APPLICATION NO.5268

Name of appellant:
Cala Homes (South) Ltd

Site address:
Land at the Garden Cottage, Warren Rd,

Proposal:Outline application for residential development of ~~40~~ 34 dwellings. Demolition of The Garden Cottage & 16 Warren Rd

Case Officer: SA

PUBLIC INQUIRY

~~INFORMAL HEARING~~ APPEAL

CASE OFFICER: ~~SH~~ JJ

APPLICATION NUMBER: 5268

APPELLANT: Cala Homes (South) Ltd

SITE: Land at the Garden Cottage, Warren Rd,, Woodley

APPEAL REF: APP/X0360/A/02/1105012

START DATE: ~~12/12/2002~~ 17/01/03

CHANGE OF PROCEDURE

DATE OF ~~HEARING~~ INQUIRY 01/07/03.

- COUNCIL CHAMBER

Progress Record	Date Actioned	Initials
Appeal Logged:	~~13/12/02~~ 20/01/03	
Entered on Access:	~~23/12/02~~ 27/01/03	DG
Notification Letters Due:	~~**26/12/2002**~~ 31/01/03	
Notification Letters Sent:	24/12/02	DG
Questionnaire Due:	~~**26/12/2002**~~ 31/01/03	
Questionnaire Sent:	24/12/02	DG
Venue Booked:	CC	
Statement Due:	~~**23/01/03**~~ 28/02/03	
Checked by Team Leader:	~~SH~~	
Statement Sent:	28/02/03	DG
Comments Due:	~~**13/03/03**~~ 21/03/03	
Comments Sent:		
~~Hearing~~ Date Notification sent: INQUIRY		
Decision Letter circulated:		
Decision entered on Access.		

Proofs due 03/06/

Proofs Sent

*FOR OTHER PAPERS/DOCUMENTS, please See 7008 Appeal file.

OBS LETTERS SEPARATELY IN BOX

PUBLIC INQUIRY

~~INFORMAL HEARING~~ APPEAL

CASE OFFICER: ~~SA~~ JJ

APPLICATION NUMBER: 5268

APPELLANT: Cala Homes (South) Ltd

SITE: Land at the Garden Cottage, Warren Rd,, Woodley

APPEAL REF: APP/X0360/A/02/1105012

START DATE: ~~12/12/2002~~ 17/01/03

CHANGE OF PROCEDURE

DATE OF ~~HEARING~~ INQUIRY 01/07/03.

- COUNCIL CHAMBER

Progress Record	Date Actioned	Initials
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Notification Letters Due:	~~26/12/2002~~ 31/01/03	
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Questionnaire Due:	~~26/12/2002~~ 31/01/03	
Questionnaire Sent:	24/12/02	DG
Venue Booked:	C C	
Statement Due:	~~23/01/03~~ 28/02/03	
Checked by Team Leader:	~~[illegible]~~	
Statement Sent:	28/02/03	DG
Comments Due:	~~13/02/03~~ 21/03/03	
Comments Sent:		
~~Hearing~~ INQUIRY Date Notification sent:		
Decision Letter circulated:		
Decision entered on Access.		

Proofs due /03/

Proofs sent

KFOR OTHER [illegible]

[illegible]

APPEAL WITHDRAWN

SECTION MEETING 16/08/05

AGENDA

1. **UPDATE ON BPR** **IJ**
2. **COMPUTERISING OF POST SYSTEM** **SV**
3. **PROGRESS OF HISTORY CARD PROJECT** **JAN C**
4. **TEAM BUILDING? NEED A BIT OF A BOOST!!** **CH**
5. **ANY OTHER BUSINESS.**

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
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Bristol BS1 6PN
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DC DG
APP
CS
04 MAR 2003
COPIES TO

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

Your Ref: O/2001/5268

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 3 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

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

21/03/03

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

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

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

Yours faithfully

Mrs M Pocock

211AL(BPR)

OBJECTION BY MILLGATE HOMES
IN RESPECT OF TWO APPEALS BY CALA HOMES LTD AND LYPAR PROPERTIES LTD
AGAINST THE REFUSAL OF OUTLINE PLANNING PERMISSION
BY WOKINGHAM DISTRICT COUNCIL

APPLICATION REFS: O/2001/5268 & O/2002/7008
APPEAL REFS: APP/X0360/A/02/1105246 & APP/X0360/A/02/1105012

Millgate Homes have interest in the land immediately adjoining the appeal site, falling within the Urban Capacity Study site as identified by Wokingham District Council and as an interested party wish to object to these appeals in their current form. The land within Millgate Homes' control, within the context of the Urban Capacity Study site, is contained at Appendix 1.

Whilst Millgate Homes do not object to the development of the Urban Capacity Study site as a whole, we are concerned that were these appeals allowed they would represent a piecemeal development of an inappropriate density, prejudice the delivery of the identified capacity of the site as a whole, without provision made for affordable housing and with a substandard access arrangement to the detriment of highway safety. It is our view that the site should be dealt with as a whole, in a comprehensive manner, having regard to the advice contained in PPG 3 (in relation to density) and the draft Plan. In particular:

1. **Highways** – DFM Consulting have prepared a technical appraisal of the proposed highway arrangements serving these appeals and have concluded they do not meet the necessary highways standards contained in 'Places, Streets and Movement', DB32 and the Berkshire Design Guide (see Appendix 2). As indicated above, Millgate Homes control the adjoining land to the appeal site, which includes an established access (between nos. 32 and 34) to land to the rear of those properties fronting Warren Road. This access at present serves West Warren and East Warren, the latter is included within the appeal site. Millgate Homes can also deliver a new access point, adjoining Warren Cottage, to the benefit of highway safety in comparison to the appeal schemes.

   Further to which, the Wokingham District Local Plan Deposit Draft with Proposed Modifications, published in January 2003 in response the Inspector's report, clearly reaffirms the importance of road safety and in particular the need for all new accesses, in relation to new development proposals, to be designed to a good standard. In addition to which the Council's resistance to humps, as proposed as part of the appeal proposals, is clearly expressed at Paragraph 10.14A:

   > **"The Council will seek to ensure that all new developments incorporating local or access roads, are designed, in particular, to minimise speed and create safe conditions on the highway as well as an attractive environment. In the majority of cases this should be achieved by layouts and careful design, avoiding where possible the need to introduce superimposed features such as humps."** (our emphasis)

2. **Comprehensive development** - The appeals do not provide for the comprehensive redevelopment and bringing forward of the Urban Capacity Study site as identified by Wokingham District Council, and as a consequence, conflict with the Wokingham District Local Plan (as Proposed to be Modified).

Policy WH1A requires development proposals to make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing. The appeals fail to meet this requirement.

Paragraph 5.12A states:

> **" There is a need to make full use of previously developed land within urban areas, which can often be achieved through development of backland areas.... The Council will also seek to ensure that development proposals make the most efficient use of land by ensuring that such development does not prejudice (or landlock) the comprehensive development of adjacent sites. Piecemeal development of individual plots of garden or other areas of land within such areas (which are suitable for more comprehensive development) will be refused unless the application demonstrates that the development of other adjacent sites would not be unreasonably prejudiced by the proposal. This will ensure that development proposals make the most efficient use of land."** (our emphasis).

For example, the illustrative layout plan no. PD205 Revision B (appended to the Officer's Report to the Development Control Committee on 13th November 2002) would have three practical effects: firstly, to prejudice the bringing forward of land to the west of the appeal site, within the control of Millgate Homes, in the absence of an unconstrained vehicular link. (In a situation where this were to be provided, however, it is our view that the appeal access would not accommodate the identified capacity in the Urban Capacity Study of between 50 and 80 units); secondly, the appeal scheme would effectively sterilise land to the rear of West Warren contrary to paragraph 5.12A of the Plan (above). This land extends to 0.16 hectares and its exclusion from the redevelopment of the whole site would result in the loss of say 5 to 8 dwellings. This land could form part of the re-use of the Urban Capacity Study site, contributing towards amenity space or some car parking thus enabling the most efficient use of the balance of the site for housing, compliant with PPG3: and thirdly, the layout shows a 3 storey block, to close to the boundary of West Warren overlooking their private garden. Due to the reduced size of the appeal site a block of this nature is likely to be required to meet the minimum density requirements contained in PPG3 and the draft Plan. A building of this nature is poorly positioned to the detriment of the privacy of the occupiers of West Warren.

It is our view that these appeals are premature and prejudicial to the delivery of the whole site for housing purposes (as identified in the Council's own Urban Capacity Study) and in the absence of any public consultation exercise on the proposed access arrangements. Appendix 3 comprises an extract from the Council's Urban capacity Study, as presented to the Executive Committee on 4th December 2002.

3. **Density** – Policy WH3A confirms that planning applications for new housing schemes will be refused planning permission where proposals make inefficient use of land, and schemes will be expected to achieve 30-50 dwellings per hectare.

Appeal APP/X0360/A/02/1105246 (LPA ref: O/2001/5268) provides for a density of only 28 dwellings per hectare, contrary to advice in PPG 3 and recent appeal and Secretary of State decisions. 30 dwellings per hectare represents a minimum density. On this issue, the then Planning Minister, Nick Raynsford MP, addressed the Local Government Association and Conference on "PPG3 and Good Design" in February 2001 in particular, he reaffirmed the Government's expectation that new developments should be of at least 30 dwellings per hectare.

Appeal APP/X0360/A/02/1105012 (LPA ref: O/2002/7008) was the subject of a number of revisions to the site area by the Applicants to artificially achieve a density of 30 dwellings per hectare. It is recognised that there is no Reason for Refusal for this appeal on density grounds but this is at the expense of nil on-site public open space provision.

4. **Affordable Housing** – It is our view that the applications were made for 24 units in full knowledge of the affordable housing threshold of 25 units contained in the Deposit Draft Plan. The comprehensive development of the Urban Capacity Study site as a whole would deliver appropriate levels of affordable housing to meet the identified need. Moreover, the Council's Executive Committee on 4th December ratified the Wokingham District Local Plan (as Proposed to be Modified) and this includes a reduction in the affordable housing threshold from 25 to 15 or more dwellings.

5. **Development Brief** – It is our view that the site should be considered as a whole and brought forward comprehensively, to include the most appropriate and safe highway access arrangement. The site represents an important resource, as identified in the Council's own Urban Capacity Study, and for this reason it's consideration in full would enable the delivery of an appropriate level of housing, including affordable units to assist the Council in meeting their housing needs for the Plan period. This is best dealt with by way of a joint Development Brief between Wokingham District Council and the landowners.

Millgate Homes request the opportunity to submit / present further comments on receipt of Wokingham District Council's and / or the Appellant's Evidence and to participate at the Inquiry.

APPENDIX 1

LAND WITHIN MILLGATE HOMES' CONTROL

APPENDIX 2

HIGHWAYS STATEMENT
ON BEHALF OF MILLGATE HOMES

1.0 INTRODUCTION

1.1 DFM Consulting have been appointed by Millgate Homes to provide a statement against Cala Homes (South) Ltd appeal in respect of the proposed residential development of land at Garden Cottage and East Warren, Warren Road, Woodley with access proposed through 16 Warren Road.

1.2 This statement will examine the proposed means of access into the appeal site and compare it with the requirements of local and National design guidance. The case will be made that the means of access is not suitable to serve the 24 dwellings proposed under the planning application nor is it adequate to serve the comprehensive development of the total site identified in the Local Planning Authority's Urban Capacity Study.

2.0 DESCRIPTION OF THE DEVELOPMENT

2.1 The site is located on the east side of Warren Road with access proposed through No 16 Warren Road approximately 100m north west of the Warren Road/Western Avenue junction. Warren Road is a local distributor road that links the A4 Bath Road in the north to Western Avenue in the south. It is generally 5.0m wide with footways on both sides of the carriageway. There is continual frontage access to individual properties.

2.2 The refused planning application was submitted in outline and, in its final form, proposed the construction of 24 dwellings.

2.3 The proposed access road junction would take the form of an off-set crossroads junction with Wroxham Road. It will provide an access road 5.5m wide with 7.5m kerb radii. Visibility splays of

2.4m x 70m to the northwest and 2.4m x 45m to the southeast can be achieved.

3.0 HIGHWAY AUTHORITY'S RECOMMENDATION

3.1 Section F (page 132) of the Officer's report to Committee for the appealed planning application sets out the Highway Authority's comments and recommendation. It is clear that the Highway Authority had *"initial concerns in respect of the proposed access".*

3.2 The off-set crossroads design of the access road junction creates the potential for conflicting traffic movements due to its proximity to Wroxham Road which is a popular route through to some industrial units in Reading Road and as an alternative route to the A4. Furthermore, the level of visibility that could be achieved at the access was not in accordance with the Highway Authority's standards nor those contained in National Guidance.

3.3 Although DB 32, "Places, Streets & Movement", and the Berkshire Design Guide accept the use of cross roads in residential developments, this is generally the case when the intended crossroads junction is within, or forms part of the design of a residential layout which includes devices to maintain minimal vehicles speeds. In the case of the appeal site, Warren Road was not constructed with speed reducing features and the creation of a crossroads junction is therefore not acceptable. In order to create an environment that would be similar to a modern residential layout the appellant proposes to install "bolt on" speed reducing features.

3.4 The proposed amendment to the access junction in order to overcome the Highway Authority's concerns was to introduce a raised table across the cross roads junction. The Highway Authority commented that "The proposed arrangement

comprising a raised junction table does make the off set junction more conspicuous and this would help to minimise any potential conflicting traffic movements associated with accessing the site."

3.5 There are two main difficulties with this approach to solving the access problem. Firstly, Design Bulletin 32 recommends that raised junctions should not be added on to existing junctions as an after thought. Paragraph 2.44 states,

> *"Such humps (raised junctions) must be an integral and acceptable part of the overall design concept – not an afterthought."*

And, secondly, the construction of the raised table must comply with the Road Hump Regulations 1996 which require a separate public consultation exercise. Without this consultation being carried out prior to planning consent being granted, there is no certainty that the raised table can proceed. This is a critical point as the Highway Authority revised its comments on the application on the basis that a raised junction was being proposed.

3.6 Other off-site highway improvements were also proposed as part of the planning application, including additional pedestrian refuges in Warren Road and a scheme of traffic signals and footway provision over the railway bridge in Warren Road. Immediately prior to the Planning Committee, the appellant offered a financial contribution in lieu of the traffic signals and footway improvements, for the Highway Authority to spend on whatever improvements in the vicinity it considered necessary.

4.0 TRAFFIC SPEEDS AND VISIBILITY

4.1 A speed survey was carried out on 25 May 2000 on behalf of Millgate Homes. It recorded 85th percentile dry weather speeds of 34 mph in both directions. These results are significantly higher than those recorded by the consultants acting for the appellant. It is accepted that speed surveys conducted on different days or at different times of the same day will record differing speeds, but generally they should be of the same order. If the Millgate results are applied to the visibility requirements for the proposed access visibility splays of 4.5 m x 70 m will be required in both directions to comply with the standards as set out in Places, Streets & Movement.

4.2 The available visibility splays at the site access are 2.4 m x 45m to the south and 2.4 m x 70 m to the north. Places, Streets & Movement defines a requirement for a 4.5 m set back for visibility splays for "busy private accesses". The development access will serve 24 dwellings which falls within this definition. A 2.4m set back is the minimum required for a junction within a development for a vehicle to stop and its driver to be able to see along the main road. The proposed access forms a junction onto an existing local distributor road and should not be considered to be "within a development". As such, a 2.4m set back is not the appropriate standard to apply.

5.0 COMPREHENSIVE DEVELOPMENT

5.1 The appeal site falls within the extent of a larger site that has been identified in the Local Planning Authority's Urban Capacity Study as being able to accommodate approximately 90 dwellings. The details of the preferred means of access into the total site have not been finalised but, clearly, the determination of this

appeal could have a significant bearing on the future development of the UCS site.

5.2 There can be little doubt that the proposed means of access for the appeal scheme (24 dwellings) is so far short of compliance with standards that it could not possibly be considered suitable as the primary or sole means of access into a potential development of 90 dwellings. As such, a further alternative access would be necessary to serve the remaining developable land which lies on either side of the appeal site. The result would be a piecemeal development of this total site which would not be the desire of the local authority and which is likely to require several access points onto Warren Road.

6.0 CONCLUSIONS

6.1 The means of access into the appeal site does not comply with the usual standards in respect of junction design and visibility. The traffic generated by the appeal proposals would therefore lead to conflicting traffic movements and danger to road users.

6.2 The appeal proposals rely on a raised junction to overcome the initial concerns of the highway authority. Due to the need to comply with the Road Hump Regulations 1996, there is no certainty that the raised junction can be constructed.

6.3 The proposed means of access does not enable the comprehensive development of all the land that has been identified in the local planning authority's Urban Capacity Study. This would result in a piecemeal development and undesirable multiple access points.

APPENDIX 3

EXTRACT FROM
WOKINGHAM DISTRICT COUNCIL'S
URBAN CAPACITY STUDY, APRIL 2002

APPENDIX 3: IDENTIFIED URBAN CAPACITY SITES – FEBRUARY 2002

Urban Capacity Study – April 2002

Identified Urban Capacity Sites – April 2002

				Capacity achievable under each Scenario (no. of dwellings)			Comments
Land at West Warren, East Warren, Garden Cottage & Warren Cottage, Warren Road, Woodley	2.0	Suburban	Within 800m of Woodley District Centre	50	80	80	Application currently pending: O/2001/4915 - land at West Warren, East Warren & Garden Cottage - outline application for the proposed erection of 39 dwellings - 2001/5268 - Land at The Garden Cottage, Warren Rd - Outline application for proposed erection of 40 dwellings. Demolition of The Garden Cottage and 16 Warren Road.
Land between Rose Street & Peach Street, Wokingham	0.28	Town Centre	Within Wokingham Town Centre	17	32	64	Site is suitable for mixed use development. Assumed 20% for net area & housing capacity figure (20% of gross area)
Land between Broad Street & Market Place, Wokingham	0.09	Town Centre	Within Wokingham Town Centre	5	10	21	Site is suitable for mixed use development. Assumed 20% for net area & housing capacity figure (20% of gross area)
Wokingham Station, Station Road, Wokingham	0.33	Urban	Within 400m of Wokingham Town Centre	15	20	26	Site is suitable for mixed use development. Site could contain up to 20% housing, depending on uses allowed & final extent of station scheme. Assumed 20% for net area & housing capacity figure (20% of gross area). Could possibly achieve scenario 3 densities on this site (75 d.p.h.) due to its sustainable location.

APPENDIX 4: IDENTIFIED URBAN CAPACITY SITES - FEBRUARY 2002

MAPPED INFORMATION

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: O/2001/5268 / 7008

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 31 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

I am writing to advise you that the inquiry into these appeals will open at 10:00 on Tuesday 1 July 2003 at the Council Offices, Shute End, Wokingham which should be reserved for 1 day. The sitting day is at the Inspector's discretion and may be changed once the inquiry has opened.

We will confirm the Inspector to you at a later date.

Please note that disabled people who may be concerned about facilities at the inquiry venue have been advised to write to or contact your Council to confirm that proper provisions are in place.

Yours faithfully

KHallett

Miss Kate Hallett

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

206BL

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: December 23, 2002
My ref: **O/2001/5268**

DAVID G SMITH
45 WARREN ROAD

WOODLEY
RG5 3AR

WOKINGHAM UNITARY
Aiming for Excellence

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

NOTICE OF INFORMAL HEARING

Dear Sir/Madam

APPLICATION No: O/2001/5268
APPEAL BY: Cala Home & Lypar Properties Ltd
SITE: Land At The Garden Cottage Warren Road Woodley Reading
PROPOSAL: Outline application for residential development of 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Road.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1105012**. Comments received after **23/01/2003** will not normally be seen by the Inspector & will be returned.

Documents relating to the appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 2500

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Date: 23 December 2002

N
W E
S

Tel. (0118) 974 6448 (Direct Line)
Date: February 28, 2003
My refs: O/2001/5268 & O/2002/7008
Your refs: APP/X0360/A/02/1105012
& APP/X0360/A/02/1105246

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

Environmental Services Department
Planning Services
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DX: 33506 – Wokingham

Dear Mrs Pocock

APPEALS BY: Cala Homes (South) Ltd & Lypar Properties Ltd
SITE: Land at The Garden Cottage, Warren Rd, Woodley

With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Ref: kl2.lr

6th February 2003

Director of Planning
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

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CALA
HOMES

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

Dear Sirs

RE: APPEALS BY CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES LTD
LAND AT WARREN ROAD, WOODLEY
APPEAL REFERENCES: APP/XX0360/A102/110012
APP/X0360/A102/1105246

I enclose a copy of a letter sent to the Planning Inspectorate with respect to the above appeals, advising the Inspectorate of the change in our Agents.

Yours faithfully

Krzys Lipinski
PLANNING MANAGER

Encs

Ref: kl2.lr

6th February 2003

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

CALA
HOMES

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

Dear Mrs Pocock

RE: TOWN AND COUNTY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LIMITED AND LYPAR PROPERTIES.
SITE AT LAND AT WARREN ROAD, WOODLEY.
APPEAL REFERENCES: APP/X0360/A102/1105012
APP/X0360/A102/1105246

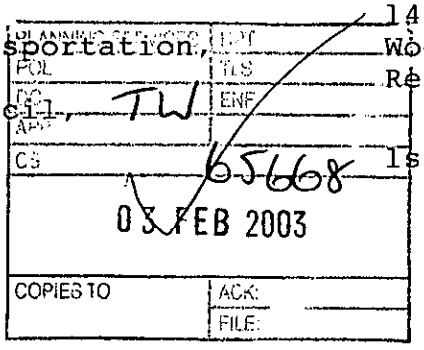
I refer to the above appeals and I wish to advise that CALA Homes Limited and Lypar Properties Limited will as of the date of this letter be using Mr Douglas Bond of Chancellors, 45 High Street, Odiham, Hook, Hampshire RG29 1LF, as our agent for the appeals. I would be grateful if all future correspondence associated with these appeals is forwarded directly to Mr Bond.

I confirm that a copy of this letter has been forwarded to the Local Planning Authority.

Yours sincerely

Krzys Lipinski
PLANNING MANAGER

Ms.A.Cronin,
Head of Planning & Transportation,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR



14 Warren Road,
Woodley,
Reading RG5 3AP

1st.February 2003

Dear Ms.Cronin,

Cala Homes Planning Applications 0/2001/5268 & 0/2002/7008
Outline application for ? dwellings, Warren Road, Woodley

On 13th.November 2002, Wokingham District Council Development Control Committee turned down the above two Planning Applications for 24 dwellings.

On 23rd.December 2002, your Appeals Assistant advised that Cala Homes had taken both applications to Appeal, for 24 dwellings.

On 30th.January 2003, your Appeals Assistant advised that a Public Inquiry was being convened to consider both applications, but now for 40 dwellings.

There were earlier Cala Homes schemes for 40 dwellings, confusingly carrying exactly the same numbers - 0/2001/5268 and 0/2002/7008, but these never went to Development Control Committee. These proposals did not include the highway alterations which are included in the 24 dwellings schemes.

So which schemes are now actually being appealed ? You have some very confused - and rather angry - residents in Warren Road / Western Avenue !

Clarity and accuracy would help when 'aiming for excellence' !

Yours sincerely,

J.G.Tidmarsh

Copies to:

Appeals Assistant, Wokingham District council
Woodley Town Council

Tel. (0118) 974 6448 (Direct Line)
Date: February 5, 2003
My ref: 5268/7008
Your ref: APP/X0360/A/02/1105012

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

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

Dear Mrs Pocock

APPEAL BY: Cala Homes (South) Ltd & Lypar Properties Ltd
SITE: Land at the Garden Cottage, Warren Rd, Woodley

With reference to this appeal, I enclose 2 copies of a letter sent to interested parties & consultees.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel: (0118) 974 6448 (Direct Line)
Date. February 4, 2003
My ref: O/2001/5268 & O/2002/7008

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
51
WYNDHAM CRESCENT
WOODLEY
READING

RG5 3AY

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **Cala Homes (South) Ltd & Lypar Properties Ltd**
SITE: **Land at The Garden Cottage, Warren Rd, Woodley**
PROPOSAL: **Outline application for residential development of 24 dwellings. Demolition of The Garden Cottage & 16 Warren Rd.**

Further to my letter dated 30th January 2003 it should be noted that both applications are for the development of 24 dwellings and not 40 as previously stated.

Please accept my apologies for any confusion this error may have caused.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

Yours faithfully

Denise Gumbrell

Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date. February 4, 2003
My ref: O/2001/5268 & O/2002/7008
Your ref:

J G Tidmarsh
14 Warren Rd
Woodley
Reading
RG5 3AP

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

Dear Sir / Madam

APPEAL BY: **Cala Homes**
SITE: **Land at The Garden Cottage, Warren Rd, Woodley**

I have been passed your letter received 1st, February 2003, which was addressed to Anna Cronin.

I sincerely apologise for the error in my letter of 30th January. The appeals are against the Council's refusals of **24** dwellings.

I am arranging for the correct information to be sent out to all those people who received the incorrect information.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Reply Reqd

65631

14 Warren Road,
Woodley,
Reading RG5 3AP

1st.February 2003

Ms.A.Cronin,
Head of Planning & Transportation,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

DG

03 FEB 2003

COPIES TO

Reply 4/2

FILE

Dear Ms.Cronin,

Cala Homes Planning Applications 0/2001/5268 & 0/2002/7008
Outline application for ? dwellings, Warren Road, Woodley

On 13th.November 2002, Wokingham District Council Development Control Committee turned down the above two Planning Applications for 24 dwellings.

On 23rd.December 2002, your Appeals Assistant advised that Cala Homes had taken both applications to Appeal, for 24 dwellings.

On 30th.January 2003, your Appeals Assistant advised that a Public Inquiry was being convened to consider both applications, but now for 40 dwellings.

There were earlier Cala Homes schemes for 40 dwellings, confusingly carrying exactly the same numbers - 0/2001/5268 and 0/2002/7008, but these never went to Development Control Committee. These proposals did not include the highway alterations which are included in the 24 dwellings schemes.

So which schemes are now actually being appealed ? You have some very confused - and rather angry - residents in Warren Road / Western Avenue !

Clarity and accuracy would help when 'aiming for excellence' !

Yours sincerely,

J.G.Tidmarsh

Copies to:

Appeals Assistant, Wokingham District council
Woodley Town Council

Tel: (0118) 974 6448 (Direct Line)
Date. January 30, 2003
My ref: O/2001/5268 & O/2002/7008

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
8
RADCOT CLOSE
WOODLEY
READING

RG5 3BG

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

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: **Cala Homes (South) Ltd & Lypar Properties Ltd**
SITE: **Land at The Garden Cottage, Warren Rd, Woodley**
PROPOSAL: **Outline application for residential development of 40 dwellings. Demolition of The Garden Cottage & 16 Warren Rd.**

Change of Procedure from Informal Hearing to Public Inquiry

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold a Local Inquiry into the above appeal at the Civic offices, Shute End, Wokingham, on a date to be advised.

Any comments made at the application stage will be copied to the Inspectorate. Should you wish to make further representations, three copies, if possible, should be sent to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1105012 (for application O/2001/5268)**, and **APP/X0360/A/02/1105246 (for application O/2002/7008)** to arrive no later than **28/02/03.** Comments received after this deadline will not normally be seen by the Inspector & they will be returned.

Documents relating to the appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 08.30-16.00 on Fridays).

A free booklet, "Guide to taking part in planning appeals," is available from this office.

If you wish to receive a copy of the Appeal Decision, you should write to Mrs Pocock & request one.

Yours faithfully

Denise Gambrell

Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: January 30, 2003
My ref: o/2201/5268 & o/2002/7008
Your ref: APP/X0360/A/02/1105012
1105246

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

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

Dear Mrs Pocock

APPEALS BY: Cala Homes (South) Ltd & Lypar Properties Ltd
SITE: Land at The Garden Cottage, Warren Rd, Woodley

With reference to this appeal, I enclose 2 copies of letters sent to interested parties.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-3728775
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8775

65226 DG

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

Your Ref: O/2001/5268 / 7008

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 21 January 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

I am writing to tell you that we propose to hold an inquiry into these appeals at 10.00am on Tuesday 1 July 2003, at a venue to be arranged. We anticipate that the inquiry will last for 1 day.

We allow each party only one refusal of an inquiry date, before we set a date, time and place for the inquiry. If you refuse the date offered, you should give a good reason for doing so.

If you cannot accept the date offered, you may agree a reasonable alternative with the other party. The availability of the Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but this date must meet with our general aim of deciding appeals quickly. Any negotiation of an alternative date must be concluded within one month from the date of this letter.

You can reply to me by telephone or letter. If I do not hear from you by Thursday 30 January 2003, I will assume that the proposed inquiry date is acceptable, and that you are not intending to negotiate an alternative inquiry date with the other party.

You should not assume that the inquiry date offered here is the one that will eventually go ahead. We will write to you again to confirm the final arrangements.

Yours faithfully

KHallett

Miss Kate Hallett

The Planning Inspectorate

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

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

65147

20 JAN 2003

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

Your Ref: O/2001/5268 / 7008

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 17 January 2003

31/1

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

I refer to the above appeals and to your faxed agreement of today to the change in procedure from a hearing to a local inquiry

The date of this letter is the **new starting date** for these appeals.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeals have been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeals decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaires and supporting documents, including relevant development plan policies to the appellant and me - **the LPA's questionnaires have been received and are placed on file.**

Within 6 weeks from this new starting date -

You and the appellant must submit 2 copies of any statement to me. I will send a copy of your statement to the appellant and send you a copy of their statement. You and the appellant must send a copy of your statements to any statutory parties.

I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from this new starting date -

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

No later than 4 weeks before the inquiry -

You and the appellant must submit 2 copies of your proofs of evidence (and summary, where appropriate) to me. The appellant must also submit a copy of the statement of common ground.

You **must keep to the timetable** set out above and ensure that your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. As I have given details of the timetable, I will not send you reminders.

Withdrawing the appeals

If you hear that the appeals are to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant, I will write to you.

Further information about the terms we use in this letter and appeal procedures is on the attached sheet.

Yours faithfully

Mrs M Pocock

301(BPR)

The Planning Inspectorate

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

Direct Line -
Switchboard -8000
Fax No -
GTN -

PLANNING SERVICES 64695
PCL
DC
CS
07 JAN 2002
COPIES TO

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

Your Ref: O/2001/5268

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 6 January 2003

Dear Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 (SI 1999/293)
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

I refer to the appeal against your Council's decision on the application for planning permission dated 9 November 2001, made to you by Cala Homes South Ltd. The First Secretary of State has considered the application in accordance with regulation 9(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) ("the 1999 Regulations").

The development proposed, namely OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT falls within the description at paragraph 10b of Schedule 2 to the 1999 Regulations, and exceeds the threshold in column 2 of the table in that schedule, but in opinion of the First Secretary of State, having taken into account the criteria in Schedule 3 to the 1999 Regulations, would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Accordingly, in exercise of the powers conferred on him by regulations 9(1) and 6(4) of the 1999 Regulations, the First Secretary of State hereby directs that the development for which planning permission is sought by application reference number O/2001/5268 is not EIA development.

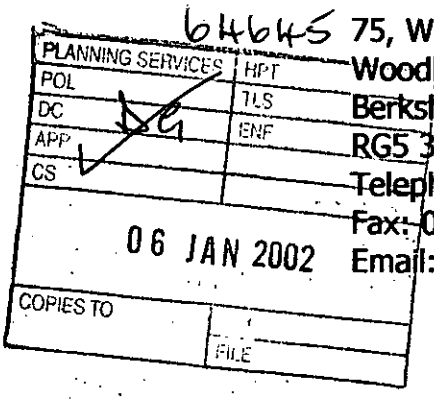
Under regulation 20(1) of the 1999 Regulations, you should take steps to secure that this screening direction is placed on the part of the Planning Register, which relates to the application in question. I should be grateful if you would do so to ensure that the First Secretary of State's view is publicly available.

Yours faithfully

pp

Mrs D Dimeo
(Signed with the authority of the First Secretary of State)
MODELN

75, Western Avenue
Woodley, Reading.
Berkshire.
RG5 3BL
Telephone: 0118 961 8829
Fax: 0118 944 2479
Email: n.moulsley@ntlworld.com



2nd January 2003

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

APP/X0360/A/02/1105012 & APP/X0360/A/02/1105246

Dear Mrs Pocock,

I refer to Application Nos: **O/2001/5268 and O/2002/7008**

Wokingham District Council were quite right to reject these two applications from Carla Homes, following concerns by the Residents in the immediate vicinity.
A proposition by Millgate Homes for 11 dwellings would have been a less intrusive development which was also rejected. This appeal if successful would allow dwellings up to 3 storeys in height which is quite appalling.

