APPLICATION NO:
O/2001/5268

LOCATION:
Land At The Garden Cottage Warren Road, Woodley Reading.

APPLICANT:
Cala Home & Lypa. Properties Ltd

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

EARLIEST DATE FOR DECISION: ~~15/12/2001~~ 10/1/02

APPLICATION WILL HAVE EXPIRED ON:
~~07/01/2002~~ 14/2/2002

CASE OFFICER: **Nicola Lake**

FILE 1 OF 2

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Cala Home & Lypar Properties Ltd
Burgan House
The Causeway
Staines
Middlesex
TW18 3PR

Application Number: O/2001/5268

Parish: **WOODLEY**

Location: **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.**

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

Reason
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.

Reason
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).

Reason

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).

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/11/2002

Notice checked by: _____

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

Draft

Application Number: O/2001/5268.
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
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, and advice on such matters contained within PPG3: 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 PPG3 and The Housing Density Policy of the Wokingham District Local Plan, and policy H6 of the emerging Berkshire Structure Plan (Deposit Draft 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 policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan.

13th November 2002

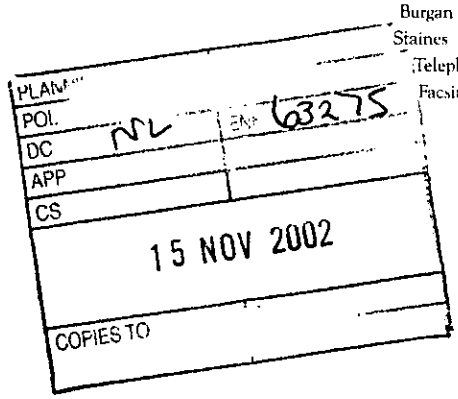
Our Ref. DAM2.lr

CALA
HOMES

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

By post and fax
0118 9746484

Trevor Watson MRTPI
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Watson

OUTLINE PLANNING APPLICATION: 0/2001/5268
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY

I refer to the above which is going before your committee this evening for determination.

I note from the committee report into the application that you do not seem to have taken into account the contents of my letter of 22nd October 2002 which addressed the matter of housing mix. In my letter I confirmed (with a supporting revised layout plan) that the dwelling mix had been amended to accord with your adopted policy to reflect eleven 2 bed units, six 3 bed units and seven 5 bed units. This in turn equated to a mix of 45.8% 2 beds, 25% 3 beds and just 27.2% 5 beds. It was my understanding that this therefore answered the concerns that you had in respect of the housing mix suitability for this application.

I will of course be raising this point at the committee meeting this evening, but wish to give you the chance to inform the committee prior to the meeting commencing should you so wish.

Yours sincerely

Arthur Mann MRTPI
PLANNING DIRECTOR

c.c. Graham Elliot – Lypar Country Properties Ltd
01252 761373

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

Nicola Lake

From: Paul.Meyer [Paul.Meyer@equant.com]
Sent: 19 September 2002 16:39
To: nicola.lake@wokingham.gov.uk
Subject: The Garden Cottage, Warren Road



Card for Paul.Meyer

Dear Ms Lake
Ref O/2001/5268

We are trying to find out the fate of Warren Cottage, Warren Road which we believe may also be the Garden Cottage in Warren Road under the above reference. We know that it is about 200 years old and is presently owned by a company who wishes to demolish the cottage in order to build on the land.

Has approval been given for the demolition? It is a beautiful cottage which we would love to buy and so save a piece of Woodleys history. Please could you advise us as to the present position.

Informative: In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

Site Address:- Land At Garden Cottage, Warren Road, Woodley.

Application Nos: O/2001/5268 & O/2002/7008.

The agent has confirm that they would intend to meet the Council's Housing mix policy WH6 – 45% one and two bed dwellings; 25% 3 bed dwellings and 30% four and five bed dwellings.

The section on the report on application O/201/5268 on page 146 section C refers equally to both applications. The distance between the access road and the side boundaries of the adjacent dwellings on application O/2002/7008 would be:

4.5m from the side of No. 14 Warren Road.

5m from the side of No. 18 Warren Road.

The Highway officer has also made additional comments reagrding the proposed developments, which are as follows:

Comments in respect of letters dated 11 & 12 November 2002 (from Bellamy Roberts) and the Independent Stage 1 Road Safety Audit dated 8 November 2002 (by Aspen Lewis) as follows:

1. It is noted that no fundamental difficulties arise from the Safety Audit. Issues raised relating to upgrading the street lighting in Warren Road and width of any new footway over the railway bridge would be addressed in a detailed scheme. The applicant has agreed to upgrade the street lighting as necessary as part of the off-site works.
2. In the event of the provision of a footway and associated shuttle working traffic signals over the railway bridge elements of the scheme not being pursued, then the applicant is prepared to allow monies allocated for these works to be applied to other schemes in the area. Should the works over the bridge not proceed then it is suggested that this sum comprising £50,000 be added to the £10,000 sum to be used towards local highway, traffic, transport schemes in the local area (to be secured by way of a S106 agreement).
3. For the avoidance of doubt the developer, following separate public consultation, will implement the proposed off-site improvement works along Warren Road at its own expense. This is with or without the footway and shuttle signal works across the railway bridge. The cost of the scheme without the works over the bridge is estimated at some £30,000.

As a result of these matters it would be appropriate to amend the S106 recommendation in respect of highways to read:
Either:
'the proposed off-site highway improvements estimated at £80,000 (including public consultation), and £10,000 towards local highway, traffic and transportation schemes'
Or
In the event of the footway and shuttle working traffic elements over the bridge not proceeding: 'the remaining off-site works estimated at a cost of £30,000 (including public consultation) and £60,000 towards local highway, traffic and transportation schemes.

It would also be appropriate to add to Condition 4 the words 'and if necessary the' between the words 'traffic calming works' and 'footway provision'.

I have also read and noted the objection from the rival developers of the site, Millgate Homes in a letter to you dated 12 November 2002. My recommendation remains one of conditional approval subject to completion of the requisite S106 agreement.

I would ask members to note that the Sonning Parish Council comment on application O/2001/5268, page 152 equally apply to application O/2002/7008.

16 Additional letters of objection have been received regarding the proposed development. These objections largely reiterate previous concerns outline and address in the main report. However three additional issues have been raised.

1. Concerns that it is intended to use the proposed turning head to provide access though to additional land and development. *(Officer's comments – The application is for outline permission only and as such the layout is for illustrative purposes only. As such this could not for part of the consideration for the determination of the application. Any subsequent development proposals must be judge on their own merit).*

2. No. 14 Warren Road has stated that they own all of the land between the front of their house and the pavement.

3. Consider that the recently submitted application by Millgate Homes for 10 five bedroomed dwelling and a three bedroom dwelling would be preferable to this application. *(Officer's comment – The development before committee must be determined on its own merits.)*

4. Do not object to this proposal for 24 dwellings as they would prefer it to the previously proposed scheme for 40 and have stated that they consider that the Millgate application is likely to be considered by the Council as being contrary to the 30 dwelling per hectare policy. *(Officer's comment – The development before committee must be determined on its own merits.)*

Therefore the recommendation is subject to the above proposed amendments to the legal agreements and the following additional conditions:

12. No other development shall be commenced until visibility splays of 2.4m metres by 70metres to the north west and 2.4metres by 45metres to the south east have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

13. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

The wording of the second reason for refusal on application O/2001/5268 should be as follows:

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 policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan.

Informative: In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

Site Address: Polehampton Junior School, Kibblewhite Crescent, Twyford
Application No: F/2002/7670, Pages 229 - 235.

Additional consultations:
Twyford Parish Council: "No comments"
Environmental Health Officer: No objections

Site Address: The Piggott C of E Schools, Twyford Road, Wargrave.
Application No: F/2002/6291, Pages 212-224.

The parish Council comments on this application area attached.

A letter of objection has been received from a local resident, who is concerned about the increase in the number of traffic movements onto and off the site; general littering and vandalism caused by school children; cricket games will attract crowds, which would lead to on street parking; children have to cross the very busy roads and there should be traffic calming and there will be an increase in the noise level especially outside school hours. These concerns have been noted and addressed in the appraisal.

