Buildings - offices & laboratories to each	28.9.67	App C/A
D/630/67	"	storage bldg 55'.30' for equipment & [illegible]	23-11-67	App N/A
192/67	"	Det/Hse & Garage	18.3.68	App Refuse
0/396/68	"	Field Laboratory	8.8.68	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS CLU(E) 13 - RESEARCH & DEV ER. - 15.2.94 ISSUED

DRAINAGE APPEAL AGAINST PARTIAL REFUSAL OF CLU(E)13 DISMISSED - 16.8.95

CHURCH FARM: NATIONAL INSTITUTE FOR REASEARCH DAIRYING

ADDRESS SOUTH CHURCH LANE. PARISH SHINFIELD DE

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/395/68	N.I.R.D	Dutch Barn 120.25	8.8.68	App N/A
/217/70	N.I.R.D	Animal Store & Dutch Barn	23/6/70	App C/A
5/73	N.I.R.D	Extend Bldg 100 Bx 20 feet	25.1.73	App App
62/48 -	N.I.R.D	Receiving Platform Alters	13.7.48	App App
R 205	N.I.R.D.	Extens of field laboratory	14.2.74	App -
0190		"	29.3.74	C/A
~~[illegible]~~	~~N.I.R.D.~~	~~Dem & re-[illegible]~~	~~27.11.75~~	~~N/A C/A~~
E 4017	N.I.R.D	Ext to diet Store & Pet Mortem	8.1.75	App N/A
9				
16049	"	EXT TO DAIRY	30.7.81	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(5) N.I.R.D

E

ADDRESS Church Lane PARISH Shinfield

PLOT No. ORD. SHEET No. SU 72 68 / SU.7368 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6R15969	N.I.R.D.	LAB. EXT. LINKS 30 & 31	18.12.80	APP N/A
14598	"	"	18.12.80	N/A C/A
8R16098	"	TEMP. OFFICE ALLOWA	26.1.81	APP N/A
14875	" "	" " "	12.2.81	N/A TP 29.2.84
15226	"	LAB. BLDG TO PHOTOGRAPHIC & ILLUSTRATION.	9.4.81	N/A C/A
3R16891	"	Building No 118 extn. alteration	1.6.81	app N/A
15738	"	Gas bottle store adj general store	4.6.81	NA C/A
R17027	"	No. 11 TO STUDIOS		
R17202	"	Gas bottle store & alte	23.4.81	app NA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(6) N.I.R.D.

E

ADDRESS Church Lane PARISH Shinfield

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16426	NIRD	TEMP. OFFICE & LAB. ACC	22.10.81	29.2.84 TP
17709, 16257	" Building 12	Extn & alteration	5.11.81 24.8.84	app C/A
7180	SEA	IRRIGATION PUMP	18.2.82	INF. ONLY
21148	NIRD	RENEWAL 16426	5.4.84	N/A C/A
8R24962	FOOD RESEARCH INSTITUTE	SOLVENTS STORE (BLDG 36A)	3.7.85	APP N/A
23968, 9	"	"	15.8.85	N/A C/A
8R25490	" 19	TOILETS & CANOPY REFURB	15.10.85	APP N/A
24577	MILK MARKETING BOARD 19	"	2.12.85	C/A
24918	" 19	MOD. OF ABOVE	27.1.86	C/A
RA 3580	FRI 14	MINOR ALTS. & DRAINAGE	1.9.87	APP
35740 APPEAL	UNIV OF READING 'THE MANOR'	O/L REDEV. BLUE BLDGS.	1.8.90	REF
36244	MILK MARKETING BOARD 19	ROLLER HOUSE & WATER STORAGE TANK	12.9.90	C/A

DATE OF COMPLETION

MINISTRY DECISION 35740 - APPEAL DISMISSED - 27.5.92

SPECIAL ORDERS THE MANOR - EUC - 28.9.88 (RES. & DEV.)

DRAINAGE ~~36442~~

091074 36945 THE MANOR

9 ADDRESS N.I.R.D / THE MANOR PARISH SHINFIELD

PLOT No. CHURCH LANE ORD. SHEET No. 72

BUILDER

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

DATE OF COMPLETION

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

SPECIAL ORDERS THE MANOR - EUC - 28.9.88 (RES - DEV) LAND TO S. - EUC PLAYING FIELD

DRAINAGE

091074

1933

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

ADDRESS CHURCH LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. 72

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43818 -	UNIV. OF READING - THE MANOR	2 YRS. EXTENSION VAR. CONDS 2 & 3 ON 36941	12.5.95	C/A
44247 -	" O/L	RE 43448-48 DWELLINGS	13.7.95	[illegible]
~~95/60336/O~~				
45251 -	W/DR. THE MANOR			
~~5/61342/O~~				
96/63844/O -	W/DR. "			
97/64986/V	UNIV of READING THE MANOR	Var cond on 36941 (EXTEND TIME PERIOD B1 DEV.)	10.6.97	C/A
97/64991/O -	" "	25 DWELLINGS	1.10.97	C/ALA
97/64992/O -	APPEAL W/DR. "			
98/67568/RM	DAVID WILSON HOMES "	" ACCESS	23.7.98	C/A
		PARKING & O. SPACE		
98/68190/F	" "	20 DWELLINGS		C/ALA
98/67377	University of Reading	O/L for B1 Development		