1. **Design, Appearance and Layout**

a) This area has been a haven for wildlife, having been a private garden for many years. Its proposed usage will mean the loss of habitat for the large number of badgers, deer, foxes, squirrels, stag beetles, bats and wild birds which regularly frequent it.

b) From a viewing of the plans there are too many properties planned for the size of the area. The density of any proposed development should be more in keeping with the present buildings in this area. In times of droughts during summer months there has been a water shortage and the pressure reduced causing a lot of inconvenience. Adding so many houses demanding further water usage will increase this problem.

2. **Highway Safety**

a) There is presently a heavy congestion problem due to the school and church in Western Avenue. Much of Western Avenue and Warren Road become blocked during school pickup and drop off times due to the additional parked traffic and the same is true of popular church services. The addition of a further development of 24 plus houses with a potential 48 more cars could only serve to worsen an already annoying problem leading to frustration and social stress. This would result in a safety hazard for children attending the local school. Congestion will undoubtedly occur where the demolition of No16 Warren Road to make way for a new road.

3. Overlooking (loss of privacy)

a) The present dwellings in Western Avenue are two storey buildings. The notable exception is West and East Warren, which are isolated from view of houses in Western Avenue. The Warrens may well overlook houses in Warren Road but the persons living in those residences were aware of this when they purchased their property.

b) Allowing a three-storey building to be constructed would spoil the privacy we enjoy. I propose that any future dwellings be appropriate, to the existing houses in this area i.e. Single or two storey construction.

4. Residential amenity

a) The plans shown highlight a large number of trees scheduled for removal should the development go ahead. Currently there is an extremely attractive skyline to North Woodley enjoyed by many people.

5. Noise, disturbance once the development is in use.

a) With the exception of the occasional train and aeroplanes, this is a very peaceful and quiet area largely undisturbed by urban noises. If a site of such density is permitted to be built in this area, the noise-level will be increased to unacceptable levels. We bought this property for its seclusion and attractive outlook. This would no doubt greatly reduce the value of property in this area with the plans put forward. Already Carla Homes have aggrieved neighbours by lopping trees adjacent to the land proposed for development. This in my view is a breech of privacy and damage to property

b) Current plans do not show any means of preventing access to the rear gardens -that back on to the proposed development. This is of great concern to those of us who live here.

1) Security - Currently there are no roads leading to the ends of our gardens. Therefore there has been no need to secure the rear area of our properties by wall or any other means. It is essential any development includes a well-constructed high wall so that current residents may continue to enjoy their own gardens without fear of intruders entering uninvited.

2) The Millgate Homes plan number 4915 shows the area, south east of the proposed development to be an open area of common land. This area has a covenant that allows access as a play area for children of number 14 Warren Road through, to 2 Warren Road (even numbers only) and 59 Western Avenue through to 87 Western Avenue (odd numbers only). It is not common land and is in fact owned in different proportions by each of the above-mentioned houses as recognised by HM Land Registry and as shown on individual Land Certificates.

Any proposed development must therefore ensure the continued safety of the children of the 22 entitled houses. As such a small boundary marker such as a wooden fence or of planting trees would provide inadequate protection for these children against strangers coming onto this land.

My wife and I bought our property in 1965 and have enjoyed every moment of our time living here and wish to continue to do the same.

Thank you for your time and careful consideration of my comments.

I should be obliged to receive a copy of the outcome of this appeal.

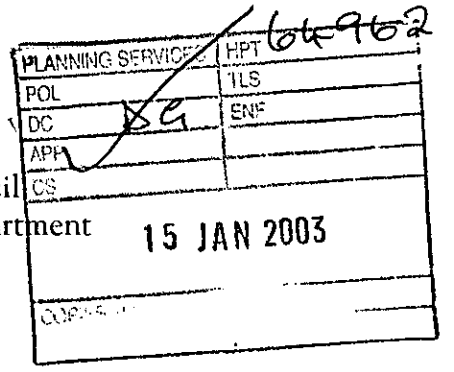
Yours sincerely

Norman J. Moulsley.

Copy to :
Wokingham Unitary
Woodley Town Council- Community & Members' Services Officer

14th January 2003

Our Ref. KL3.lr



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

CALA
HOMES

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

Dear Sirs

RE: TOWN AND COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT: LAND AT WARREN ROAD, WOODLEY
LPA REF: 0/2001/5268 & 0/2002/7008
DOE REF: APP/XO360/A/02/1105012 AND APP/X0360/A/02/1105246

I enclose for your records a letter dated 14th January to the Planning Inspectorate requesting a change in appeal procedure from a Hearing to an Inquiry for the above appeals.

Yours sincerely

Krzys Lipinski
PLANNING MANAGER

Encs

14th January 2003

Our Ref. KL.lr

CALA
HOMES

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

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Mrs Pocock

RE: TOWN AND COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY
REFERENCE: APP/XO360/A/02/1105012 AND APP/X0360/A/02/1105246

Further to the telephone conversation you had with Mr Bond of Chancellors today relating to the above. I am writing to request on behalf of the appellant a change in the appeal procedure for the above appeals. Originally we requested that the appeal be dealt with by means of a hearing, we now consider that an Inquiry would be the most appropriate appeal procedure.

Following receipt of the Council's questionnaire and supporting documentation it is evident that the appeal applications have caused a considerable amount of local interest and controversy.

In addition the appeals will require an imput in terms of technical expertise which will require the cross-examination of witnesses.

Under the circumstances it is considered that an inquiry would be the most appropriate form of appeal.

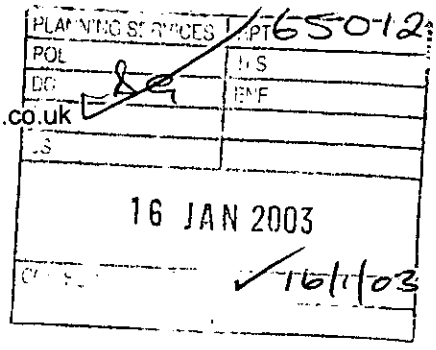
I would be obliged if you could confirm the change in the appeal procedure as soon as possible. I confirm a copy of this letter has been forwarded to the Local Planning Authority.

Yours sincerely

Krzys Lipinski
PLANNING MANAGER

37 Warren Road
Woodley
READING
RG5 3AR
Telephone and Fax 0118-9692197
E-mail address: joanna_farrington@yahoo.co.uk

088



15th January 2003

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

Dear Mrs Pocock

APP/X0360/A/02/1105246

APPLICATION No.: 0/2202/7008
APPEAL BY: CALA HOMES S LTD AND LYPAR PROPERTIES
SITE: LAND AT GARDEN COTTAGE WARREN ROAD WOODLEY READING
PROPOSAL: Outline planning application for 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Rd.

I am writing to you concerning the above application for planning permission that I gather, has been sent to your office as an appeal.

I am informed that you will be looking at all the correspondence and discussion that has already occurred so you will see that there are many concerns about this and other applications made by this developer and by others.

The residents of this area have accepted that the land in question will be developed. Over the last couple of years we have seen a variety of planning applications from Cala Homes and another developer. They are still coming in despite this appeal.

At the moment, with each planning application taken as a separate entity, there does not seem to be an objective view of what would be the best outcome for the area and for Woodley and Wokingham generally. Each application is repeating details that are patently going to cause dangerous problems, particularly with traffic at the Western Avenue end of Warren Road at school times and suggested solutions made by the developers have been acknowledged repeatedly by experts, local counsellors and residents alike as being inadequate to prevent those problems. But still the applications come in, the latest ones with even more houses, increasing the difficulties already discussed at planning meetings and where it has been agreed that they make the plans unworkable. It seems as if it will be a matter of luck which one is finally accepted, when it should be a matter of careful and considered planning.

Surely, what is now needed is for someone to take an objective view of the land available, the possible access points and the wider implications of the development. I hope that your informal hearing at the Civic Offices of Wokingham District Council might achieve that.

Is it possible to ask an experienced planning officer to look objectively at the overall picture and following consultation with the public, make careful, professional recommendations and guidelines that could be used by the developers to draw up sensible plans? These could then be implemented quickly instead of using up time and resources trouble-shooting each individual application.

I should be most grateful if you could take into account the above suggestion when considering this appeal, because this development will mean a large increase – possibly more than 100% - in the people living in this road and using it to drive to and from their homes. It could be done well and enhance the area. But it could also be done badly, create two dangerous junctions that could threaten the safety of children and damage the property and lives of some residents.

Yours sincerely,

Joanna E. Farrington

cc. Woodley Town Council
Wokingham District Council

088

PLANNING SERVICES	HPT 650+2
POL	TLS
DC SG	ENF
APP	
CS	
16 JAN 2003	
COPIES TO	ACK: ✓ 16/1/03
	FILE:

37 Warren Road
Woodley
READING
RG5 3AR
Telephone and Fax 0118-9692197
E-mail address: joanna_farrington@yahoo.co.uk

15th January 2003

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

Dear Mrs Pocock

APP/X0360/A/02/1105012

APPLICATION No.: 0/2202/5268
APPEAL BY: CALA HOMES S LTD AND LYPAR PROPERTIES
SITE: LAND AT GARDEN COTTAGE WARREN ROAD WOODLEY READING
PROPOSAL: Outline planning application for 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Rd.

I am writing to you concerning the above application for planning permission that I gather, has been sent to your office as an appeal.

I am informed that you will be looking at all the correspondence and discussion that has already occurred so you will see that there are many concerns about this and other applications made by this developer and by others.

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Surely, what is now needed is for someone to take an objective view of the land available, the possible access points and the wider implications of the development. I hope that your informal hearing at the Civic Offices of Wokingham District Council might achieve that.

Is it possible to ask an experienced planning officer to look objectively at the overall picture and following consultation with the public, make careful, professional recommendations and guidelines that could be used by the developers to draw up sensible plans? These could then be implemented quickly instead of using up time and resources trouble-shooting each individual application.

I should be most grateful if you could take into account the above suggestion when considering this appeal, because this development will mean a large increase – possibly more than 100% - in the people living in this road and using it to drive to and from their homes. It could be done well and enhance the area. But it could also be done badly, create two dangerous junctions that could threaten the safety of children and damage the property and lives of some residents.

Yours sincerely,

Joanna E. Farrington

cc. Woodley Town Council
Wokingham District Council

Tel. (0118) 974 6448 (Direct Line)
Date: December 24, 2002
My ref: O/2002/7008
Your ref: APP/X0360/A/02/1105246
1105012

WOKINGHAM UNITARY
Aiming for Excellence

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

COPY

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

Dear Mrs Pocock

APPEALS BY: Cala Homes (South) Ltd & Lypar Properties Ltd
SITE:

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. December 24, 2002
My ref: O/2002/7008/5268
Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

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

Cala Homes (South) Ltd
& Lypar Properties Ltd
c/o Burgan House
The Causeway
Staines
TW18 3PR

Copy

Dear Sirs

APPEALS BY: **Yourselves**
SITE: **Land at The Garden Cottage, Warren Rd, Woodley**

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

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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

GTN 1371-6079

SERVICES HPT 64275
13 DEC 2002

26/12

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

Your Ref: O/2001/5268

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 12 December 2002

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

We have decided that a hearing will be held into these appeals and we will now arrange a date.

I am the case officer and, if you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeals reference numbers which are shown at the top of this letter.

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

Because the right of appeal is given only to the original applicant, the appeal reference APP/X0360/A/02/1105012 (application number 0/2001/5268) will proceed in the name of Cala Homes South Ltd. Appeal reference APP/X0360/A/02/1105246 will proceed in the name of Cala Homes (South) Ltd and Lypar Properties. The appeals will be dealt with jointly.

The date of this letter is the **starting date** for the appeals.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeals have been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within 6

Questionnaire

The appeal questionnaire must be sent complete with copies of all necessary documents referred to in it. It is particularly essential to us that details of all relevant development plan policies are included with the questionnaire at this early stage.

Hearing Statement

In your hearing statement you will need to give full details of the case which you will put forward at the hearing. You must include copies of any documents, including copies of maps and plans, to which you intend to refer. Please also include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. The format of a statement for hearing cases is in Annex 2(i) of DETR Circular 05/2000.

Statutory parties

'Statutory parties' are owners or tenants of the appeal site who made comments within the time limit on the applications or appeals. You must give details of any statutory parties at application stage in reply to question 15e of the questionnaire. I will tell you about any statutory parties at appeal stage, before your hearing statement is due.

Late Representations

Comments or representations received after any of the time limits will normally be disregarded and we will send them back. Late representations will only be considered in extraordinary circumstances.

Costs

Costs can be awarded in hearing cases. If a hearing is subsequently adjourned because of the submission of late evidence, there is the possibility of a successful claim of costs. DOE Circular 8/93 gives more advice.

Planning obligations - Section 106 agreements

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

If you intend to rely on an obligation, a final draft must be submitted at least 10 working days before the date of a hearing. Obligations should be completed by the close of a hearing. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name CALA HOMES (SOUTH) LTD + LYPAR PROPERTIES LTD

Address C/O BURGAN HOUSE

THE CAUSEWAY, STAINES, M'SEX

Postcode TW18 3PR

Daytime phone no 01784 225 300

Fax no 01784 225 301

E-mail address klipinski@cala.co.uk

B. AGENT DETAILS (if any)

Name

Address

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT COUNCIL

Date of the planning application 12.11.01

LPA's application reference no 0/2001/5268

Date of LPA's decision notice (if issued) 13.11.01

D. APPEAL SITE ADDRESS

Address LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY

Postcode

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AMENDED TO: OUTLINE APPLICATION FOR [redacted] RESIDENTIAL DEVELOPMENT OF 24 DWELLINGS PLUS DEMOLITION OF GARDEN COTTAGE AND 16 WARREN ROAD.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✓

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

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

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

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

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ☑

1. WRITTEN REPRESENTATIONS ☐

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☑

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☐

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

An outline planning application was submitted on 12.11.01 for residential development on land at Garden Cottage, East Warren and 16 Warren Road, Woodley. Access was the only matter to be determined at outline stage. Drawing PL01 was submitted as part of the application, outlining in red a site of 1.63ha with an indicative layout for 40 dwellings. The application was given the reference number 0/2001/5268.

(There was a duplicate outline application submitted to the Local Planning Authority on 2.7.02 under reference 0/2002/7008 which is the subject of a separate appeal).

The description of the application was amended by letter dated 21st August 2002 to read outline planning application for residential development of 24 dwellings, demolition of Garden Cottage and 16 Warren Road.

Following discussions with the Planning Department, on the 30th August, an amended plan PD205 Rev A was submitted showing a reduced site area of 0.87ha with an indicative layout for 24 units on a net developable area of 0.81ha. The reduction in site area took account of the site characteristics such as trees, topography and badgers. The calculation of the net developable area was agreed with the planning officer, to exclude from the calculations the area of land through which the proposed access road passed over 16 Warren Road. A planning statement was also submitted on 30th August which included an ecological appraisal, bat survey and assessment, arboricultural report, acoustic report, transport assessment, archaeological appraisal and a brief for an archaeological evaluation. In that report and in other correspondence it was agreed that the various contributions would be required under S.106 to cover issues such as highways improvements and public open space.

In late October prior to the preparation of the planning officer's report, the appellant was informed that the application was to be recommended for refusal because the Council disagreed with the calculation of net developable area (even though this had been previously agreed with the planning officer). On the 22nd October amended drawing PD205 Revision B was submitted showing a revised housing mix in accordance with the Council's housing mix requirements. As siting was not a matter to be determined at outline stage the proposed layout was only illustrative. The site area was not amended and the Council was asked to determine the application on the basis of drawing PD205 Rev B.

This amended proposal was recommended for refusal by the Planning Officer and the application was put to the Planning Committee for determination on 13 November 2002. The Planning Committee resolved to refuse the application on three grounds. A copy of the decision notice is attached, the reasons for refusal were:

1. *The proposal represents a piecemeal form of development which lacks a comprehensive approach to the development of the available land area. Furthermore, due to the restricted area, the proposal fails to provide for the levels of infrastructure contributions. In particular affordable housing provision, which would be associated with a more comprehensive development of this area. The proposed development is therefore contrary to policy LD6 of the Berkshire Structure plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) and advice on such matters contained within Planning Policy Guidance Note No. 3 Housing.*

2. *The proposed development would have a resultant housing density of only 28 dwellings per hectare, which would not be an efficient and effective use of land. As such the proposed development would be contrary to Planning Policy Guidance Note No. 3 and The Housing Density Policy of the Wokingham District Local Plan (Deposit Draft), and policy H6 of the emerging Berkshire Structure Plan (Deposit Draft March 2002).*

H. GROUNDS OF APPEAL (continued)

3. *In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy W0S4 of the Wokingham District Local Plan (Deposit Draft).*

With respect to the first reason for refusal it is considered that the proposed development is not a piecemeal form of development. Due to a number of site characteristics such as topography, trees (which are now protected by a TPO) and badgers on the site there is a limited area on which development can take place.

The application when originally submitted was for 40 dwellings on approximately 1.63 ha (of which 1.01ha is considered net developable area). This was reduced to 24 dwellings on 0.87ha (of which 0.81 is considered as net developable) following negotiations with the planning department after the discovery of badgers on the site.

The provision of 24 dwellings on less than 1 ha would not require the provision of affordable housing. At 40 units as originally proposed the provision of affordable housing was economically viable. A reduction in the number of units as advised made the provision of affordable housing on the site uneconomic.

It is considered that the proposal complies with the policies in the Structure Plan, the Local Plans and the guidance in PPG3 and in particular those quoted in the first reason for refusal.

It should be noted that at the planning committee meeting at which this appeal application was refused, a virtually identical proposal, (LPA ref: 0/2002/7008) was recommended for approval but subsequently refused by the committee on virtually the same grounds as this appeal application. (The second application 0/2002/7008 is the subject of a separate appeal). The only difference between the two applications was that this appeal application had a marginally larger site area and that there was an indicative layout supplied. It is clear from the officer's report to the Planning Committee that the only issue was that due to the size of the site area the housing density on the site would have been below 30 per hectare, which is the subject of the Council's second reason for refusal.

The appellant also objects to the first reason for refusal as it is unclear as to what is meant by piecemeal. The Council needs to clarify if piecemeal refers to the land that made up the original application proposal or additional land outside the control of the appellants. At no time during the application was there any discussion of additional land being required to provide 'a comprehensive development'.

With respect to the second reason for refusal, it is argued that the proposed development of 24 units on 0.87ha (of which only 0.81ha should be considered as net developable area) is an efficient and effective use of land. If it is accepted that the net developable area is 0.81ha then the housing density would be 29.6 dwellings per hectare which is only marginally below PPG3 guidance. The area of disagreement between the Council and the appellants with regard to the calculation of the net developable area is the inclusion or exclusion from the calculations the strip of land (of some 636sq metres) over which the access road is proposed between Warren Road and where the proposed housing development would occur. There is insufficient space on this strip of land to erect housing but it is required to provide access to the site. Therefore the more pragmatic approach to determining the net developable area in this case is to calculate that the area of land where the housing can be sited, which is 0.81 ha and this would result in a housing density in accordance with Government guidance.

Please turn over

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A ☐

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

OR

CERTIFICATE B ☑

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

Owner's name	Address at which the notice was served	Date the notice was served
MR & MRS JAFF	16 WARREN RD WOODLEY	28.11.02
MR & MRS FLEMMING	EASTWARREN, WARREN ROAD, WOODLEY	28.11.02
THE EXECUTORS OF M.M.MAY	C/O BLANDY & BLANDY SOLICITORS 1 FRIAR STREET, READING	28.11.02

CERTIFICATES C and D ☐

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

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

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

☑

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

OR

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

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

APPEAL BY CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES LTD
GROUNDS OF APPEAL: LPA REF 0/2001/5268 – CONTINUED.

With respect to the third reason for refusal the reason for refusal is totally unjustified. It is unclear what services, amenities and infrastructure needs the development would generate which would have such a detrimental impact upon the amenities of the area. Policy WOS4 does allow for these issues to be resolved by use of appropriate and relevant planning obligations controlled under S.106 agreements. At no time did the appellant refuse to consider the possibility of planning obligations. The appellant even stated in their supporting statement submitted on 30th August that the appellant was aware that there would be a need to provide certain contributions by way of a S106 Agreement and in addition there is a letter dated 1st November to the Planning Department agreeing with them amounts of contribution requested by the Council and which the appellant was required to make which included: contributions for education, leisure, libraries, open space and additional highway contributions in addition to the highway works which would have had to be carried out along the Warren Road as submitted (and agreed by the Council) in the Highway Appraisal produced by the appellants Highway Consultants.

It is considered that the proposed development complies with the policies of the Development Plan and national planning guidance and that the application should not have been refused.

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

✔

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☑
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

8. Any relevant **correspondence** with the LPA. ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   (a) the relevant outline application; ☐
   (b) all plans sent at outline application stage; ☐
   (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

AN APPEAL FOR THE DEVELOPMENT OF 20 DWELLINGS AT (IN OUTLINE) ON THE SAME SITE, LPA REF 0/2002/2008 HAS BEEN SUBMITTED SIMULTANEOUSLY WITH THIS APPEAL.

PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature [signature] (on behalf of) CALA HOMES (SOUTH) LTD + LYPAR PROPERTIES LTD

Name (in capitals) K.R. LIPINSKI Date 28.11.02.

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

NOW SEND:

- **1 COPY to us at**:
  The Planning Inspectorate
  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.
4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by the Planning Inspectorate March 2001

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

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/2001/5268

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

Location:
Land At The Garden Cottage Warren Road Woodley Reading

This application is being advertised in the Reading Chronicle newspaper on the 07/12/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

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

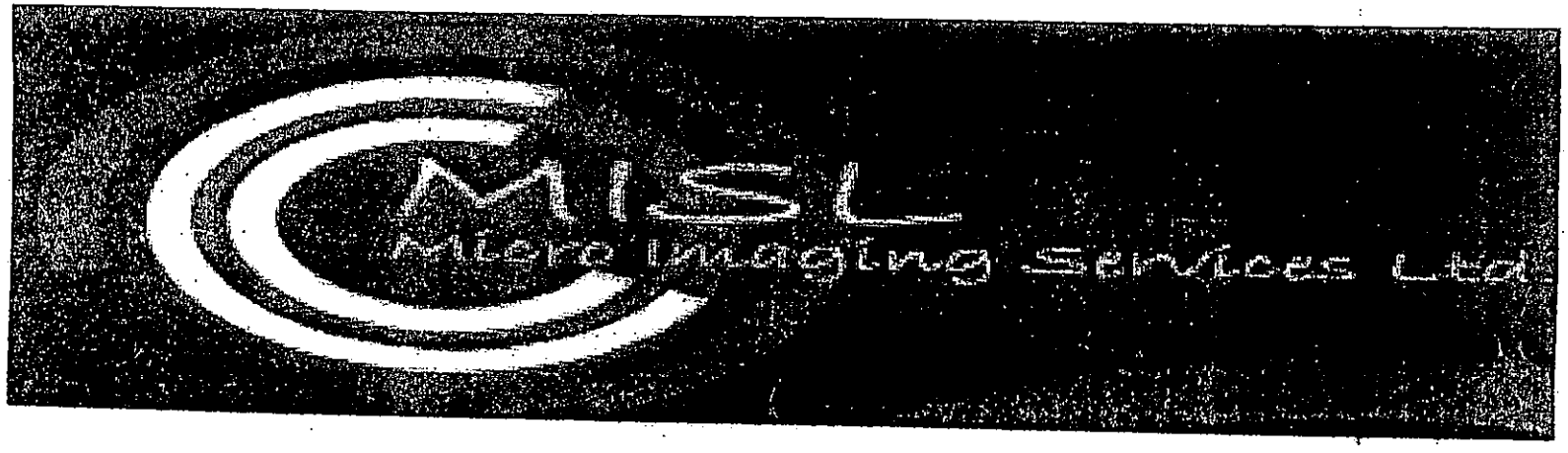
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **28/12/2001**. Written comments submitted will become available for public inspection.

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

Date: 07/12/2001

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

The Planning Inspectorate

For offical use only
Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/02/1105012 **GRID REF:**

APPEAL BY: Cala Homes (South) Ltd.

SITE: Land at Garden Cottage, Warren Rd Woodley

You must ensure that a copy of a completed questionnaire, together with any enclosures, is received by us and the appellant within 2 weeks from the starting date given in our letter. You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan. Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the starting date.

1.	Do you agree to the written representations procedure?	~~YES~~ / NO
OR	Do you wish to be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
	or b. a hearing?	YES / ~~NO~~
2.	If the written procedure is agreed, could the Inspector make an unaccompanied site visit?	YES / NO
	(It is our policy that Inspectors make an unaccompanied site visit whenever practicable e.g. the site can be seen clearly from a road or other public land. You must only indicate the need for an accompanied visit when it is necessary to enter the site e.g. to view or measure dimensions from within it.)	
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4.	Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES / NO~~ / NA
5.	Was it necessary to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	YES / ~~NO~~

6. Is the appeal site within an approved Green Belt or AONB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers. Duplicate appn. APP/X0360/A/02/115244	YES / NO
b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	~~YES~~ / NO Grade I / II* / II
b. Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
b. If YES, was English Heritage consulted? Please attach a copy of any comments.	YES / NO
14.a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature.	~~YES~~ / NO
b. Are any protected species likely to be affected by the proposals? If YES, please give details. See Andy Glencross' Consultation	YES / ~~NO~~

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a	Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	YES / NO Sch1 Sch 2 cl 1
b.	Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	YES / NO
c.	Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	YES / NO

	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	6	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	4	
j. Any supplementary planning guidance, together with its status, that you consider necessary. Housing Density Policy.	1	
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by? | 23/01/03

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	70+	
ii) the planning officer's report to committee	1	
iii) any relevant committee minute	1	

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?
If NO, please send the following information:- YES / NO

a. In non-determination cases:

i) what the decision notice would have said;

ii) how the relevant development plan policies relate to the issues of this appeal.

b. In all cases:

i) the relevant planning history;

ii) any supplementary reasons for the decision on the application;

iii) matters which you want our Inspector to note at the site visit.

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application?
If YES, please attach a copy of that notification. YES / NO

b. Did the Mayor of London issue a direction to refuse planning permission
If YES, please attach a copy of that direction. YES / NO

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM UNITARY ~~Council~~

Date sent to us and the appellant 24/01/02 OUR Ref: O/2001/5268

Please tell us of any changes to the information you have given on this form.

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TOWN AND COUNTRY PLANNING ACT 1990
SECTION 78

RECEIVED
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APPEALS BY

CALA HOMES (SOUTH) LTD

AGAINST THE DECISIONS OF

WOKINGHAM DISTRICT COUNCIL

TO REFUSE OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT COMPRISING

TWENTY FOUR 2 AND 3 STOREY DWELLINGS, PLUS DEMOLITION OF GARDEN COTTAGE AND 16 WARREN ROAD ON LAND AT THE GARDEN COTTAGE AND 16 WARREN ROAD, WOODLEY, READING

PRE INQUIRY STATEMENT OF

MR DOUGLAS C.B. BOND BA(HONS), MRTPI
CHANCELLORS
CHARTERED TOWN PLANNING
CONSULTANTS

DETR REF: APP/X0360/A/02/1105012 &
APP/X0360/A/02/1105246
LPA REF: 0/2001/5268 & 0/2002/7008
CHANCELLORS REF: C/2099

FEBRUARY 2003

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

1. INTRODUCTION

1.1. These appeals are against the decisions of Wokingham District Council to refuse outline planning permission for the residential development of land at The Garden Cottage and No. 16 Warren Road, Woodley, Reading. There are 2 No. appeals with the same descriptions which are as follows:

> Outline application for the proposed residential development of 24 No. 2 and 3 storey dwellings, plus demolition of Garden Cottage and 16 Warren Road

1.2. Both applications are in outline seeking to determine the principle of residential development on the site and the means of access to the site. It is proposed to access the site by demolishing No. 16 Warren Road and creating a site access way which will pass between Nos. 18 and 14 Warren Road.

1.3. The differences between the applications relate to the application site boundaries.

1.4. Appeal A (Application No. 0/2001/5268) was recommended for refusal by Officers. Appeal B (Application No. 0/2002/7008) was recommended for approval by Officers. Both applications were refused by the Planning Committee on similar grounds.

1.5. The reasons for refusal related to issues of a piecemeal form of development, insufficient levels of infrastructure contributions, density and the absence of satisfactory provision of adequate services and amenities or infrastructure needs. The difference in the reasons for refusal related to Appeal A which attracted an additional reason relating to an insufficient density (28 dwellings per hectare) and therefore alleging an inefficient use of urban land.

1.6. The appellants will note that there are no references in the reasons for refusal on either application to the proposed means of access (a matter formerly determined as part of the outline application) and the character and form of development (including the 2 and 3 storey dwellings referred to in the description of the applications) in respect of either the character of the area, the characteristics of the site and relationships with nearby properties and residents.

1.7. In the context of these appeals evidence will be presented by Mr. D. C. Bond of Chancellors, Chartered Town Planning Consultants. The appellants however reserve the right to call additional witnesses, in particular relating to highways, trees and nature conservation/habitat issues, if needs be.

2. DESCRIPTION OF THE SITE AND SURROUNDING AREA

2.1. The evidence will describe the appeal site in detail noting its location within the urban area, proximity to Woodley Town Centre and other urban facilities, the characteristics of the site itself, including issues such as topography, trees and natural habitat.

2.2. The character of the immediate and wider townscape and landscape will be assessed.

3. DESCRIPTION OF THE PROPOSAL AND THE CONSIDERATION OF THE APPLICATIONS BY WOKINGHAM DISTRICT COUNCIL

3.1. Details of each application including relevant plans will be set out. The proposals will be described in detail, noting in particular the negotiations and agreements reached with Planning Officers that led to the form of the schemes being presented to Committee.

3.2. The Planning Officer's Reports will be noted and the approaches taken by Planning Officers and the Committee in the consideration of each scheme.

4. RELEVANT PLANNING POLICIES

4.1. The evidence will set out relevant policies in the Development Plans (The Approved Berkshire Structure Plan and the time Approved Loddon Area Local Plan) and the emerging Berkshire Structure Plan Review and Wokingham District Wide Local Plan. Reference will be made to National Advice, in particular PPG1, 3 and 13 and other relevant highway policies concerning access/junction design and traffic calming.

5. MAIN ISSUES

5.1. The evidence will set out the main issues arising from the Local Planning Authority's consideration of the applications. The merits of the proposal and absence of objections relating to certain aspects will be noted. The evidence will further demonstrate that the principle of residential development on the appeal site is accepted.

5.2. The evidence will confirm that the proposed development does not comprise a piecemeal form of development.

5.3. The appellants will provide a signed Unilateral Undertaking ensuring that appropriate infrastructure requirements commensurate with the level of the proposed developments are secured on the implementation of the schemes.

5.4. In respect of density the evidence will note that Planning Officers were happy to accept the proposed level of development in relation to Appeal B and that the density arising in respect of Appeal A is not materially different to justify a reason for refusal.

5.5. The evidence will conclude that the appeal schemes represent acceptable forms of development such that the appeal schemes, with

associated Unilateral Undertakings relating to infrastructure, services and amenity needs, can be granted.

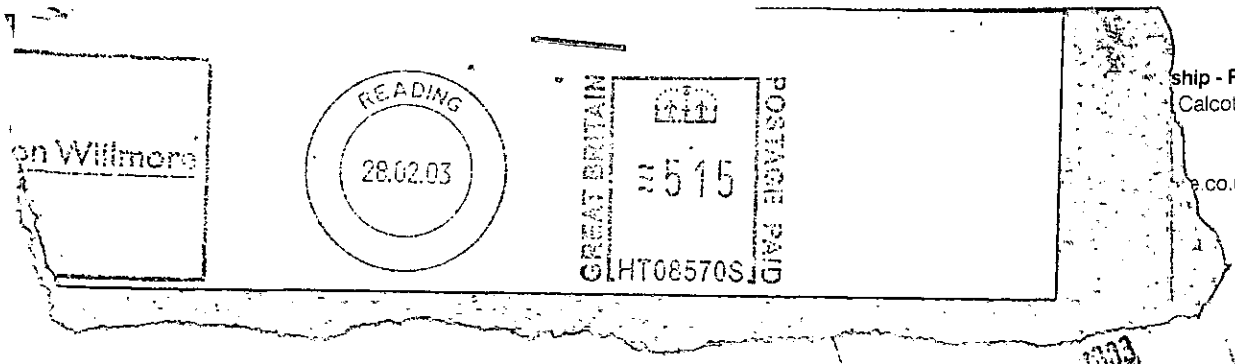
5.6. A summary of the evidence will also be presented. The Inspector will be requested to allow both these appeals.