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

Tuesday, 22 October 2002

Mr Trevor Watson MRTPI
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

REPLY BY
6 NOV 2002

By post and by fax 0118-974-6000

Dear Mr Watson,

OUTLINE PLANNING APPLICATIONS No: 0/2001/5268 & 0/2002/7008
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

I refer to recent discussions between our Mr David Quevillart and your Miss Nicola Lake in respect of the above. Further, you and I have discussed the apparent confusion which exists around two principle issues, which are governing how the above applications will be evaluated. These relate in principle to;

(i) Density
(ii) Housing Mix

(i) **Density.**
I understand that a Miss Debra Hammond has measured our application development area (as agreed between your Miss Lake and myself) which we calculated as being 0.81ha and not 0.87ha as calculated of late my Miss Hammond. Our calculation was made on the basis of deducting the initial access road into the site from the developable area.

The principle behind this was sound and agreed with your department as pragmatic in that the site was set behind existing residential properties and had no direct access to the immediate adopted highway network. As a result we have to demolish an existing dwelling (16 Warren Road) to bring a suitable means of access into the site.

Indeed, your authority has accepted this approach elsewhere, for example at 207-219 Reading Road, Wokingham, where the committee report (2nd October 2002) into a scheme for 24 dwellings stated:

"...in this case the application is for development of a backland site and it is necessary to provide access from Reading Road. Furthermore, there would be potential for future development on land to the west, which would share the proposed

C

access. For these reasons it was considered reasonable to exclude the area occupied by the access road from the site area and the development..."

I am of the professional opinion that our site at the above is similar in many ways to the one at Reading Road in that is lies behind existing dwellings and also has the ability to further extend to the south at some potential point in the future. I enclose an extract from the officers' report for your ease of reference.

I enclose for your attention an extract plan showing the current area of access road (**Area A – lined red**) which was deducted from the defined development area. This area extends to 636m2 and includes the areas of screen planting and acoustic fencing, which are required to mitigate the impact of our proposals on the neighboring properties. When deducted from the site area of 0.87ha this actually gives a site of 0.806ha and density of 29.76 DPH. The site at Reading Road had a density of 29.4DPH, which was considered acceptable in that situation by officers of your authority at that juncture.

The additional area of road, which could form part of any future access on land to the south of our site (**Area B – lined blue**), extends to 311m2. If added to Area A we arrive at a combined deductible area (using the Reading Road principle adopted by the officers) of 947m2, which results in a developable area of 0.775ha. This results in a density of **30.9DPH** if we adopt the Reading Road principle.

I trust this now clarifies the issue relating to density.

(ii) **Housing Mix**

We have adjusted the proposed mix in order to comply with your adopted housing mix policy, and enclose for your information 8 No copies of the replacement layout plan showing a revised schedule of accommodation. To achieve this plot 11 is amended by way of a reduced footprint to now show as a 2-bed house rather than a 3-bed house. Please accept these plans as a formal amendment to the above two applications.
This results in the following mix;

Type	No of units	% mix
2 bed unit	11	45.8%
3 bed units	6	25%
5 bed units	7 (24)	29.2% (100%)

I trust this now answers the question over housing mix satisfactorily.

Conclusion

I hope that this helps clarifies matters in a pragmatic manner and now allows the speedy completion of your report for inclusion at the November 13th Committee as previously discussed. From memory Miss Lake has already begun work on her Reports to Committee for these applications and therefore these minor clarifications/amplifications should be easy to incorporate into the report. Alternatively she may look to add them as an addendum at the end of her report so that the appropriate recommendation be given without further delay.

Should you have any additional queries then please do not hesitate to contact me on my direct line number of 01784-225-307, or alternatively speak to my colleague Mr David Quevillart who is the project architect for the above site on 01784-225-313. As discussed our Managing Director, Mr John Allan, would like to meet with Wokingham District Council to discuss the above if for whatever unlikely reason, the application can not be presented to committee on the 13th November 2002.

I look forward to hearing from you as a matter of urgency.

Yours sincerely,

Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

Cc John Allan – CALA
Nicola Lake – WDC
Douglas Bond - Chancellors

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

A. The principle of development

The application site is located within the identified Settlement of Wokingham and the principle of development has been established by the previous resolution to grant outline planning permission.

B. Residential density and housing mix

The number of dwellings proposed and, hence the density of development is as for the previous outline application: the site has an overall area of 0.4 hectares and the proposal would result in a density of 25 dwellings per hectare, which would be below the minimum density of 30 dwellings recommended in PPG3 and the Councils density policy. However, in this case the application is for development of a backland site and it is necessary to provide access from Reading Road. Furthermore, there would be potential for future development on land to west, which could share the proposed access. For these reasons it was considered reasonable to exclude the area occupied by the access road from the site area and the development. The remainder of the site has an area of 0.34 hectare, which would result in a density of 29.4 dwellings per hectare, which is considered acceptable in these circumstances.

The proposed housing mix, which is as follows, is considered acceptable in terms of Policy WH6.

- 11 x two bedroom units - five houses and six flats (46%, target 45%)
- 7 x three bedroom houses (29%, target 25%)
- 6 x four bedroom houses and larger (25%, target 30%)

Two of the three bedroom houses also have studies on the first-floor but the size of these has been reduced and they could not reasonably be used as an additional bedroom.

The proposed dwelling mix would be close to that indicated by the Council's Housing Need Study and set out in the Local Plan: there is a slightly higher proportion of three bedroom and smaller proportion of four plus bedroom dwellings than the target mix would suggest but given the need for smaller dwellings, this is not considered unacceptable.

C. The impact on the character of the surrounding area

Reading Road is characterised by detached dwellings fronting the road with long rear gardens. The proposed development would take the form of a backland development. Access arrangements and siting of the proposed buildings were established at the outline stage and there has been no significant change in these aspects of the proposal: the development would form a cul-de-sac off Reading Road, with a T-section across the end, which could provide scope for further extension. A large proportion of the new dwellings would follow the characteristic pattern of detached dwellings, fronting the road but the layout would also introduce a new element of dwellings accessed from short shared surfaces, perpendicular to the road. There would be detached dwellings but, in order to provide a mix of dwelling

REVISED PLAN.

7008
5268

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

PLANNING SERVICES RPT
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2 2002

Friday, 30 August 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Miss Lake,

OUTLINE PLANNING APPLICATIONS No: 0/2001/5268 & 0/2002/7008
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

Further to Arthur Mann's letter of 21st August 2002 please find enclosed the supporting information required to allow you to formally consider the two outline applications at the above.

Enclosed for your attention are 6No copies of the Planning Statement with Appendices 1-6 which cover the following aspects relating to the development of the site:

(1) Ecology Appraisal
(2) Bat Survey & Assessment
(3) Tree Survey Schedule – April 2002-08-30
(4) Acoustic Report
(5) Bellamy Roberts Transport Assessment
(6) Archaeological Appraisal
(7) Babtie Archaeological Evaluation

I also enclose 6No copies of the indicative layout for 24No units taking due cognisance of the above 6 appendices. This is drawing No PD 205 A and again is formally submitted for your consideration when determining this application.

Please accept this submission as a formal addition to the above mentioned planning applications. I would be grateful if you would contact either Arthur Mann or myself should any additional information be required. I trust that this is satisfactory and both Arthur and I look forward to your confirmation that the applications will be heard at your committee meeting on the 4th October 2002.

Yours sincerely

Krzys Lipinski MRTPI
PLANNING MANAGER

Plan PD 205 A has been superseded by PD 205 B and letter 6th Sept.

JL/lr/66

4th January 2002

Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

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

For the attention of Ms Nichola Lake

Dear Ms Lake

LAND AT THE GARDEN COTTAGE, WARREN ROAD, READING
APPLICATION NO. 0/2001/5268

Please find enclosed 6 No. Copies of drawing No. 2497/01 which details our proposed access for the development.

I hope that these are acceptable however should you require any further information please do not hesitate to contact me.

Yours sincerely

Jason Lee
ARCHITECTURAL TECHNICIAN
For and on behalf of CALA Homes (South) Ltd

Encs

Babtie Group
technical and
management
consultants

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

Our ref Kgb001

Your ref As below

18th September 02

Ms N Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

61213

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Dear Nicola,

PLANNING APPLICATION O/2002/2568
Land at the Garden Cottage, Warren Rd, Woodley

Further to your letter of 11th inst. with reference to the above application.

I would advise that archaeological work was advised for this site in connection with a previous application. Please attach a similar condition to the present application.

If you wish to discuss this further, please do not hesitate in contacting me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
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Birmingham
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Chelmsford
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Singapore

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

Recycled Paper

Date: 11 September 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2001/5268

Location: 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. Duplicate application with O/2002/7008.

Applicant: Cala Home & Lypar Properties Ltd.