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

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

THE MANOR

NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING E E

ADDRESS NORTH OF CHURCH LANE PARISH SHINFIELD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
189/48	N. I. R. D	Six Nissen Huts offices Lab, Store etc	19.5.48	App C/A T.P 31.12.5
644/55	"	Lab Wing & Lecture Room	13.9.55	App App
71/57	"	Canteen	9.4.57	App App
344/57	"	Canteen	14.5.57	App N/A
1055/57	"	5 Nissen Huts Contin. Use as above	14.1.58	N/A App
/192/60	"	Farm Building	1.12.60	App App
2/2/61	"	common room & toilets to canteen	26.1.61	App App
2/31/61	BLDG 19 BLDG 19	Small Animal House	23.3.61	App App
2/228/61	"	Laboratory	30.11.61	App App
2/229/61	"	Extn to Boiler House workshop	30.11.61	App App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING E E

ADDRESS NORTH OF CHURCH LANE. PARISH SHINFIELD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
/185/62	N. I. R. D	N/T Workshop	6.9.62	App App
/69/63	"	Ext-exist laboratory	18.4.63	- App
418/63	"	Laboratory	8.8.63	App N/A
D/564/63	"	Wales Filles Plant House	3.10.63	App N/A
D/698/63	"	Ext-exist laboratory	28.11.63	App N/A
/23/64	"	Store Building	20.2.64	App App
1348/67	"	Engineers Wkshop & Admin	14.3.68	N/A C/A
D/159/70	"	Residing exist Sports Hut	14.5.70	App N/A
56/71	"	Bungalow for Security Officers	13.5.71	App C/A
348/72	"	Car Park	8.6.72	N/A C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

3) NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING E

ADDRESS NORTH OF CHURCH LANE. PARISH SHINFIELD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
273/48	N.I.R.D	New Building	6.8.48	App	App
605/50 26	N.I.R.D	Goat House	9.1.51	App	N/A
568/73	N.I.R.D	Ext to Eng Wrkshop	19.4.73	"	App
1303/73	N.I.R.D.	New Lab Wing & Chimney	25.10.73	—	C/A
695/53 BR 914	N.I.R.D.	Testing & services building & new access.	13.9.74 10.12.53	App.	N/A
00152	N.I.R.D.	Extend car park.	14.3.74	N/A	C/A
00190	"	Extend fieldsite laboratory	14.3.74	N/A	C/A
20367	"	Construction of spur road off N. entrance road	15.4.74	N/A	C/A
06550 BLDG. 19	"	Alts. & ext. to existing animal house all., new animal house all.	7.7.77	N/A	C/A
BR 6772	"	" "	26.7.77	App.	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 914 - CANCELLED BY WDC - 5.8.77.

DRAINAGE

3) NATIONAL INSTITUTE FOR RESEARCH IN DAIRYING

ADDRESS N. CHURCH LANE PARISH SHINFIELD E

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
06722	N.I.R.D	FIRE ESCAPE	6.8.77	N/A	C/A
06880	"	GAS METER HOUSING	25.8.77	N/A	C/A
BR 7358	N.I.R.D.	" " "	24.10.77	APP	N/A
BR 7351	" "	formation of fire escape	4.11.77	APP	N/A
10261	"	WORKSHOP & TIMBER STORE	15.3.79	N/A	C/A
10157	"	OIL STORAGE TANK	15.3.79	N/A	C/A
10470	"	WORKSHOP & STORE	12.6.79	N/A	C/A
BR 10735	"	ALTS & EXTS. WORKS DEPOT BLDG 50	25.6.79	APP	N/A
BR 10925	"	ADD. ACC., CENTRAL STORES ETC.	20.7.79	APP	N/A
14431	" (at 44.	extn of lab building	20.11.80	N/A	C/A
BR 15881	" "	" " "	1.12.80	App	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

03. JUL. 2000 * 1891

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

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

B1 BROWNFIELD SITE

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

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? NONE 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.

TO BE DECIDED AT THE DETAILED APPLICATION STAGE

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

16. HOW WILL SURFACE WATER BE DISPOSED OF?

MAIN SURFACE WATER DEWER OR LOCAL SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS PER THE ATTACHED ACCESS DRAWING PREPARED BY TPK CONSULTANTS

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

TO BE DEALT WITH AT THE DETAILED APPLICATION STAGE

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

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

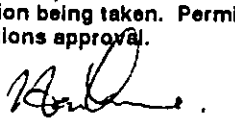
* STATE No. OF HABITABLE ROOMS

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  ON BEHALF OF UNIVERSITY OF READING DATE 30.06.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

WHAT PROVISION IS BEING MADE FOR PARKING?

TO BE DEALTWITH AT THE DETAILED APPLICATION STAGE

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or 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.