LIST OF DOCUMENTS

5.7. Reference may be made to the following documents:

Planning Application No. 0/2001/5268 and associated documentation.
Planning Application No. 0/2002/7008 and associated documentation.
Other planning applications submitted in the vicinity of the site.
The Approved Berkshire Structure Plan.
The Loddon Area Local Plan.
The Deposit Draft Berkshire Structure Plan Review.
The Emerging Wokingham District Wide Local Plan.
Planning Policy Guidance Notes 1, 2 and 13.
Relevant appeal decisions.

5.8. The appellants reserve the right to add to the documents when preparing their case.



ship - Reading
Calcot,
e.co.uk

Barton Willmore
Planning

PINS

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

12061/A3/ACJ/dw

GUARANTEED DELIVERY & BY FAX: 0117 372 8624

28th February 2003

Dear Mrs. Pocock,

LAND AT THE GARDEN COTTAGE, WARRANT ROAD, WOODLEY, READING OBJECTION BY MILLGATE HOMES TO APPEAL REFERENCES: APP/X0360/A/02/1105012 AND APP/X0360/A/02/1105246

Please find enclosed three copies of our comments in respect of the two appeals by Cala Homes (South) Ltd. and Lypar Properties Ltd., in relation to land at Warren Road, Woodley.

If you require any further information or wish to discuss the enclosed, please do not hesitate to contact either Mark Sitch or myself at this office.

Yours sincerely,

D Williams.

ALYSON JONES
Planner

Encs.

The Planning Inspectorate

66764

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

Direct Line 0117-3726079
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GTN 1371-6079

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05 MAR 2003
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FILE

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

Your Ref: O/2001/5268

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 4 March 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

I enclose third party correspondence and my reply relating to the above appeals.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter and those sent under cover of my letter dated 3 March. 21/03/03

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

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

Yours faithfully

M Pocock

Mrs M Pocock

211AA(BPR)

The Planning Inspectorate

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

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GTN 1371-6079

Mr M Sitch
Barton Willmore Planning
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
Berkshire
RG31 7BW

Your Ref: 12061/A3/ACJ/DW

Our Ref: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Date: 4 March 2003

Dear Sir

TOWN & COUNTRY PLANNING ACT 1990
APPEALS BY CALA HOMES SOUTH LTD AND CALA HOMES (SOUTH) LTD AND LYPAR PROPERTIES
SITE AT LAND AT WARREN ROAD, WOODLEY

Thank you for your correspondence dated 28 February concerning the above appeal.

We will be holding the inquiry, which will start at 10.00am on 1 July 2003 at Council Offices, Shute End, Wokingham. Interested parties and local residents are welcome to attend and, at the Inspector's discretion, may speak about the proposals. I would ask you to make yourself known to the Inspector at the start of the inquiry.

As a matter of general policy the Planning Inspectorate does not copy correspondence other than to the main parties, that is the local planning authority and the agent for the appellant. May I suggest you contact the local planning authority, who hold a mirror copy of our file, with a view to making an appointment.

Please be aware there is no provision in the Regulation for comment by interested parties after the six-week deadline on any representations made by the main parties. The legislation on which this is based, available in the reference library or from The Stationary Office, is DETRA Circular 05/2000 "Planning Appeals: Procedures" and The Town and Country Planning (Appeals) (Inquiries Procedure) (England) Regulations - SI 2000 No. 1624.

Copies of your correspondence and this reply have been sent to the local planning authority and the agent for the appellant

Yours faithfully

Mrs M Pocock

308(BPR)

REFS. APP/X0360/A/02/1105012
APPLICATION NO. 0/2001/5268

COPY

'Larstynn'
66 Western Avenue
Woodley
Reading
Berkshire
RG5 3BH

11th FEBRUARY 2003.

Dear Mrs Pocock,

I feel I have to write to voice my strong objections to the proposed erection of 40 dwellings in Warren Road, Woodley.

Not only the frail infrastructure of the surrounding area would suffer but the added pressure on schools and doctors' surgeries I would have to say makes for an already impossible situation much worse due to the extra people and cars 40 dwellings would generate.

Also, Western Avenue (junction with Warren Road) is the HGV alternative route to the busy A4, it is also a bus route, and when there are vehicles parking for the St. Dominics' Savio School and the adjoining church, and the buses and HGV's attempting to get along Western Avenue, the situation should be seen to be believed! Where I live, I do see such conjestion, regularly.

I strongly feel 40 dwellings and the many occupants and vehicles therein is just encouraging an accident that is waiting to happen, by adding to the conjestion.

Our North Woodley area is being saturated and these 40 dwellings are really inappropriate to our already busy area. I am, therefore, strongly against this proposal. As the writer, I would hasten to add my husband feels exactly as I do, and supports my feelings by signing below.

Yours faithfully,

(Mrs) J.M.Carvell J.M. CARVELL

(Mr) J. Carvell J. CARVELL

REFS: APP/X0360/A/02/1105246
APPLICATION NO. 0/2002/~~5265~~ 7008 DMC

COPY

'Larstynn'
66 Western Avenue
Woodley
Reading
Berkshire
RG5 3BH

11th February 2003.

Dear Mrs Pocock,

I am writing to voice strong objections to the proposed erection of 40 dwellings in Warren Road, Woodley.

This will put added pressure on the already frail infrastructure, to say nothing of the already hard pushed schools and doctors' surgeries having to cope, or try to, in an increasingly busy area, to be made worse by the extra families these 40 dwellings would generate.

Also, Western Avenue, (junction with Warren Road) is becoming increasingly dangerous due to the fact that when vehicles are parking for the St Dominic Savio School, and the adjoining church, the buses

and of course, the HGV's using it as the official alternative route from other ongoing building sites close by, its a situation that has to be seen to be believed!, and where I live, I do see congestion, regularly. I very strongly feel that 40 dwellings and the occupants and vehicles therein is just a recipe for an accident waiting to happen.

Our North Woodley area is being saturated and these 40 dwellings are really inappropriate to our already busy area. I am, therefore, strongly opposing this proposal. As the writer I would like to add that my husband feels as I do, and supports my feelings by signing below.

(MRS) J.M. CARVELL

(MR) J. CARVELL

35 Warren Road,
North Woodley,
Berkshire,
RG5 3AR

8th February 2003

(H) 0118 962 8990
(B) 0118 953 5000

Your refs: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Dear Mrs Pocock,

Public Inquiry Planning Applications 0/2001/5268 & 0/2002/7008

I refer to the forthcoming public inquiry following the appeal by Cala Homes (South) Ltd & Lypar Properties Ltd concerning the outline application for development in Warren Road.

You should have copies of my letters to Wokingham Unitary Authority, so I will restrict my comments in this letter to what I believe is the absolutely critical issue: ie the traffic. I must stress, of course, this does not mean I believe the other points are not important, merely that I feel the traffic issue must be addressed as the first priority.

Warren Road is extremely narrow and access at both ends is "extremely challenging". Quite simply I am absolutely convinced that **a pre-requisite of any application should be that NO ACCESS IS GRANTED FROM WARREN ROAD.**

Furthermore, as you have probably gathered from my letters to the Wokingham Authority, I am extremely concerned that the **current traffic proposals will actually make matters far worse.** To draw a parallel, in effect, they seem to be saying, that because we're going to have a much bigger bath that will hold more water we need to make the plughole smaller.

I believe we need a fundamental change to the mindset: it seems their objective is to make it more difficult for the traffic to go anywhere: **what is required is an objective to improve the flow.**

You need to be aware, that the continued developments in this area have made it increasingly difficult to get in and out of Woodley, particularly at peak times (rush hours/ school times etc), thus proving we have reached, or passed, the point at which there can be more development without major road improvement (and throwing further obstacles in the way definitely does not classify as improvement!!).

If an example is required to illustrate the point, we only have to look at what has happened in Duffield Road, where traffic calming and traffic lights have recently been installed. The result is that there have already been a number of accidents (I know of 2 personally, so I'm sure there have been many more) and my wife, who works at Willowbank School which is located in Duffield Road is now so concerned about the danger, that she attempts to go an alternative route.

The problem this creates, is that many other people are also avoiding the route, which has diverted so much traffic to Butts Hill Road that the queue of traffic comes back so

far that it is almost impossible to get out of Western Avenue and on to Butts Hill Road.

Having said all that, I do feel there are positive actions that should / could be taken / considered.

Relating specifically to the Warren Road applications my opinion is that:

(i) no access from Warren Road should be granted, as detailed in earlier correspondence, the Road is simply not up to taking increased traffic. Perhaps some lateral thinking should be encouraged (eg a new access from the North complete with new Railway bridge). If the full potential development (100+ properties ??) is realised this idea starts to look less radical.

(ii) If that is not achieved and some sort of development is forced through, this disaster most certainly should not be exacerbated by further restricting the traffic flow. The answer I believe would be for traffic lights at the Junction of Warren Road and the A4. This would mean that when the lights are green traffic would be able to join and even cross the A4. At the moment, I regard the manoeuvre to get from Warren Road to Sonning Lane as simply too dangerous to attempt, (& I have 30+ years of driving experience). **There is a history of serious accidents at this junction.**

Similarly, it could be that the problems at the Warren Road, Western Avenue junction could also be alleviated by traffic lights. This may also involve the need for some yellow lines. I have to say my views on this are somewhat tempered by the fact that this problem is largely down to the school run (although Church services / weddings / funerals etc also play a part), but that's another topic!!

Looking at the wider picture (Woodley traffic in general), I would suggest that traffic lights (maybe peak period only) on the roundabout at the junction of Pound Lane and the A4 would enable the Woodley local traffic to "escape" much more easily, and would therefore clear some of the current "hotspots".

I hope the above is useful to the discussions and that you agree the above examples (and I'm sure there are plenty more), clearly demonstrate that there are positive actions that could (and should?) be taken, if only somebody will step back and think slightly differently.

I am convinced development of this land should not be allowed, however, sadly I am also aware of the political pressures that tend to lead to sensible reasoning and logic to be overruled. If that is the case here, for goodness sake do not exacerbate the problem by not properly addressing the traffic (and other) issues: failure to do so will undoubtedly lead to Road Traffic accidents and could quite easily lead to the death of a child – an awfully high price to pay to reach a housing target!!!!

Yours sincerely,

C G Birchfield

To: Mrs M Pocock,
The Planning Inspectorate
Temple Quay House – Bristol.

RECEIVED IN PINS AA
21 JAN 2003

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

31a Warren Road
Woodley
Reading
Berks
RG5 3AR

18th January 2003

Dear Madam

Re:- APP/X0360/A/02/1105012

I have already made my objections known to Wokingham Unitary and from the information received from them it should have been forwarded to you.

I should like to add further to those objections by saying that I am appalled by the attitude of Carla Home & Lypar Properties Ltd by having the gall and temerity to go ahead with this appeal, when they haven't any intention of going ahead with the development outlined under this application.

We have, since receiving this "Notice of Informal Hearing", had notice from Wokingham Unitary that they have made another application (0/2002/8228) for over twice the number of dwellings. The application under appeal is probably paid for by the taxpayer, us. So if it is meaningless in the long run it must be seen as a total waste of money. Can developers just seem to ride roughshod over common decency and have no conscience whatsoever? It is OUR locality; they drive away afterwards, having pocketed all the profits.

Thank you

Yours faithfully

Michael Boyle

21 Wroxham Rd
Woodley
Reading
RG5 3AX
2.3.03

To Mrs Pacek
& To Whom it May Concern.

I remain horrified at the proposition to allow the erection of any dwellings via 16 Warren Rd & garden behind — whether 24, 57 or 40!.

- Has anyone actually visited this area, particularly at school drop off & pick up times? Negotiating roads & parked cars around Western Ave., Wroxham Rd & Warren Rd, especially at these times, is really difficult, not to mention dangerous, to road & path users alike.

- As it is, it's already a potential minefield especially for the young children from St. Dominics School & their siblings & mothers. No amount of road humps & raised platforms etc., could make any difference - it would only add to the difficulties.

Also, I am really taken aback concerning the vast sum of money the proposed builders are currently offering the Council — personally in exchange for the acceptance of planning permission on said plot. No matter what is being proposed to use the money, surely it is more difficult to make detached decisions, under these

circumstances?

I believe the Wildlife Trust would be interested in looking at the proposed site. They should be contacted now, to look into the detrimental effect the building will have at that site & on the environment as a whole. There are bats, nightingales & further badger sett in the proposed plot, I hear.

If the Council needs building land, why cannot unused land at the Reading Rd. Allotments be developed? Access there is onto a main road & much of the land is not developed for allotment or any other use at present.

Policy WD S1: Sustainable Development clearly states that it is to be ensured that the proposed development makes a positive contribution / no material harm to the character environment landscape & heritage within the plan area & to seek improvement to infrastructure services & amenities !! Where, in these plans is it seeking to do this within Warren Rd & Wrotham Rd & Western Avenue ??!

Sadly, how we, the residents feel is not, at the end of the day going to be taken into account, I expect.

P.T.O

Yours sincerely A.M. Field

P.S-

Please write to me to let me know of the Appeal Decision

Ref.APP/X0360/A/02/1105012 & 1105246.

"Staddle Stones",
95 Western Avenue,
Woodley,
Reading RG5 3BL
Tel. 0118 969 2015

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

1st February 2003..

Dear Mrs. Pocock,

Development of land behind dwellings in Warren Road, Woodley, and similar areas.

I am not entirely surprised by the notification of an Appeal by Cala Homes, although I have to say that my feeling is that they have far greater confidence in a successful outcome of their move, than they should. I believe there is absolutely no doubt that from the pure planning perspective, the procedures already covered have been more than sufficient to reject these applications, and any others for this site which involve very high density housing.

A letter I wrote to you, dated 30th December 2002, expressed alarm at the violation of planning principles, and the very obvious decline in procedures since the inception of planning in its present form in 1947/48. The present circumstances, and possibly the introduction of the Public Enquiry in this case, serve to further highlight this same alarm. Of particular concern is the recent dictatorial attitude of government. I believe cases have already occurred where despite valid and overwhelming reaction against a particular development, the decision has been effectively over-ruled by government edict. This is of course a condition which is totally unacceptable, and must be fought against in every way possible.

I trust you may feel you can assist in at least some small way in the eradication of the worst effects of procedures leading to bad planning decisions. It is perhaps necessary to add that without major amendment of existing legislation, it seems unlikely that significant improvement will be achieved. Unfortunately it is also apparent that due to the very long delay in dealing with the problem, any "quick fix" will be unacceptable. This is possibly not immediately obvious and cannot be dealt with here, but it does mean that any useful progress is likely to require thought, and must be carried out on a very long-term basis, over perhaps not less than twenty years.

Yours sincerely,

R.T. Moxon

Mr. and Mrs. Wright,
76 Western Avenue,
Woodley,
Reading,
Berks.
RG5 3BH

The Planning Inspectorate,
Room 3/03, kite Wing,
Temple quay House,
2 The Square,
Temple Quay,
Bristol.
BS1 6PN

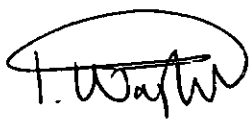
REF: APP/X0360/A02/1105246 15 January 2003

Dear Sir/Madam,

I would like to affirm my objection to the planning application by Cala Homes on the following grounds:

1. Access to the site is via the demolition of a house in Warren Road; this would mean that any traffic would enter Warren Road at its busiest end.
2. The need for a raised staggered crossroads emphasizes that the Warren Road is already over used.
3. During school opening and closing times, Warren Road is impassable and another access would increase the danger to the infant school children.
4. The number and type of housing proposed are not in keeping with other houses in Warren Road and surrounding area.
5. I hope the decision and views of Wokingham Unitary and the residents are upheld and the democratic decision not overturned.

Yours sincerely



Ian Wright

22 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

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

Dear Mrs. Pocock

REF: APP/X0360/A/02/1105012

We have been residents of the above address for the past 6 years. We chose this location due to the rural feel of the area and also because the existing properties have character. We feel that the proposed development of **24 dwellings** is not at all in keeping with the existing architectural characteristics of the surrounding properties.

My (Andrew Moss) employment is in Woodley precinct and commences at 9.00 a.m. each weekday; my route to work takes me to the southern end of Warren Road at it's junction with Western Avenue; a distance of approximately 150 metres. 50 metres along Western Avenue in a westerly direction is St. Dominic's primary school.

At the time I leave home each weekday (between 8.30 a.m. and 8.45 a.m.), many parents are taking their children to school, most arriving by car. The congestion caused by this huge amount of vehicles, arriving, parking, and departing, often results in at best, poor driving and at worst, downright dangerous driving and a complete disregard for the highway code or public safety.

This problem has been reported to the council on a number of occasions; in fact, on a number of mornings there has been a police vehicle and two traffic wardens specifically to deal with these problems.

Some examples include;

- Parking with all four wheels on the pavement requiring pedestrians to walk around them in the road

- Driving along the pavement where vehicles are parked along one side of the road leaving room for single alternate lines of traffic, however impatient drivers take to and drive along the pavement. I have witnessed this on many occasions where vehicles have been driven for distances of up to 25 metres and this is whilst pedestrians are using the same piece of pavement!

By building 24 additional dwellings with the access to these dwellings from Warren Road, it is fair to assume that there will be a significant increase in vehicular activity; this will obviously compound what is already a very dangerous situation in the roads by and around the school.

Let us further consider the proposed access road to the new dwellings. The plans show that No. 16 Warren Road will be demolished and that the land will be used to build a road and presumably pavements on both sides of the road. How will this affect the properties immediately adjacent to Number 16? They will certainly have a roadway on two sides of their property with the inherent increase in vehicular and pedestrian traffic and associated noise, not to mention the increase in noise from 40 dwellings in what can best be described as 'crammed together'.

Traffic, which departs Warren Road in a northerly direction, meets the A4 at a junction where the national speed limit of 60 mph is in force. Vehicles travelling towards Reading, 'bunch together' whilst travelling at or close to the 60mph limit, whilst vehicles travelling eastwards are accelerating towards the national speed limit. Negotiating this junction is extremely hazardous which, as a motorist with in excess of 17 years driving experience, I feel qualified to judge. Traffic from Sonning joining the A4 from the northern side simply exacerbates the problem and increases the danger at this junction. With the additional traffic that will inevitably come about by building these properties in the land at Garden Cottage, the possibility of a serious accident happening at this junction will significantly increase.

In addition to the increase in traffic and traffic congestion and the possibility for accidents involving parents and children (not to say the local animal pet population), there is an environmental/conservation issue. In the proposed development area, there is a badger sett. Additionally, there is other wildlife, notably deer, which inhabit and use this same area. The building work will inevitably destroy the sett, not to say the possibility of injuring or killing the animals themselves. The badger population is barely surviving and to lose another part of our indigenous animal population is something that any caring council would do its utmost to prevent.

Within the proposed development site there are a number of large, well-established and healthy trees, which according to the plans would be severely cut back.

I trust that you will take my comments into consideration when reviewing the above planning application and that you will view the proposed development as not being in the interests of the local population, the parents and children who attend St. Dominic;s school , nor the local wildlife.

If I can be of any further assistance, please do not hesitate to contact me at the above address.

Yours sincerely,

Andrew Moss and Olha Panas

RECEIVED
21 JAN 2003
PINS AA PEP

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

3, Selcourt Close,
Woodley,
Reading,
Berks.
RG5 3AS

19th January 2003.

Dear Madam,

Re APP/X0360/A/02/1105246.

I write to confirm the previous letters of myself at No.3, and my son at No.1, Selcourt Close, Woodley, Reading, Berks. regarding the appeal against the proposed application, for the Warren Rd. area of Woodley, and I offer you excerpts from our previous letters, as follows.
Of great concern is the number and type of house, (i.e.three storey) being proposed on this green field area, and the surrounding neighbourhood.
Most of the local roads such as Warren Rd. are quite narrow, and the proposals to restrict this even more, together with the demolition of No. 16, forming a virtual crossroads to provide access, is very dangerous.
At present this area is already very heavily and dangerously congested, especially at school, and church meeting times, and a visit by a transport officer at 8.30 am and 3.15 pm on a school day would confirm just how bad it is now, even without the proposed site.
Should this approval be considered, then access via Western Ave. or Rycroft Close would be essential, together with a roundabout being provided at the eastern end of Western Ave., at its junction with Butts Hill Rd. and Pound Lane railway bridge.
In general a very unsatisfactory proposal, and should not be allowed for the above reasons, as it will seriously affect many local residents.

Yours Sincerely

R. J. Keal.

MPL 36 Wps.

Mr & Mrs A H Knox
85 Western Avenue
Woodley
Reading

Yr. Ref. **APP/X0360/A/02/1105012**

17 Jan. 2003

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

Dear Mrs. M Pocock,

Application no. 0/2001/5268
Appeal by Calla Home & Lypar Properties Ltd.
Site: land at Garden Cottage Warren Rd. Woodley Reading.
Proposal: outline application for residential development of 24 two and three storey dwellings + demolition of Garden Cottage & 16 Warren Rd.

We would like to confirm that all our comments and objections concerning the above application stand.

We would like to receive a copy of the decision on the Appeal.

Yours faithfully,

A.H. Knox

M. Knox.

M. Knox

59. Wellsham Ave.
Woodley. Berks.
RG5 3BL.

Ref:- APP/X0360/A/02/1105246

Dear Madam,

I have written on several occasions to Wokingham Unitary Council, strongly opposing the erection by Cala Homes of 2 and 3 storey flats to be built on land at the 'Garden Cottage', Warren Road, Woodley. Berks.

We have lived here for 28 years and are aware that this is a beautiful part of Woodley. The application for the above mentioned housing is totally out of keeping with the area. Several years ago the Environment Minister turned down a similiar application, also in Warren Road, as being unsuitable. For us nothing has changed.

Yours faithfully — G. J. Clark.

79 Western Avenue
Woodley
Reading
Berks RG5 3BL

15th Jan 2003

Ref : APP/X0360/A/02/1105246

Dear Madam

The land at Garden Cottage, Warren Road will be developed for housing, however this needs to be done with consideration for existing residents and wildlife as well as for the need for more housing in this area. This is essential to maintain a reasonable quality of life for everyone.

1. The main objection is the means of access to the new site.

   (i) This passes close to existing houses. The solution to traffic noise has been accepted as acoustic fencing by the builder and planning officer. This ignores the conduction of noise from vibration through the ground, transmitted through shallow foundations. It also ignores the noise and traffic fumes to the bedrooms on the second story and in line of sight of the road above the fence.

   Privacy and security losses are not even considered. It seems that the residents of these houses have no rights at all and that they should accept this loss of peace which this area of Woodley offers.

   The solution put to them is "hard luck you will have to put up with it or move." But that is not fair on long term residents who have settled into the community.

   (ii) The access road exits onto Warren Road at a very awkward point. It creates a staggered crossroads in an area where parking congestion is very high at school times. (see attached photographs). The solution offered by the builders is a table junction. As the problem is NOT speed but lack of space, this will make the problem worse as cars and lorries have to negotiate this lump as well as parked cars. Vehicle often have to mount the pavement to gain access. This is a safety issues for pedestrians. A distraction of a table junction and staggered junction is a bad attempt at a solution.

The other traffic calming safety measures are not necessary because speed is not a problem. These will merely change the pleasant look of a semi rural / urban road.

2. The other main objection is wildlife / environmental conservation.

(i) Due consideration has now been given to the presence of badger setts in this unique habitat which is ideal for this species. These setts were initially ignored by the developers even after a detailed survey of trees and flora. Only after local residents had made the authorities aware, were these setts taken into account. Trees were felled close to the setts a few days after residents raised concerns over the badgers and trees in a public meeting held by Woodley Town council.

As well as badgers, a large selection of other birds and animals use this area, but of course they have no protection rights. These include : tawny owls, woodpeckers, bats, deer.

This developer has shown a wanton disrespect to the rights of humans and wildlife. They have pointed out that the charity to which the land has been bequeathed needs the money, and that the planning process should be accelerated. As land prices are rising they will not lose out in the long term. It is up to the planning process to balance the demand for more housing with the mental and physical health of the existing community.
This development could satisfy government guidelines on density, but as the developer has only managed to negotiate this inadequate access the whole application becomes substandard.

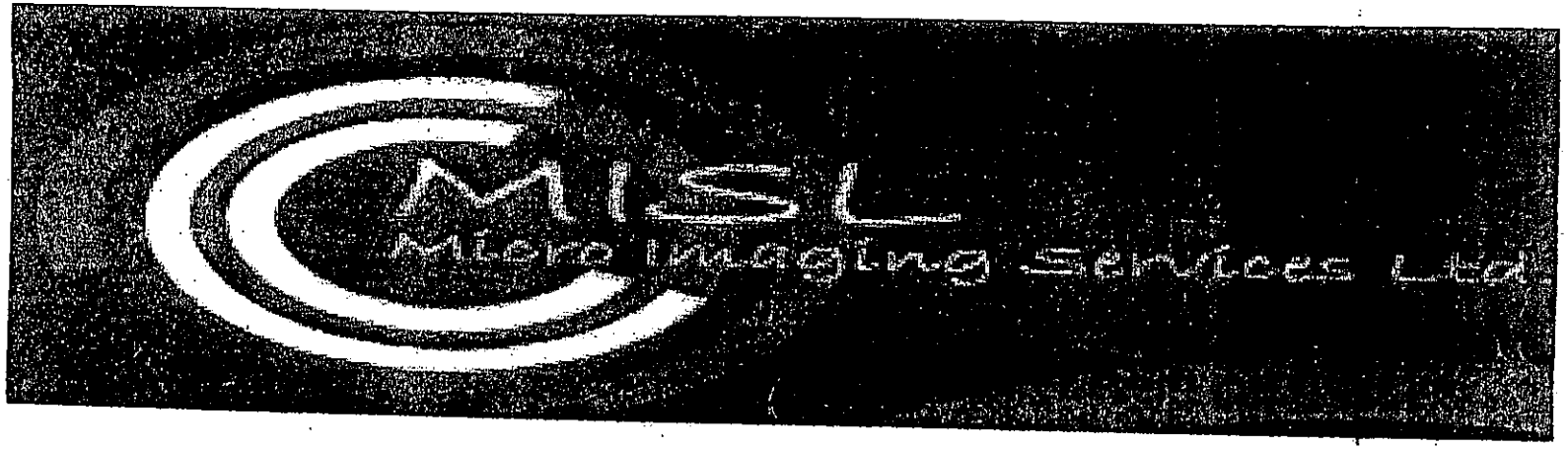
Kevin V. Buchta.

KEVIN V. BUCHTA.

Clare Buchta

CLARE BUCHTA

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Fig 1. Warren Road, 50 metres south of the proposed access road viewed from Western Avenue and the school.

Warren Rd. - single line traffic as far as the eye can see.



Fig 2 Site of proposed access road.



Warren Rd./Wroxham Rd. junction - site of proposed mini-roundabout for Cala Homes and new access road (at right). Cars parked right up to junction.

33 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

19th January 2003

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

Ref. APP/X0360/A/02/1105012

Dear Mrs Pocock

I am writing regarding the above planning application appeal and to ask you to reject it for the following reasons.

Warren Road is in an area of outstanding natural beauty and the surrounding woodland and railway embankment is home to many protected wildlife species. Such as badgers, bats, owls and newts. If this development is allowed it will decimate their natural habitat and force them down onto the adjacent railway tracks. Many of the trees here are hundreds of years old and are native to this country; also many have protection orders on them.

We are at the moment surrounded by various developments in nearby Butts Hill Road, Pound Lane and Reading Road. Warren Road simply cannot cope with a development of this proportion due to the large volume of traffic already being produced. The school in adjoining Western Avenue causes absolute chaos, twice a day, with parked cars on both sides of Western Avenue, Warren Road and Wroxham Road. Our children have to run a gauntlet every time they go to school. If there is a funeral or service taking place at the church next to the school then the road can be clogged up all day.
The occupants of Wroxham Road have to use the exit into Reading Road, as they cannot get through the traffic in Warren Road in the mornings and afternoons.
We the residents have taken numerous photographs of this situation and submitted them to the various authorities (Western Avenue is also a HGV route).

Shouldn't our school children's safety be of the utmost importance here? Please listen to us as their lives are at risk and any more traffic entering this road will increase this risk dramatically. Surely it doesn't take a child's death to bring everyone to their senses.

Please also note that the whole infrastructure is being put under an incredible strain with Western Avenue constantly flooding in wet weather, sewers unable to cope and Warren Road having very little water pressure.

We ask you please to put a stop to this development before it is too late and the last remaining beautiful part of Woodley is lost forever.

Yours sincerely

J. A Potter

J. A. Potter & family.

24 Warren Road
Woodley
Reading
RG5 3AR

18 January 2002

Your Ref: APP/X0360/A/02/1105012

Dear Mrs.Pocock,

Re: Wokingham District Council Planning Application 0/2001/5268 Land at Garden Cottage, Warren Road, Woodley, Reading

We have the following objections to the proposed development.

Design, Appearance and Layout

The development is out of keeping with the current housing mix of the area that consists of traditional detached and semi-detached homes. The scheme would result in a housing density of 28 dwellings per acre that is too high for the area and its current density. The presence of three storey flats as part of the development is out of keeping with the current housing mix of the area and is particularly unattractive and intrusive. The presence of social housing in the proposed plan is not in keeping with the current housing mix of the area.

The demolition of 16 Warren Road to create access to the development is an appalling act that will change the nature of the road and cause considerable disruption to the occupants of 14 and 18 Warren Road from traffic along the drive. We believe the envisaged traffic in and out will be an under-estimate due to the high car ownership and usage in the district.

The creation of a public open space at the northern end of the development adjoining the railway line provides a space that is not safe for children who may be tempted down the embankment to the railway line. It is also creates an isolated area that is not calculated to design out crime but as likely to create an opportunity for it.

Services

The intention of the developers to connect new housing to the existing sewerage services will lead to demands on a system that was not designed to cope with the added number of households. The developers need to provide details of how they intend to improve the existing services or provide alternative sewerage and drainage services for the proposed development.

Ecological Impact

There is now little habitat of any ecological value at all in Woodley and the proposed development and whatever extension of the development that follows will substantially degrade what little that remains. The area will be substantially changed by the proposed development and will be poorer for it.

A large number of birds such as Sparrowhawk, Green Woodpecker and Great Spotted Woodpecker have all been seen and heard in the direction of the land

considered for development. Mammals such as badgers are also known to inhabit the area proposed for development and their habitat should not be disturbed.

There are a large number of mature trees in the area that provide an attractive amenity for the area. Unless actually dangerous due to rotten trunk or limbs there should be no reason for mature trees to be removed from the area.

Highway Safety

The proposed access road will create a staggered crossroads across Warren Road and into Wroxham Road. This will create an extremely dangerous junction as much of the traffic along Warren Road does not travel within the speed limit, especially at night when cars travelling in a southerly direction, which is downhill, can reach excessive speed.

Cars parked along Warren Road and Western Avenue by those visiting the Catholic Church and school in Western Avenue during the day will not improve the situation.

The proposed creation of 74 parking spaces as part of the development will cause a great deal of extra traffic in the area over a dangerous new junction with an increase in associated noise and pollution.

This plan is not acceptable to us and we wish to register our opposition to it.

Yours Sincerely,

Elizabeth Shea

(E.S. LEA, Mrs.)

N.G Hollis.

(N.G. HOLLIS, Mr)

Mr. and Mrs. Wright,
76 Western Avenue,
Woodley,
Reading,
Berks.
RG5 3BH

The Planning Inspectorate,
Room 3/03, kite Wing,
Temple quay House,
2 The Square,
Temple Quay,
Bristol.
BS1 6PN

REF: APP/X0360/A/02/1105012 15 January 2003

Dear Sir/Madam,

I would like to affirm my objection to the planning application by Cala Homes on the following grounds:

1. Access to the site is via the demolition of a house in Warren Road; this would mean that any traffic would enter Warren Road at its busiest end.
2. The need for a raised staggered crossroads emphasizes that the Warren Road is already over used.
3. During school opening and closing times, Warren Road is impassable and another access would increase the danger to the infant school children.
4. The number and type of housing proposed are not in keeping with other houses in Warren Road and surrounding area.
5. I hope the decision and views of Wokingham Unitary and the residents are upheld and the democratic decision not overturned.