Case Officer: Nicola Lake

The new plans show the following: Revised description, revised indicative layout for 24 units plus Ecology Appraisal, Bat Survey, Tree Survey, Acoustic Report, Transport Assessment and Archaeological Appraisal & Evaluation. Drawing No: PD 205 B.

Comments are required by 02/10/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / 0/2001/5268 (Ludhouse) 0/2002/7008 Date Rec. 2 Sept 2002.

Location: Land at The Garden Cottage, Warren Road, Woodley

Parish Woodley.

Applicant: Cala Homes + Hypar Properties Ltd.

Description of attached plans Revised description, revised indicative layout for 24 units, Plus Ecology Appraisal, Bat Survey, Tree Survey, Acoustic report Transport Assessment, Land Archaeological Appraisal + Evaluation

Drawing No's: PD 205 B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Please re-consult all previous consultees, plus

OTHERS: deputations.

	Drawing No's	
1. NK (Landscape & Trees)		☐
2. NK (Env. Design)		☐
3. XA (Highways)		☐
4. NF (Building Control)		☐
5. BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 21 Days.

FURTHER ACTION

Re-advertise App. (Y) / N (Delete as required)

Redate Application Y / (N) From

New Site Notice (Y) / N

New Description Outline application for residential development of 24 two + three storey dwellings, plus demolition of Garden Cottage fronting Warren Road.

CASE OFFICER NL

Consultations Sent by Admin. on 11.09.02

Yellow - Part One Copy
Green - Officer's Copy

REVI... PLAN
5268
7008

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

6th September 2002

Our Ref. DAM1/lr

By post and by fax
01189746000

Ms Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss Lake

RE: OUTLINE PLANNING APPLICATIONS NO. 0/2001/5268 & 0/2002/7008 LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY

I refer to my earlier letter of 21st August 2002 at which time we agreed to modify the definition of the above planning application as follows:-

"Outline application for residential development of 24 dwellings. Demolition of Garden Cottage and 16 Warren Road"

However as we have discussed, the proposed supporting layout shows a mixture of dwelling types, including flatted accommodation, which will result in a built form ranging from 2 to 3 storeys across the site. I would therefore be grateful if you could amend the definition of the above planning application to read as follows:-

"Outline application for residential development of 24 two and three storey dwellings. Demolition of the Garden Cottage and 16 Warren Road".

Cont/2..

I look forward to receiving your written confirmation that this is now the case and that you will now be able to circulate the matter for final consultation with a view to bring the application before committee in early October. With this in mind I have pleasure in enclosing an additional 6 No. copies of our detailed Planning and Design Statement in support of these applications and a further 12 No. copies of our indicative layout (for each application) for the site which shows some minor amendments within the development area. I would be grateful if you could confirm the supporting layout drawing previously received (PD205 Rev A) be withdrawn and replaced with this new drawing (PD205 Rev B).

Finally, please note that I will be on holiday from tonight returning to the office on Monday 16th September. Should you have any queries in my absence please speak to our Planning Manager, Mr Krzys Lipinski.

Kind regards

Yours sincerely

Arthur Mann MRTPI
PLANNING DIRECTOR

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

Wednesday, 21 August 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

By post and by fax 0118-974-6000

Dear Miss Lake,

OUTLINE PLANNING APPLICATION No: 0/2001/5268
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

Please be advised that our development at the above will be for no more than 24 units as shown on the attached indicative layout which has been discussed between your authority and CALA.

I would be grateful if you would therefore take this letter as our formal consent to change the definition on the above planning application proposal to read as follows;

"Outline application for residential development of 24 dwellings. Demolition of the Garden Cottage and 16 Warran Road"

I will shortly be submitting in support of this application the relevant number of copies of a detailed Planning and Design Statement which will include as Appendices the latest versions of;

(i) The indicative site layout incorporating comments from our Highways Consultants.
(ii) Indicative street scenes and examples of proposed external finishes.
(iii) Detailed Tree Survey.
(iv) Latest Ecology Report.
(v) Archaeology Assessment and Methodology statement.
(vi) Details of our off site Highways improvements as agreed with your Highways Department, which we anticipate being secured by way of a Section 278 Agreement or such other agreement as may be agreed between us.

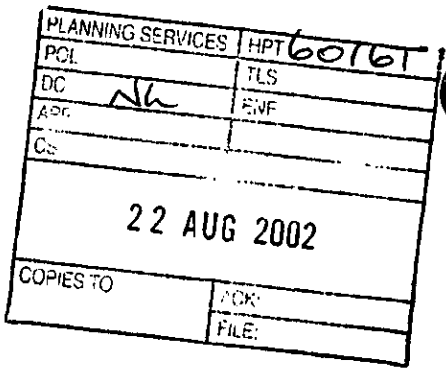
I trust that this is satisfactory and look forward to submitting the supporting information within the coming days.

Yours sincerely

Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

REVISED PLAN

7008
5268



CALA
HOMES

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

Wednesday, 21 August 2002

Miss Nicola Lake
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

By post and by fax 0118-974-6000

Dear Miss Lake,

OUTLINE PLANNING APPLICATION No: 0/2002/7008
LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

Please be advised that our development at the above will be for no more than 24 units as shown on the attached indicative layout which has been discussed between your authority and CALA.

I would be grateful if you would therefore take this letter as our formal consent to change the definition on the above planning application proposal to read as follows;

"Outline application for residential development of 24 dwellings. Demolition of the Garden Cottage and 16 Warran Road"

I will shortly be submitting in support of this application the relevant number of copies of a detailed Planning and Design Statement which will include as Appendices the latest versions of;

(i) The indicative site layout incorporating comments from our Highways Consultants.
(ii) Indicative street scenes and examples of proposed external finishes.
(iii) Detailed Tree Survey.
(iv) Latest Ecology Report.
(v) Archaeology Assessment and Methodology statement.
(vi) Details of our off site Highways improvements as agreed with your Highways Department, which we anticipate being secured by way of a Section 278 Agreement or such other agreement as may be agreed between us.

I trust that this is satisfactory and look forward to submitting the supporting information within the coming days.

Yours sincerely

Arthur Mann BSc (Hons) MRTPI
PLANNING DIRECTOR

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Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

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DH/lr/6311

15th March 2002

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WH

For the attention of Miss Nicola Lake

Dear Miss Lake

RE: PLANNING APPLICATION: WARREN ROAD, WOODLEY
APPLICATION NO. 0/2001/5268

I felt it appropriate to write to advise of our progress with regards to our highways submission with the Highways Department.

We have as you recall from previous correspondence been liaising directly with your consent with Mr Auton of the Highways Department and his appointed consultants.

We have now supplied to them traffic speed and movement figures together with calming measures for Warren Road as previously discussed.

We are hopeful now of meeting with Mr Auton and his colleagues again during week ending the 22nd March following which we are confident we will have presented to them a workable and acceptable solution for the highways access.

As previously requested we would ask that the application before be held in abeyance until such time as our negotiations with the highways department have been either finalised or exhausted.

I would also take the opportunity to confirm that we are organising with our consultants at CPM to undertake the environmental impact and archaeology surveys and are just waiting upon them liaising with your colleagues regarding these surveys particularly with regards to the timing of the environmental impact assessment as you are probably aware this is time sensitive with various species.

Cont/2..

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

If you are able to confirm to me in writing that the matter is continuing to be held in abeyance I would be most grateful.

If you have any queries whatsoever please do not hesitate to contact either myself or Chris Law at this office.

Kind regards

Yours sincerely

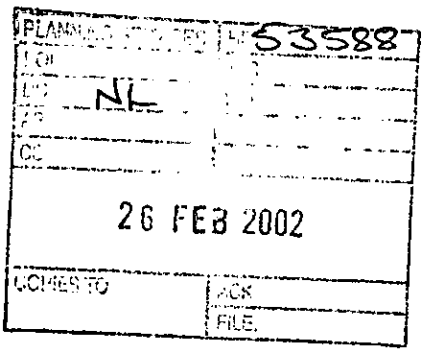


David Heron
LAND DIRECTOR

DH/lr/6293

25th February 2002

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WH



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Telephone 01784 225300
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www.cala.co.uk

For the attention of Miss Nicola Lake

Dear Miss Lake

RE: PLANNING APPLICATION WARREN ROAD, WOODLEY
APPLICATION 0/2001/5268

Further to our recent informal meeting at The Planning Department reception I write to confirm that we have now met with Mr Auton of the Highways Department and attach a copy letter which I trust will be self-explanatory.