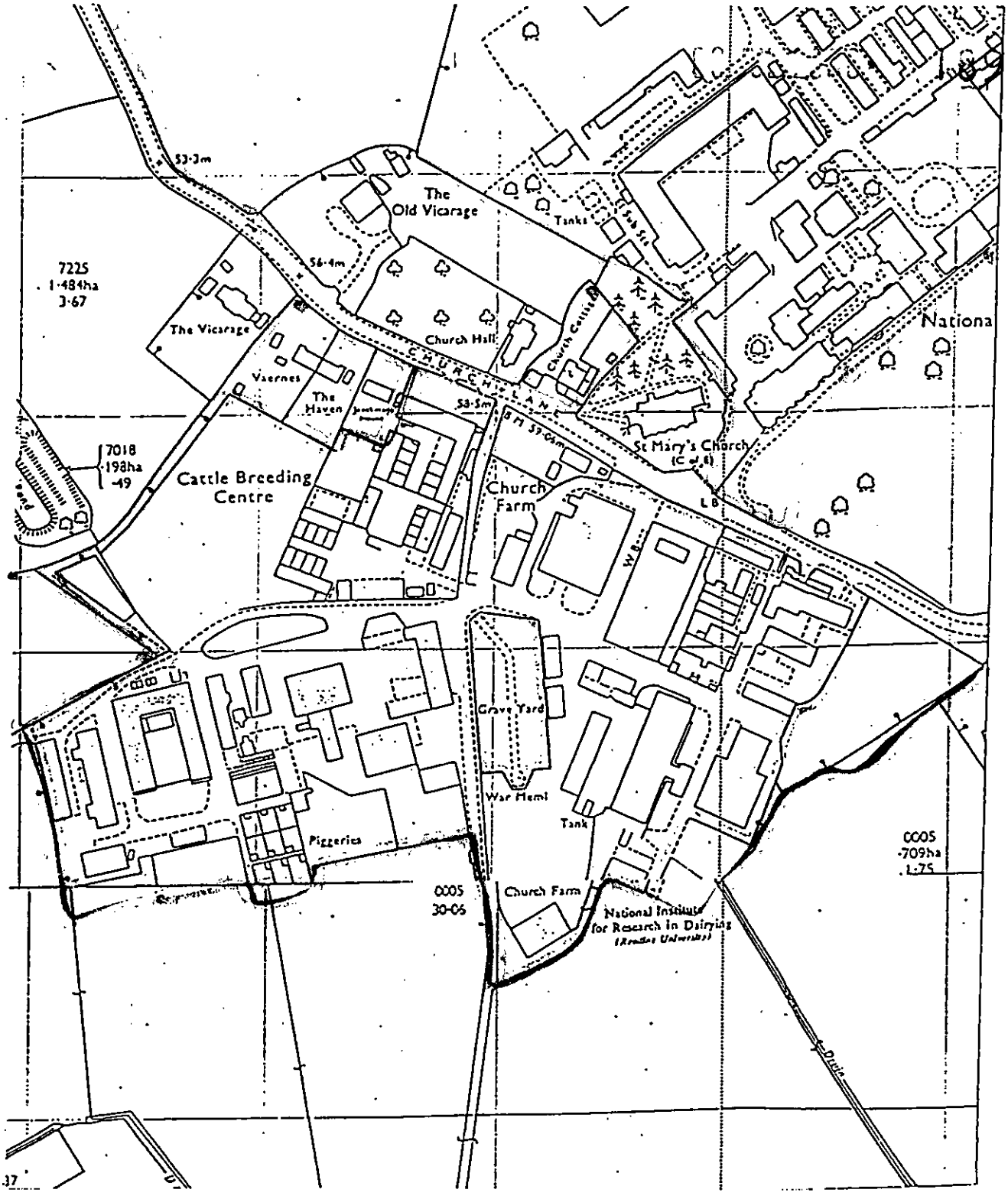
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