Yours sincerely



Ian Wright

22 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

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

Tuesday, 21 January 2003

Dear Mrs. Pocock

REF: APP/X0360/A/02/1105245

Having reviewed the plans and associated documentation, there remain a number of objections which continue to make these plans unacceptable to both myself and my partner and I am sure the other residents of the area bounded by Warren Road, Western Avenue, Reading Road and Butts Hill Road.

1. Block of Flats

   a. The building of a block of flats is totally out of character with all of the other dwellings in the area. Where else in the area is there a block of purpose built flats??

   b. The proposal of flats is merely so that Cala Homes can be seen to conform to the government's guidelines on the density of population per square metre.

      There are a number of other ways in which this could be achieved. For example,

      i. Make the gardens smaller for the other proposed dwellings and build extra houses of a design that would be acceptable.

      ii. Make the complete development three-bedroom dwellings, these would take less space than five bedroomed dwellings and again would enable the building of further houses of a more acceptable design.

   c. The building of the flats is directly opposite the foot of the back garden of my property. From the plans it would appear that all but three of the trees, which currently provide some privacy to and from the land at the Garden Cottage, are to be removed. Surely, in the continued interest in terms of privacy, security, and also from an aesthetic viewpoint, the trees and bushes that currently exist should remain in place. (None of the trees/bushes that form part of the group have been indicated as being a danger e:g diseased/rotten/dead on the plans submitted by Cala homes). I cannot think of a reason why this group of trees and bushes should be removed when the plans indicate that no building will be impacted by their remaining in place.

2. Traffic

a. Notable by it's absence from the plans and associated documents was any mention of the traffic/parking problems encountered during school term time. Whilst the results of the traffic survey, (as contained in the plan documents) refer to the volume of traffic flow, there was no mention of;

i. The congestion caused by the huge amount of vehicles, arriving, parking, and departing, often results in at best, poor driving and at worst, downright dangerous driving and a complete disregard for the highway code or public safety.

ii. Parking with all four wheels on the pavement requiring pedestrians to walk around them in the road

iii. Driving along the pavement where vehicles are parked along one side of the road leaving room for single alternate lines of traffic, however impatient drivers take to and drive along the pavement. I have witnessed this on many occasions where vehicles have been driven for distances of up to 25 metres and this is whilst pedestrians are using the same piece of pavement!

By building 24 additional dwellings; one of which is a block of flats that will have multiple occupancy and therefore multiple number of vehicles; with the access to these dwellings from Warren Road, it is fair to assume that there will be a significant increase in vehicular activity; this will obviously compound what is already a very dangerous situation in the roads by and around the school.

b. Particularly during school term, there is a peak of traffic between 8:30 & 9:30 a.m. and 3:00 & 4:00 p.m. using Warren Road to gain access to and from the A4 Bath Road. Coincidently, particularly the morning peak, this is also the same time as the rush hour traffic travelling to Thames Valley Business Park, Reading, and the A3290 to Bracknell and the M4. With the proposal of traffic lights being employed to control one-way traffic from the southern end of the railway bridge on Warren Road, surely this will result not only in stationery lines of traffic moving north along Warren Road; and with the amount of parked cars on warren Road, this would in effect block the road completely; but also tailbacks of stationery traffic impacting on the A4 Bath Road and thus causing additional hazards to the fast moving traffic using this road.

Surely we, as residents and you as the Environmental Services Department have a duty to ensure that although the preferred outcome would be that no development takes place in the land of Garden Cottage, any development which may take place is one that increases the desirability of the area, does not compromise the safety of the residents or the pedestrians and drivers, and which has a minimum effect on the indigenous wildlife population.

Yours sincerely,

Andrew Moss and Olha Panas

Sonning Parish Council

Council Office **Pearson Road** **Sonning** **Reading RG4 6UL**

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

Dear Mrs Pockock,

REF: APP/X0360/A/02/1105246 CALA HOMES & LYPAR PROPERTIES

The Parish Council understand that the applicants have appealed against a decision by Wokingham District Council to refuse the above application.

This application has caused a great deal of concern amongst residents and Councillors alike. Comments to this effect are on record.

Sonning Parish Council would like to reiterate the concerns already stated and urge the Inspector to refuse this application which will have, when combined with existing permissions for large developments in the area, an immense impact on the local community. Further the existing infrastructure is already overloaded. Planning permissions have been approved with complete disregard for any parallel infrastructure improvements, and permissions for developments such as the above, should not be given until infrastructure improvements have been made.

Yours sincerely,

Lesley A Bates (Clerk to the Council).

Chairman: Mr Chris Gibbs
Tel: 07860679825 Email: chrisg@manrose.com

Clerk: Mrs Lesley Bates
Tel/Fax 0118 9697753 Email: Lesley-Bates@supanet.com

61 Western Avenue
Woodley
Reading
RG5 3BL

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

7th January 2003

Ref APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Dear Mrs Pocock

Woodley, Reading: Cala Homes Planning Applications 0/2001/5268 & 0/2002/7008

I wrote to Wokingham District Council Environmental Services Department in the autumn of 2002 opposing the above Planning Applications. I trust that my comments have been passed on to you because my views are completely unchanged.

I am against the proposals because more houses will produce more cars on the roads in this area. In particular the suggestion to knock down No. 16 Warren Road in order to create a new junction is completely crazy. It is far too close to the daily congestion with school/church traffic. It is also unnecessary because a perfectly good access point exists further up Warren Road – well away from the school traffic, and with no need to demolish a perfectly good house.

These proposals would completely change the character of this area – particularly the raised table staggered crossroads and dangerous traffic light proposals. Wokingham Development Control Committee were right to reject them at their meeting on 13th November 2002 and I trust you will uphold this decision.

Yours sincerely

Roy Lewis

Mr & Mrs DF Carter
Western House,
51 Western Avenue
Woodley
Reading
Berkshire RG5 3BJ

9th January 2002

Reference: APP/X0360/A/02/1105012 (&246) (Warren Road, Woodley)

Dear Mrs M. Pocock,

Both ourselves & the majority of the residents within the vicinity of this proposed development "strongly" oppose both the above development proposals. It is inappropriate and will be detrimental to the area if this crazy proposal goes ahead.

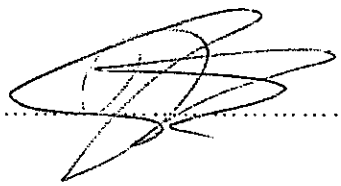
As well as the natural & un-natural environmental impact, we feel very, VERY, strongly about the introduction of more houses along Warren Road which will bring many more cars (an area which is chocked-up at school opening & closing times already), a raised-table crossroad, traffic lights etc....

We have children and Warren Road / Western Avenue are no longer safe. There has already been a fatality at the top of Western Avenue in the past. Please do not not allow this application (which has already been rejected) to continue.

I really do believe that this option will increase the opportunity of another life lost in the area on our roads.

Thank you for taking the time to read this.

Sincerely



David & Diane Carter

Ann Brown
73 Western Avenue
Woodley
Reading
Berkshire
RG5 3BL
Thursday, January 16, 2003

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

Your Ref: APP/ X0360/A/02/1105246
Application 0/2002/7008 a 0/2001/5268

Dear Mrs M Pocock

Outline planning application for the proposed erection of 24 dwellings on land at The Garden Cottage, and 16 Warren Road, Woodley, Reading

PLEASE DO NOT ALLOW ARE BEAUTIFUL AREA TO BE COMPLETELY RUINED FOREVER

Further to your letter of December 23 2002 concerning the above outline planning application, I write to express my concern and ask you to take the following comments into consideration, **before the planning committee makes a decision**.
I am emphasizing the points I highlighted previously. Theses plans are still objectionable by increasing the number of dwellings from two to 24. This planning is completely out of character with the existing dwellings in the area.

1. Design, Appearance and Layout

   a) This area has been a haven for wildlife, having been a private garden for many years. Its proposed usage will mean the loss of habitat for the large number of badgers, deer, squirrels, stag beetles, bats and wild birds which regularly frequent it.

   b) From a viewing of the plans there are too many properties planned for the size of the area. The density of any proposed development should be more in keeping with the present buildings in this area. In times of droughts during summer months there has been a water shortage and the pressure reduced causing a lot of inconvenience. Adding so many houses demanding further water usage will increase this problem.

2. Highway Safety

a) There is presently a heavy congestion problem due to the school and church on Western Avenue. Much of Western Avenue and Warren Road become blocked during school pickup and drop off times due to the additional parked traffic and the same is true of popular church services. The addition of 22 new residences with a potential 44 more cars could only serve to aggravate already a very annoying problem leading to frustration and social stress. I note major alterations are planned such as traffic lights and pinch-points to manage the already traffic chaos in Warren Road. This would spoil the beauty that the residences already enjoy.

3. Residential amenity

a) The plans shown highlight a large number of trees scheduled for removal should the development go ahead. Currently there is an extremely attractive skyline to North Woodley enjoyed by many people. At the boundary of my land grows an old oak, which I don't want disturbed by any building works.

4. Noise, disturbance once the development is in use.

a) With the exception of the occasional train and aeroplanes, this is a very peaceful and quiet area largely undisturbed by urban noises. If a sight of such density is permitted to be built in this area, the noise levels will be increased to unacceptable levels.

b) Current plans do not show any means of preventing access to the rear gardens that back on to the proposed development. This concerns me on two fronts;

1) Security – Currently there are no roads leading to the ends of our gardens. Therefore there has been no need to secure the rear area of our properties by wall or any other means. It is essential any development include a well-constructed high wall so that current residents may continue to enjoy their own gardens without fear of intruders entering.

2) The plan number 0/2002/7008 and 0/2001/5268 includes the demolition of 16 Warren Road. This is to be the proposed entrance for the development. This house is part of an attractive estate of similar styled houses, which will be a great shame to demolish. By building a road to at this point it will spoil the current peace enjoyed by the neighbouring houses and the people living opposite the proposed entrance. This is also adjacent to the covenanted land that is owned by dwellings 2 Warren Rd through to 14 (even numbers) only

and 59 Western Ave. through to 87 (odd numbers). This currently enjoys a unique setting, where the children of the 23 houses can play without the worry of strangers entering the area. It would be almost a criminal act if this security were endangered. I feel any development should not have access at this site. If a road is to be built it should be at the point of East & West Warren who are set to gain financially from the new development.

My recommendations for this site would be for a development specially planned for retirement people, a low level development of bungalows, with some sort of support. Please consider, Mrs May donated the site to charities. Mr & Mrs May who lived at the garden cottage really wanted the site to be retained as an area for a beautiful natural habitation. What an enormous sin will be caused by over development of this area, mainly by financial greed.
Currently there is a tremendous pressure on local schools, hospitals, and social services to provide successfully even inadequate services
Why should our neighbourhood be spoilt by over development?.

Yours sincerely

Ann Brown

Mrs A Brown

37 Warren Road
Woodley
READING
RG5 3AR
Telephone and Fax 0118-9692197
E-mail address: joanna_farrington@yahoo.co.uk

15th January 2003

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

Dear Mrs Pocock

APP/X0360/A/02/1105012

APPLICATION No.: 0/2202/5268
APPEAL BY: CALA HOMES S LTD AND LYPAR PROPERTIES
SITE: LAND AT GARDEN COTTAGE WARREN ROAD WOODLEY READING
PROPOSAL: Outline planning application for 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Rd.

I am writing to you concerning the above application for planning permission that I gather, has been sent to your office as an appeal.

I am informed that you will be looking at all the correspondence and discussion that has already occurred so you will see that there are many concerns about this and other applications made by this developer and by others.

The residents of this area have accepted that the land in question will be developed. Over the last couple of years we have seen a variety of planning applications from Cala Homes and another developer. They are still coming in despite this appeal.

At the moment, with each planning application taken as a separate entity, there does not seem to be an objective view of what would be the best outcome for the area and for Woodley and Wokingham generally. Each application is repeating details that are patently going to cause dangerous problems, particularly with traffic at the Western Avenue end of Warren Road at school times and suggested solutions made by the developers have been acknowledged repeatedly by experts, local counsellors and residents alike as being inadequate to prevent those problems. But still the applications come in, the latest ones with even more houses, increasing the difficulties already discussed at planning meetings and where it has been agreed that they make the plans unworkable. It seems as if it will be a matter of luck which one is finally accepted, when it should be a matter of careful and considered planning.

Surely, what is now needed is for someone to take an objective view of the land available, the possible access points and the wider implications of the development. I hope that your informal hearing at the Civic Offices of Wokingham District Council might achieve that.

Is it possible to ask an experienced planning officer to look objectively at the overall picture and following consultation with the public, make careful, professional recommendations and guidelines that could be used by the developers to draw up sensible plans? These could then be implemented quickly instead of using up time and resources trouble-shooting each individual application.

I should be most grateful if you could take into account the above suggestion when considering this appeal, because this development will mean a large increase – possibly more than 100% - in the people living in this road and using it to drive to and from their homes. It could be done well and enhance the area. But it could also be done badly, create two dangerous junctions that could threaten the safety of children and damage the property and lives of some residents.

Yours sincerely,

Joanna E. Farrington

Joanna E. Farrington

cc. Woodley Town Council
Wokingham District Council

48 Radcot Close
Woodley
Reading
RG5 3BG

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

16th January 2003

Dear Mrs Pocock

Your References: APP/X0360/A/02/1105012 and APP/X0360/A/02?1105246

We are writing to express our concerns regarding some aspects of the proposed development of land behind Warren Road and Western Avenue in Woodley, Berkshire.

We notice on the letter sent recently regarding the above developments, that it is proposed to demolish No 16 Warren Road, and put in a road access for some 24 dwellings. We have since learnt from the plans that a raised, staggered junction is proposed, where Wroxham Road joins Warren Road.

As local residents, our concerns are twofold: -

1) The lower ends of Wroxham Road and Warren Road (where it meets Western Avenue) are already travel danger spots between 8.30am – 9.15am and 2.45pm – 3.30pm, due to the close proximity of St Dominic Savio School. Parents travel from some distance to this Catholic School, and therefore there are a large number of cars in the vicinity of the school. Since none of the three roads are particularly wide, there are regular blockages at school drop-off and pick-up times, resulting in through traffic resorting to mounting the pavements to drive past the parked cars. There are always cars parked right onto the corners of all local roads , (at school times, and whenever there is an event to which parents are invited), making visibility and safe flow of traffic impossible.

   The addition of a staggered junction, which are often difficult, into this already struggling triangle of roads, is surely not advisable.

   The letter we received showed an access point further up Warren Road , at the drive to East and West Warren. This end of Warren Road is never affected by parking for the school, and therefore visibility for a junction would be much improved.

2) Use of the East/West Warren access would have the added benefit of minimising the disruption to the local residents. The houses at 14,16 and 18 Warren Road are

built very close together, and residents of number 14 and 18 would be exposed to intrusive noise and vibration disturbance throughout the demolition and development process, and subsequent from vehicles accessing the new development.

We strongly urge you to support the view of Woodley Town Council and Wokingham District Council, and refuse this appeal.

Yours sincerely

Mr & Mrs A L Masters

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

14th January 2003

Dear Madam

Your Ref: APP/X0360/A/02/1105012

Application No: 0/2001/5268
Appeal By: Cala Home & Lypar Properties Ltd
Site: Land at The Garden Cottage Warren Road Woodley Reading
Proposal: Outline application for residential development of 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Road.

We wish to record our strong objections to the above application, particularly with regard to the proposal to demolish No. 16 Warren Road to provide access, thus creating a crossroads with the junction with Wroxham Road.

Insufficient account has been taken of the already chaotic situation arising from the number of cars parked daily in Warren Road, Wroxham Road, Selcourt Close and Western Avenue for the purpose of delivering and collecting children from St. Dominic's School – a Roman Catholic school attracting pupils from a wide catchment area. Vehicles are also left there for considerable periods throughout the day when there are events on at the School or services at St. Dominic's Church. Creating crossroads at the junction with Wroxham Road to bring even more cars into the area would add considerably to the congestion and increase the difficulties encountered by both through traffic and residents on such narrow roads. It could in fact be quite hazardous.

We would like to point out that an access road already exists to Garden Cottage at the north end of Warren Road , well away from the vicinity of the school. It would seem far more sensible, safer and less disruptive to utilise the existing access.

Yours sincerely

Mr. J. and Mrs. K. Jeffery

6 Warren Road
Woodley
Reading, Berks
RG5 3AP

15 Warren Road
Woodley
Berks
RG5 3AR

Your Ref: APP/X0360/A/02/1105012

15th January 2003

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

For the attention of Mrs M. Pocock

Dear Mrs Pocock

Re Application No 0/2001/5268
Appeal by :Cala Home & Lypar Properties Ltd
Land at the Garden Cottage Warren Road Woodley Reading

With reference to your letter dated 23/12/02 I wish to object to the proposed development for the following reasons :-

1) It is beyond belief that the proposed access to the site would be achieved by the destruction of No 16 Warren Road when there is already a perfectly good existing access leading to Garden Cottage and East and West Warren. The destruction of No 16 Warren Road would seriously effect the two adjacent houses. The movement of vehicles into the proposed development via the proposed narrow entrance will adversely effect the quality of life of persons living in these two properties.

2) The character of Warren Road would be badly effected by the new traffic proposals.The introduction of traffic lights and single way movement of vehicles over the railway could prove to be chaotic with a build up of traffic back to the A4 Main Road.Thc introduction of "pinch points", refuge islands, and a raised table cross roads would make parking in Warren Road impossible. This would therefor result in additional parking in Western Avenue which would further impede traffic movement at the beginning and end of the school day.

It is probably inevitable that the site will be developed but the least damage to be caused to the existing residents in Warren Road would be to gain access via the existing entrance as proposed by a competing developer.

Yours Faithfully,
T.Emberson

Mrs. M. Frost

36 Watten Rd, Woodley
Reading, RG5 3AR
7.1.03.

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

RECEIVED 13 JAN 2003

Ref. APP/X0360/A/02/1105012.
1105246

Dear Sir/Madam,

We have been fending off many applications for planning permission on land to the rear of Watten Road over the ye
Whilst we realise that in the light of the Government's directives to build, there will be inevitably some development in this parcel of land, but the existing residents surely should have some voice and at least be given a public consultation where the alterations, "enhancements", are concerned to Watten Road itself and the proposed new access created by demolishing no 16 Watten Road.

We are really concerned that this access will be an accident blackspot, despite the apparent fulfillment of specificati required by Highways.

Please visit the junction of Watten Road + Wroxham Road any week day between 8.30am - 9am or again in the afternoon when the school ends. Raised table cross-roads are not going to help the already congested area and atrocious parking, not the volume of cars.

I understand our original comments submitted, will be forwarded to you by Wokingham District; I hope they will help you to form your decision.

Yours faithfully

B & M. Frost

12 Warren Road, Woodley, Reading, RG5 3AP
6 January 2003

13 JAN 2003
PINS

Your ref: **APP/X0360/A/02/1105012 and APP/X0360/A/02/1105246**

Dear Mrs Pocock,

Both these applications refer to planning applications by Cala Homes (0/2001/5268 and 0/2002/7008) which are almost identical and were treated as such at meeting of Wokingham Unitary Council Planning Committee on 13 November 2002. The minor adjustments made by Cala do not in any way affect my fundamental objections to this application. These were set out in two letters (attached) sent to Wokingham U.C. by myself and my wife.

Whatever the density of housing on the proposed development, access to it would be through the site currently occupied by No. 16 Warren Road. This puts the proposed access road unacceptably close to neighbouring houses (Nos. 14 and 18) and within a few metres of our back garden. Furthermore, the proposed access road would, in my view, cause severe additional traffic problems on Warren Road. The traffic problems here and in Western Avenue have been consistently, and, presumably deliberately, overlooked by the developers, and the proposed solution would add to, rather than subtract from, those problems. This was the view taken unanimously by the elected members of the planning committees of both Woodley Town Council and Wokingham District Council. I strongly urge you to support their view and refuse this appeal.

Yours sincerely

Michael Pursglove

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

12 Warren Road, Woodley, Reading, RG5 3AP
30 November 2001

Environmental Services Department,
Planning Services,
Wokingham District Council,
PO Box 157
Shute End
Wokingham RG 40 1WR

FAO Nicola Lake
cc. Ann Keenan, Woodley Town Council

Dear Ms Lake,

Re: planning application 0/2001/5268

My wife and I wish to object to this application on the following grounds:

1. Traffic

There appears to be no traffic survey attached, and hence no reference to the following points: a) Warren Road is a 'rat-run' to the A4 b) parents of St Dominic's pupils cause considerable congestion in Warren road (and also Western Avenue and Wroxham Road) when dropping off their children in the morning and picking them up in the afternoon c) there is a semi-blind corner at the south end of Warren Road bridge and no footpath either on the bridge or on the road to the north of the bridge d) this section of the road north of the bridge has a dangerous bend, is poorly lit and hemmed in by bushes. The arrival of more traffic from the proposed development can only exacerbate this problem.

2. The proposed access road

This road will form a staggered junction with Wroxham road, precisely at the point where congestion is worse. The dangers of such junctions are amply demonstrated by the staggered junction at the other end of Wroxham Road. The proposed access road will, furthermore, run within a few metres of our back garden, causing noise, pollution and an invasion of our privacy.

3. The houses

It is not clear to us from the plans exactly what type of housing is envisaged, but none of it appears suitable for the Warren Road area. Mention of 'town houses' seems to suggest three-storey buildings.

4. Security

This application, like application 4915 will seriously jeopardize the security both of the children's play area (part of which we own) to the rear of our garden, and of our house, which will now be vulnerable to burglars coming through the new development, over the less-than adequate fence and into our back garden.

5. Damage to the environment

The area threatened with development is an important area for wildlife (which includes deer, badgers, foxes, bats and a variety of birdlife). The loss of habitat, and the attendant pollution and noise would cause serious damage to this unique part of Woodley.

This is the second planning application for this area to be lodged in a month. We fail to see what benefits it will bring to the area (apart from to the landowners concerned) and can see all too clearly the damage the proposed development would do.

Yours sincerely

Michael Pursglove

Catherine Pursglove

12 Warren Road, Woodley, Reading, RG5 3AP
24 September 2002

Dear Ms Lake **re: application no. 0/2001/5268**

We wish to object to this application on the following grounds:

1. The accompanying traffic report appears to take no account of the traffic generated by the School and Church on Western Avenue, especially 08.40 - 09.10 and 15.15 -15.45. At these times parked cars frequently obstruct the drives of our house and many others. Congestion will, in our view, be exacerbated by the proposed traffic lights and one-way system at Warren Road Bridge, which will cause tailbacks at busy times. Southbound traffic may well tail back on to the A4, causing yet another hazard on an already dangerous stretch of road. The report also makes no mention of the bus service (128) which uses, or attempts to use, Western Avenue, which is obstructed by parked cars at most times of the day. The traffic produced by the proposed development will only make this problem worse.
2. No account appears to have been taken at our concerns about security. Not only would we have a new road within a few yards of our back garden, we would also be vulnerable to trespassers coming from the new estate, through the land which we own at the rear of back garden and into our back garden. At present this area is totally secure. With the proposed new development it would be anything but secure.
3. While a reduction from to 24 dwellings is an improvement on the previous proposal, the presence of a 3-storey block of social housing right on the road would detract drastically from the present character of the road.

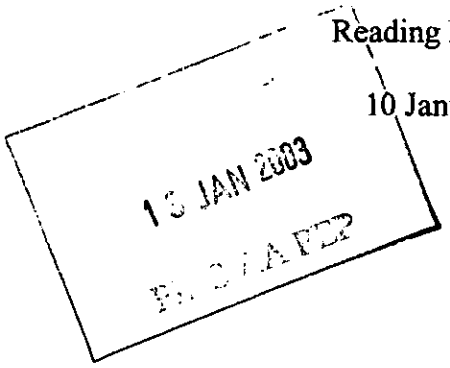
Yours sincerely

D.M. Pursglove (Mrs) C.G. Pursglove

COPY

37 Warren Road,
Woodley,
Reading RG5 3AR

10 January 2003



Mrs M Pocock
Planning Inspectorate
Room 3/03

Dear Madam,

Reference APP/X0360/A/02/1105012

I wish to register my objection to the planning application under the above reference, and to do so in the strongest possible terms, on three grounds:

1. The application has presented misleading data on the traffic problem adjacent to St Dominic's School at the junction of Warren Road and Western Avenue – parking there and congestion are far more severe than the proposal indicates, and the risk of a serious, possibly fatal accident, is significantly increased by the proposed development.
2. There is a substantial risk, not mentioned in the proposal, that at certain times of day, queues of traffic at the traffic lights proposed for Warren Road bridge will back up onto the main A4, therefore again enhancing the risk of serious accident
3. The proposals generate potential overload on sewage systems in the immediate vicinity

Instead of this combative approach in which speculative proposals are made by developers and contested by residents, I would urge a proper inspection of the site by those in authority, and the development of guidelines for the best use of this rare site in the interests of all concerned, not least existing residents and school users. This would place limits on the types of proposal that would be acceptable. Such an inspection would, for instance, consider whether a site access via Radcot Close would be preferable on traffic and safety grounds. At present it appears to not to be favoured by the developers merely on grounds of short-term economics.

Yours sincerely,

J Farrington

John Farrington (Professor)

12 Warren Road
Woodley
Reading
RG5 3AP

13 JAN 2003
PLANNING

January 9th 2003

Your ref. APP/X0360/A/02/1105246
APP/X0360/A/02/1105012

Dear Mrs. Pocock,

I write to express my opposition to the two (virtually indistinguishable) planning applications which are the subject of these appeals.

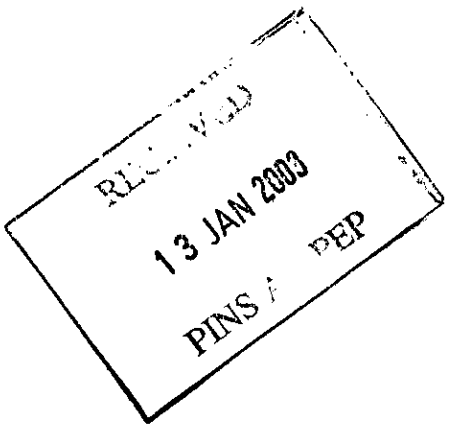
Whilst I am opposed to further development here in general, since it seems to me that the infrastructure and particularly the roads, will not support it, and high-density development will radically change the nature of the area, I think that the proposals of Cala Homes & Lypar Properties are particularly ill-conceived.

As you will see from the plan, there is already in existence a driveway leading to the development area. The rights to this driveway are, however, currently owned by another developer, Millgate Homes, and so the access proposed by Cala involves the demolition of 16 Warren Road. This will result in the creation of a staggered crossroads and an access road which is uncomfortably close to 14 and 18 Warren Road. The wall of number 14 is virtually co-terminous with the boundary, and of 18 very nearly so; the plan is inaccurate on these points. It seems therefore that the use of the existing driveway would provide a better (and cheaper) solution to the problem.

Yours sincerely

C. G. Pursglove

(Mrs. C.G. Pursglove)



83 Western Avenue
Woodley
Reading
RG5 3BL
0118-9693117

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

Reference: **APP/X0360/A/02/1105012**

9th January 2003

Dear Madam,

Ref: Application No.0/2002/5268
Land At The Garden Cottage Warren Road, Woodley Reading
Proposed development

My objections are:- that this is plainly a business venture with no consideration to the local neighbourhood and giving maximum gain for the developers.

Basically my objections are the number of dwellings proposed and the siting of the access road with the demolition of No.16 Warren Road.

This is at present a developed and happy neighbourhood running smoothly by the residents and many outside users of the roads to the local school and Church.

Assuming that by modern standards of two cars per household we can envisage an overwhelming increase in the traffic - bearing in mind that already, serious congestion arises twice a day by church goers and children brought to the school and later picked up. Cars are parked nose to tail in Warren Road and Western Avenue.
The newly invited traffic would pour in and out of the Estate into Warren Road and cause unimaginable difficulties and confusion.
The proposed entry could be effectively sited where it is, at present, I.e. 100 yards towards the railway.

I would be happy with a dozen houses and a shifted access road.
Yours sincerely,

Geoffrey H Fowler

TEL & FAX } 01189540709

49. WARREN RD
WOODLEY
BERKS RG5 3AR
4TH JAN 2003

YOUR REF APP/X0360/A/02/1105012

APPEAL BY CALA HOME & HYPAR PROPERTIES LTD
AT WARREN RD. WOODLEY

DEAR SIR

WITH REFERENCE TO THE ABOVE APPEAL

WARREN RD IN WOODLEY BERKS. IS A QUIET ROAD WHICH IS BLESSED WITH A WELL BALANCED MIXTURE OF HOUSES WHICH GIVES A SEMI RURAL AMBIENCE ON THE EDGE OF AN URBAN AREA TO ITS HAPPY RESIDENTS - WE LIKE IT THIS WAY WHICH IS WHY WE CHOSE TO PURCHASE IN THIS ROAD.

THESE PLANNING APPLICATIONS (4) WILL ALTER THIS ENVIROMENT BY URBANIZING THE ROAD BY RAISED TABLE CROSSROADS, TRAFFIC LIGHTS, RESTRICTING THE ROAD WIDTH BY ARTIFICIAL CHOKES AND ALL THE PARAPHERNALIA AT THE DISPOSAL OF THE SOCIAL ENGINEERS TO THE DETAIMENT OF THE RESIDENTS.

THE APPLICANT ALSO PROPOSES DEMOLITION OF A PERFECTLY GOOD HOUSE, AND BUILDING CROSSROADS IN A DANGEROUS SITUATION WITH RESTRICTED SIGHT LINES.

THIS PROPOSED CROSSROAD IS WITHIN AN AREA CLOSE TO A SCHOOL WHICH IS USED BY PARENTS AS A PROP OFF & COLLECTION ZONE FOR VERY YOUNG CHILDREN.

THE AREA IS ALREADY EXTREMELY HAZARDOUS DURING SCHOOL HOURS; INTO THIS VOLATILE MIXTURE THE APPLICANT PROPOSES TO PLACE TRAFFIC LIGHTS OVER A RAILWAY BRIDGE WHICH DOES NOT HAVE A FOOTPATH.

THE KNOCK-ON AFFECT WILL QESULT THAT DRIVERS WILL AVOID THE LONG DELAYS NECESSARY FOR THE OPERATION OF THESE TRAFFIC LIGHTS AND WILL DRIVE NORTH TO SOUTH DIRECTLY TOWARDS THE PROPOSED CROSSROADS WHICH IS ALREADY HAZARDOUS, WITH YOUNG CHILDREN, MOTHERS, AND FRUSTRATED DRIVERS ATTEMPING TO USE THE HIGHWAY. I CANNOT THINK OF A WORSE SCENARIO AT THE NORTHERN END OF WARREN ROAD THE WAITING TRAFFIC HELD UP BY TRAFFIC LIGHTS WILL AT TIMES BE STATIONARY AT, OR VERY CLOSE TO THE ~~A4~~ THE TRUNK ROAD TO BRISTOL. I PERSONALLY WOULD NOT FEEL SAFE WAITING IN THAT SITUATION.

WHILST I AM NOT TOTALLY OPPOSED TO THIS WOODLAND SITE BEING USED FOR HOUSES, I AM ABSOLUTELY OPPOSED TO THESE PARTICULAR PLANS BECAUSE OF THE DANGERS INHERENT IN THE PLANS

THERE IS ALREADY A PERFECTLY GOOD ACCESS TO THE SITE VIA "WARREN COTTAGE" WHICH DOES NOT ENTAIL WHOLESALE ALTERATION TO THE ROAD AND ITS ENVIROMENT OR DEMOLITION OF SOUND HOUSING.

IN CONCLUSION I THINK THE PRACTICE OF OFFERING "INCENTIVES" TO COUNCILS IN RETURN FOR/AS A CONDITION OF BEING GRANTED CONSENT IS HIGHLY QUESTIONABLE THERE IS A VERY FINE LINE OVER WHICH AT SOME TIME SOMEBODY WILL TRANSGRESS.

I WOULD LIKE TO SEE A LEGAL CHALLANGE TO THE PRACTICE.