I further confirm that we have organised with our consultants CPM to undertake both Environmental Impact and Archaeological surveys and have asked them to contact you to ensure that their content will meet with your requirements.

I would be most grateful as requested at our meeting for your confirmation that our current application can be held in abeyance until the outcome of our highways discussions.

It is our intention to progress this matter swiftly now as matters are now moving forward on the highways aspects.

If you have any queries whatsoever please do not hesitate to contact either myself or Chris Law at this office.

Kind regards

Yours sincerely

David Heron
LAND DIRECTOR

Encs

PLANNING SERVICES | HPT 53965
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DC | ENF
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CS |
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Burgan House The Causeway
Staines Middlesex TW18 3PR
Telephone 01784 225300
Facsimile 01784 225301
www.cala.co.uk

DH/lr/6302

6th March 2002

Mr S Auton & Mr S MacMillan
Wokingham District Council
Highways Department
Shute End
Wokingham
Berkshire
RG40 1WH

Ref: Planning Application No. 0/2001/5268 – Warren Road, Woodley

Dear Mr Auton

Further to our telephone conversation I write to address the issues of concern raised in our telephone conversation of today's date with Mr MacMillan.

As Mr Auton will be aware we met recently and agreed upon the course of action upon which it may appear that Mr MacMillan was not briefed.

Following some robust discussions over the telephone it has been agreed that our consultants Bellamy Roberts will furnish Mr MacMillan with the Traffic Survey details and the Traffic Control measures discussed in principle with Mr Auton at our earlier meeting.

Mr MacMillan has asked us to consider the effect on pedestrians and cyclists created by the railway bridge at the end of Warren Road and the possibilities of enhancing this for the use by pedestrians and cyclists.

We would ask that once the information relating to the traffic movements and traffic speeds together with the traffic calming is with you that we meet within 7 days to discuss the way forward regarding this highways access.

Please be assured that I have taken on board all of the matters raised by Mr MacMillan and will happily address these issues at our meeting.

I must and do apologise to Mr MacMillan for the manner of our conversation as he was the recipient of many months of frustration regarding this development.

Cont/2..

REGISTERED IN ENGLAND NO. 02522271. REGISTERED OFFICE: BURGAN HOUSE THE CAUSEWAY STAINES MIDDLESEX TW18 3PR. A SUBSIDIARY OF CALA GROUP LTD.

I attempted during our conversation to point out that both parties ourselves and the highways department should progress the matter with the same level of detail as both parties would need to under an appeal in an effort to avoid such an outcome.

This was miscommunicated/misunderstood by Mr MacMillan, it is not my intention to appeal on highway grounds till we have exhausted negotiations.

I hope and trust that this clarifies the situation, if however you have any concerns please do not hesitate to contact me and matters will be dealt with promptly.

Yours sincerely



David Heron
LAND DIRECTOR

c.c. Keith Connor – Lypar Properties
Mr MacMillan – Highways Department
Nicola Lake – Planning Officer ✓
David Harrison – Herrington and Carmichael, Solicitors

20 February 2002

Town and Country Planning Act 1990

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF WOODLEY)

TREE PRESERVATION ORDER NO. 1032/2002

(Emergency Order Made in accordance with Sections 198, 201 and 203 of the Act)

Relating to trees on land at The Garden Cottage, Warren Road, Woodley, Reading, Berkshire

Town and Country Planning Act 1990

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF WOODLEY)

TREE PRESERVATION ORDER NO. 1032/2002

The Wokingham District Council, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as the Wokingham District Council (Parish of Woodley) Tree Preservation Order No. 1032/2002.

Interpretation

2. In this Order "the authority" means the Wokingham District Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on 20 February 2002.

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)**(1)** [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

4. (1) Nothing in article 4 shall prevent—

(a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary—

---

(1) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping or lopping trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 and section 14 of the Forestry Act 1967.

(i) in the interests of the safe operation of the undertaking;

(ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or

(iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;

(b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;

(c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;

(d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);

(e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Development Order) 1995;

(f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or

(g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), "statutory undertaker" means any of the following—

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,

- a water or sewerage undertaker,
- the Civil Aviation Authority or a body acting on behalf of that Authority,
- the Post Office.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall—

(a) identify the tree or trees to which it relates (if necessary, by reference to a plan);

(b) specify the work for which consent is sought; and

(c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

(a) species;

(b) number of trees per hectare;

(c) the preparation of the relevant land prior to the replanting; and

(d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

(a) the refusal of any consent required under this Order; or

(b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

(a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or

(b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

(a) for loss of development value or other diminution in the value of the land;

(b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;

(c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or

(d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

No. on Map	Description	Situation
	NONE	

TREES SPECIFIED BY REFERENCE TO AN AREA
(Within a dotted black line on the map)

No. on Map	Description	Situation
A1	All trees of whatever species	On land at The Garden Cottage, Warren Road, Woodley. Grid Ref: SU 758 741

GROUPS OF TREES
(Within a broken black line on the map)

No. on Map	Description	Situation
	NONE	

WOODLANDS
(Within a continuous black line on the map)

No. on Map	Description	Situation
	NONE	

SCHEDULE 2

PART I
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1)— (i) omit— ", in such manner as may be prescribed by a development order,", "such" in the second place where it appears, and "as may be so prescribed"; and (ii) substitute "matters relevant to tree preservation orders made by the authority" for "applications for planning permission". (b) In subsection (2)— (i) after "contain" insert ", as regards each such order"; and
	(ii) for paragraphs (a) and (b) substitute— (a) details of every application under the order and of the authorty's decision (if any) in relation to eachj such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.". (c) Omit subsections (3) and (4) (as required by section 198(4)).
Section 70 (determination of applications: general considerations)	(a) In subsection (1)— (i) substitute— "Subject to subsections (1A) and (1B), where" for "Where"; "the authority" for "a local planning authority"; "consent under a tree preservation order" for "planning permission" where those words first appear; and "consent under the order" for "planning permission" in both of the other places where those words appear; (ii) after "think fit", insert— "(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and (iii) omit "subject to sections 91 and 92,". (b) After subsection (1) insert—

	"(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).". (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute— (i) "Any" for the words from "Without" to "any"; (ii) "consent under a tree preservation order" for "planning permission to develop land"; (iii) "the consent" for "the permission"; and (iv) "the land to which the order relates" for "the land". (b) Omit subsections (2) and (3).
Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute— (i) "the authority" for "a local planning authority"; (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear; (iii) "consent under such an order" for "planning permission" in the second place where those words appear; (iv) for paragraph (c) substitute— "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,". (b) Omit subsection (2). (c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute— "in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served— (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.". (d) For subsection (4), substitute—

	"(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).". (e) For subsection (5), substitute— "(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.".
Section 79 (determination of appeals)	(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority". (b) Omit subsection (3). (c) In subsection (4), substitute— (i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5"; (ii) "consent under a tree preservation order" for "planning permission"; and (iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.". (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after "section 78".

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and

(b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

(a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or

(b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority—

(a) refuse an application for consent under a tree preservation order or grant it subject to conditions;

(b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;

(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or

(d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;

(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

Section 79

(1) On an appeal under section 78 the Secretary of State may—

(a) allow or dismiss the appeal, or

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

Dated this Twentieth day of February
in the year Two thousand and two

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

Solicitor

15008

Nicky I faxed the attached 2 sheets to Julian Arthur on Friday, as he requested

Jan
1/3/02

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 1/3/02

TO: JULIAN ARTHUR

FROM: JAN COOPER **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 020 7633 0825

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: WARREN ROAD — O/2001/5268

NOTES:

CALA
HOMES

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

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DC NL	SHP
APP	
CS	
20 DEC 2001	
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	FILE:

Your ref: NL/O/2001/5268

19th December 2001

Ms Nicola Lake
Environmental Services Dept
Planning Services
Wokingham District Council
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lake

GARDEN COTTAGE, WOOD LANE, WOODLEY – PLANNING APPLICATION NO. 0/2001/5268

Thank you for your letter dated 13th December 2001 in line with your request, I enclose a revised Section 66 Certificate. I trust that this satisfies your requirements.

Yours sincerely

Simon Owen

Simon Owen
LAND MANAGER

Encs

Ian.

Can you change the date's on this application as there is a New certificate Can you let me know what the New 8 week date is – Thanks Nicky.

NEW 8 WEEK DATE IS 14/2/2002

1000

CERTIFICATE A(a)

OWNERSHIP CERTIFICATE (APPLICANT SOLE OWNER OF SITE)

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal* relates.

Signed .....

*On behalf of .....

Date .....