HASLAMS
Chartered Surveyors
Reading

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

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/HM/1830

Date: JUNE 2000

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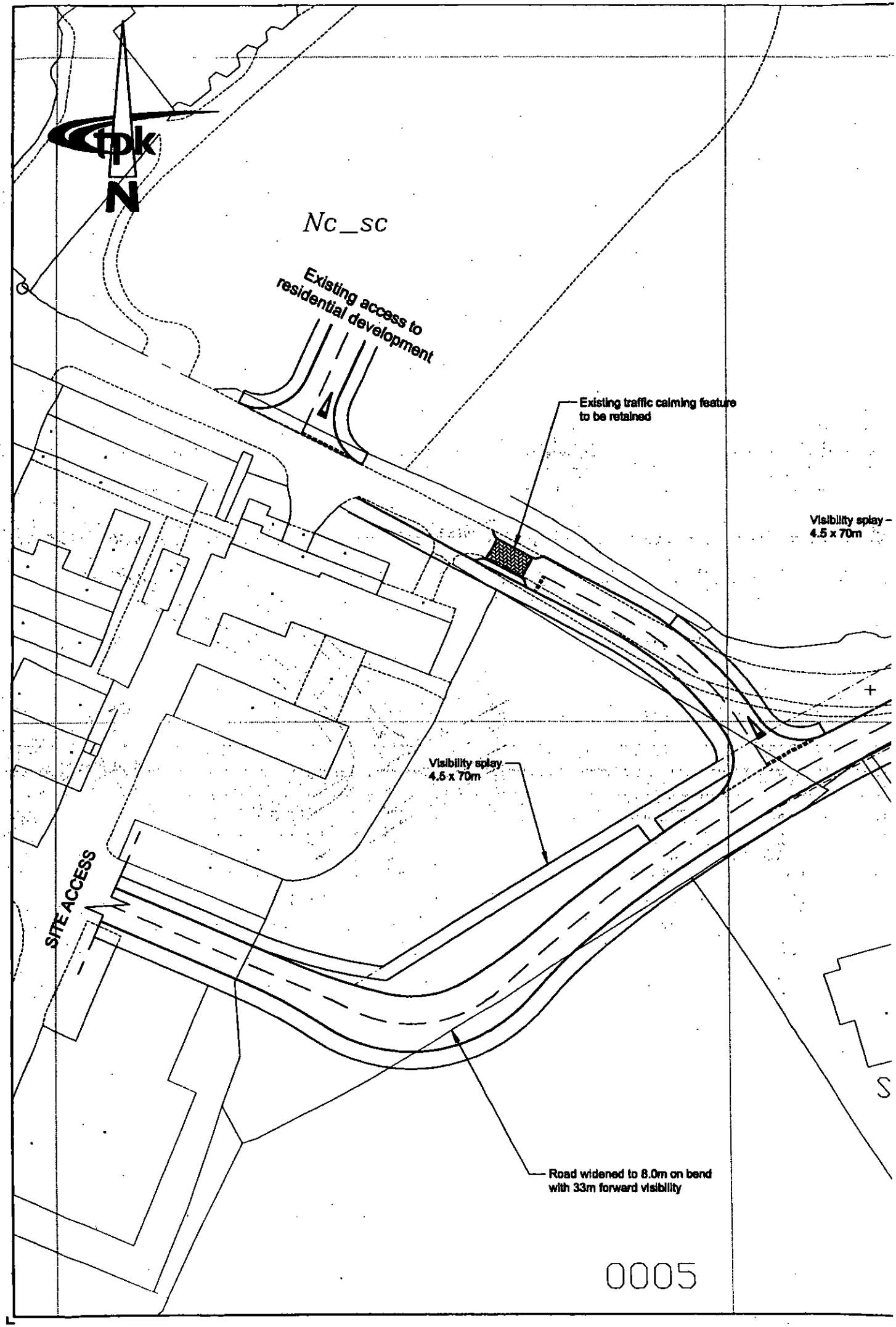
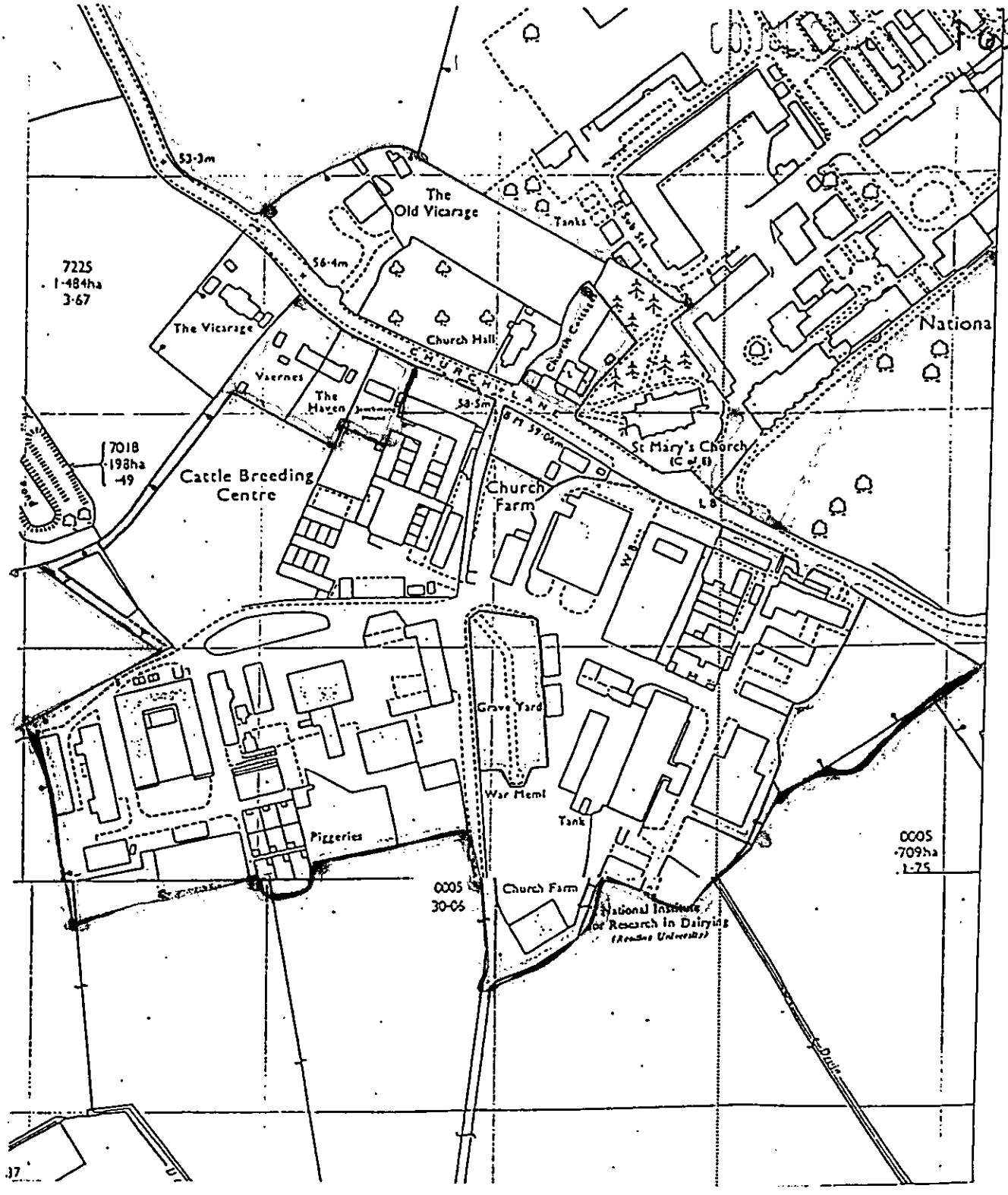