I AM

YOURS TRULY.

MR L. J. CORPER

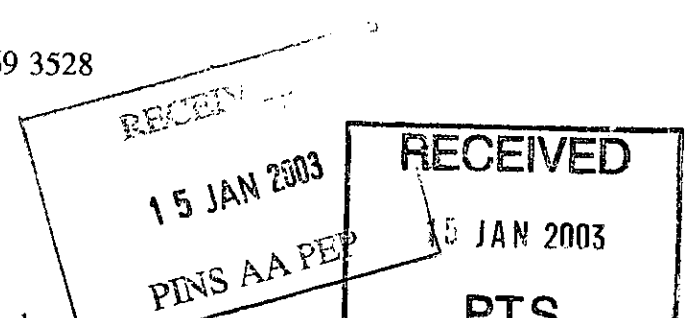
MRS J. E. CORPER

MRS J. E. CORPER

cc: THERESA MAY M.P.

Tel. 0118 969 3528

30, Warren Road,
Woodley,
Reading,
Berks. RG5 3AR



14. 01. 03

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

Dear Mrs. Pocock,

ref. APP/X0360/A/02/1105012 - 1105246

I wish to state my objection to the above planning applications.

1. Both plans lack adequate services, amenities and infrastructure needs.
2. While they both represent piecemeal development of low density, if the land available for development were actually developed at a higher density, the access would be completely inadquate.
3. Access to the land in both plans necessitates the demolition of No. 16, Warren Road. This would result in a dreadful situation for Nos. 14 and 18, with a busy road right outside their windows. It would also result in a new cross road with disturbance and danger to several properties.
4. The increased traffic which will be a result in Warren Road, could just about be absorbed with this number of houses, but it is a narrow road of character, and the Development Company (1105246) proposes to raise the road level at the new crossroads, and install traffic lights at the railway bridge at the north end of the road. This would result in traffic chaos, with several properties being unable to get out, and probable tail-backs across the Old Bath road, and into the A4 (London Road). Traffic congestion at the south end of the road and in Western Avenue is very bad now at school times and when there is a funeral at the local Catholic church.
5. I do not consider that the land under consideration should be regarded as a brown field site. There has been very little building behind The Warren and it should be regarded as having "blended back". Thus it should not be developed at the density required by the Government's brown field rules.

Yours sincerely,

Murial Broome

(Dr. M. Broome)

MR & MRS J WILKIE
31 WARREN ROAD
WOODLEY
READING, BERKSHIRE
RG5 3AR

MRS M POCOCK
THE PLANNING INSPECTORATE
ROOM 3/03, KITE WING
TEMPLE QUAY HOUSE
2 THE SQUARE
TEMPLE QUAY, BRISTOL
BS1 6PN

YOUR REF APP/X0360/A/02/1105012

05/01/2003

DEAR SIR/MADAM

RE PLANNING APPLICATION 0/2001/5268 - LAND AT THE GARDEN COTTAGE, WARREN ROAD, WOODLEY, READING, BERKS.

We strongly object to the major development plan for the following reasons :-

The number of dwellings planned is still too high in relation to the existing number of houses in Warren Road which is a **quiet residential road** with well spaced established semi-detached/ detached privately owned properties. There are **no flats in Warren Road and there are certainly no three storey buildings.** Therefore, to build such properties would be extremely out of character with this road and highly undesirable.

IF A TRAFFIC CALMING SYSTEM HAS TO BE BROUGHT INTO OPERATION TO COPE WITH THE NEW DEVELOPMENT THEN SURELY THIS TELLS THAT THE ROAD CANNOT ACCOMODATE ANY FURTHER BUILD-UP.

The planned traffic provisions that have been made for supposedly only 24 properties is highly over the top and will ruin the character of this road and with all the highway road signs that will need to be incorporated to show speed humps, width restriction, raised junction, traffic lights, it will be hideous. Someone has got to realise that **this road is only 16 foot wide** and if all the present residents and/or any visitors parked their cars in this road there would only be enough room for single line traffic to pass through by weaving their way through.

The fact is that at one end, i.e. Western Avenue, there is a a Church, local Primary School and Nursery School all with a severe lack of parking facilities and on numerous occasions in the mornings they have had to be Policed due to heavy traffic congestion - if the humps and raised junction come into it, all the school run traffic, which normally congest and parks around this area, will inevitably be forced to spill even further up into these roads and being only 16 foot wide it will cause even more major problems. The school is constantly receiving complaints from angry local residents who cannot access/exit their drives. The schools around here will not be able to accommodate further demands on their placement lists. We do not want to be in competition, with residents who have moved into new developments in this road, for our child to gain a place at our school of choice.

There is currently only overhead electricity cables and an antique sewerage system both of which are barely able to cope with demands of Warren Road at present. The water power here is extremely low and at times resulting in only a trickle supply.

The end of Warren Road which leads to the A4 and narrows over the railway line by means of an old weak bridge would not be adequate enough to take extra traffic let alone any heavy plant or machinery needed for this and other potential developments. Also, once past the bridge there is an extremely blind turn where in the past someone has been killed by a car. We do not want to see the bridge widened as this would attract further traffic and neither do we want a controlled traffic light system as it would be highly dangerous particularly to cyclists and pedestrians even if there were a footpath as the turn is so blind. Also if cyclists choose to 'jump the lights' at one end the oncoming traffic could not see this till too late.
Any traffic queuing at a proposed red light at the A4 end, will cause problems spilling out onto the A4 which is a nightmare junction anyway. Warren Road is already turning it into a rat run - don't allow it to worsen.

There are numerous trees on the planned area, some of which have preservation orders on and there are also various wildlife creatures living there including badgers set, deer, bats and many various wild birds. **Consideration must be given to the protect the wildlife taking care not to drive it out.**

We also know that there is currently planning application by Millgate Homes for the adjoining land for a further 40 properties and a large area of land `Wildwood', near the railway line, is sold subject to planning permission for a further large development and these sites absolutely must be taken into account when considering the application in question as we do not want Warren Road turned into a village.

In our view this application for a large development in Warren Road will only add multi-problems to these already vulnerable areas.

We have viewed the plans and we do not want them to be approved

yours faithfully

MR JOHN WILKIE AND MRS YVONNE WILKIE.

18 Warren Rd.
Woodley
Reading
RG5 3AR

16.01.03

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

Dear Mrs. Pocok

Your References: APP/X0360/A/02/1105012 and APP/X0360/A/02/1105246

Woodley - Reading: Planning application by Cala Homes Ltd & Lypar Properties.
Planning applications 0/2001/5268 and 0/2002/7008

Above applications for residential development of two and three storey dwellings behind Warren Road, making access to it by demolishing house No 16 Warren Rd has been refused by Wokingham District Council.

Enclosed are my letters written to Wokingham District Council, protesting against the permission for above applications. Letters dated: - 14.12.01, - 08.08.02, - 30.09.02.

My family and I live at No 18 Warren Road. Cala/Lypar Homes are proposing to demolish house No 16 (next to us), and to build the rode there to access to the back of Warren Road. We are hugely concerned about this proposal as making a road there would not be safe and it would be dangerous. Having already written our objections in the enclosed letters once again we wish to stress that:

1. Our house No 18 and the No 14 would be hugely affected by the building traffic entering and leaving the site. Our houses were not built for those consequences and no survey has been carried out to predict how these buildings will stand up to this stress. There would be only 4.5 – 5 m distance between the road and our walls. (Enclosed is the sketch showing clearances.) Acoustic fencing proposed by the developer would not have any effect at bedroom level.

2.The raised staggered cross-roads junctions at the site access (proposed by Kala/Lypar Homes), would be extremely dangerous for our family, as we would have to back our cars from our drive

direct onto it. Unsafe not only for us but for everyone who would be driving there. Road Hump regulations of 1996, apparently requires public consultations. We have not been consulted.

3.Warren Road joins Western Avenue. St.Dominic Savio Infant and Junior School is situated in the Western avenue only about 20m from the junction. There is a huge problem of parking and traffic at our end of Warren Road during School dropping of and collecting times. The added vehicles from so many extra dwellings would make the problem far worse at peak times.

We sincerely hope that you will agree with Wokingham District Council and refuse the above proposals.

Yours faithfully

R.M.Doggett (Mrs)

Luke I.R.Doggett

Antonia V.J Doggett

18 Warren Rd.
Woodley
Reading
RG5 3AR

30.09.02

Nicola Lake
Development Control Officer
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

Copies to: Cllr.Mrs. M.A. Long, Chairman, Wokingham District Council

Cllr. Mr. A.J. Ross, Chairman, Development Control Committee

Ms. A. Cronin , Head of planning & Transportation

Woodley Town Council

Mrs. Theresa May, Member of Parliament

Dear Sir / Madam

RE – PLANNING APPLICATION O / 2002 / 7008
PROPOSED RESIDENTIAL DEVELOPMENT BEHIND WARREN RD. / WESTERN AV. WOODLEY

Cala Homes are determined to succeed in destroying our attractive and pleasing Warren Road as well as our beautiful and peaceful woodland behind our homes.

Millgate Homes and Cala Homes have submitted Planning applications for development behind Warren Rd. approximately a year ago and ever since then we have been living in constant uncertainty, not knowing what is going to happen to our road our gardens our woodland and surroundings. As both applications are still in progress, we fear that you might let both developers, develop their properties all across West / East Warren, Garden Cottage and 16 Warren Rd. If you let that happen it will be awful. Please reassure us otherwise.

The development of Warren Rd. and North Woodley is in your hands. However if we have any rights to voice our opinion we object to the proposed layout of the Warren Rd. We object to

loosing our peaceful woodland. We object to proposed construction of another road opposite Wroxham Rd. We object to proposed raised junction table in Warren Rd. We object to extra traffic congestion and hazard especially in School hours. We object to loosing our privacy by being overlooked from three and two storey block of flats from behind our gardens.

Residents at No's 18 and 14 are going to be most affected by the new proposed development. We sincerely hope that you will not let it happen.

May we please draw your attention to observe that our property No 18 Warren Rd.has been extended in 1990 and that we have been paying Council tax for it. The same applies for No.14 (plan with extension attached). This extension is nowhere to be seen on any proposed plans by Cala Homes. The external wall of the right side of our house extends right up to the boundary with No 16 with the first floor added to it. The house also extends 2.80 metres into the back garden.(Photographs attached)

I find it hard to believe that it is within the law to build up a road so close to an inhabited house. We are getting concerned and worried and don't know who to turn to. Surely our property is going to suffer and deteriorate by constant traffic so close to it.

We will not accept a wooden fence between our house and the new road. We insist on having a brick wall 6-8 feet tall and at least 3 metres distance away from the wall of our house. Also the brick wall 6-8 feet to be built all along the boundary with No 16 Warren Rd. and also at the back of our garden at the boundary with East Warren. Please note that in our front garden at the boundary with No 16 Warren Rd. we have two young holly bushes/trees. They are not on the drawings and plans of Cala Homes. Please re-assure us that they will be preserved (Photographs attached). The whole of our back garden boundary is lined with mature shrubs and bushes. We want reassurance that they will not be disturbed in any way. We insist that a brick wall must be located three metres away from the outside wall of the house and front garden and one metre outside our present boundary along the whole length and back of our rear garden. The brick wall to be maintained by developers.

Amongst so many problems we are also concerned what will happen if during the construction of the road there is a damage or subsidence to our house? Especially our house No18 being next to the construction site. Please let us know where do we stand and what are our rights?

Regarding the proposed staggered crossroad junction outside our driveway, IT IS DANGEROUS. By backing a car out of or on to a drive, we shall be constantly exposed to risk and danger (Plan and photographs attached).

Raised junction table! Will it not cause extra rain and water to back flow on to our drive and front garden?

The proposed three storey block of flats will be towering above our gardens and imposing upon Us, taking our privacy away and overlooking us.

For the reasons above we are totally against proposed and revised Cala Homes application O / 2002 / 7008, for housing development behind Warren Rd. / Western Av. Woodley.

Yours faithfully

R.M. Doggett (Mrs)

Luke Doggett

Antonia Doggett

18 Warren Rd.
Woodley
Reading
RG5 3AR

08.08.02

Environmental Services Department
Planning Services,
Wokingham District Council,
P.O.Box 157
Shute End
Wokingham RG40 1WR

Your Ref: Nicola Lake 0 / 2002 / 7008

Dear Sir,

RE - Planning Application 0 / 2002 / 7008

Thank you for your letter regarding the above application. As you know Planning application 0 / 2002 / 7007 is a duplicate application with 0 / 2001 / 5268.

I strongly object to the above application and please refer to my letters of 14.02.01.written to both Nicola Lake and Mr. Swindells.

In this letter I wish to add and point out the following:

1.The design, appearance and layout of above planning application is not in keeping with the present design of Warren Rd and if it was accepted The" Wokingham Unitary "would not be aiming for excellence.

2. The road between No's18 and 14 Warren Rd. would not comply with Highway Safety. If it were accepted our lives and our property would be endangered.

3. We would loose the beautiful peaceful Woodland behind our houses,

4. Instead of pleasing and attractive surroundings we would get 40 houses which will overshadow our gardens and our views. We shall be overlooked and we shall loose our privacy. It is so obvious that with 40 houses and with so many families we shall suffer from noise, disturbance, smell etc

We would urge you that you do not recommend either plan 0 /2001 /5268, 0./ 2002 / 7008 or 0 / 2001 / 4915 to be accepted, for our sake, for our safety for the design and appearance of Warren Rd. and for " Wokingham Unitary – Aiming for Excellence".

Yours faithfully

R.M. Doggett (Mrs)

Luke Doggett

Antonia Doggett

18 Warren Rd
Woodley
Reading
RG5 3AE

14.12.01

Ms Nicola Lake
Environmental Services Dept.
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Lake

Re:Planning application 0/2001/5268

I am writing to you to stress how appalled I am at the developers' determination to destroy our natural and unspoilt green woodland area in Woodley, by proposing to erect so many dwellings.

I wish to make it clear that I strongly oppose the above application.

To have the new road built nearly opposite Wroxham Rd. and in between my house, (No 18) and No 14 would not be enough land. I sincerely hope that it will be a failure on Highway grounds. It just would be too dangerous for everyone concerned, especially in the mornings and afternoons when parents bring and collect children from St. Dominic's R.C. School.

We have lived at No 18 for 20 years, surrounded by natural woodland, trees, wildlife, privacy, peace and SECURITY. I am distressed and frightened at the thought of what is going to happen around my house and the garden. I disapprove and deplore the construction of Social Housing,Town Houses and Apartments behind Warren Road. It would be significantly out of style and character with the present properties in this area.

Enclosed are photographs of my garden. You can see from both plans(4915 and 5268) that my property is in the worst possible position. We shall be completely surrounded by the new developments (Housing, garages, roads.). Some of the photographs have been taken from my Dining room. As you can see the leylandii trees are only 10 meters away from the door and these leylandii trees form a boundary between West Warren and my garden. The rear of my garden is the boundary with East Warren and to the right is No 16 which in the above plan is to be demolished for access and the road. So SECURITY, PRIVACY, PEACE, THE GREEN LAND AND THE WILD LIFE that I have enjoyed for so long will all vanish.Please, Please HELP. I feel strongly that my case is special for the above reasons. I strongly urge you to take a good look at both plans and please note the position of No 18.

I CANNOT ACCEPT that blocks of garages and parking spaces are going to be built adjacent to my garden. This would mean that I would have to live with constant noise day and night. Also SECURITY is going to be of utmost importance to me. As I am going to be sorrounded by the new development and estate I will require a 7-8 ft high brick wall to be built all along outside our present boundary line to protect existing trees and shrubs.I would request to have a visit by the Police regarding the security at the rear of my property because of the new development and cosequently the danger of

entrusion.

I trust that you will reject thiis planning application.

Yours faithfully

R.M.Doggett Mrs)

Copy to:

Ms.A. Cronin
Head of Planning &Transportation
Woodley Town Counci
Woodford Park
Haddon Drive
Woodley
RG5 4LY

19 Warren Road
Woodley
Reading
RG5 3AR
6th January 2003

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

Dear Madam,

Your Ref. APP/X0360/A/02/1105012

I am writing to state my objections to the proposed residential development adjacent to Warren Road in the Wokingham Unitary Authority.

1) The units would be at a density far exceeding that of existing housing the area.

2) It would greatly increase the amount of traffic in a road already under pressure from the traffic and parking caused by a nearby school.

3) It would involve the demolition of N°16 Warren Road. This would create an offset crossroads with Wroxham Road which would be a confusing and dangerous road layout in an area daily saturated with parked cars.

4) The northern end of Warren Road is narrow and winding. Installing traffic lights to create an alternate one-way system would urbanise and damage the amenity of the area.

Yours faithfully

Charles Brownell

32 Warren Road
Woodley
Reading
RG5 3AR
6th January 2003

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

Re Ref No. APP/X0360/A/02/1105012

Dear Mrs Pocock

Please treat this letter as objections to the above planning application,

We are the owners of 32 Warren Road in respect of the above application.

Having studied the plans, particulars and site specific circumstances, we raise "**strong objections**" to the outline proposal . It seems these proposals are bizarre

We have noticed an increase of traffic down Warren Road and often these drivers are speeding in addition to this we have a "Major" problem with parking. I live in a 5 bed detached house and have 3 vehicles. Parking a vehicle outside the house often causes problems with traffic . The road is not wide enough and the proposal suggests narrowing of the road When we or the neighbours have visitors there are real issues with parking cars on the road as people cannot get their cars out of their drive and oncoming cars cannot pass thru easily

In the mornings I have to wait several minutes to drive out of Warren road on to the very busy A4 bath road . Can you imagine if traffic lights were to be installed across the railway bridge. It would cause major congestion on Warren road with tailbacks , and traffic would queue on the A4 bath Road to turn into Warren Road

Providing access via no 16 is not suitable as it would cause major grid lock and the proposed new junction would be dangerous . There are already major issues with the school traffic spilling from Western Avenue. You need to look at the reality of all this not just controlled surveys at off peak and holiday times. **Why does the report not tackle the current issues of Parking along Warren Road and School traffic ?**

With the application for 24 dwellings that could add up to a further 50+ additional vehicles that would be driving up and down Warren Road This is of great concern not only from a noise level but also the distraction and disturbance it would cause to children playing in the neighbourhood.

We also object on the grounds that this application represents undesirable development and would disturb the character of the area in an undesirable way

We have spotted deer, rabbit foxes and other wildlife only within this part of Woodley, it would be a great shame to destroy this.

We also object on the grounds that existing trees including the roots of adjacent oak trees may be damaged by such a development .

We all have major problems with Sewage system in the area , this would make matters worse.

The whole proposal is ludicrous the width of Warren Road is too narrow as it is and to add another access for additional 50 plus cars would destroy the environment.

Yours Sincerely

Mr R. Mehta

17 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

Tel: 0118 9 693506

04-Jan-03

Dear Mrs Pocock,

Your Ref:APP/XO360/A/02/1105012
re Wokingham Unitary:
Application No:02/2002/5268
Appeal By:Cala Home & Lypar Properties Ltd
Site: Land at The Garden Cottage Warren Road Woodley Reading
Proposal: Outline application for residential development of 24 two and three storey dwellings,plus demolition of Garden Cottage and 16 Warren Road

In my opinion this plan places far too great a burden on the surrounding roads.The access road for this development in Warren Road would create tremendous traffic problems early in the morning and in the afternoons when parents are delivering and collecting children to/from St Dominic's School.Gridlock already exists at these times!It goes without saying that the danger to schoolchildren would be increased by further congestion and frustration at these times when everyone seems to be in a hurry.

Over recent years North Woodley has lost most of its "Green Space" and it would be so nice to be able to keep a little to support the wild life in the area.

If there has to be development on this site it should be restricted to a very small number of dwellings of no more than two storeys and in keeping with the surroundings.Warren Road should not have to provide access to such housing with all the traffic hazards this would impose on residents and schoolchildren.

I should be grateful for a copy of the Appeal decision.
Thank you.

Yours sincerely

J.Miller

J.Miller

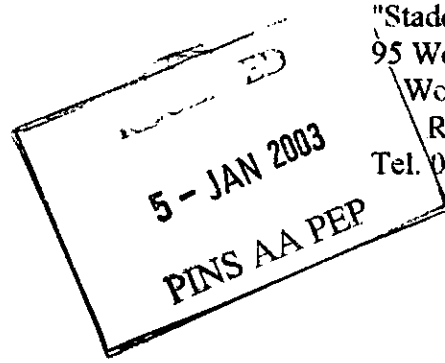
Encl: 3 Copies

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

RECEIVED
5 - JAN 2003

Ref.APP/X0360/A/02/1105012 & 1105246.

"Staddle Stones",
95 Western Avenue,
Woodley,
Reading RG5 3BL
Tel. 0118 969 2015



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

30th December 2002.

Dear Mrs. Pocock,

Development of land behind dwellings in Warren Road, Woodley, and similar areas.

I suspect that in the near future, there will be many informal hearings associated with areas of south-east England, and of the type I have recently been informed of, in connection with proposed development of the area approximately delineated by the map on the back of the document enclosed. As a resident of a house behind and beyond the south-eastern boundary of the site, I hope I shall not be in a position to actually see any of the buildings on the site. However I have joined with my neighbours in the vigorous condemnation of a number of proposals for very high density housing, at up to about four times the figure which could be acceptable as in keeping with existing properties. The particular type of development, which I will call "back-filling", is also most inappropriate, and would tend to destroy the character of this area, even at a very much lower building density, due to the destruction of trees and natural wild-life habitat.

However I feel very strongly that some very basic principles of environmental planning have been violated by the dictatorial approach of government in recent years. The requirement for housing in the right places and at the right prices is probably a genuine one, but this calls for careful planning, with long–term consequences a major consideration, and with the local community the major decision makers. It almost certainly requires avoidance of high density housing in already over-developed urban areas.

Since its inception, the planning machinery has either not progressed or has not progressed in a sensible and appropriate manner. It seems that we have now reached an important point in the downward trend. If this is continued, all semblance of genuine planning will quickly disappear. Or we can begin to create real advantages, by optimising conditions for the community in all circumstances. I hope you may feel that you can personally assist in some small way, in order to encourage those around you to achieve attitudes biased toward the latter view.

Yours sincerely,

R.T. Moxon

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: December 23, 2002
My ref: **O/2002/7008**

WOKINGHAM UNITARY
Aiming for Excellence

R T Moxon
'Staddle Stones'
95 Western Avenue

Woodley
Reading
RG5 3BL

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

NOTICE OF INFORMAL HEARING

Dear Sir/Madam

APPLICATION No: O/2002/7008
APPEAL BY: Cala Homes S Ltd & Lypar Properties
SITE: Land At The Garden Cottage Warren Road Woodley Reading
PROPOSAL: Outline application for the proposed residential development of 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Road.

This is to inform you that an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions, will hold an Informal Hearing into this Appeal at the Civic Offices, Shute End, Wokingham on a date to be advised.

Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate .

If you wish to make further representations, you should, if possible, send three copies to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference **APP/X0360/A/02/1105246**. Comments received after **23/01/2003** will not normally be seen by the Inspector & will be returned.

Documents relating to the appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the decision on this Appeal, you should write to Mrs Pocock & ask for one.

Yours faithfully

Denise Gumbrell

Appeals Assistant



Site Plan, Scale: 1 to 2500

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

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Date: 23 December 2002

N
W E
S

RTV
VIDEO ASSIST

7 Warren Road, Woodley, Reading, Berkshire, RG5 3AP.
Mobile - 07973-286-933 ~ Fax - 0118-969-6632 ~ Home Phone - 0118-969-6632
E-mail – rtvideo@hotmail.com

RECEIVED
8 - JAN 2003
PINS AA PEP

January 3, 2003
Mrs M Pocock
The planning Inspectorate
Room 3/03, Kite Wing,Temple Quay House
2 The Square, Temple Quay,
Bristol BS1 6PN

REF: Planning application no APP/X0360/A/02/1105246
Planning application no APP/X0360/A/02/1105012

Dear, Mrs M Pocock

It has been brought to my attention that Cala homes have appealed against the rejection of their planning applications.2001/5268 scheme & 2002 / 7008 scheme.
This scheme would alter our road with traffic lights & a raised off set junction .This area is already used as a drop of area for children of a local school causing some traffic problems, To add another road and extra traffic at these times would be a major problem to local residents.
We would in fact support a new proposal by Millgate homes No 7863 for 11 houses, and no alterations to Warren road, using a different access point further up the road.
I would request most strongly that you reject the appeal for the Cala homes scheme.
The outcome of your decision could change the character of our neighbourhood forever so please consider local feelings.

Yours Sincerely

Ross Taggart

Mr & Mrs R. Taggart

3rd January 2003.

'Larstynn'
66 Western Avenue
Woodley
Reading
Berkshire
RG5 3BH

1/052/46

Dear Mrs Pocock,

Application numbers: 0/2001/5268 and 0/2002/7008.

I enclose herewith photographs, and a copy of a petition signed by residents, who are opposed to the planning application regarding the proposed erection of houses in Ware Road, Woodley, Berkshire by Cala Homes and Lypar Properties Ltd. We are also against the destruction of the natural environment in the area and loss of precious wildlife in the area therein.

There is also concern about the strain on our already stretched doctors' surgeries and schools should all these houses go ahead, to say nothing of the trail

infrastructure hereabouts being put under added pressure.

Equally causing us considerable worry is the additional traffic this would mean in an already dangerously busy area, with the school and church parking. Western Avenue is an HGV alternative route, being used frequently by all sorts of trucks delivering to other sites with houses being built around us ongoing! It is also a bus route. This in itself is dangerous to the pupils at nearby St. Dominic Savio school.

With respect, we just feel this is just an inappropriate area for so many houses.

Trusting you will consider our strong objections, and thanking you.

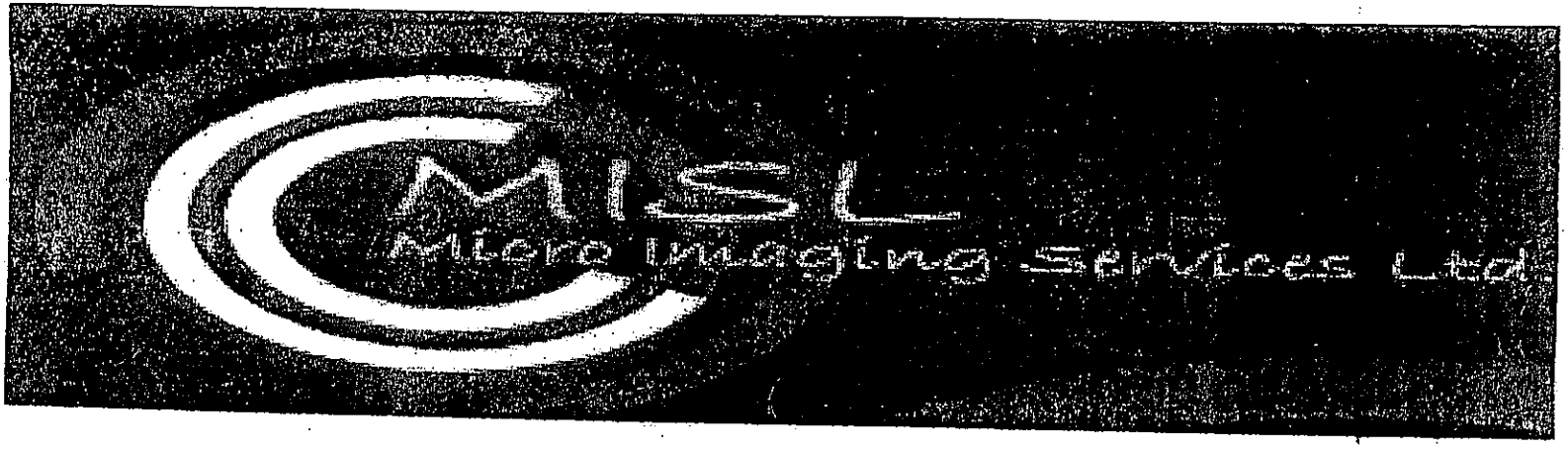
Yours sincerely,

(Mrs) J M Carvell

FOR MR. JOHN AND MRS. JULIA CARVELL.