CERTIFICATE B(a)

OWNERSHIP CERTIFICATE (APPLICANT NOT OWNER OF SITE/WHOLE SITE)

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner(b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's(b) name	Address at which notice was served	Date on which notice was served
MR & MRS JAPP	16 WARREN ROAD, WOODLEY	19/12/01
MR & MRS FLEMMING	EAST WARREN, WARREN RD, WOODLEY	19/12/01
THE EXECUTORS OF K.M. MAY	C/O BLANDY & BLANDY SOLICITORS 1 FRIAR STREET READING	19/12/01

Signed .....

*On behalf of CALA HOMES SOUTH LTD

Date ... 19/12/01

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate (see overleaf)

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

* * * COMMUNICATION RESULT REPORT (1.MAR.2002 11:50) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
138	MEMORY TX		902076330825	OK	P. 3/3

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

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 13 December 2001
My ref: NL/O/2001/5268
Your ref:

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

Mr Christopher Law
CALA Homes (South) Ltd
Burgan House
The Causeway
Staines
Middlesex
TW18 3PR

Dear Mr Law,

PROPOSED RESIDENTIAL DEVELOPMENT AT LAND AT THE GARDEN COTTAGE, WARREN ROAD, WOODLEY. APPLICATION NUMBER O/2001/5268.

I write regarding the above stated development.

The site is currently well wooded and may hold significant general ecological interest. As such you will be required to submit an ecological survey of the proposed development site. In addition to this the proposed development would result in the demolition of and existing dwelling. This building could have the potential to act as a roost site for bats, which are a protected species. Consequently, the ecological report should also include a survey of the building, which has been identified for demolition as well as the surrounding trees on the site by a trained and licensed bat worker. There is also evidence of the possibility of badgers being present on the site. Therefore the ecological report should also contain a section on an ecological assessment of the use of the site by badgers.

An archaeological evaluation of the site will also be required. This evaluation should be carried out by a competent IFA registered archaeological contractor.

Both the ecological report and the archaeological evaluation must be submitted prior to the determination of application.

I would also like to take this opportunity to clarify the situation regarding the serving of notice and the section 66 certificate of the application. In Simon Owen's fax dated the 16 November 2001, he requests that the name on the application be changed to CALA Homes South Ltd and Lypar Properties LTD. He continues to state that you will serve new Article 12A notices on the owners. However he did not include a corrected section 66 certificate. As such I have enclosed a new certificate which should be returned to me as soon as possible. The start date and eight week date of the application will then be amended appropriately.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

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

To:
Transportation Team ~~- sent to Housing in error~~
~~Tom Callaghan~~

From: Nicola Lake

Date: 21 November 2001

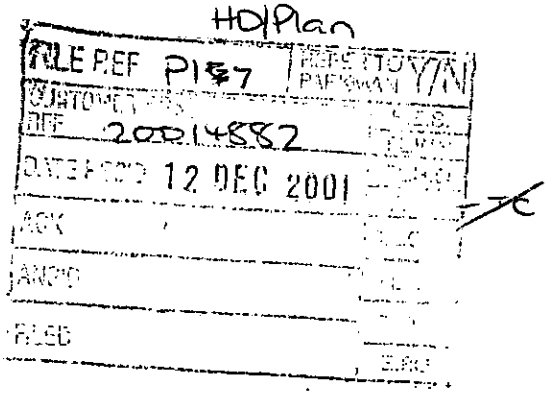
Application Number: O/2001/5268

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

Site Address:
Land At The Garden Cottage, Warren Road, Woodley, Reading.

Applicant:
Cala Home & Lypar Properties Ltd .

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



HD/Plan

FILE REF P157 | REPORT TO PARKMAN Y/N
CUSTOMER REF 20014882
DATE REC'D 12 DEC 2001
ACK
ANS'D
FILED

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	O/2001/5268
From:	Tom Payne Environmental Heath	My Ref:	20015584
		Date.	29 November 2001

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 40 DWELLINGS. DEMOLITION OF THE GARDEN COTTAGE AND 16 WARRANT ROAD.

THE GARDEN COTTAGE & 16 WARREN ROAD, WOODLEY

These proposals have been evaluated and I recommend that the following conditions be imposed should the application be granted planning consent:

1. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

2. Adequate precautions shall be taken during construction period to prevent the deposit of mud and similar debris on the adjacent public highways.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Nicola Lake

From: Andy Glencross
Sent: 30 November 2001 12:05
To: Nicola Lake
Subject: Planning Application O/2001/5268 Land at the Garden Cottage Warren Rd Woodley

Hi Nicola

My views on the above application are as follows

The site is currently well wooded and may hold significant general ecological interest, we need to get an ecological report on the site before we determine this application.

In addition all buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be demolished and consequently I would advise that the developer submits a survey of all the suitable buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not as attached as a condition**

In addition there maybe bats roosting in the trees on the site so any bat survey should include any trees that are to be felled as well as the buildings.

[redacted] **bats are present we must take the following approach :-**

(1) The applicant needs to submit a bat mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

This cannot be attached as a condition of planning permission.

I have recently received information about the possible presence of badgers on this site. We should ask for an ecological assessment of the use of the site by badgers.

In addition this site is adjacent to another recent application site (O/2001/4915 Land at West Warren Warren Rd Woodley) do you think there is ant advantage in considering them together.

[redacted] Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

P.S. Give me a call if you need me to clarify any of this advice.

PLANNING SERVICES | HPT 50486
POL | TLS
DC NL | ENF
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CS |
30 NOV 2001
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FILE:

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref ~~As below~~

29th November 2001

Nicola Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

APPLICATION O/2001/5268
Land At The Garden Cottage, Warren Rd, Woodley, Reading

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for evaluation issued 10th October 2001.

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

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
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Cambridge
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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 21 November 2001 SNA.

Application Number: O/2001/5268

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

Parish: SONNING PARISH

Site Address:
Land At The Garden Cottage, Warren Road, Woodley, Reading.

Applicant:
Cala Home & Lypar Properties Ltd .

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

✓ below as applicable;

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

1. The formation of a new junction/access in close proximity to the junction of Wokham Road with Warren Road would result in conflicting traffic movements which would adversely affect road safety and the free flow of traffic.
2. The applicant has not demonstrated that satisfactory visibility splays are available over land in the applicant's control or highway land

Signed: [signature] **Print name:** S-N. AVON

26-11-01

PLANNING SERVICES	HPT
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DC NL	ENF
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DEC 2001	
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	FILE

FAX MESSAGE

FAX TO: NICOLA LAKE

FAX NO: 0118 9746484

NO. OF SHEETS: 2 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 12 DECEMBER 2001

Please find attached comments on application no. O/2001/5268

LESLEY BATES (CLERK TO THE COUNCIL).

01189697753
12-DEC-01 16:43 David Bates 01189697753 PAGE: 1

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION.

PLANNING SERVICES | HPT
APPLICATION No. O/2001/5268
CIT
13 DEC 2001
COPIES TO: | ACK:

Officer NICOLA LAKE

Parish SONNING.

Proposal OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 40 DWELLINGS. DEMOLITION OF THE GARDEN COTTAGE & 16 WARREN ROAD.

Address LAND AT THE GARDEN COTTAGE WARREN ROAD WOODLEY.

Applicant CALA HOMES SOUTH LTD.

The Parish Council has considered this application and has the following, strong, objections.

1. The site lies very close to Sonning and any large-scale development has adverse implications for the Parish.

2. The number of cars associated with the development will greatly increase the number of vehicles movements on the surrounding undersized roads. Particularly over the Warren road bridge which is a narrow road with no footway.

3. Warren Road itself is narrow and inadequate and is often reduced to one car width with residents parking on both sides of the road. To add the potential for an additional eighty plus cars, from the site, onto such roads is unacceptable.

4. A busy school and well-attended church are situated close by in Western Avenue. At peak times access along Western Avenue is difficult, due to road parking, and the introduction of this number of additional cars in the area will exacerbate an already worrying situation.

5. The layout of the development indicates a potential for future development on the adjoining 'public open space. Indeed the road would appear to lead directly onto this land.

6. The land lying to the north east of East Warren has remained untouched for many years and is an established wild life area. This development if permitted would destroy the habitat and lead to the displacement of wildlife.

For the above reasons Sonning Parish Council urge refusal of this application.

L. A. Bates (Clerk to the Council).

12 December 2001

01189697753
12-DEC-01 16:43 David Bates 01189697753 PAGE: 2

FROM: Nicola Lake

DATE: 21 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/5268

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

Site Address: Land At The Garden Cottage, Warren Road, Woodley, Reading.