N
Nc_sc
Existing access to residential development
Existing traffic calming feature to be retained
Visibility splay 4.5 x 70m
Visibility splay 4.5 x 70m
SITE ACCESS
Road widened to 6.0m on bend with 33m forward visibility
0005



HASLAMS
Chartered Surveyors

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

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/HM/1830

Date: JUNE 2000

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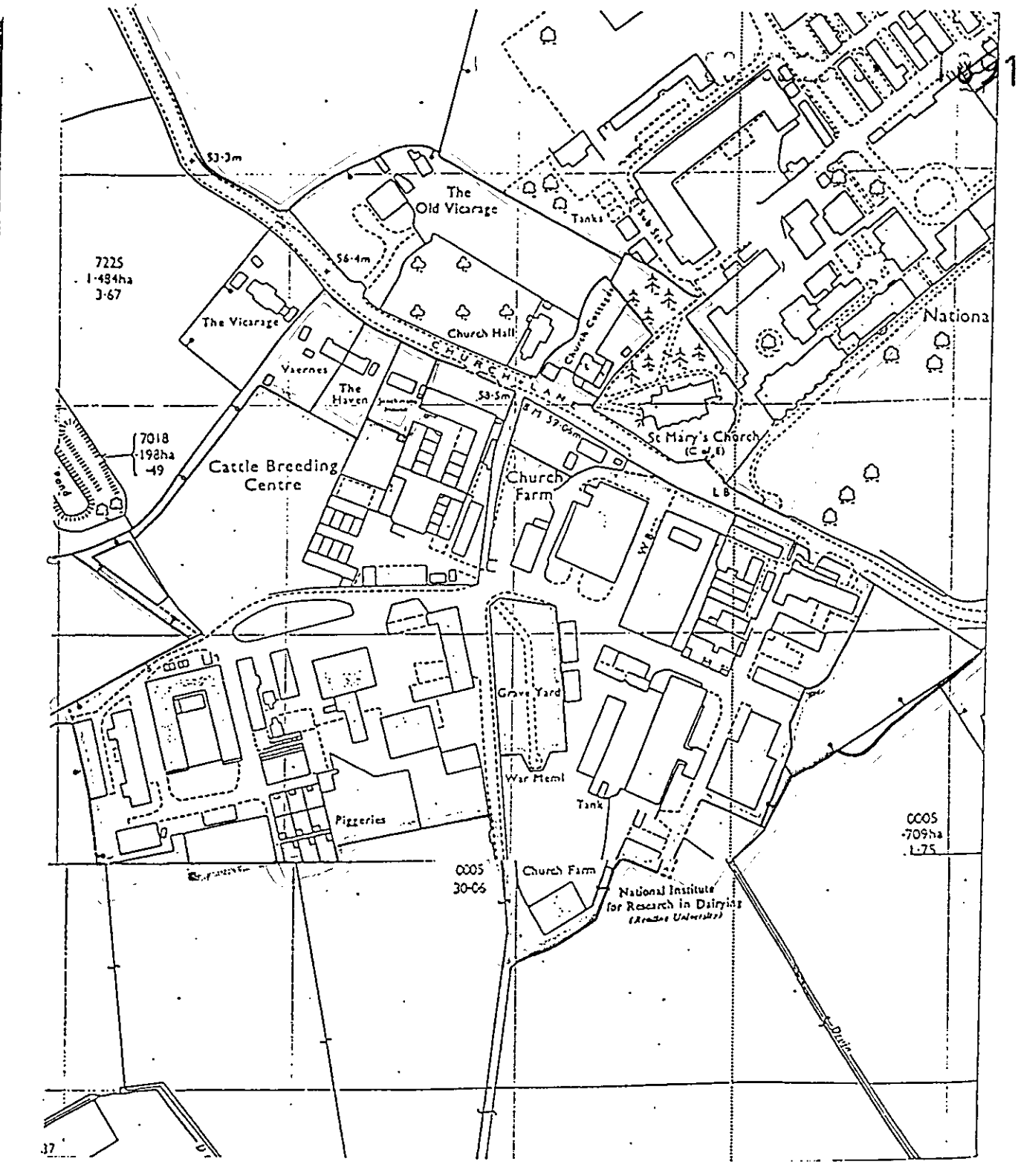

HASLAMS
Chartered Surveyors
156 Friar Street Reading Berkshire RG1 1HH
Tel: 0734 585456 Fax: 0734 596197

UNIVERSITY OF READING
CHURCH FARM AND THE CATTLE BREEDING CENTRE
SHINFIELD

Scale: 1:2500

Ref: JHS/HM/1830

Date: JUNE 2000

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on 6 September 2000 to allow Members to carry out a site visit.

RESOLVED: That Application No. 2000/1815 be approved subject to the conditions set out on Agenda pages 1082 to 1083.