NAME	ADDRESS	SIGNATURE
R. Gulliver	1 Warren Road	R Gulliver
J. Miller	17 WARREN ROAD	J Miller.
C.A. BROWNELL	19 WARREN ROAD	C.A Brownell
R. Scrivener	21 Warren Road	R Scrivener
J.M. CALLAN	23 Warren Road	J.M. Callan
S.R. Callan	23 Warren Road	S R Callan
[illegible]	27 [illegible] ROAD	[illegible]
MRS S.M. [illegible]	29A WARREN ROAD	S.M. [illegible]
R. P. MYERCOUGH	29A WARREN ROAD	R P Myercough
[illegible]	31 Warren Road	[illegible]
MRS Y WILKIE	31 Warren Road	Y Wilkie
D. M Birchfield	35 Warren Road	D M. Birchfield
C. G. Birchfield	35 Warren Road	C G Birchfield.
R D Birchfield	35 Warren Road	R D Birchfield
M. NICKLESS	137 MEADOW WAY	Mark Nickless
H.M. BIRCHFIELD	35 Warren Road	H.M. Birchfield
L. FLAWN	41 WARREN ROAD	L. Flawn.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

NAME	ADDRESS	SIGNATURE
[illegible] Sangster	2 Warren Rd Woodley	[illegible] Sangster
[illegible] Sangster	2 Warren Rd Woodley	[illegible]
ROY LEWIS	61 WESTERN AVE RG5 3BL	[illegible]
[illegible] Cairney	57, Western Ave RG5 3BL	[illegible] Cairney
F. A BATES	3 Ryecroft Close RG5 3BP	[illegible] Bates
S Pugh	4 Ryecroft — " —	S. D [illegible]
S. Teagle	5 Ryecroft Close	S. Teagle
R. G. TEAGLE	5 " "	R G Teagle
KOSTIAL	4. WARREN ROAD	Kostial
T. & R. Jeffery	6 Warren Rd.	[illegible]
[illegible] Siddell	8 Warren Rd	[illegible] Siddell
H H Perkins	10 Warren Road	H H Perkins
Michael Turgoose	12 Warren Road	[illegible]
[illegible] M Doggett	18 WARREN RD	[illegible]
P. McGEACHAN	28. WARREN RD	[illegible]
[illegible] McGeachan	28, Warren Rd	[illegible]
[illegible] BROOME	30 Warren Road	[illegible]
K MEHTA	32 Warren Road	[illegible]
[illegible]	[illegible]	[illegible]

NAME	ADDRESS	SIGNATURE
PAULINE VALSLER	47, WARREN RD	P Valsler
[illegible]	47 Warren Rd.	D. VALSLER.
DEBBIE WRIGHT	26 WARREN RD	Deb Wright
[illegible]	26 Warren RD	
Nick Hollis.	24 Warren Rd.	N.G. Hollis.
[illegible]	15 WARREN RD	
TERRY EMBERSON	15 WARREN RD	
[illegible]	15 Warren RD	John Cumberson
[illegible]	25 Warren Road.	
[illegible]	25 WARREN ROAD.	PETER BARTLETT
ANNA FARRINGTON	37 WARREN RD	Joanna E. Farrington.
IAN DE SILVA	37 WARREN ROAD	
LARE [illegible]	79 Western Ave	DID SIGN OTHER 3
[illegible]	10 Rycroft Clo	DID SIGN OTHER 3

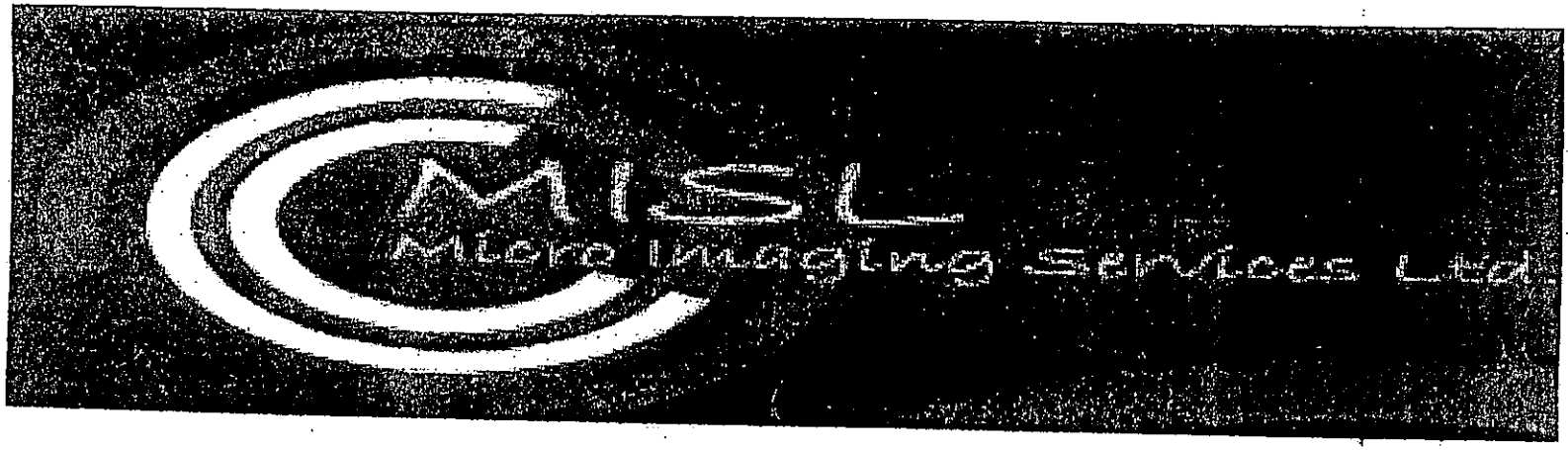
NAME	ADDRESS	SIGNATURE
A.J. DAVIS	11, RYECROFT CLOSE	
J.M. MURRAY	12 RYECROFT CLOSE	
C PATIENT	14 RYECROFT CLOSE	
V. CORVELL	66 WESTERN AVE	
R.T. MOXON	95 WESTERN AVE	
M.L FRY	91 WESTERN AVE	
M. BROOK	PARK FIELDS WESTERN AVE	
M. Knox.	85 Western Ave	M. Knox.
R.H. KNOX	85 Western Ave	
O.R BURTON	69 WESTERN AVENUE	
H+H WRIGHT	76, WESTERN AVE	
TOM MAHONÉ	74 WESTERN AVE WOODLEY	
F.W. POTTER	33 Warren Road	
M.M. POTTER.	33, WARREN ROAD,	
C.J. POTTER	33 WARREN ROAD	
M BOYLE	31A WARREN ROAD	
R.A. Boyle	31A, Warren Road	

NAME	ADDRESS	SIGNATURE
P. J. Prior	The Vines, Western Avenue	[illegible]
R. HOGG	Cairndl, Western Avenue	Rachel Hogg
Y. DEWSBURY	87 WESTERN AVE	[illegible]
J. LUPTON	44 WESTERN AV.	[illegible]
[illegible]	73 Western Ave.	[illegible]
M. LUPTON	44 WESTERN AV.	[illegible]
J. SWANBOROUGH	67 WESTERN AVE	[illegible]
MRS J. JACKSON	70 Western Ave	J. Jackson
MR C. JACKSON	70 WESTERN AVE	C. B. Jackson
MR S. CAIRNEY	57 WESTERN AVE	[illegible]
MR KEVIN BUCHTA	79 WESTERN AV.	Kevin Buchta
MRS. D. POPAT	EDGEFIELD, WESTERN AVE.	[illegible]
MRS. P. POPAT	EDGEFIELD, WESTERN AVE	[illegible]
MIKE EVANS	"CANFORD" WESTERN AVENUE	[illegible]
CAROLE EVANS	Canford Western Av. Woodley	C Evans
HELEN MOLE	68 Western Av Woodley	Helen Mole
N. MOLE	68 Western Av Woodley	[illegible]

NAME	ADDRESS	SIGNATURE
M FROST	36 Warren Rd Woodley	M Frost
T.C. Tidmarsh	14 Warren Rd., Woodley	T.C. Tidmarsh
J. Tidmarsh	14 Warren Rd. Woodley	J. Tidmarsh
L v.D. Scott	5 Warren Rd Woodley	L Scott
[illegible]	✓	[illegible]
D Humphrey	11, Warren Road, Woodley	D Humphrey
A.E. Humphrey	" "	A.E. Humphrey
D. Carton	51 Western Avenue	[illegible]
T. Connor	49 Western Avenue.	T. Connor
T. Wilson	3, Warren Road	[illegible]
[illegible]	9 WARREN ROAD	[illegible]
R. TAGGART.	7 WARREN ROAD WOODLEY	R. Taggart
K. SMYTH	60 WESTERN AVE WOODLEY	K. Smyth
[illegible]	66 WESTERN AVENUE W.	J. CARVELL

C. BROWN	41 WROXHAM ROAD	C Brown
J. A SMITH	39 WROXHAM RD	J A Smith
S M Tarrant	39 Wroxham Rd	J TARRANT
P Allen	35 Wroxham Rd	P. J. ALLEN
L. Kendall	31, WROXHAM RD,	L Kendall
B. Kendall	" " "	B Kendal
A. Fielding	21 Wroxham Rd	A Fielding
	72 WROXHAM ROAD	
BUTT	24 WROXHAM RD	D Butt
Greaves	26 Wroxham Rd	J. Greaves
J M Tedder	28, WROXHAM RD	J M Tedder
MR BISS	30 WROXHAM RD	
MRS. G. REES	36 WROXHAM RD	G. Rees
MRS. MACBAIN	27 WROXHAM ROAD	M MacBain
P A Hogg	25 Wroxham Rd	P A Hogg
June Harding	29 Wroxham Rd	June Harding
Gill Baines	33 Wroxham Rd	
George Farmer	33 Wroxham Rd	G Farmer

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

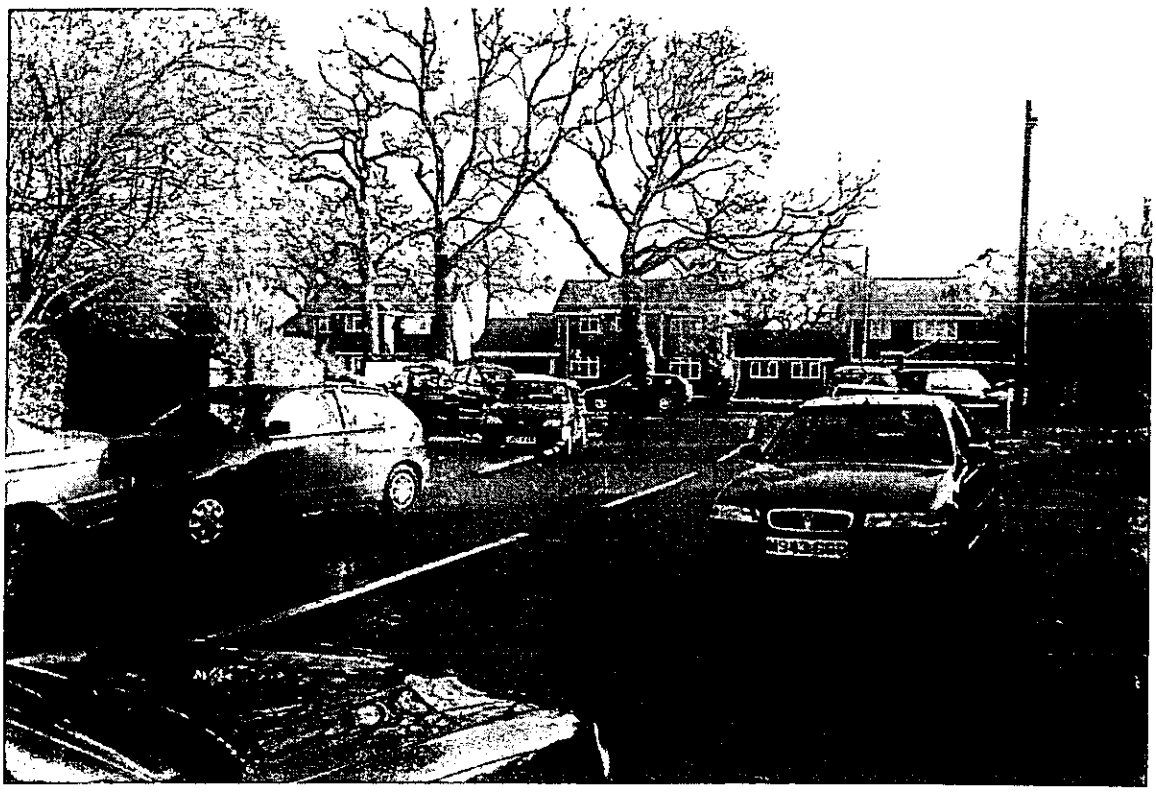


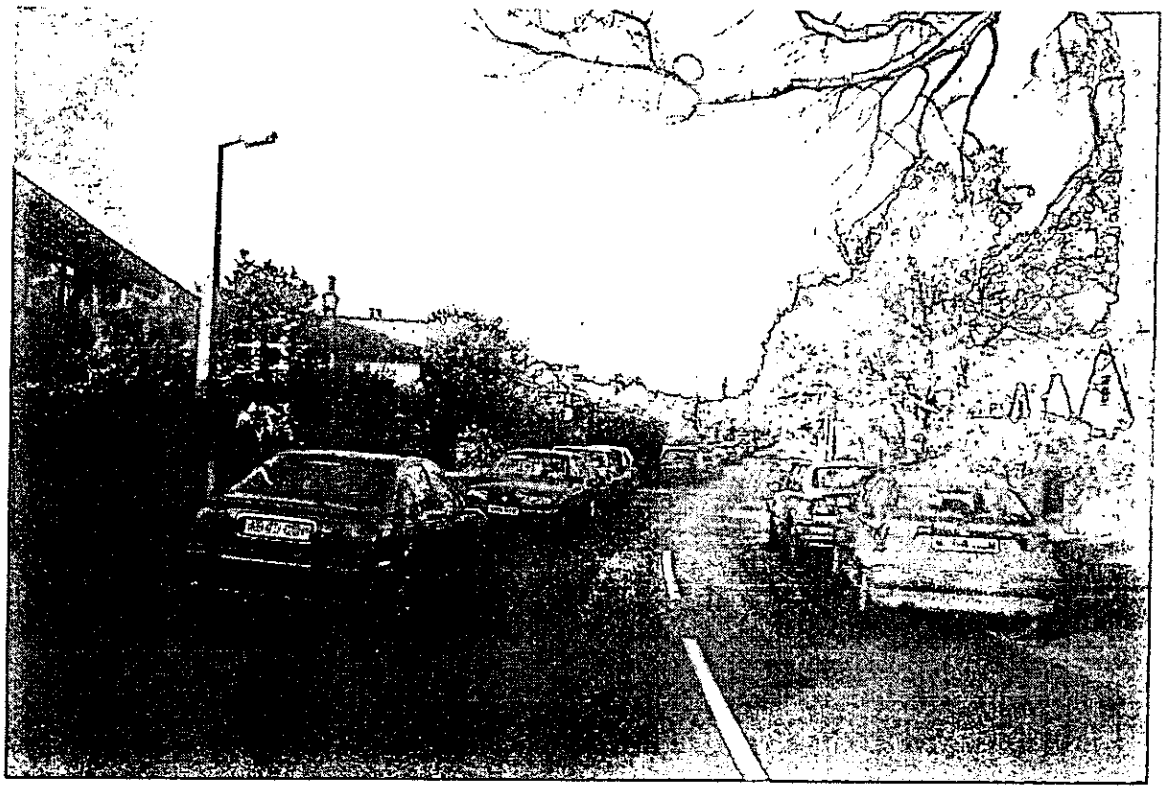
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Western Ave./Warren Rd. junction - cars parked on the verge, and round the junction itself.

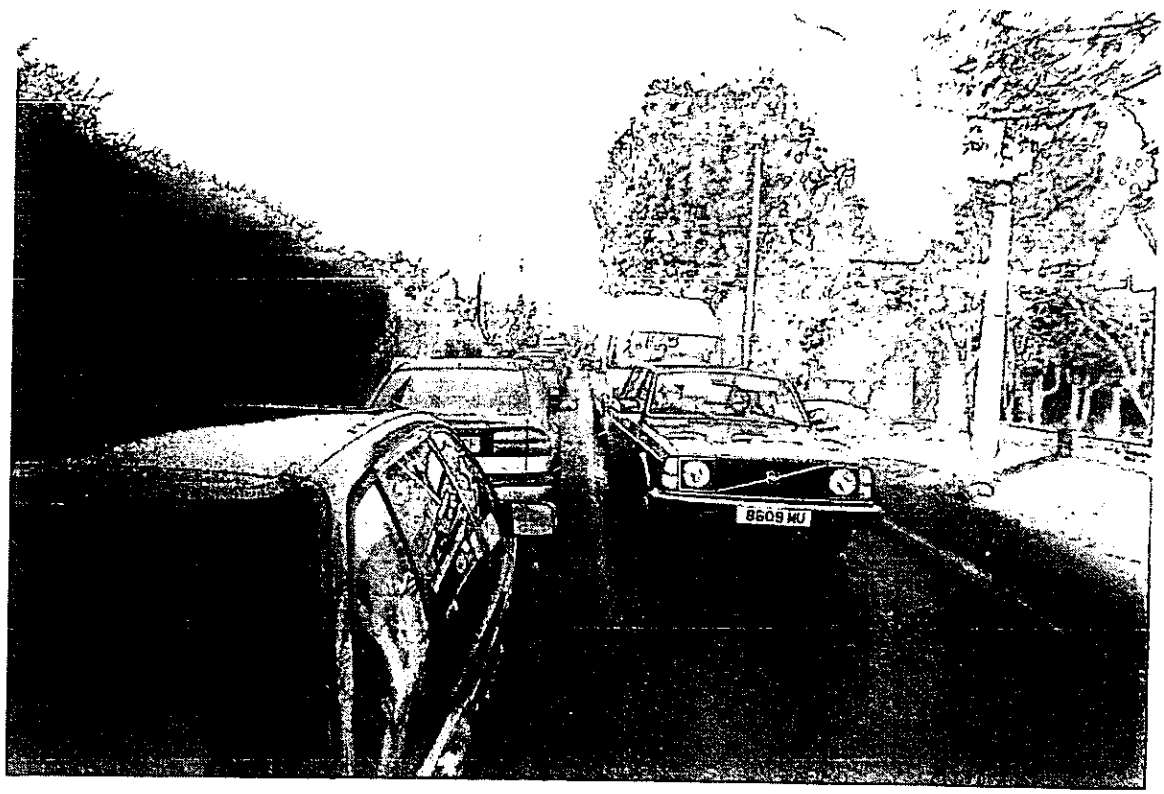
Warren Rd., looking towards its junction with Western Ave. Cars parked on the footpath and grass verge





Warren Rd., looking up road from junction with Western Ave. Cars parked on footpath. Access difficult into drives.

Warren Rd. - single line traffic as far as the eye can see.





Warren Rd./Wroxham Rd. junction - site of proposed mini-roundabout for Cala Homes and new access road (at right). Cars parked right up to junction.

Wroxham Rd. from junction with Warren Rd. - cars parked as far as the eye can see, and round into Selcourt Close, at left - all single lane motoring. No room for passing !

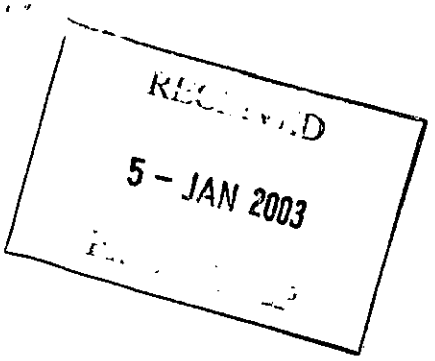




Western Ave./Warren Rd. junction, looking along Western Ave. towards Reading Rd. - note parking on the junction itself - and on the footpath.

Western Ave. from the junction with Warren Rd., looking towards Butts Hill Rd. - a line of cars as far as the eye can see.





75, Western Avenue
Woodley, Reading.
Berkshire.
RG5 3BL
Telephone: 0118 961 8829
Fax: 0118 944 2479
Email: n.moulsley@ntlworld.com

2nd January 2003

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

APP/X0360/A/02/1105012 & APP/X0360/A/02/1105246

Dear Mrs Pocock,

I refer to Application Nos: **O/2001/5268 and O/2002/7008**

Wokingham District Council were quite right to reject these two applications from Carla Homes, following concerns by the Residents in the immediate vicinity.
A proposition by Millgate Homes for 11 dwellings would have been a less intrusive development which was also rejected. This appeal if successful would allow dwellings up to 3 storeys in height which is quite appalling.

1. **Design, Appearance and Layout**

a) This area has been a haven for wildlife, having been a private garden for many years. Its proposed usage will mean the loss of habitat for the large number of badgers, deer, foxes, squirrels, stag beetles, bats and wild birds which regularly frequent it.

b) From a viewing of the plans there are too many properties planned for the size of the area. The density of any proposed development should be more in keeping with the present buildings in this area. In times of droughts during summer months there has been a water shortage and the pressure reduced causing a lot of inconvenience. Adding so many houses demanding further water usage will increase this problem.

2. **Highway Safety**

a) There is presently a heavy congestion problem due to the school and church in Western Avenue. Much of Western Avenue and Warren Road become blocked during school pickup and drop off times due to the additional parked traffic and the same is true of popular church services. The addition of a further development of 24 plus houses with a potential 48 more cars could only serve to worsen an already annoying problem leading to frustration and social stress. This would result in a safety hazard for children attending the local school. Congestion will undoubtedly occur where the demolition of No16 Warren Road to make way for a new road.

3. Overlooking (loss of privacy)

a) The present dwellings in Western Avenue are two storey buildings. The notable exception is West and East Warren, which are isolated from view of houses in Western Avenue. The Warrens may well overlook houses in Warren Road but the persons living in those residences were aware of this when they purchased their property.

b) Allowing a three-storey building to be constructed would spoil the privacy we enjoy. I propose that any future dwellings be appropriate, to the existing houses in this area i.e. Single or two storey construction.

4. Residential amenity

a) The plans shown highlight a large number of trees scheduled for removal should the development go ahead. Currently there is an extremely attractive skyline to North Woodley enjoyed by many people.

5. Noise, disturbance once the development is in use.

a) With the exception of the occasional train and aeroplanes, this is a very peaceful and quiet area largely undisturbed by urban noises. If a site of such density is permitted to be built in this area, the noise-level will be increased to unacceptable levels. We bought this property for its seclusion and attractive outlook. This would no doubt greatly reduce the value of property in this area with the plans put forward. Already Carla Homes have aggrieved neighbours by lopping trees adjacent to the land proposed for development. This in my view is a breech of privacy and damage to property

b) Current plans do not show any means of preventing access to the rear gardens -that back on to the proposed development. This is of great concern to those of us who live here.

1) Security - Currently there are no roads leading to the ends of our gardens. Therefore there has been no need to secure the rear area of our properties by wall or any other means. It is essential any development includes a well-constructed high wall so that current residents may continue to enjoy their own gardens without fear of intruders entering uninvited.

2) The Millgate Homes plan number 4915 shows the area, south east of the proposed development to be an open area of common land. This area has a covenant that allows access as a play area for children of number 14 Warren Road through, to 2 Warren Road (even numbers only) and 59 Western Avenue through to 87 Western Avenue (odd numbers only). It is not common land and is in fact owned in different proportions by each of the above-mentioned houses as recognised by HM Land Registry and as shown on individual Land Certificates.

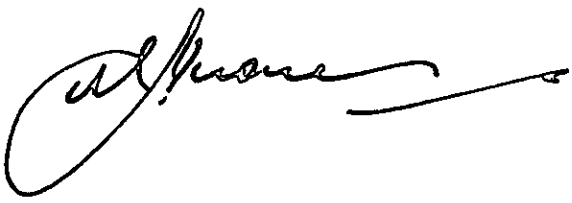
Any proposed development must therefore ensure the continued safety of the children of the 22 entitled houses. As such a small boundary marker such as a wooden fence or of planting trees would provide inadequate protection for these children against strangers coming onto this land.

My wife and I bought our property in 1965 and have enjoyed every moment of our time living here and wish to continue to do the same.

Thank you for your time and careful consideration of my comments.

I should be obliged to receive a copy of the outcome of this appeal.

Yours sincerely



Norman J. Moulsley.

Copy to :
Wokingham Unitary
Woodley Town Council- Community & Members' Services Officer

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

14 Warren Road,
Woodley,
Reading RG5 3AP

9th.January 2003

Your References: APP/X0360/A/02/1105012
APP/X0360/A/02/1105246

Dear Mrs.Pocock,

Development on land behind Warren Road / Western Avenue, Woodley, Reading: Planning Applications 0/2001/5268 and 0/2002/7008

We wish to record our continuing opposition to the above Planning Applications, and attach copies of our principal letters to Wokingham which give detailed reasons:

- 28.11.01, - 31.12.01, - 22.05.02,
- 24.08.02, - 26.09.02, - 09.11.02.

Also attached is a transcription of my representations to the Development Control Committee meeting of 13th.November 2002 on behalf of the local residents - also a sketch showing the dimensions quoted which illustrate that acoustic fencing could not have any effect at bedroom level, and could not be extended in height because we have opening windows at ground floor level on that side of the house. We maintain that because of severe intrusion on No's 14 and 18 Warren Road, this narrow opening is unacceptable as an access point for any development on this site.

We wish to make three further points:

- Notwithstanding the idiotic Planning Rules which require you to assess the merits of individual applications in isolation, please be aware that a perfectly good, wide, access point to this land site exists further up Warren Road. This would push the junction with Warren Road much further away from the sensitive lower end of the road with its daily school traffic congestion. It would avoid knocking down No.16 Warren Road. It is already being considered by a rival developer for a similar housing proposal on the same site. Some wider, strategic, thinking is required here !

- We are greatly concerned at the large sums of money that are swilling around these applications. No doubt they are perfectly legal, but they muddy the picture and must make impartial,objective, decision-making much more difficult. They have no bearing at all on whether or not this site should be developed in the manner proposed, and should be ignored.

Cont'd.....

- The proposals include a most unsightly and unsatisfactory raised staggered cross-roads junction at the site access - a feature introduced by the developer to make this road arrangement acceptable to the local highway authority. We understand that to conform to the Road Hump Regulations 1996, a public consultation exercise is required before this feature can be approved. No such exercise has been carried out.

We believe the decision of Wokingham Development Control Committee to reject these proposals at their meeting of 13th.November 2002 was the correct one. We trust you will agree.

Yours sincerely.

J.G. Tidmarsh J. Tidmarsh

Mr.J.G.Tidmarsh Mrs.J.Tidmarsh

Statement to Development Control Committee 13.11.02

My name is John Tidmarsh. I live at 14 Warren Road and represent the views of very many residents against this extremely unsatisfactory Application.

Concerning the housing development itself, my only comment is that 3-storey flats are inappropriate to this part of Woodley, and on the consultation plan are shown located in the most visually intrusive place relative to existing dwellings.

However, I wish to major on the highway proposals. Access via a new staggered cross-roads with Wroxham Road is totally unacceptable. With or without a 'raised table' it would add a further complication too near the bottom of Warren Road. The report before you almost totally ignores the main reason for this concern - viz. daily traffic congestion associated with the school and church in Western Avenue. The proposed access point is located in totally the wrong place and alternatives are available which fully conform to the standards required by the highway authority without recourse to a substandard arrangement.

Secondly, the traffic light proposals across the railway are strongly opposed. They would add danger at an admittedly difficult location and cause great inconvenience to existing residents, whose views have simply been ignored.

Both this feature and the raised table cross-roads must be subject to separate agreements, audits or public consultation exercises before you can approve this Application. So I contend that you cannot make a positive decision tonight. I gather the Safety Audit has just been received - this now needs to be consulted with the residents.

Finally, the proposed new access road passes within 4.5m and 5m of the walls of the adjoining houses in Warren Road. This information was included in the report for Planning Application 5268, but was removed from the same paragraph in the report on 7008. It thus made it easier for Environmental Services to conclude "the proposal would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings". This is blatantly untrue, and acoustic fencing cannot deal with it - these are 2-storey houses with bedrooms well above the fencing ! There are apparently no standards in this matter. So, before you go to sleep tonight, imagine a car passing just 6 or 7m from your bed, just the other side of the wall, and ask yourself - is not this a gross infringement of my human rights ?

So, in concluding, because of these and many other factors, the residents urge you most strongly to reject this detested Application, or at least defer a decision until the pre-requisite consultation exercises have been completed, and until you have considered Millgate Homes' alternative proposal.

J P Lidnash

TO ALL MEMBERS OF THE DEVELOPMENT CONTROL COMMITTEE

OF

WOKINGHAM DISTRICT COUNCIL

Infill development proposals behind Warren Rd./ Western Avenue
Cala Homes Planning Applications 0/2001/5268 and 0/2002/7008

I would be most grateful if you would kindly read and note the attached correspondence.

You are being asked to make a decision on the Cala Homes Planning Applications at your next meeting on Wednesday 13th. November 2002.

The briefing report and recommendation prepared by Environmental Services is deficient in a number of critical areas, where the views of local residents have been ignored or inadequately addressed.

Yours faithfully,

J.G.Tidmarsh
14 Warren Road
Woodley

9th.November 2002

14 Warren Road,
Woodley,
Reading RG5 3AP

8th.November 2002

Cllr.D.Ashman,
Cllr.M.Lennard,
Cllr.P.Swaddle

Dear Councillors,

Infill development proposals behind Warren Rd. and Western Avenue
Cala Homes Planning Applications 0/2001/5268 and 0/2002/7008

I attach copies of two letters of today's date regarding the above Planning Applications. One is from myself and the other from a near neighbour. Both letters concern serious omissions or inaccurate / misleading conclusions in the Development Control Officer's report, which recommends acceptance of Cala Homes proposal 7008. This is a serious matter since the report forms a major plank in the decision-making process

Quite frankly, such behaviour by Council Officers is not acceptable and I intend to make a formal complaint when I can ascertain the correct channels. In the meantime I earnestly ask you to take whatever action you can to ensure that the Cala Homes proposal is withdrawn from the agenda of next Wednesday's meeting, or at the very least a decision is deferred until the Millgate Homes alternative scheme can be considered at the same time.

I believe there are also technical reasons for seeking a deferment of the Cala Homes scheme in that Public Consultation is required on their highway proposals (raised table / traffic lights) before any approvals can be given to the scheme that requires them. Please see the attached letter and report from DFM Consulting Ltd. to Wokingham District Council Engineering Services, in particular the Conclusions, Section 6.

Yours sincerely,

J.G.Tidmarsh

dfm consulting ltd

Mr K Rogers
Wokingham District Council
Environmental Services Dept
Engineering Services
PO Box 153
Shute End
Wokingham
Berks RG40 1WL

Tel. 0118 974 6323

COPY

0217/02

15 October 2002

Dear Mr Rogers,

LAND AT GARDEN COTTAGE AND EAST WARREN, WARREN ROAD, WOODLEY

DFM Consulting Ltd have been appointed by Millgate Homes to provide highways and transportation advice on the planning proposals in Warren Road. This service was previously provided by Buchanan Consulting Engineers.

Please find attached our critique of the Transport Assessment and highway improvement scheme prepared by the Bellamy Roberts Partnership in support of the planning application submitted by Cala Homes and Lypar Country Properties.

You will be aware that the highway authority has previously resisted access to this site through 16 Warren Road as this created a crossroads situation. I draw your attention to the letter dated 6th September 2001 from Mr Auton and his original comments on the planning application (for 40 dwellings at that time) dated 26th November 2001.

Clearly, there have been extensive discussions between the highway authority and Bellamy Roberts which have resulted in the submission of the traffic management scheme. My critique considers the various elements of the scheme and, in particular, the design and deliverability of the shuttle-working over the railway bridge. You will see that I conclude that the scheme is fundamentally flawed. The absence of a safety audit and the lack of formal consultation under the Road Hump Regulations mean that it would be premature for this application to be put to the Committee with a recommendation of approval from the highway authority.

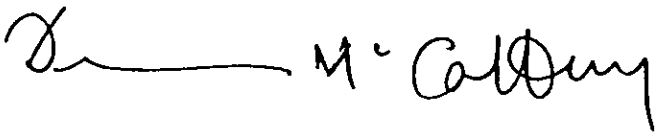
My client can provide an access road junction onto Warren Road which complies with all the usual design standards and which will not require the installation of engineering devices to make it

9 Oldacres - Maidenhead Berkshire - SL6 1XH
Tel 01628 580009 - Fax 01628 776065 - Mobile 07753 325922 E-mail d.mccaffery@dfmconsulting.co.uk
Registered in England. 4538119

acceptable. There is an undetermined planning application for this site which utilises the existing access to Garden Cottage, East and West Warren and which is acceptable in layout terms to the highway authority. Millgate Homes is in the process of submitting planning applications which will propose an access to the south of Warren Cottage. This access will be designed in full compliance with all the highway authority's standards and will, in my opinion, provide the nest access arrangement to the development of this site.

I trust you will take these comments into account when making your formal comments to the planning officer.

Yours Sincerely,



Dermot McCaffery

CC Ms N Lake WDC Planning

Mr N Jackson Millgate Homes

dfm consulting ltd

Land at Garden Cottage and East Warren, Warren Road, Woodley

Critique of Bellamy Roberts Report (August 2002)

October 2002

9 Oldacres - Maidenhead Berkshire - SL6 1XH
Tel 01628 580009 - Fax 01628 776065 - Mobile 07753 325922
E-mail d.mccaffery@dfmconsulting.co.uk

1.0 INTRODUCTION

1.1 DFM Consulting have been appointed by Millgate Homes to provide a critique of the Transport Assessment report prepared by the Bellamy Roberts Partnership on behalf of Cala Homes. That Transport Assessment considers and details the highway improvements that are to be provided as part of the proposed residential development of land at Garden Cottage and East Warren, Warren Road, Woodley with access proposed through 16 Warren Road.

1.2 An outline planning application has been submitted to Wokingham District Council for the development of 24 dwellings. Access is being considered in detail with all other matters reserved for subsequent approval.

1.3 This critique will deal with the issues raised in the Bellamy Roberts Transport Assessment in the same order as they appear. Where possible, reference will be made to the section headings and paragraph numbering in the Bellamy Roberts (BR) Assessment.

1.4 Design guidance for residential roads is found in Design Bulletin 32 (2nd Edition), Places, Streets & Movement and in the Berkshire Design Guide.

2.0 DESCRIPTION OF THE DEVELOPMENT

2.1 [para 2.3] The proposed access road junction will take the form of an off-set crossroads junction. This form of junction has been previously resisted by the highway authority. Although DB 32, Places, Streets & Movement, and the Berkshire Design Guide accept the use of cross roads in residential developments, this is

generally the case when the intended crossroads junction is within, or forms part of the design of a residential layout which includes devices to maintain minimal vehicles speeds. In the case of the Warren Road development site, Warren Road was not constructed with speed reducing features and the creation of a crossroads junction is therefore not acceptable. In order to create an environment that would be similar to a modern residential layout the BR Assessment proposes to install "bolt on" speed reducing features [para 2.4].

2.2 DB 32 advocates the use of a range of speed reducing measures within traffic calming/management schemes and paragraph 2.56 (c) suggests that speeds will be maintained below 30 mph if the measures are spaced at 80 – 120 m intervals. The BR scheme follows this advice.

2.3 [para 2.5] It is acknowledged that the raised table at the access road junction will need to comply with the Road Hump Regulations 1996. These Regulations also require a formal public consultation exercise to be carried out [para 2.14].

2.4 [para 2.6] A vehicle speed survey has been carried out which identified approach speeds from the north "in the order of 30 mph". A previous speed survey carried out on 25 May 2000 (copy attached in Appendix 1) recorded approach speeds of up to 40 mph with an 85th percentile speed of 34 mph (dry). This will be discussed in more detail later. The consequence of the high approach speeds is that additional speed controlling measures are proposed, including a road narrowing (or "pinch point") approximately 60 metres to the north west of the access road junction. At this point, the existing carriageway is 4.8 metres wide. Although the device shown on the BR scheme drawing (2497/02 A) appears to reduce the carriageway to a 2.8 m width the Assessment describes the intention to reduce the

carriageway width to 3 m. A width of less than 3 m is generally considered to be unacceptable (paragraph 3.20 DB32).

2.5 [para 2.7] A pedestrian refuge is proposed at the Warren Road/Western Avenue junction. In order to incorporate this device the southern kerb radius of the junction will be reduced to approximately 5 m. This will have an effect on the movement of delivery and service vehicles making a left turn into Warren Road. Without evidence of vehicle swept paths it is not possible to be confident about the acceptability of the proposed refuge. The proposed refuge to the south of the railway bridge is considered to be acceptable.