Applicant: Cala Home & Lypar Properties Ltd .

Your observations are required in respect of this application **by 15/12/2001** .

---

18 letters of objection had been received and as 41 residents were present, the Chairman adjourned the meeting to enable them to express their objections to this proposal. There was obviously a great strength of feeling about development of this site, particularly in relation to the damage to the environment, loss of wildlife habitat, and the fact that it would destroy the amenity for ever!

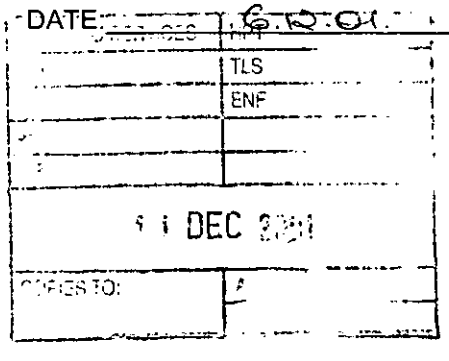
Residents from Nos. 14 and 18 Warren Road objected particularly to the damage to their quality of life which would be created by the new access. The proposed new roadway would be less than 5m from all the main living areas of No. 14.

Other concerns related to:

- the inclusion of a 'public open space' which would allow for potential future development
- the potential safety implications, particularly for children, of the public open space being part of the spoil bank of the railway
- tree felling (including mature oaks) – which had already happened – could cause disturbance to the environment and possible land movement
- displacement of wildlife (badgers, bats, deer, etc.)
- the daily parking problems – particularly at school times/church services/funerals etc.
- the proposed 'staggered' cross roads at the new access road – Warren Road/Wroxham Road was already used as a 'rat run' and cut through to avoid Western Avenue
- the inclusion of social housing in an inappropriate area and whether this would set a bench mark for future development (the Local Plan indicated 20% social housing – this would be 30%)
- the potential for a second access point adjacent via East Warren/West Warren
- Western Avenue was an HGV route to avoid the bridge in Butts Hill Road

SIGNED: _____ DATE: 6.12.01

Clerk To Woodley Parish/Town Council.



P.T.O.

FROM: Nicola Lake

DATE: 21 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/5268

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

Site Address: Land At The Garden Cottage, Warren Road, Woodley, Reading.

Applicant: Cala Home & Lypar Properties Ltd .

Your observations are required in respect of this application **by 15/12/2001** .

After the meeting was reconvened, Members deplored the wanton destruction of trees and wildlife habitat before proper investigation had been carried out and asked whether the local planning authority had requested their own experts in the Countryside Service to carry out appropriate surveys of the area. If not, it was strongly urged that

- English Nature (or a similar body) be commissioned to carry out a site survey without delay
- there should be no further tree felling until the site had been assessed by the Tree Officer and appropriate TPOs put in place

After full discussion of the proposal, it was recommended that the application be refused, based on the following objections:

- the proposed new access was unacceptable – particularly in relation to overlooking, pollution and unneighbourliness to Nos. 14 and 18
- the site access road appeared to finish at a fence – this allowed the potential for extended future development
- 'the staggered' crossroads would be totally unacceptable
- existing parking problems and the absence of a traffic survey with this application
- Western Avenue was a busy road – also used by HGVs
- the safety of the 'public open space' was questionable, being near to a railway line; the likelihood of attracting more traffic, more people
- the provision of social housing would be out of character with the surrounding area and the percentage allowed for was more than that recommended in the local plan

Members also had concerns for the arrangements for future maintenance of the proposed open space.

Policy and Plans Consultation

Date: 27/11/01
Case Officer: Nicola Lake
Location: Land at the Garden Cottage, Warren Road, Woodley
Proposal: Outline application for residential development of 40 dwellings. Demolition of The Garden cottage and 16 Warren Road
Application Number: O/2001/5268
Applicant: Cala Home & Lypar Properties Ltd

N.B. General policy comments regarding the principle of development on this site are also set out in the Policy comments on application O/2001/4915 for the development of 39 dwellings at West Warren, East Warren & the Garden Cottage, which is currently pending. This application, however, does not cover land at West Warren, and unlike O/2001/4915, it contains details about the proposed development, such as housing mix, affordable housing, public open space etc.

General:

WDLPDD Policies regarding the principle of housing development, which are applicable to this application, are as follows:

WOS1(i): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WOS7: Noise
WBE1: Development in its Local Context
WBE11: Protection of Trees and Woodland
WH1: Housing Development – Unidentified Sites
WT1: Location of Development
WT2: Access to Development
WT7: Road Safety

The proposal is a previously developed piece of land located within the identified settlement of Woodley. Development is therefore acceptable in principle under Policies WOS1(i) and WOS2. The proposal should however, be tested against Policies WOS3, WBE1, WH1, WT1, WT2 and WT7. It should not lead to an adverse affect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of adjoining occupiers. It should have satisfactory and safe access and should not effect the flow of traffic along Warren Road.

There is a dense group of trees protected by Preservation Orders covering the northern part of the site. Therefore, the proposal should be tested against Policy WBE11 to ensure that it would not result in their loss or damage, although I note that this part of the site is to form an area of public open space. There are also a significant number of other trees located within and around the site. The impact of the proposed development on these trees will need to be assessed.

Furthermore, the proposal should be tested against Policy WOS7 to assess whether or not sound insulation measures are required to minimise any adverse impact caused as a result of noise generated from the railway line located to the north of the proposal.

This proposal complies with PPG3 (2000), which stresses the importance of sustainable development by maximising the re-use of previously developed land within the urban area. Paragraph 30 of PPG3 stresses that in identifying sites for allocation, local authorities should *'follow a sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors'*. The Local Plan Inspector has recommend the settlement of Woodley as one of the settlements which the council should seek new housing: it possesses a range of services, facilities and public transport opportunities that would permit residents to *"..occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements"*.

Housing Density:

The net area of the site is 1.07ha, this excludes the area of proposed public open space covering the northern part of the site. Therefore, the net housing density proposed for the site is 37dph. Sites that are located within 800m of a local shopping centre should yield densities in excess of 50dph, as these are the most sustainable locations. However, the proposal is located just outside of the 800m buffer zone drawn around Woodley Town Centre. Therefore, 37dph is an acceptable density in this location.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. WDLPDD Policy WH6 states that particular emphasis should be given to the need for small (one, two and smaller three bedroom) dwellings. The table below shows to what extent this application meets the suggested mix.

No. of beds	% (para. 5.17)	No. of proposed dwellings (F/2001/5268)	%	Suggested mix (in order to comply with Policy WH6 and para. 5.17)
1&2 bed	Not less than 45%	31	78%	18
3 bed	25%	9	22%	10
4+ bed	Not more than 30%	0	0	0

Although, this application does not meet the suggested housing mix (it under-provides on 3 bed dwellings and does not provide any 4 bed dwellings), the Local Plan Inspector has recommended that Policy WH6 should be amended so that emphasis is on one and two bedroom dwellings.

Affordable Housing:

Policy WH7 of the WDLPDD requires up to 25% of all new dwellings granted consent to be affordable, where the scheme is for 25 or more dwellings or of 1 hectare or more, in settlements with a population of greater than 3,000 (n.b. the Local Plan Inspector has recommended that this be lowered to 15 or more dwellings or 0.5ha or more). The scheme consists of 40 dwellings, the applicant is proposing that 12 of these dwellings are to be for

affordable housing, this equates to 30% of the total, therefore, meeting policy requirements. It should be noted that the Local Plan Inspector believes that a requirement of up to 25% affordable housing is appropriate for Wokingham District.

Public Open Space:

The standard provision of public open space adopted by the Council is 4.3ha per 1,000 population. Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. Therefore, the calculation of open space for the range of dwellings is as follows:

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

Therefore, the requirement for this proposal is $= \frac{[40 \times 2.7]}{1000} \times 4.3$

$= 0.108 \times 4.3$

$= 0.46\text{ha}$

The application proposes that the densely wooded area to the north of the site, largely protected by Tree Preservation Orders, be designated as public open space, this is about 0.56ha in size. Although the proposal meets the policy requirements regarding the amount of public open space provision, the siting of it does raise several concerns. Firstly, there appear to be no opportunities for natural surveillance around the proposed area of public open space. Secondly, there is no clear demarcation of public and private space along the northern, eastern and western boundaries. Private backland fronting onto public open space can have implications for the safety and security of the residents. Finally, movement through the open space is restricted. There are only two access points into the open space and these are both situated along the southern boundary.