127. APPLICATION NO. 2000/1846, PROPOSED DEMOLITION OF EXISITING NURSING HOME AND ERECTION OF 12 FLATS TOGETHER WITH REFURBISHMENT OF EXISITING GARAGE BLOCK, DORNDON HOUSE SCHOOL ROAD HURST, FOR THIRLSTONE HOMES (WESTERN) LTD

The Committee considered a report on this application as set out on Agenda pages 1087 to 1100.

In explaining the report, the Head of Planning and Transportation informed Members that revised plans had been received on the 11 September 2000.

The Head of Planning and Transportation also informed Members that the second line of paragraph (H), page 1090 should read as follows; "With regard to traffic generation it is considered that the likely level of traffic generated by the development would *not* represent a material increase over and above the existing use as a residential home and proposed extension."

Mr. HJ Larkin of Hurst Parish Council attended the meeting and spoke in opposition to the proposal.

Mr. J Saunders attended the meeting and spoke in opposition to the proposal.

Mr. I Tant (Applicant's Agent) attended the meeting and spoke in favour of the proposal.

Mrs. ANMC Drake, a local Member attended the meeting and spoke in opposition to the proposal.

During the discussion of the proposal Members raised a number of concerns relating to the height and massing of the proposal and its effect on the edge of settlement definition.

RESOLVED: That consideration of Application No. 2000/1846 be deferred to enable a site visit to be undertaken.

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

The Committee considered a report on this application as set out on Agenda pages 1101 to 1110.

Mr. CP Young, Church Warden of St. Marys Shinfield attended the meeting and presented the comments of the Parochial Church Council.

In discussing the application Members raised a numbers of issues relating to access to the site and parking arrangements for the nearby St Marys Church.

RESOLVED: 1) That subject to 2) and 3) below, an Agreement be entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

2) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in consultation with the Chairman of the Committee and Opposition spokesman;

3) That the Head of Planning and Transportation be authorised to agree haul routes and appropriate parking provision for users of the church;

4) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No 2000/1891 be approved subject to conditions set out on Agenda pages 1105 to 1107 with the exception of condition No 1;

5) That condition No.1 be amended to include pedestrian and cycling access to and within the site;

6) That subject to 7) below, had the appeal against non-determination not been submitted to the Planning Inspectorate, an Agreement would have been entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing contributions towards public transport and other sustainable transport measures, local road improvements, education, provision of open space and play equipment;

7) That the Head of Planning and Transportation be authorised to agree contributions to services and infrastructure in conjunction with the Chairman of the Committee, and Opposition spokesman;

8) That had the appeal against non-determination not been submitted to the Planning Inspectorate, Application No 2000/1890 would have been approved subject to the completion of the Agreement referred to in 6) above and the conditions set out on Agenda pages 1105 to 1107 with the exception of condition No1;

9) That condition No.1 be amended to include pedestrian and cycling access to and within the site.

129. APPLICATION NO. 2000/1712, PROPOSED RETENTION OF IMPROVEMENTS TO GROUND CAR PARK (RETROSPECTIVE), LEANDER CLUB, REMENHAM LANE REMENHAM, FOR HENLEY ROYAL REGATTA

The Committee considered a report on this application as set out on Agenda pages 1111 to 1116.

Mr. FD Browne, a local Member attended the meeting and raised the issue of unauthorised parking at the above site and asked that if Members were minded to approve the application, extra conditions be included relating to restricting access to Leander Club members/Henley Royal Regatta use and access control measures.

RESOLVED: That Application No. 2000/1712 be deferred to enable further negotiations to take place with regard to restricting access to the site.

130. APPLICATION NO. 2000/1073, PROPOSED ERECTION OF TWO DWELLINGS AND ASSOCIATED PARKING, LAND ADJACENT TO 29 BROOK STREET TWYFORD, FOR CHASE & DALBY