2.6 [para 2.8] It is proposed to create "substantially enhanced pedestrian facilities" and to create "a safe pedestrian route" across the railway bridge and through to the bus and cycle facilities on the Bath Road. These proposals are shown on the BR drawing 2497/03B.

2.7 [para 2.10] The proposed footway across the bridge will be 1.5 m wide and this will require shuttle-working traffic signals. In para 2.12 the "minimum carriageway width" will be 3.5 m (greater in some places) to allow for the passage of heavy goods vehicles and emergency vehicles. These proposed widths are considered to be the minimum required and they accord with advice in DB32 and Places, Streets & Movement. However, the details contained on drawing number 2497/03B contradict the text in the assessment. The section of shuttle-working to be provided is approximately 200 m long. A table of existing carriageway widths for this scheme is provided on the drawing. As the text describes the minimum footway and carriageway widths to be provided as 1.5 m and 3.5 m respectively it can be seen from the table of existing widths that 42% of the 200m long scheme will be too narrow for both of the minimum widths to be provided. There is

no indication on the drawing that land on either side of the existing carriageway will be used for widening works. Given the horizontal alignment of the carriageway and the lack of street lighting either existing or proposed, it is considered that any shortfall in the proposed carriageway or footway widths will seriously affect the safety of the proposal. The BR Assessment does not contain any details of a safety audit which is a usual requirement from the highway authority for all proposed highway improvement schemes. The northern section of the scheme, between chainage 180 and 220, is very substandard. According to the BR table of carriageway widths, at chainage 180 the carriageway is 4.2 m wide. This is the start/finish of the shuttle-working and a point at which vehicles will begin to manoeuvre around the southbound stop line and carriageway narrowing. A reduction in carriageway width here would be unacceptable. Thus the footway would have to be reduced to 0.7 m. Between chainage 190 and 200 the carriageway is 4.3 m wide. At this point the scheme proposes to site the southbound stop line for the traffic signals and to accommodate the manoeuvring area for northbound vehicles. A 2.0 m footway is to be provided within land on the south side of the carriageway. It is not clear from a site inspection whether this land is included within the public highway. The stop line is set back approximately 8.0 m from the single width section of the scheme. This is insufficient to allow a heavy goods vehicle to manoeuvre and avoid vehicles waiting at the stop line. A 4.3 m carriageway width is too narrow for a delivery/service vehicle to pass a car on a normal straight alignment and clearly this is a potential point of conflict.

2.8 [para 2.11] The BR report suggests that delays and queuing will be minimal as a result of the proposed traffic signals. The shuttle-working scheme extends for approximately 200 m and this length of scheme can lead to frustration and delay as a result of the additional time needed to ensure that the restricted length of

carriageway is clear of vehicles, including cyclists, before further vehicles are permitted to progress. As an indication, a car travelling at 20 mph through the shuttle-working will take 22 seconds to drive from one end to the other. Depending on the set up of the detection loops, an additional time period is required before vehicles from the opposing direction can proceed. If several vehicles approach the scheme together, the delay for waiting vehicles could approach 40 - 50 seconds. This delay will be significantly increased if cyclists use the route.

3.0 SUSTAINABLITY

3.1 The sustainability credentials of the development site as set out in the BR Assessment are considered to be reasonable.

4.0 TRAFFIC DATA

4.1 The traffic flow information and traffic generation rates used are considered to be acceptable. Clearly, Warren Road is very lightly trafficked and the additional traffic that will be generated by the proposed development will not have a noticeable impact.

4.2 [para 4.6] The observed traffic flows at the Warren Road/Wroxham Road junction as shown in Appendix 4 of the BR Assessment indicate that there is a clear bias for traffic turning left into and right out of Wroxham Road. As such, the traffic generated by the development is not likely to split "broadly equally" between the three directions. Although numerically the change in vehicle flows will be small if this adjustment was made, it would reduce the volume of development traffic that would be likely to head north in the morning (and return from the north in the evening) and thereby impacting on the route over the railway bridge.

5.0 TRAFFIC SPEEDS AND VISIBILITY

5.1 [paras 5.1 – 5.4] As mentioned above, a speed survey was carried out on 25 May 2000 on behalf of Millgate Homes. This is attached at Appendix 1. It records 85th percentile dry weather speeds of 34 mph in both directions. These results are significantly higher than those recorded by BR. It is accepted that speed surveys conducted on different days or at different times of the same day will record differing speeds, but generally they should be of the same order. If the Millgate results are applied to the visibility requirements for the proposed access visibility splays of 4.5 m x 70 m will be required in both directions to comply with the standards as set out in Places, Streets & Movement. The available visibility splays have not been shown on the BR drawings but are quoted in the text as being 2.4 m x 45m to the south and 2.4 m x 70 m to the north. Places, Streets & Movement defines a requirement for a 4.5 m set back for visibility splays for "busy private accesses". The development access will serve 24 dwellings which falls within this definition. It is acknowledged that the traffic management devices proposed will have an effect on vehicle speeds in the vicinity of the access.

6.0 CONCLUSIONS

6.1 The highway authority has previously taken the stance that a crossroads junction on Warren Road to serve the development is unacceptable. The applicant has convinced the highway authority that the benefit and effect of the additional traffic calming measures will overcome the disbenefit of the proposed access. However, if the traffic management scheme proves to be undeliverable then the original objection must remain. The level of existing traffic flows on Warren Road and the anticipated traffic generated by the development does not warrant the extent of measures proposed. In particular, the shuttle-working traffic

signals scheme over the railway bridge is significantly over designed. The additional measures only support the otherwise unacceptable access junction.

6.2 It is clear from the dimensions provided by BR that the scheme as proposed cannot be achieved. It has not been the subject of a safety audit and although it will be refined during the detailed design stage, it appears at this time to be fundamentally flawed. A safety Audit should be carried out and its results fully considered by the highway authority before the application is taken to committee. As proposed, the scheme could result in danger to pedestrians and other road users due to inadequate footway provision and substandard carriageway width.

6.3 The proposed raised junction at the site access road has merit as a speed reducing feature and will help to highlight the less than desirable off-set crossroads. However, these type of features are not generally favoured by locals and, for this reason most highway authorities are reluctant to utilise road humps (or raised tables) unless there are not viable options. It important, therefore, to conform to the Road Hump Regulations 1996, an integral part of which is the requirement for a public consultation exercise. Until this exercise has been completed and ratified by a committee of the highway authority, there can be no certainty that the developer can implement the junction as proposed. It is the usual practice of other highway authorities to insist that consultations under the Road Hump Regulations are carried out prior to an application being reported to committee.

6.4 Overall, it is considered that the traffic management scheme proposed by BR on behalf of the current applicant is over-engineered and is out of proportion with the scale of traffic impact.

F

Your Ref: Nicola Lake 0/2002/7008

14 Warren Road,
Woodley,
Reading RG5 3AP

Environmental Services Dept.,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

26th.September 2002

Copies to:

Cllr.Mrs.M.A.Long, Chairman, Wokingham District Council

Cllr.Mr.A.J.Ross, Chairman,Development Control Committee

Ms.A.Cronin, Head of Planning & Transportation

Woodley Town Council.

Mrs.Theresa May, Member of Parliament.

Dear Sir,

Planning Application 0/2002/7008

Housing Development behind Warren Road / Western Avenue,Woodley

We have examined the plans and reports associated with the above Planning Application and wish to make the following comments.

Firstly, general comments, addressed principally to the Chairman of Wokingham District Council:

1. Your consultation timescale applied to the above Planning Application has been a disgrace. Woodley Town Council were allowed barely 24 hours to notify local residents before their September Plans Committee met to consider the subject. They did their best, but many residents were unaware of the meeting / unable to attend It is within your powers to set timescales - you could easily have ascertained the Woodley Plans Committee dates and allowed adequate time for proper presentation and consultation, but you didn't - this is no way to "aim for excellence" - and a bad example of poor local government which has left a sour taste in many people's mouths - and it's not the first time it has happened in recent months !

2. There is now much confusion in people's minds in this neighbourhood regarding the current situation with revised submissions and the use of "duplicate" applications. What do "duplicate" applications mean, and in whose interests are they made ? - and have the earlier submissions been withdrawn ? - and what has happened to the Millgate Homes application ? You owe it to your residents - who pay heavy Council Tax - to keep them informed on these very unsettling matters - remember, most lay-folk do not understand the niceties of planning rules and simply become cynical about the whole process - it's no way to treat a community if you really are "aiming for excellence"....

Cont'd.....

3. What has happened to the Millgate Homes planning application ? Are they waiting quietly in the wings for Cala Homes to get their go-ahead, then put in a modified application themselves to develop the West Warren site so studiously being avoided by Cala Homes, with access via the existing private driveway to West/East Warren - so that ultimately there would be far more than 24 houses built behind Warren Road ?

   Is nobody taking a strategic view of the overall situation, or are you meekly allowing developers to pick off site by site to the (creeping) detriment of the neighbourhood ?

4. In this part of Woodley we are becoming completely exasperated at the way individual green sites are being picked off, one by one, with consequent creeping expansion, all to be absorbed within a fixed , almost saturated, infrastructure. By this process, Woodley is slowly becoming grid-locked on its roads, with many other services also stretched to the limit. When will a brave Local Authority have the guts to stand up to Central Government and say "enough is enough" ?

Now to specific objections to the above Cala Homes proposals:

Design, appearance and layout

An enclave of three-storey flats would be totally unsuitable for this part of Woodley. The proposed location of the flats is also very insensitive - being the nearest buildings in the development to the existing houses in Warren Road - i.e. maximum visual intrusion to the existing residents.

We must also point out - once again - that Cala Homes seem determined to use out-of-date site plans. Both No's 14 and 18 Warren Road have far larger "footprints" than shown, which means that the impact of a new road between them would be greater than suggested by the Cala Homes plans. Please see the attached, marked-up, plan.

Highways Safety

The proposed staggered crossroads in Warren Road and associated works - refuge islands, single-carriageway pinch-point, traffic lights plus a forest of new road signs takes one's breath away and indicates how desperate Cala Homes must be to get their scheme in ! These alterations would change completely - and adversely - the whole character of this road and neighbourhood, and are truly awful.

The Bellamy Roberts Partnership Transport Assessment majors on speed of vehicles - it doesn't mention at all the major problem in Warren Road / Western Avenue, which alone should cause this application to be rejected - viz. congestion caused every weekday by school traffic - it is simply ignored !!

Cont'd.....

The Transport Assessment survey on 21st.February 2002 doesn't even cover the afternoon school peak time (it covers 07.30 - 09.30 and 16.30 - 18.30 only !) ! In this respect it is flawed. It is also deficient in that it makes no mention of the bus service used by most people in this immediate area to and from Reading, the No.63/65 service in Reading Road - instead building castles in the sky with traffic lights and long footpath / single-lane road through to the A4 !

Incidentally - and another complaint - the copy of the planning documentation in Woodley Library does not contain any of the appendices to the Transport Assessment, so we may be the only people pointing out to you the above survey deficiency. PLEASE DO NOT IGNORE IT.

Regarding the incredible staggered crossroads, we must again draw your attention to the driveway access to No.18 Warren Road which would actually be directly off the new crossroads junction ! Backing a car out of / on to this drive would become hazardous in the extreme and very far from "best practice". (aiming for excellence ?). This feature alone should cause this new access roadway proposal to be rejected.

We must also point out that the level of the road at the entrance to our drive is only slightly lower than the level of our drive. We do not wish to have rain / storm water running off the proposed raised junction table straight onto our drive !

The Transport Assessment states that Cala Homes understand their proposals are now broadly acceptable to the Council's Highway Officers. We trust this is not the case and that your Highways Officers will again reject the basic concept of more cars being fed into Warren Road, per se.

Residential Amenity

We repeat our objection to the loss of a large and beautiful area of natural woodland, where bats fly, badgers live and deer roam.

Overshadowing / Overlooking

The residents of No's 14 and 18 Warren Road strongly maintain that there is totally inadequate space created by the demolition of No.16 Warren Road in which to install a new access road without severely and grievously affecting their properties. Clearance of 4 metres between new road and our house wall is unacceptable. This side of our house contains the main living rooms, with opening windows in this wall. Erection of an "acoustic fence" merely emphasises the visual intrusion/ loss of privacy which would extend the whole length of our front garden, house and back garden - some 60 metres - and would destroy the present peaceful and secure nature of our boundary. The whole of our front and back garden boundaries are presently lined with mature bushes / shrubs / trees. These are not to be disturbed, removed, destroyed in any way - and any new structure (which should be brick, not wood, provided and maintained by the developers) must therefore be located at least one metre outside our present boundary. We will not agree to anything less.

Cont'd.....

There is also no indication in the submission of any measures to protect the foundations of No's.14 and 18 Warren Road from damage or subsidence during construction or any reference to any compensation / protection from the noise and disturbance so very close to these houses during a lengthy construction period.

Trees

The Application contains a Tree Survey. In the extreme corner of our front garden there exists a mature False Acasia tree (No.T228 on the plan), immediately adjacent to which is a Walnut tree (No.T227) in the corner of No.16's garden. Tree 227 is shown to be removed. Tree 228 is not to be removed or trimmed or damaged under any circumstances, nor are its roots to be damaged. We require you to make this clear to the developer, and please confirm that you have done so. We have written separately regarding this tree to your Landscape and Heritage Section, who we believe deal with Tree Preservation Orders.

Security

The submission includes no details of any proposals to provide a robust barrier along the south east boundary between the new development and the "childrens play area" behind our houses in Warren Road and Western Avenue. This area is very special to the 23 residents who own it, and provides a totally safe place in which their children can play. A two metres high brick wall would be required along the whole length of this boundary - built and maintained by the developers.

Taken overall, the owners of No.'s 14 and 18 Warren Road remain extremely disturbed and concerned at this proposed development so close to their houses, which would have a devastating effect on their properties and substantially intrude on their present peaceful and secure way of life. It matters not whether 24 or 40 houses are to be built. While the proposal includes the destruction of No.16 Warren Road and the creation of a new access road so close to our homes we believe our human rights are being seriously and unreasonably eroded. We therefore appeal to you to reject this application outright.

Yours faithfully,

J.G. Tidmarsh

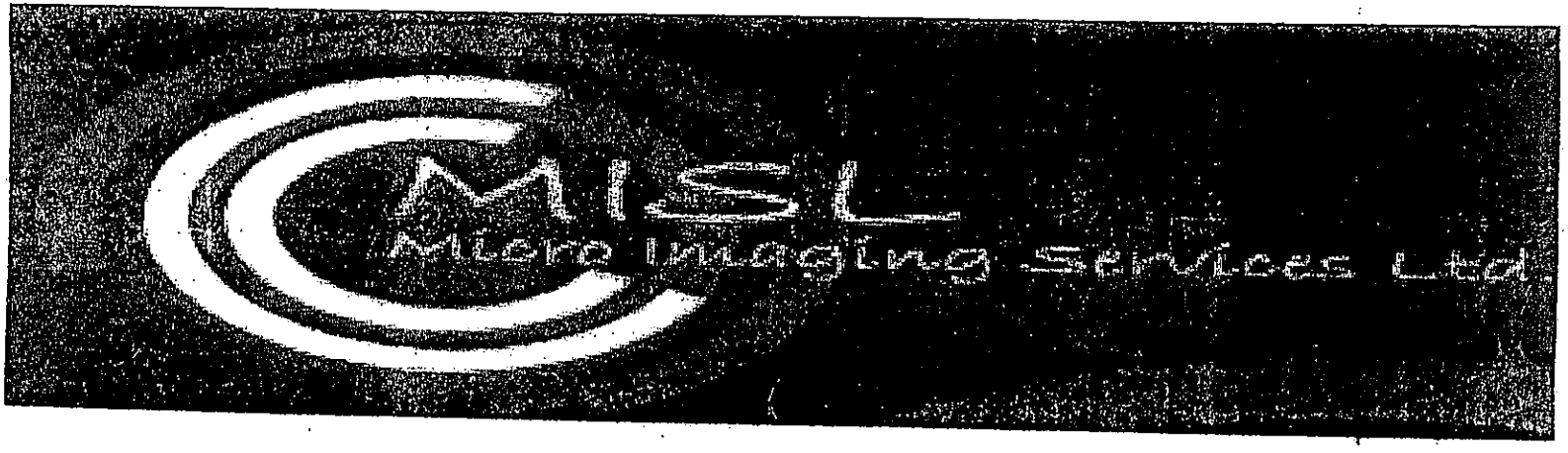
J. Tidmarsh

Mr.J.G.Tidmarsh

Mrs.J.Tidmarsh

Cont'd.....

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

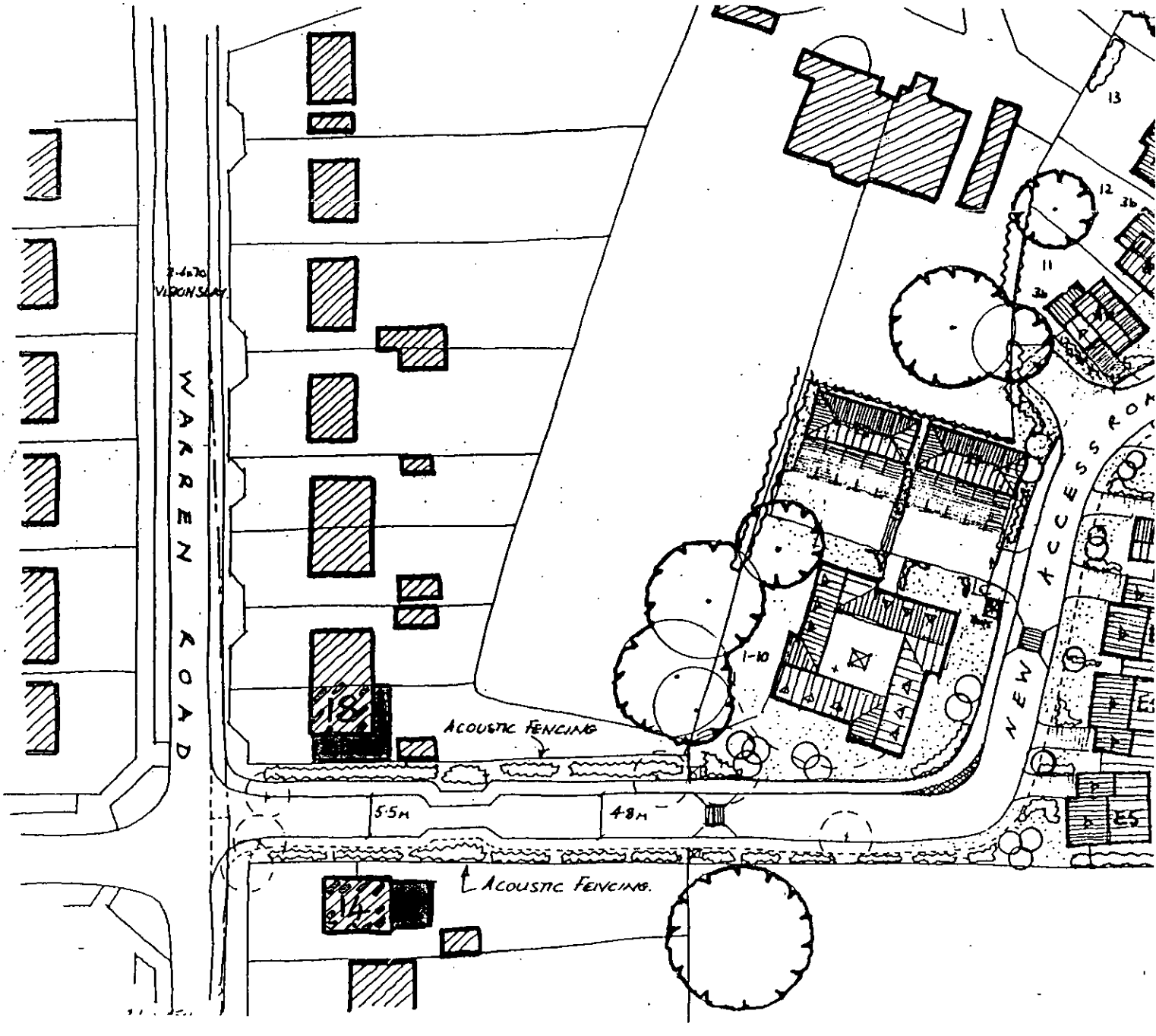


FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Just a reminder - Warren Road / Wroxham Road junction at school time on the first day of this term, 3rd.September 2002



Actual plan 'footprint'
of No's 14 & 18 Warren Road.



Your Ref: Nicola Lake 0/2002/7008

14 Warren Road,
Woodley,
Reading RG5 3AP

Environmental Services Dept.,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

24th.August 2002

Dear Sir,

Planning Applications 0/2001/4915, 0/2001/5268, 0/2002/7008

Further to my letter of 19th.July 2002, I now enclose for your records photographs of traffic congestion in Warren Road and Western Avenue on 19th.and 22nd.July 2002 - just before the end of the last school term.

As with the numerous other photograhs submitted to you, these pictures support our opposition the the above Planning Applications. (letters dated 31.12.01 and 22.05.02). All these photographs apply equally to each of the above Applications and we shall be obliged if you will kindly ensure that copies of all photographs sent to you are attached to each of the relevant files.

Please note the comments associated with these pictures. Please draw the attention of your Highways Office to them.

Yours faithfully,

J.G.Tidmarsh J. Tidmarsh

Mr.& Mrs.J.G.Tidmarsh

Copy to Woodley Town Council

Attachment to letter dated 24.08.02

19th.July 2002



1. Warren Road - 16 non-resident vehicles parked from the junction with Western Ave. up to the private road into The Warren.

2. Western Avenue - looking towards Butts Hill Rd. from the junction with Warren Road.



Attachment to letter dated 24.08.02

19th.July 2002

3. Warren Road - junction with Wroxham Road.

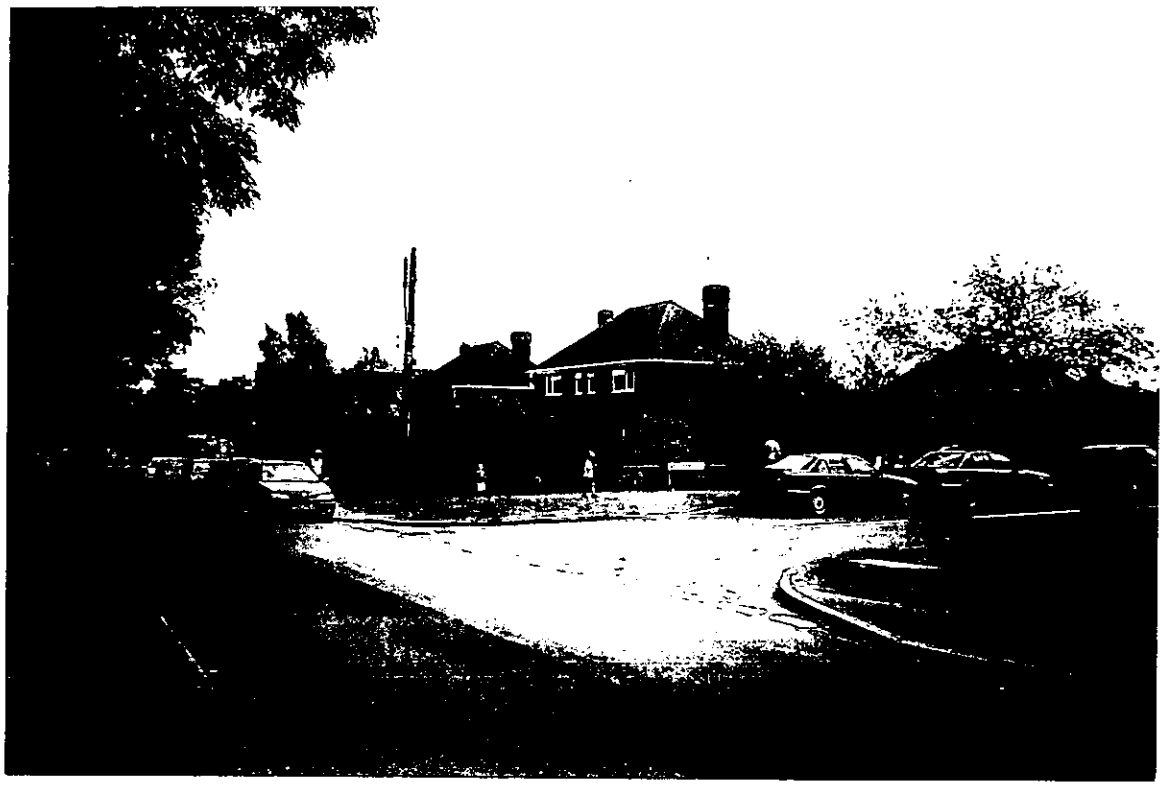


In total, on this morning, over 60 vehicles were parked in Western Avenue, Warren Road and Wroxham Road - none of them belonging to residents.

Attachment to letter dated 24.08.02

22nd.July 2002

Junction of Warren Road & Wroxham Road.





The two cars in the lower photograph were parked in such a way that it was impossible to get my car out of my drive without breaking the law and driving on the footpath.

Your Ref: Nicola Lake 0/2001/4915
0/2001/5268

14 Warren Road,
Woodley,
Reading RG5 3AP

Environmental Services Dept.,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

22nd.May 2002

Dear Sir,

Planning Applications 0/2001/4915 and 0/2001/5268

It is now some 7 months since the above Planning Applications were lodged with you. I understand that discussions are still taking place between your Office and each developer, and also that the Highways Dept. has recommended rejection of the Cala Homes proposal to drive a new access road into Warren Road between No's 14 and 18. Meanwhile, residents of the area are left in suspense, to live with the uneasy silence and an unresolved threat to their living environment hanging over them.

I enclose a further set of photographs taken over recent weeks at school times, of Warren Road, Wroxham Road and Western Avenue. The dates are virtually random - just when the mood took me and a camera was to hand. One does not need to be too choosy - such pictures could be taken any day, Monday to Friday, during term times and I intend to go on adding to this body of evidence. Will you pleae add these photos. to your dossier (augmenting those sent to you with my letter of 31st.December 2001), and will you please table them as evidence against the above Applications when your Development Control Committee meets to consider them.

I would also mention that residents of Warren Road are aware of at least two traffic surveys that have been carried out in the area in recent months from unmarked cars parked outside our houses. Those carrying out the surveys were approached, but either declined or were unable to say for whom they were working. Both were being carried out on weekdays in term time but neither covered school arrival/departure times. The person to whom I spoke was observing from 16.00 to 19.00 at the junction of Warren Road and Wroxham Road, but no-one was there to cover crucial school times. A neighbour spoke to another surveyor who was observing from 10.00 to 14.00 at the junction of Warren Road and the existing Service Road to West/East Warren. The value of such surveys must be negligible !

Cont'd.....

Finally I enclose, also for your dossier, a photo. taken from the rear bedroom window of our house, showing the gardens of No's.14 and 16 Warren Road and, beyond, the lovely wooded area of West and East Warren that these developers wish to cover with houses. Also marked, is the location of the proposed access road that Cala Homes wish to install along the whole length of our property, destroying the security, privacy and peace of our present living environment.

You have started using a new letter-head for your correspondence which declares "Wokingham Unitary - Aiming For Excellence". Please have the courage to recommend that both these Applications be thrown out, in the interests of upholding and defending the standards of life of the existing local residents. Here is your opportunity to demonstrate that you mean what your letter-head says !!

Yours faithfully,

J. Tidmarsh

Mr.& Mrs.J.G.Tidmarsh

Copies to:

Head of Planning & Transportation

Woodley Town Council

Mrs.Theresa May M.P.

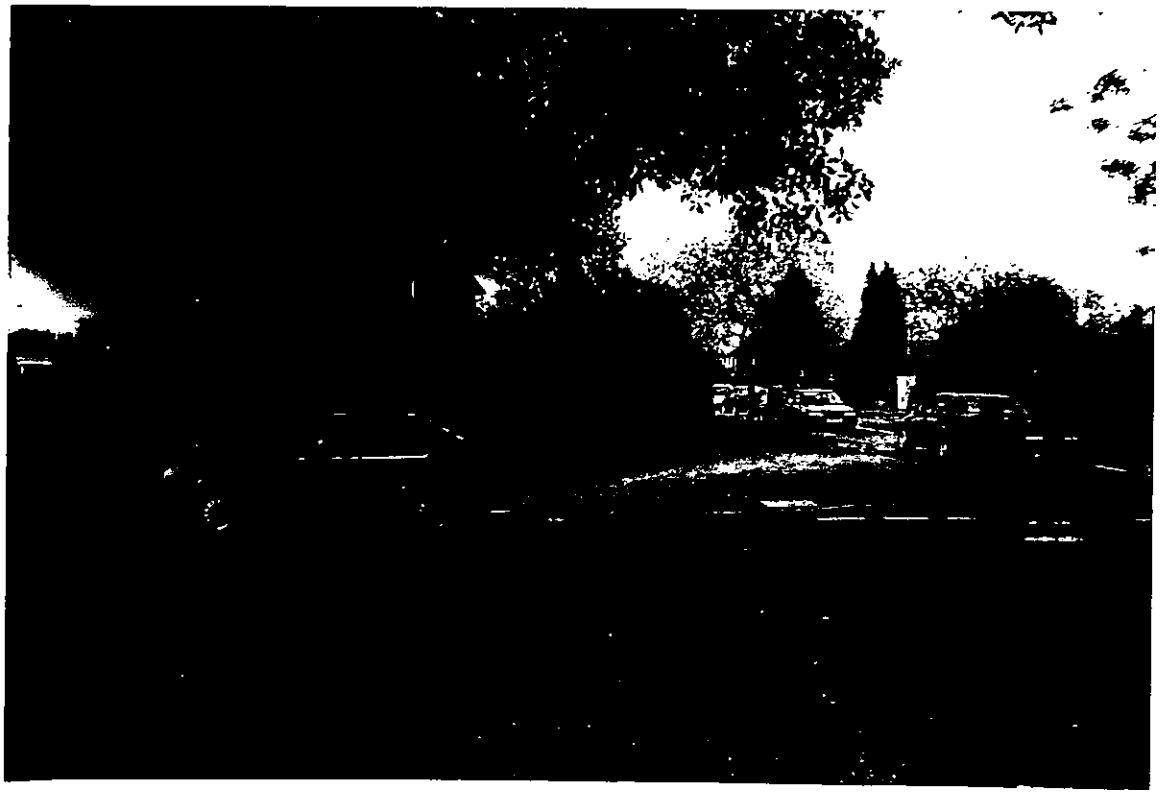
Attachment to letter dated 22.05.02

12 April 2002



Junction of Warren Road and Wroxham Road - site of proposed new Cala Homes road junction.

23 April 2002



Junction of Warren Road and Wroxham Road from driveway to No.14 Warren Road (One morning last week it was not possible to get my car out without driving on the footpath).