WDLPDD Policy WBE1(g) requires that the design of new developments should have regard to safety and security, whilst Policies WBE5 and WBE6 expect new developments to promote opportunities for all areas of the public realm to be subject to natural surveillance and to be fully accessible to the general public. It is important to note that the Local Plan Inspector has recommended that Policies WBE5 and WBE6 should be deleted and incorporated into WBE1 because they are both essential elements of good design and layout.

Conclusions:

Although housing development on this site is acceptable in principle, there are serious issues concerning the layout and design, which will need to be addressed.

Debra Hammond
Policy and Plans

999/104/001.002

ROYAL BERKSHIRE FIRE AUTHORITY

ROYAL BERKSHIRE FIRE & RESCUE SERVICE

Operations Support · Caversham House · The Fire Station · Caversham Road · Reading · Berkshire · RG1 8AA
Telephone Reading (0118) 9452888 Facsimile (0118) 9322934

Your reference: Nicole Lake/0/2001/5268 50989 My reference: OSO/JI/Wat 99
(please quote on all correspondence)

POL	
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CS	
17 DEC 2001	
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	FILE:

When calling ask for: Mr P Banks
Direct Line: (0118) 932 2937
E-mail: banksp@rbfrs.co.uk

Date: 12 December 2001

Dear Madam

Land at The Garden Cottage, Warren Road, Woodley, Reading

Thank you for supplying the plans of the above proposed development.

I can confirm that the layout shown does not comply with the requirements for access for fire appliances contained within Approved Document B to the Buildings Regulations 1991. I also confirm that we will require a fire hydrant to be provided on this development, located within the path at a point to be agreed but broadly around the area where the access road splits.

Full details can be established when the position of the new main is known. Please note that the cost of hydrants will not have been included in any quotation by water companies and that the developer should provide for this hydrant as a developers contribution.

Yours faithfully

P Banks
Operations Support Officer

Ms N Lake
Development Control Officer
Woking District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 27th December 2001

Location: Land at the Garden Cottage, Warren Lane, Woodley.

Proposal: Outline application for residential development of 40 dwellings.

Application Number: O/2001/5268

In response to your consultation dated 21st November 2001 for the above application, the arboricultural comments are as follows:

The trees shown as being retained within the Public Open Space are included in Tree Preservation Order Number 25/1971. The relationship between these trees and plots 15, 16 29,30 and 31 is such that they may cause problems with leaf fall shading etc. The layout on this part of the site needs looking at carefully so that these future problems are avoided.

A significant number of trees within the garden area of The Garden Cottage were recently felled. This is unfortunate, as some were good quality trees, which would have enhanced any proposed development. However permission was not required from either the District Council or the Forestry Commission to do this. The trees which were felled could not be clearly seen from public view points and as such were not suitable for including in a Tree Preservation Order.

There are trees outside of the application site, which will help reduce the impact of development on surrounding properties. However, there are now fewer trees within the site particularly on the south east and north east boundaries, which will contribute to this. There is also relatively little space for planting new trees.

To progress things I would recommend that the applicants provide a full tree survey of the trees which remain within the area proposed to be built on along with those within 12m of any proposed property to the north of the site (see paragraph 2). The site layout should then be designed to ensure that the best trees are retained without causing future problems. Space should also be allowed for new tree planting to enhance the proposed development.

Neil Etherington
Senior Arboriculturist

MEMORANDUM

FROM: Steve Auton

TO: Nicola Lake

REF : P17

REF : O/2001/5268

DATE 10th January 2002

DEVELOPMENT OFF WARREN ROAD, WOODLEY

(drawing No. 2497/01)

The new junction as proposed on drawing no. 2497/01 is not acceptable in that the formation of a new 'cross road' configuration is not in the interest of highway safety.

S.N.AUTON

ENVIRONMENT AGENCY

Our Ref : SP/2001/004937-1/1
Your Ref : O/2001/5268

Date : 14 January 2002

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

Dear Ms Lake

40 DWELLING RESIDENTIAL DEVELOPMENT ON LAND AT THE COTTAGE, WARREN ROAD, WOODLEY, READING

Thank you for your letter dated 21st November 2001, received on 27th November 2001. Please quote the following reference in any correspondence: **SU7SE/21/3**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note; The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

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

Surface Water Drainage

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

Our general criteria are:

· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and

· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

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

Presence of a Watercourse

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

(1) they should not be culverted; and

(2) a buffer zone is left on either side of any watercourse, and

(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

ADVICE TO APPLICANT

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The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

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Pollution Control

Clean Surface and Roof Water

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

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Wildlife Protection

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

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Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

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

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

Water Conservation

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

water a minute should be fitted.

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

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

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

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

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

Sustainable Construction

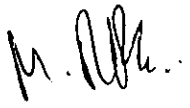
The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies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

DECISION NOTICE

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

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

Yours sincerely



MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Cala Homes South Ltd

Nicola Lake

From: Andy Glencross
Sent: 06 February 2002 10:20
To: Nicola Lake
Subject: Planning Application O/2001/4915 & O/2001/5268 Land at West Warren Warren Rd Woodley (2)

Hi Nicola

I have just heard from the Binfield Badger Group that they have visited this site and that they can confirm that there is a very active (fresh bedding outside entrance) badger sett on the Railway embankment boundary of this site. Indeed they have said that the tree felling that has been undertaken on the site was within 15metres of the Sett entrance (This may have been an offence). The badger group are going to visit the site again and then make a written submission.

Anyway I just thought I'd let you know, that we will be requiring a detailed mitigation scheme for this developement **prior to planning permission being determined**. Once we receive this we will need to consult with EN to get their views on the proposed development and badger mitigation measures.

I'llsee you this afternoon.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

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Babtie
Environmental

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

Babtie

A member of Babtie Grou

Our ref Kgb02

Your ref ~~As below~~

29th November 2001

Nicola Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

APPLICATION O/2001/5268
Land At The Garden Cottage, Warren Rd, Woodley, Reading

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for evaluation issued 10th October 2001.

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

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Nicola Lake

NL

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20 SEP 2002

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: O/2001/5268 & O/2002/7008 (Revised)

PROPOSAL: Residential development of 24 dwellings. Demolition of the Garden Cottage and 16 Warren Road

SITE ADDRESS: land at Warren Road

APPLICANT: Cala Homes (South) Ltd.

In spite of the short notice, 30 residents were present and the Chairman adjourned the meeting to allow them to express their views. District Councillor David Ashman was also in attendance and he summarised the strong objections of residents in Coronation Ward.

Residents were then given the opportunity to reiterate their concerns about the proposal:

- the horrendous problems of car parking in connection with the local school/church – for at least an hour in the mornings, afternoons and at lunch time (playgroup) during term time (photographs were available to support this strong concern)
- the traffic survey appeared to have been carried out, in part, in the school holidays which did not give a true reflection of the hazards and safety issues
- the existing amount of on street parking, particularly along the western end of Western Avenue
- the use of Western Avenue as an HGV route from the A4 (lorries were currently using the road as access to developments in Butts Hill Road to avoid the weight restriction at the bridge)
- the proposal for a new road traffic system seemed to be an 'over the top' reaction to a potential safety issue and the introduction of lights would make the situation extremely dangerous (it could create a traffic back-up onto the A4 at what is already a hazardous junction)
- some houses in Warren Road would be isolated between traffic lights, leaving a potential problem for access to driveways, delivery vehicles, refuse collection etc.
- the resultant overload of the sewerage system
- that this would create a precedent – the issue of development of this and other nearby sites should be looked at globally
- a preference for a separate pedestrian footbridge alongside the bridge (as at Church Road, Earley) - although not a planning issue, residents were very conscious of the number of suicides from the bridge in Warren Road and considered that the installation of a footbridge/caging would act as a deterrent
- the proposed access was unacceptable and it would be totally wrong to demolish a house to achieve this

- the issue of noise and additional traffic vibration on Nos. 14 and 18 Warren Road would be totally unacceptable
- the potential for subsidence and damage to neighbouring properties would be unacceptable and many houses in Warren Road had shallow footings
- the inclusion of flats in the development would be out of keeping with the area
- the need for a substantial and secure boundary between the development site and communal land to the rear of properties in Western Avenue
- the ecological issue and apparent disregard for the existing badger sett on the site

After the meeting had been reconvened, Members carefully considered the new reports, surveys and drawings and agreed that these in no way changed their views. It was considered that the objections made in respect of previous application were still appropriate to this revised proposal. The committee fully supported the neighbours' objections and recommended that the application be refused:

- the infrastructure was inadequate to support a development of this size (particularly bearing in mind the cumulative effect of this and other developments already approved – Pound Lane, Butts Hill Road, Reading Road)
- traffic levels in the area (and in the whole of Woodley) were already very high
- the introduction of traffic lights would create more problems than they would solve and the proposed changes to the bridge were not a viable option
- the proposed increase of 16 to 20 vehicles was nonsensical
- no account appeared to have been taken of deliveries/refuse vehicles within the proposed new traffic system
- the unacceptable effects of pollution (noise, fumes, etc.) particularly on Nos 14 and 18 Warren Road

Following on from comments made by residents, the committee suggested that a structural survey be carried out on foundations of houses near to the proposed access in Warren Road

Sheeran

18.9.02.