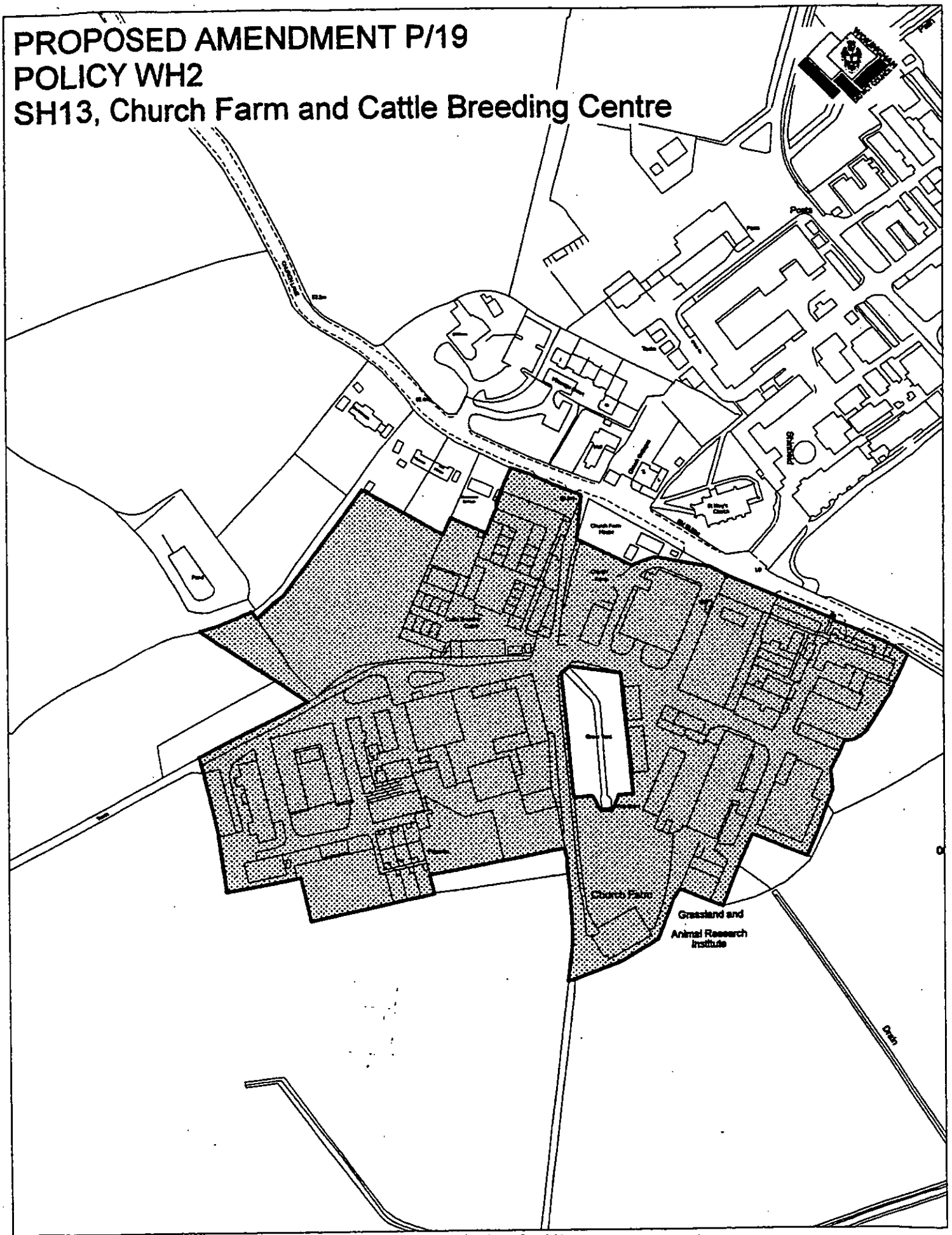
The Committee considered a report on this application as set out on Agenda pages 1117 to 1129.

In explaining the report the Head of Planning and Transportation distributed an extra elevation of the site which was in addition to that in the Agenda.

Mrs. L Dane representing Twyford Parish Council attended the meeting and spoke in opposition to the proposal and asked that if Members were minded to approve the application, an extra condition be placed on delivery times restricting this to after 0900 hrs..

Mr. A Port attended the meeting and spoke in opposition to the proposal.

PROPOSED AMENDMENT P/19
POLICY WH2
SH13, Church Farm and Cattle Breeding Centre



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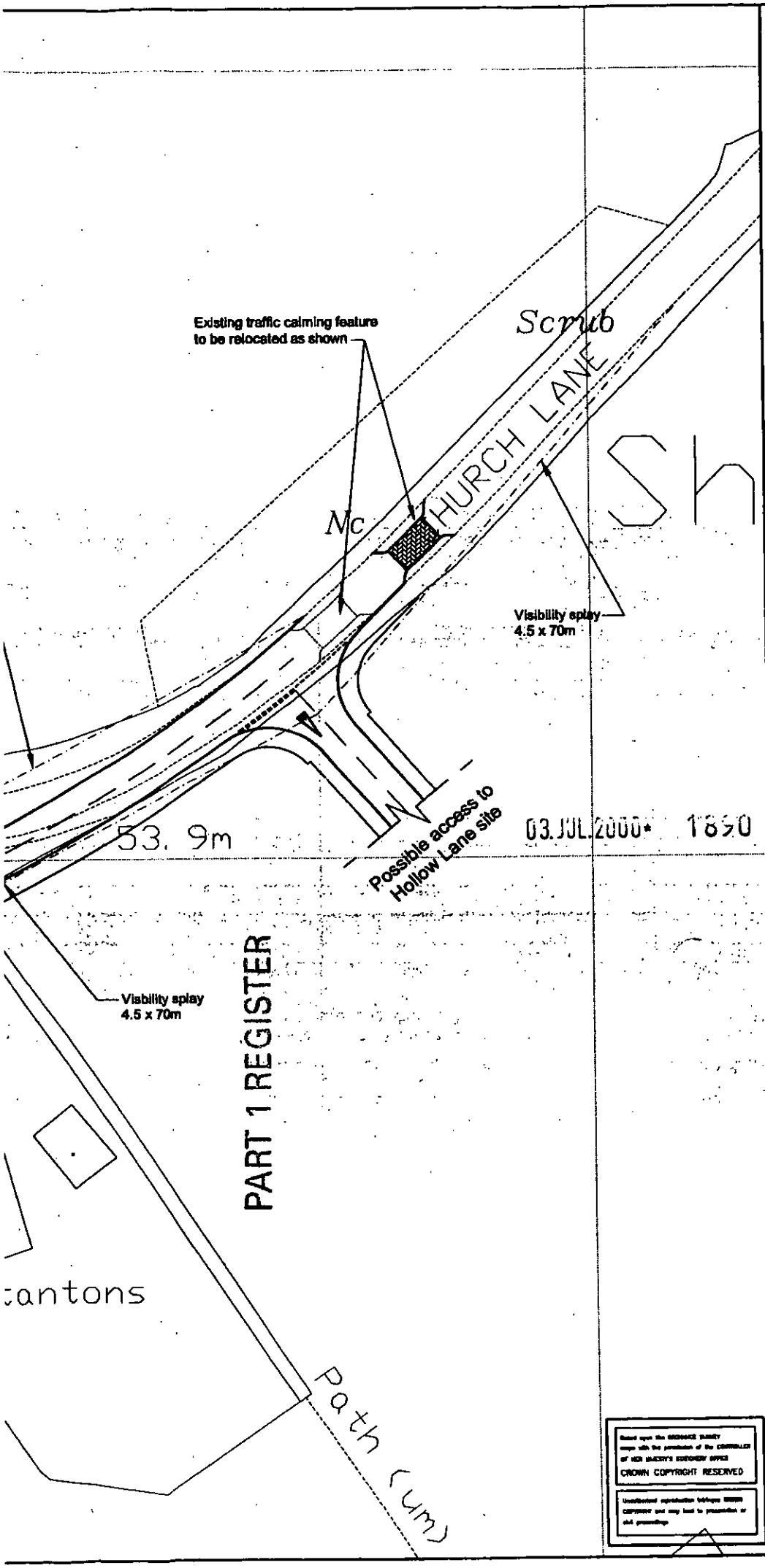