Attachment to letter dated 22.05.02

25

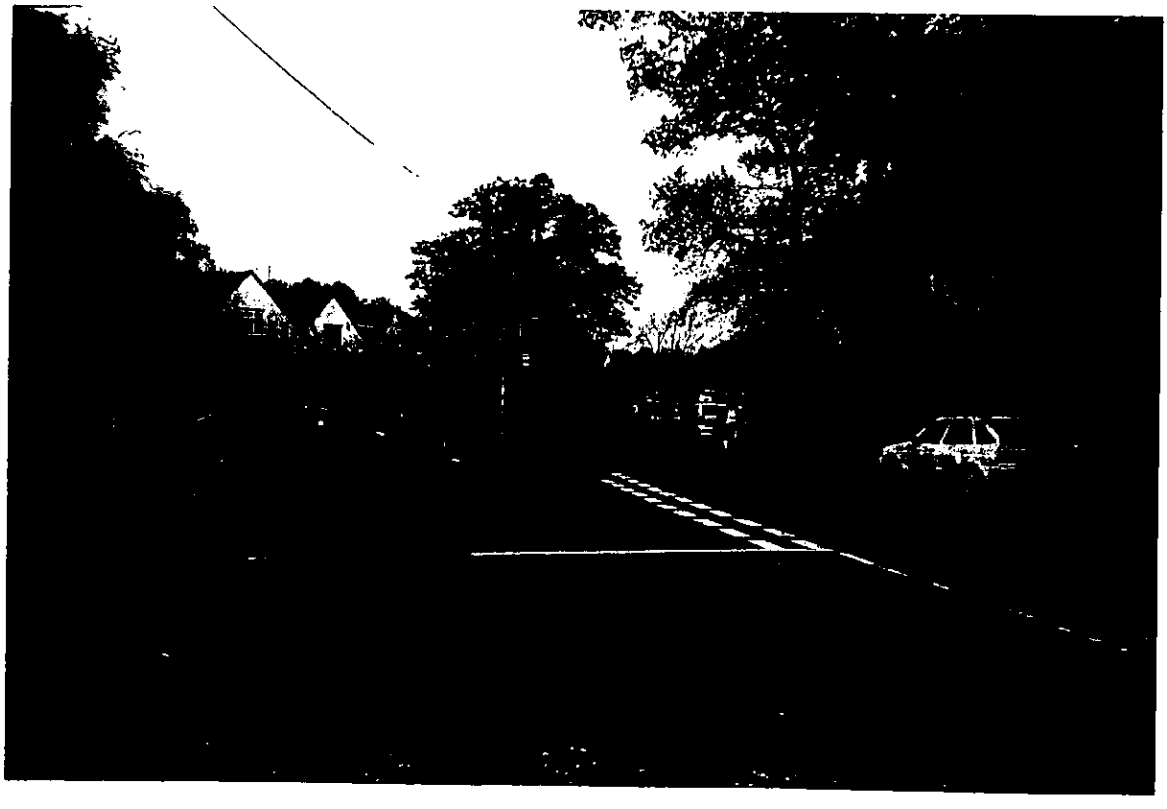
8 April 2002 - 6 photos. taken at the same time.

1.



Junction of Warren Road & Wroxham Road - site of proposed new Cala Homes road junction.

2.



Junction of Warren Road & Western Avenue

3.



View up Warren Road - note cars parked well beyond junction with Wroxham Road.

4.



View down Warren Road from near same point as picture 3, towards Western Avenue.

5.



6.



Warren Road Junction with Western Avenue.

- some cars breaking the law here - never mind the pedestrians !
- notably X 89 KCW, R 524 TCF, E 106 EGY.

Attachment to letter dated 22.05.02

26 & April 2002 - 4 pictures taken at the same time.

1.



2.



Junction of Warren Road & Wroxham Road - site of proposed new Cala Homes road junction.

3.



Looking up Warren Road past the junction with Wroxham Road.

4.



Junction Warren Road and Western Avenue.

3

3 May 2002 - 4 pictures taken at the same time.

1.



Warren Road - pity the poor pedestrians !

2.



View up Warren Road. Wroxham Road joins just beyond the pedestrian on the left

3.



Junction Warren Road and Wroxham Road - site of proposed new Cala Homes road junction. - cars parked right up Warren Rd.

4.



Junction Warren Road and Western Avenue - cars parked all along Western Avenue.

No Sheet 9

Your Ref: Nicola Lake 0/2001/4915
0/2001/5268

14 Warren Road,
Woodley,
Reading RG5 3AP

31st.December 2001

Environmental Services Dept.,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

Dear Sir,

Planning Applications 0/2001/4915 and 0/2001/5268

I enclose a set of photographs taken in Warren Road, Western Avenue and Wroxham Road at 11 a.m. on Thursday 20th December 2001. The occasion was a funeral at St.John Bosco Church in Western Avenue. Similar photograhs could be taken twice every day, Monday to Friday during school terms, and whenever there are funerals or weddings at the church, or special events at the church or school.
In other words - NOT INFREQUENTLY.

Please note:

- Long lines of cars creating, in effect, long stretches of single-lane roads - difficult/impossible for passing !
- Parking on the footpath/grass verge - never mind the pedestrians !
- Difficulty for residents to get their own cars in or out of drives.
- Unintelligent parking at all the road junctions involved.

And Millgate Homes / Cala Homes now seek to increase significantly the traffic using Warren Road.....!!

Will you please submit these photographs and letter to all members of your Development Control and Planning Committees, as evidence against these two Planning Applications, and confirm to me in writing that this has been done.

Yours faithfully,

J,G,Tidmarsh

Copies to:
Head of Planning & Transportation
Woodley Town Council
Cllr.T.D.McCann
Cllr.T.P.Dredge
Cllr.M.J.Lennard



Western Ave./Warren Rd. junction, looking along Western Ave. towards Reading Rd. - note parking on the junction itself - and on the footpath.

Western Ave. from the junction with Warren Rd., looking towards Butts Hill Rd. - a line of cars as far as the eye can see.





Western Ave./Warren Rd. junction - cars parked on the verge, and round the junction itself.

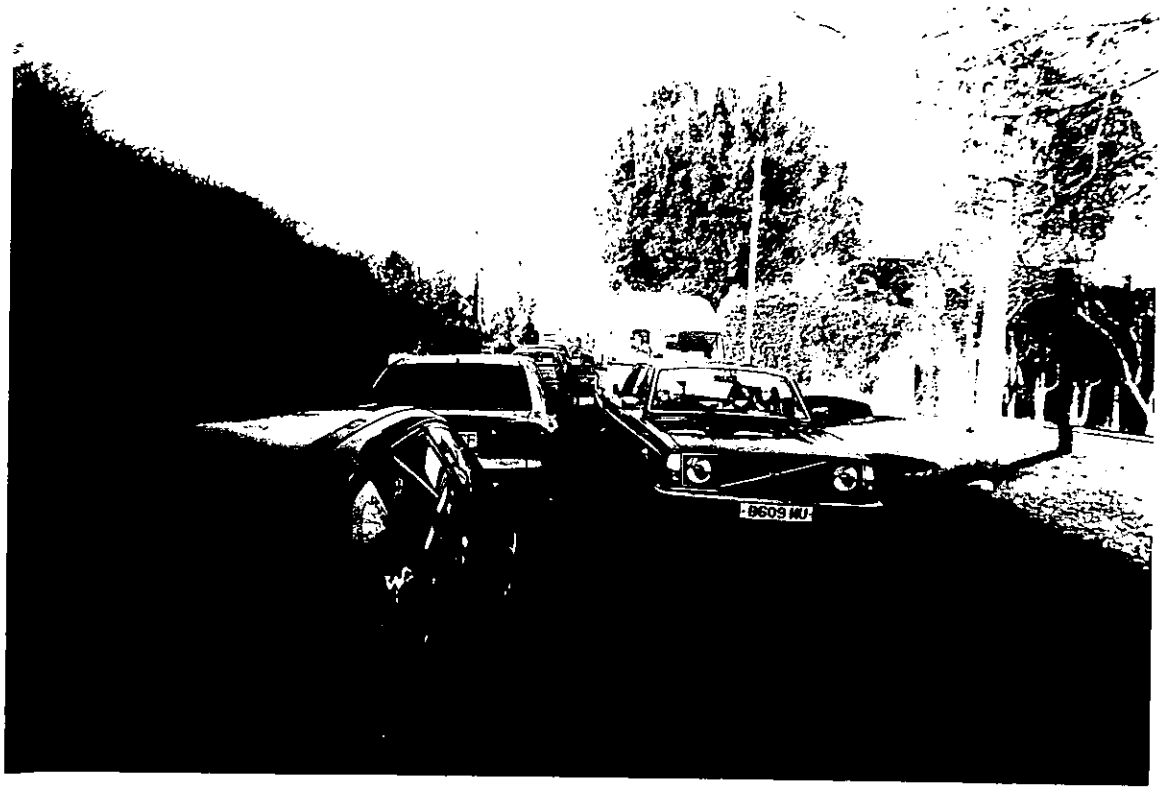
Warren Rd., looking towards its junction with Western Ave. Cars parked on the footpath and grass verge





Warren Rd., looking up road from junction with Western Ave. Cars parked on footpath. Access difficult into drives.

Warren Rd. - single line traffic as far as the eye can see.





Warren Rd./Wroxham Rd. junction - site of proposed mini-roundabout for Cala Homes and new access road (at right). Cars parked right up to junction.

Wroxham Rd. from junction with Warren Rd. - cars parked as far as the eye can see, and round into Selcourt Close, at left - all single lane motoring. No room for passing !



14 Warren Road,
Woodley,
Reading RG5 3AP

Date: 28.11.01

Environmental Services Dept.,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

Your Ref: Nicola Lake, 0/2001/5268

Dear Sir,

Planning Application No. 0/2001/5268

We are devastated by the above application and are strongly opposed to the proposals it contains:

1. Our property would be turned into a corner house with a road running completely along one side of front garden, house and the whole length of the back garden. The same applies to No.18 Warren Road. This would fundamentally and adversely change the character of our home and living environment. It would also permanently reduce the value of our property.

   Developers Plan No.PL 01 indicates that the new roadway would run less than 5 metres from the outside wall of our house. Incidentally, they have not taken the trouble to check the site plans they have used - our house extends at the rear a further 4.5 metres back into the garden, an extension carried out over 25 years ago.

   Plan PL 01 shows a narrowing - presumably a ramped speed calming device, right outside our dining room window - 4.5 metres away to be precise. So we would have to put up with all cars braking/accelerating as they passed our house. A new roadway so close to existing houses would be intolerable.

2. Plan PL 01 gives indication of new trees alongside and close to our house. Very pretty, but no thank you - we don't want any more roots so close to our walls.

   Plan PL 01 also seems to be deficient in the area of our front garden wall, which is not as shown - it extends a little further towards the road. There is a large mature tree exactly in the corner of the garden close to the radius curb line round into the proposed new road. We do not see how this entry could be constructed without disturbing (at very least the roots to) this tree. This tree is not to be disturbed or damaged in any way, and we do not give permission for its removal.

cont'd.....

3. At present we enjoy the security, privacy and peace of a private back garden next to ours. This would be completely destroyed by replacing it with a public road. A continuous 7 ft. high (min.) brick wall would be necessary right along this boundary, which would be totally intrusive and basically change the environmental character of our back garden - and this wall would have to be built outside our present boundary line to protect existing trees/shrubs along our side of the boundary, and which are not to be disturbed in any way by property developers.

4. You will be aware that 23 houses in Warren Road and Western Avenue own an area of land behind their formal back gardens which butts up to the south eastern boundary of the proposed development. This area is owned in separately defined plots by the houses concerned but all of the houses, by covenant in their Deeds, have rights of access over the whole of this area. The area is currently totally bounded by private gardens and is thus secluded, and a totally safe protected place. It gives added security to the rear of all the houses concerned. The proposals of this Planning Application destroy that security and give public access to significant stretches of the boundary with land presently owned by East Warren and The Garden Cottage.

5. Construction of Town Houses, Apartments and 'Social Housing' on this site would be completely out of keeping with the style and character of properties in this part of Woodley. No information is given regarding height. Town Houses are usually 3 storeys high - again, not in keeping with buildings in this part of Woodley.

6. We deplore the proposed destruction of green areas and natural woodland in this area, which is also the home of much wild life. We note that the proposals include a 'public open space' on the excavated spoil from the railway cutting. For whom is this intended ? - for the 40 new homes, or for Woodley in general ? If the latter, this would mean even more traffic on Warren Road.

7. Blocks of garages and parking spaces adjacent to new houses 1 - 6 would bring noise and smells to the adjacent gardens in Warren Road. They would also provide a gathering point for children and young people along the borders of existing properties in Warren Road which are at present totally secure and secluded.

8. Plan PL 01 shows a stub roadway towards the eastern end of the site, between houses 21 and 32. For what purpose is this stub ? It points ominously towards the land referred to in section 4 above. Surveyors working under instruction from Carla Homes recently trespassed into this area without owners permission to undertake a survey. Furthermore they came armed with implements to damage property, which they proceeded to do by lopping various trees. despite questioning, Carla Homes have not disclosed the purpose of this survey.

cont'd.....

9. The proposals contain no mention of the effect of increased vehicular traffic generated by these 40 new homes:

   - At least twice every weekday Western Avenue and Warren Road become choked with parked cars as parents deliver/collect St.Dominic R.C.School children. These periods are short in duration but create a serious traffic hazard involving young children. The congestion in Warren Road stretches up beyond the proposed new road opening and overflows into Wroxham Rd. It is a situation that is progressively getting worse, and will continue to do so. Even now, every day, we have difficulty getting our car out of the drive at these times, if we have need to use it.

     At least the previous Planning Application (Millgate Homes) utilised an existing road access point further up Warren Road and away from the hot spot at the bottom of the road. Creation of a second access point - and at a place that would create a staggered crossroads in a very busy area - must surely be unacceptable.

   - The railway bridge further up Warren Road is extremely narrow and more suited to pedestrian than vehicular traffic. Beyond this point. and right up to the A4 junction, the road takes on the character of a country lane - extremely narrow, sharp bends, high banks either side and no footpath.

10. We already suffer from extremely low water pressure at our taps - a situation which has deteriorated in recent years, At certain times of day it is not possible to take water from a second tap if one is already in use. Garden hoses are almost useless most summer evenings. To impose a large new demand on an already overtaxed system would be unacceptable.

11. We note that surface water from the development would be dealt with by soakaway drainage. The fall of the land on which West/East Warren stands is towards the lower end of Warren Road / Western Avenue. What would be the effect of soakaway drainage on the existing properties in the area ? An existing drain runs the length of our garden, coming in from the East Warren land and linking into the Warren Road system adjacent to our house.

These proposals are even worse than the recent Millgate Homes application. There is something fundamentally wrong with this one - the developers walk away with a nice profit (with,presumably, compensation for East Warren/Garden Cottage/16 Warren Road); - at the expense of permanently damaging No's 14 & 18 Warren Road. That is of dubious morality.

We trust you will find the Carla Homes submission to be totally unsatisfactory and reject their Planning Application - in particular the proposed demolition of No.16 Warren Road and creation of a new road access at this point.

Yours faithfully,

J.G.Tidmarsh

J. Tidmarsh

Mrs.J.Tidmarsh

28 Warren Road
Woodley
Reading
Berkshire RG5 3AR

RECEIVED
15 JAN 2003
PINS AA PEP

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

12 January 2003

Dear Mrs Pocock

Ref: APP/X360/A/02/1105012

I understand that you should be in receipt of our previous comments against development of the Land at The Garden Cottage Warren Road, Woodley, Reading and that these will be taken into consideration during your review of Cala Homes' appeal.

We would also like to bring to your attention the traffic calming measures proposed by the developer to subjugate our concerns about road safety. No one is truly taking the situation 'on board. The primary problem is the dangers presented by congestion during peak hours (mainly the school run). The traffic research survey evidences that speed is not an issue. Cala's proposal includes traffic lights, and pinch points which will introduce additional 'bottlenecks' which will only serve to exacerbate the current problems. The introduction of such invasive measures do not offer any solutions but would certainly decimate the character of Warren Road 'off-peak' which is a quiet residential road, leading into a leafy, country lane.

We would also like to reiterate that three storey dwellings would be totally out of sync with neighbourhood.

Please recommend that this appeal be refused.

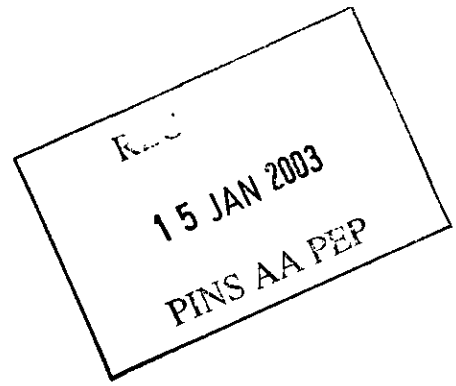
Yours sincerely

Peter McGeachan **Tina McGeachan**

11,Warren Road,
Woodley,
Reading.

RG5 3AP

09 01 2003



Ref. No. APP/X0360/A/02/1105012

Dear Mrs Pocock,

We have received notification from Denise Gumbrell, Appeals Assistant at the Environmental Services Department Planning Services at Wokingham, that Cala Homes and Lypar Properties have appealed against the refusal for a residential development of 24 dwellings, 2& 3 storeys on the site of Garden Cottage Warren Road and the demolition of Garden Cottage and 16, Warren Road.

We have very strong feelings against this appeal; we had hoped that these foolish plans had been laid to rest.

During school term time Warren Road is used by parents to park and take their children safely to St. Dominic's School.To create a roundabout out of a T junction on such a narrow road with so many cars, children, mothers and pushchairs would be extremely dangerous.The road survey was carried out during a half term.Not the most sensible of times!

The three storey houses are not in keeping with the surrounding properties,especially as they appear close to the rear of the houses on Warren Road, overlooking their gardens and intruding on their privacy.

Numbers 2-14 houses on Warren Road are the older style chalets that were built with shallow footings.They will suffer major problems when constant heavy vehicles deliver to the building site.Number 14 will suffer considerably as it is sited next to the proposed new road with no side garden.

The new plans suggest that traffic lights at the top of the road before and after the railway bridge are laughable.The Lights will be long and the queues even longer causing harassment to property owners at the top of the road, making it difficult to access their driveways, not to mention added pollution to the environment.

Warren Road is one of the most pleasant rural roads in Woodley. It is very narrow and quiet and peaceful most of the time with plenty of natural habitants.If these plans were to go ahead Warren Road would change for ever Please don't let this happen!

The only people who will benefit in any way by this development are Cala Homes and Lypar Properties. Perhaps they would like to meet the local residents, listen to us and try to understand our feelings.

Yours Sincerely,

A. E. Humphreys

MR P WRIGHT MRS D WRIGHT
26 Warren Road
Woodley
Berks
RG5 3AR

REC'D
15 JAN 2003
PINS AA PEP

13 January 2003

Mrs M Pocock
The Planning Inspectorate
Room 3/03
Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN RE: App/X0360/A/02/1105012

Dear Madam

I am writing on behalf of my wife and myself with regards to BOTH the above proposals for the proposed development of land to the rear of Warren Road, Woodley.

You have no doubt received numerous letters objecting to this development already as there is conciderable feeling locally against this.

Our concerns have already been stated but we will list them again.

Access from this development, although supposedly complying with Highways and byways, will be dangerous, already we have major traffic congestion during peak hours as a result of the local school. This will be even greater as any new residents will still need to use their car for transporting their children to school, as the local school is Catholic and has a limited number of non Catholic intakes.

The proposed traffic lights on the approach bridge would result in a major traffic backlog onto the A4, the required number of cars waiting to cross this bridge would only have to be FOUR. This junction is already recognised as a traffic black spot as several accidents have occurred here recently.

It goes with out saying that there would be a significant loss of wild life with badgers and bats being the major casualties, reports have confirmed this.

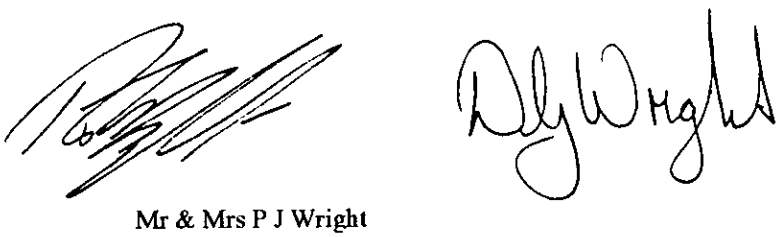
Local ammenities are at full stretch with the local school, as already mentioned, having limited new intake potential.

Finally we are all aware in the surrounding area that this is the last major land development opportunity in Woodley, as such the whole area needs to be looked at in a more "Global view" unfortunatly every body is telling us that this cannot be done. WHY?

When these plans, and plans from other builders, had been submitted they , not even cleverly, leave numerous cul de sacs, this "future opportunity" was even spotted by Wokingham District Council, who could see straight through them, so much so that at the public meeting the chairman pointed out that he was totally disgusted with the developers tactics.

To put it in plain English this is not one application which would result in some upheaval, but the start of a much greater development. This will open the doors to over a hundred new units which will envolve years of upheaval, destruction of wild life and a vast increase in pressure on our already stretched local ammenities. The present and proposed traffic scheme would clearly be unable to cope. It is with this in mind that a "Global view needs to be taken and not a short sighted "here to day" approach.

Yours sincerely,



Mr & Mrs P J Wright

Enc Three copies and Site plans with secondary proposal From Millgate Homes.

MR P WRIGHT MRS D WRIGHT

17 January 2003

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

Dear Madam

Ref APP/X0360/A/02/1105246

As in our pervious letter to you, dated 13 January 2003, we asked that this development be looked at in a "Global way" as other developers have shown interest in the enclosed grounds. As proof of this we have just received from Wokingham District Council a further planning application on behalf of Millgate Homes.

We appreciate that your normal stance would be to ignore this secondary application as it is not relevant to the above, however, this application is via a different access point and although encompassing some of the above-proposed land it also includes "new" land. (see attached site plan).

The above application and the enclosed application, validates the need to look at this site and surrounding area as a whole, the overall development potential will be in excess of one hundred units. This, as already stated in our previouse letter, makes the access road, traffic calming scheme, traffic lights and increased pressure on the present infrastructure, schools and doctors, an even more crucial issue.

Yours sincerely,

Enc. Three copies plus copy planning aplication and site plan.

Tel. (0118) 974 6479
Date: 13 January 2003
Your Ref:
My Ref:Emy Circuit
F/2002/8228

THE OWNER/OCCUPIER
26
WARREN ROAD
WOODLEY
BERKSHIRE

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: F/2002/8228
Site Address: Land At Garden Cottage and 16, Warren Road, Woodl
Proposal: Application for the proposed erection of 57 dwellings and new access road. Demolition of the Garden Cottage and 16 Warren Road Woodley.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/8228 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/8228.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Emy Circuit on (0118) 974 6479.

Yours faithfully,

Emy Circuit

Development Control Officer

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**CALA HOMES LTD & LYPAR PROPERTIES**
APPEAL SITE:	**LAND AT THE GARDEN COTTAGE, WARREN ROAD, WOODLEY, READING**
REASON FOR APPEAL:	**REFUSAL TO GRANT OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT OF 24 TWO AND THREE STOREY DWELLINGS PLUS THE DEMOLITION OF GARDEN COTTAGE AND 16 WARREN ROAD**

LOCAL PLANNING AUTHORITY REFERENCES: O/2001/5268 & O/2002/7008

PLANNING INSPECTORATE REFERENCES: APP/X0360/A/02/1105012 & /1105246

CONTENTS

1.00 Introduction.

2.00 Location and Description of the Appeal Site and Surrounding Area.

3.00 Relevant Planning History.

4.00 Planning Policy and Government Guidance.

5.00 Statement of Case.

6.00 Conclusions.

7.00 List of Appendices.

1.00 INTRODUCTION

1.01 This appeal is against the refusal of planning permission for two outline planning applications for the same location but with different site areas defined on the application site plans (Land at The Garden Cottage, Warren Road, Woodley). The first appeal application (O/2001/5268) shows a site area of 1.63 hectares and, as amended, seeks outline approval for the principle of 24 dwellings on the site. The second appeal application (O/2002/7008) also seeks approval for 24 dwellings but on a reduced site area of 0.79 hectares. Whilst application O/2001/5268 was supported by an illustrative layout, this did not form part of the formal submission. Both appeal proposals seek only the approval of the access as a detail – all other matters are reserved.

Reasons for refusal

1.02 Both applications were reported to the Council's Development Control Committee on 13th November 2002 at which time both proposals were refused. The reasons are set out below.

In the case of O/2002/5268 the reasons for refusal were:

1. The proposal represents a piecemeal form of development, which lacks a comprehensive approach to the development of the available land area. Furthermore, due to the restricted area, the proposal fails to provide for the levels of infrastructure contributions, in particular affordable housing provision, which would be associated with a more comprehensive development of this area. The proposed development is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 and The Housing Density Policy of the Wokingham District Local Plan (Deposit Draft), and advice on such

matters contained within Planning Policy Guidance Note No. 3: Housing.

2. The proposed development would have a resultant housing density of only 28 dwellings per hectare, which would not be an efficient and effective use of land. As such the proposed development would be contrary to Planning Policy Guidance Note No. 3 and The Housing Density Policy of the Wokingham District Local Plan (Deposit Draft), and policy H6 of the emerging Berkshire Structure Plan (Deposit Draft March 2002).

3. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (Deposit Draft).

In the case of O/2002/7008 the reasons for refusal are:

1. The proposal represents a piecemeal form of development, which lacks a comprehensive approach to the development of the available land area. Furthermore, due to the restricted area, the proposal fails to provide for the levels of infrastructure contributions, in particular affordable housing provision, which would be associated with a more comprehensive development of this area. The proposed development is therefore contrary to policy LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 and The Housing Density Policy of the Wokingham District Local Plan (Deposit Draft), and advice on such

matters contained within Planning Policy Guidance Note No. 3: Housing.

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

Main issues

1.03 The Local Planning Authority considers the main issues are:

1. Whether the appeal proposals represent a piecemeal approach to developing this site (having particular regard to the future potential for development of adjoining land) and thereby fail to ensure that a full range of housing demand and identified local housing need is provided for;

2. Whether the proposed density makes an efficient use of the available land in accordance with Planning Policy Guidance; and

3. The absence of formal agreement on the provision of adequate services, amenities and infrastructure which will unacceptably impact on the amenities of local residents.

2.00 LOCATION AND DESCRIPTION OF THE APPEAL SITE AND SURROUNDING AREA

2.01 The appeal application sites are made up as follows:

In terms of application O/2001/5268, the site includes the whole of the property area of Garden Cottage, part of the rear garden area of East Warren and the wooded steeply sloping bank of the railway line.

In the case of O/2002/7008, this application excludes the railway embankment and the adjoining land.

In all other respects the sites are identical.

Garden Cottage forms a vacant two storey chalet style dwelling. East Warren forms one of a pair of semi-detached houses, the other being West Warren. Both properties lie behind residential development fronting Warren Road and are accessed via a private driveway, which passes between 32 and 34 Warren Road. The larger appeal site as noted extends up to the garden boundaries of properties in Ryecroft Close and includes a bank of mature trees on the northern boundary where it adjoins a railway cutting. Both sites mainly comprise open grassed land with sporadic trees and shrubs with views of the backs of houses in the distance on most sides.

2.02 A copy of both appeal site plans is attached as Appendix 1.

3.00 RELEVANT PLANNING HISTORY

3.01 Planning permission for a 3 bed detached house and garage with access from the private drive was allowed following an appeal in 1998 on land to the rear of 32 Warren Road.

3.02 Planning applications O/2001/4915 and O/2002/7863 were submitted by another developer and are for the same general area but also include all or part of the gardens of both West and East Warren and the

proposed access is via the private driveway next to 32 Warren Road. The first application seeks approval for 39 dwellings on 1.29 hectares while the second seeks 11 dwellings on 2.34 hectares. Both applications were refused planning permission on 11th December 2002. Copies of the site location plans and Decision Notices for these proposals are attached as Appendix 2.

Subsequent to the refusals of permission the subject of these appeals, the applicants have now submitted a further full application for the erection of 57 dwellings on the site. This application was still under consideration at the time of the preparation of this statement.

4.00 PLANNING POLICY AND GOVERNMENT GUIDANCE

4.01 The Local Planning Authority will refer to relevant planning policy at National, Structure Plan and Local Plan levels. The Development Plan comprises the Berkshire Structure Plan and the Loddon Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted Loddon Area Local Plan, and as agreed to be modified by the Council's Executive (on 4th December 2002) is now being also used for development control purposes.

4.02 Relevant Government Guidance is contained in the Planning Policy Guidance Notes 1, 3 and 13.

Berkshire Structure Plan

4.03 The Berkshire Structure Plan (2001-2016) was placed on deposit in March 2002. The current Berkshire Structure Plan (1991-2006) was adopted on the 4th November 1995 and remains the statutory Structure Plan for the area. The relevant policies are:

H5 Development Within Settlements

H6 Loss of Housing

H9 Variety of Housing

LD5 Transport Considerations in Dealing with Development Proposals

LD6 Provision of Infrastructure, Services and Amenities

4.04 Copies of the relevant policies are attached as Appendix 3.

Loddon Area Local Plan

4.05 The Loddon Area Local Plan was adopted on the 5th May 1995 and is the statutory local plan for the area in which the site is situated. The relevant policies are:

LBE1 Design of New Development

LBE9 Existing trees

LH1 Housing Development on Unidentified Sites

LH8 Variety of Housing

LT5 Road safety

LPS1 Phasing of Services in New Developments

4.06 Copies of the relevant policies are attached as Appendix 4.

Deposit Draft Wokingham District Local Plan

4.07 The draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the Structure Plan in May 1997. The public local inquiry into Part 2 of the plan commenced on 6th October 1998. The relevant policies are:

WOS1	Sustainable Development
WOS2	General Development Principles
WOS3	Development Control Principles
WOS4	Service, Amenities and Infrastructure requirements for new Development
WBE1	Development in its Local Context
WBE11	Protection of Trees and Woodland
WH6	Variety of Housing
WNC3	Protected Species Conservation
WT2	Access to Development
WT7	Road Safety
WH3A	Housing Density Guidelines
WH6A	Design Guidance – Residential Development

4.08 Copies of all the above policies are attached as Appendix 5.

4.09 The Inspectors report on Part 2 of the Local Plan Inquiry has now been received and was published on 22nd November 2001. The Council's response to the Inspector's Report on Part 2 of the Local Plan Inquiry was considered and modified policies agreed at the Council's Executive on 4th December 2002. The resulting Consolidated Modified Local Plan went on deposit at the end of January 2003. The Council's formal response to the Inspector's Report is a material consideration to be taken into account when deciding planning applications. Where this response has changed any of the policies listed above these are set out in Appendix 5.

5.00 STATEMENT OF CASE

5.01 Section 54A of the Town and Country Planning Act 1990 (as amended) requires Local Authorities to determine applications for development in

accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The need for a comprehensive approach to development

5.02 Both appeal proposals adopt a piecemeal approach to development. Both appeal sites adjoin other areas of open space or long rear gardens and the development of the appeal sites as indicated would prevent better and more efficient use of this wider area. A comprehensive proposal would be able to secure a range of housing types and tenures to cater for housing demand and identified local housing needs.

Insufficient density

5.03 The Council's Housing Density Policy (July 2000) requires schemes to achieve at least 30 dwellings per hectare. The Local Plan Inspector encouraged this approach and this now appears as Policy WH3A in the Recommended Modifications document. In the case of application O/2001/5268 the proposed density of 28 dwellings per hectare falls below the minimum threshold and does not represent an effective and efficient use of land, and as such would be contrary to policy and the Local Plan Inspector's recommendations, together with PPG3 requirements. If this appeal application was allowed at this density on this site, which is accepted by the District Council as suitable for additional residential development, it would set a precedent which would contribute to the pressure to build on greenfield and less suitable sites elsewhere in the district.

The provision of adequate services

5.04 The Wokingham District Local Plan requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or

contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

5.05 The following contributions are required for the development:

- £42,850 towards secondary education places within Waingel's Copse school.
- £20,000 towards the building and furnishing of the new Woodford Park community building.
- £12,000 towards off-site public open space provision and children's play areas.
- There are a number of proposed off-site highway improvements proposed by the developers on the existing roads around the site to an estimated cost of £80,000. An additional payment of £10,000 is also required towards local highway traffic and transportation schemes in the area, to investigate and implement possible solutions to local problems in Western Avenue.

5.06 With the lack of an agreed level of contributions towards enhancements to the infrastructure of the area, the appeal proposals would have a detrimental impact on the existing facilities in the area.

6.00 CONCLUSIONS

6.01 The Local Planning Authority will supply evidence to substantiate the reasons for refusal and the harm that would result from the appeal proposals should they be allowed.

6.02 Evidence to be submitted in support of the reasons for refusal may make reference to Government Planning Policy Guidance Notes and other Government Circulars, publications and statements, as well as

Development Plan Policies, the Local Plan Inspector's Report into the Wokingham District Local Plan and the Recommended Modifications to the District Local Plan. A full list of documents that may be referred to is attached as Appendix 6.

Trevor Watson
BSc (Hons) Dip TP, DMS, MRTPI, MCMI
Development Control Manager

7.00 APPENDICES

Appendix 1	Copies of Application Site Plans (1:2500) O/2001/5268 and O/2002/7008.
Appendix 2	Copies of Site Plans and Decision Notices for O/2001/4915 and O/2002/7863.
Appendix 3	Extracts from the Berkshire Structure Plan.
Appendix 4	Extracts from the Loddon Area Local Plan.
Appendix 5	Extracts from the Wokingham District Local Plan as agreed to be modified.
Appendix 6	List of documents that may be referred to in the Inquiry.