Nicola Lake

From: Andy Glencross
Sent: 13 September 2002 16:47
To: Nicola Lake
Subject: PA O/2001/5268 Land at the Garden Cottage Warren Rd Woodley(badger and Bats)4

Hi Nicola

I am satisfied that this development is unlikely to adversely affect the local bat population and demolition can proceed.

However we still need clarification on the following two points.

(1) Securing the badger corridor and sett (covenants and special fencing to stop garden gates occuring)
(2) How exactly the woodland area is to be use as POS (footpaths access etc)

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
[redacted]inton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

[redacted]

ENVIRONMENT AGENCY

Our Ref : SP/2001/004937-2/1
Your Ref : O/2001/5268 / 0/2001/7008

PLANNING SERVICES	HPT 59819
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Date : 09 August 2002

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

Dear Sir/Madam

40 DWELLING RESIDENTIAL DEVELOPMENT.DUPLICATE APPLICATION WITH 0/2001/5268 LD AT THE COTTAGE, WARREN RD, WOODLEY, READING

Thank you for your letter dated 15 July 2002, received on 22 July 2002. Please quote the following reference in any correspondence: **SU77SE/21/3.**

I have no further comments to add to our previous letter dated 14 Janurary 2002 (copy enclosed) regarding your consulatation reference O/2001/5268.

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

Yours sincerely

REBECCA CHEATLEY
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

CC: Cala Homes South Ltd

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

ENVIRONMENT AGENCY

Our Ref : SP/2001/004937-1/1
Your Ref : O/2001/5268

Date : 14 January 2002

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

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

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

Water Conservation

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

use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

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

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

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

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

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

Sustainable Construction

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

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

CC: Cala Homes South Ltd

Nicola Lake

From: Andy Glencross
Sent: 06 February 2002 10:20
To: Nicola Lake
Subject: Planning Application O/2001/4915 & O/2001/5268 Land at West Warren Warren Rd Woodley (2)

Hi Nicola

I have just heard from the Binfield Badger Group that they have visited this site and that they can confirm that there is a very active (fresh bedding outside entrance) badger sett on the Railway embankment boundary of this site. Indeed they have said that the tree felling that has been undertaken on the site was within 15metres of the Sett entrance (This may have been an offence). The badger group are going to visit the site again and then make a written submission.

Anyway I just thought I'd let you know, that we will be requiring a detailed mitigation scheme for this developement **prior to planning permission being determined**. Once we receive this we will need to consult with EN to get their views on the proposed development and badger mitigation measures.

I'llsee you this afternoon.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 NOV 2001
Officer: NL	Application No. O/2001/5268

Map No. 36a Site 1.59

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 40 DWELLINGS PLUS DEMOLITION OF ~~2 DWELLINGS~~ THE GARDEN COTTAGE & 16 WARREN RD

~~REPLACEMENT~~ AT THE GARDEN COTTAGE,

Location: LAND ~~AT~~ OFF WARREN ROAD

Parish: WOODLEY Ward: Coronation

Applicant: CALA HOMES SOUTH LTD & LYPAR PROPERTIES LTD

190 x 17

Fee (7) Received 3040-00 Required ~~3230~~ Additional ~~190~~ Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q19 – ~~no~~ breakdown of new dwellings?		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... XX .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPOs on site .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans (+ Transportation Section) .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Dinton Pastures
R-Berks Fire & Rescue Service

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : Sonning
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency > 0.5 Hectares : .....

Rail Track Great Western Zone .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No new pre-apps for this site (see O/2001/4915)

NEIGHBOURS:

S/N + see map for O/2001/4915 – please consult some addresses.
Pls include both properties inside red line
+ all objectors to O/2001/4915 (49 letters of objection received to date)

01784225301

12.NOV.2001* 5268

FACSIMILE

CALA

HOMES

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

TO	MRS HURST
COMPANY	WOKINGHAM BOROUGH COUNCIL
FACSIMILE NUMBER	0118 974 6484
FROM	SIMON OWEN
DATE	16/11/01
NO OF PAGES	1
SUBJECT	LAND AT WARREN ROAD, WOODLEY

MESSAGE

Dear Mrs Hurst

I would be grateful if you would amend the name of the applicant on the planning application to read:

"CALA HOMES SOUTH LTD AND LYPAR PROPERTIES LTD"

We will serve a new notice under Article 12A to owners.

Please would you confirm that you have adequate information to register the planning application.

Thank you very much for your help with this change.

Simon Owen

12.NOV.2001 5268

CALA

HOMES

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

CL/lr/562

9th November 2001

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Ref: Land at Warren Road, Woodley

Dear Sirs

Please find enclosed our outline application for residential development at Warren Road, Woodley

This includes:

6 x Application forms and Certificates B
Fee £3040.00
6 x Indicative layout PL01, including location plan

A detailed planning report in support of the application will be forwarded shortly by Douglas Bond MRTPI of Chancellors Town Planning.

I trust these details are all acceptable.

Yours sincerely

Christopher Law

Christopher Law RIBA
CHIEF ARCHITECT
For and on behalf of CALA Homes (South) Ltd

Encs

"THE GARDEN COTTAGE"

ADDRESS WARREN ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7574 (36)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/103/58	Mr. L. Joyce.	Alterations	8.1.58	App. N/A.
O/2001/4915	land to the west · Hillgate Homes			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769A

PLANNING APPLICATION PART I

12.NOV.2001 05268

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

1.	YOUR NAME	CALA HOMES SOUTH LTD c/ Nypan Properties Ltd
	ADDRESS	BURGAN HOUSE
		THE CAUSEWAY, STAINES
	POST CODE	TW18 3PR Tel. No. 01784 225300
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND AT WARREN ROAD WOODLEY
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	1.63H
5. Give brief details of the proposal.	ABOUT THE APPLICATION	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	
1:500 Block Plan INDICATIVE LAYOUT	✓	Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION	✓	State relevant outline permission No. Go to Question 10.
FULL PERMISSION		Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS	✓	DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE DEFERMINED LATER

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO — SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		2
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £3040 -00 16 x £190
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED Christopher Law RIBA ON BEHALF OF CALA HOMES SOUTH LTD DATE 9.11.01

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

6000

CERTIFICATE A(a)

OWNERSHIP CERTIFICATE (APPLICANT SOLE OWNER OF SITE)

Town and Country Planning General Development Order 1988

12.NOV.2001* 5268

CERTIFICATE UNDER ARTICLE 12A

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner(b) of any part of the land to which the application/appeal* relates.

Signed .....

*On behalf of .....

Date .....

CERTIFICATE B(a)

OWNERSHIP CERTIFICATE (APPLICANT NOT OWNER OF SITE/WHOLE SITE)

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner(b) of any part of the land to which the application/appeal* relates, as listed below.

Owner's(b) name	Address at which notice was served	Date on which notice was served
MR & MRS JAPP	16 WARREN ROAD, WOODLEY	9.11.01
MR & MRS FLEMMING	EAST WARREN, WARREN RD, WOODLEY	9.11.01
THE EXECUTORS OF K.M.MAY	C/O BLANDY & BLANDY SOLICITORS 1 FRIAR STREET READING	9.11.01

Signed Christopher Law RIBA

*On behalf of CALA HOMES SOUTH LTD

Date 9.11.01

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate (see overleaf)

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning General Development Order 1988

CERTIFICATE UNDER ARTICLE 12A

Agricultural Holdings Certificate*(a)*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

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

or

o I have/The applicant has/The appellant has given the requisite notice to every person ~~other~~ then my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

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

Signed Christopher Law RIBA

*On behalf of CALA HOMES SOUTH LTD

Date 9.11.09

* delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 12A and 12C(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.