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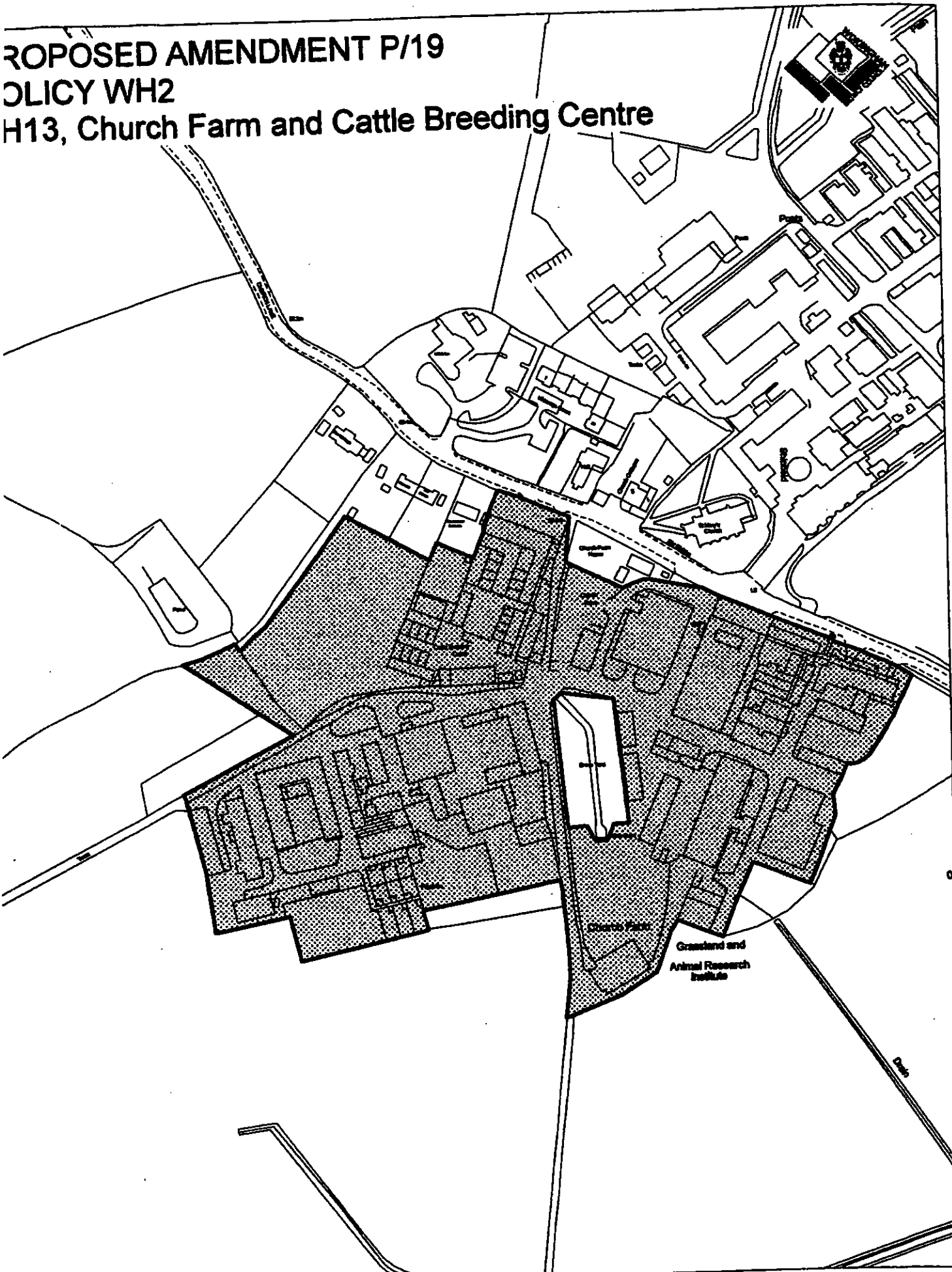

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