O/2001/5268.

Land at The Garden Cottage
Warren Road,
Woodley.

CALA Homes - Lyparthopennes.

OBSERVATIONS

FILE 2 of 2

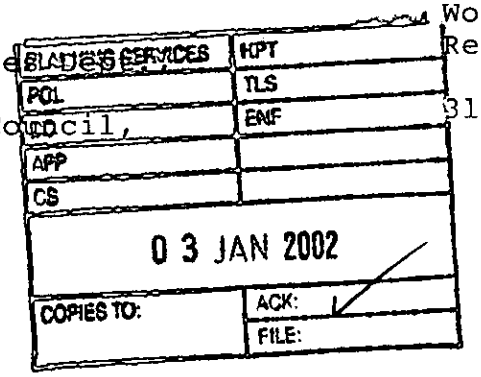
R/A/I/L/E/X
Marbleboard

Your Ref: Nicola Lake 0/2001/4915
0/2001/5268

14 Warren Road,
Woodley,
Reading RG5 3AP

31st.December 2001

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



Copys

Dear Sir,

Planning Applications 0/2001/4915 and 0/2001/5268

I enclose a set of photographs taken in Warren Road, Western Avenue and Wroxham Road at 11 a.m. on Thursday 20th December 2001. The occasion was a funeral at St.John Bosco Church in Western Avenue. Similar photograhs could be taken twice every day, Monday to Friday during school terms, and whenever there are funerals or weddings at the church, or special events at the church or school. In other words - NOT INFREQUENTLY.

Please note:

- Long lines of cars creating, in effect, long stretches of single-lane roads - difficult/impossible for passing !
- Parking on the footpath/grass verge - never mind the pedestrians !
- Difficulty for residents to get their own cars in or out of drives.
- Unintelligent parking at all the road junctions involved.

And Millgate Homes / Cala Homes now seek to increase significantly the traffic using Warren Road.....!!

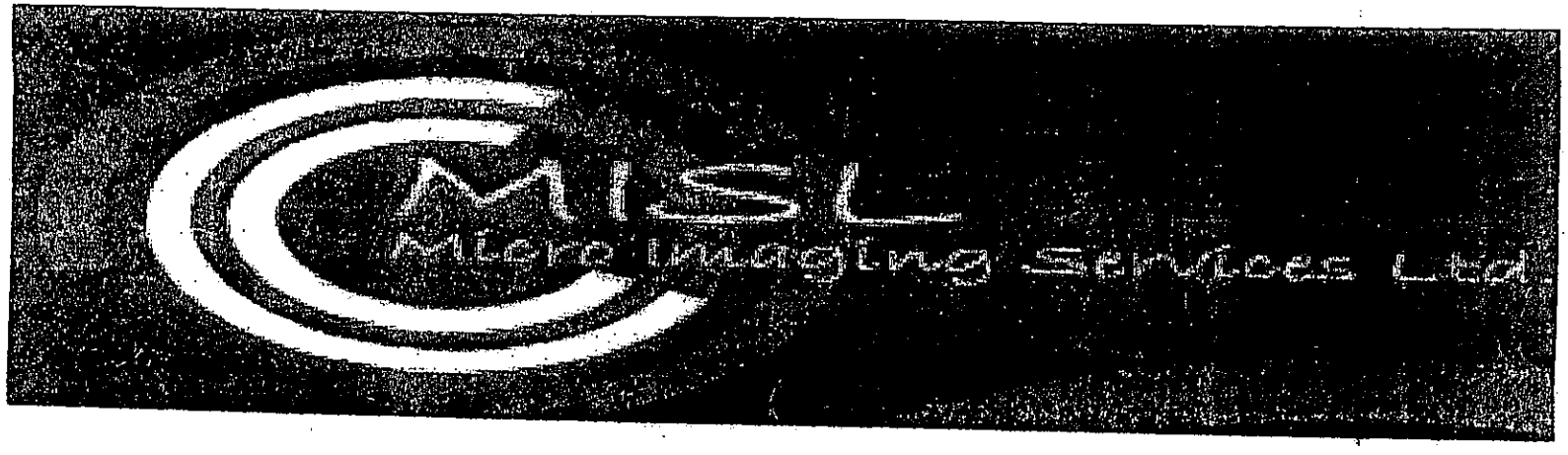
Will you please submit these photographs and letter to all members of your Development Control and Planning Committees, as evidence against these two Planning Applications, and confirm to me in writing that this has been done.

Yours faithfully,

J,G,Tidmarsh

Copies to:
Head of Planning & Transportation
Woodley Town Council
Cllr.T.D.McCann
Cllr.T.P.Dredge
Cllr.M.J.Lennard

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Western Ave./Warren Rd. junction, looking along Western Ave. towards Reading Rd. - note parking on the junction itself - and on the footpath.

Western Ave. from the junction with Warren Rd.. looking towards Butts Hill Rd. - a line of cars as far as the eye can see.





Western Ave./Warren Rd. junction - cars parked on the verge, and round the junction itself.

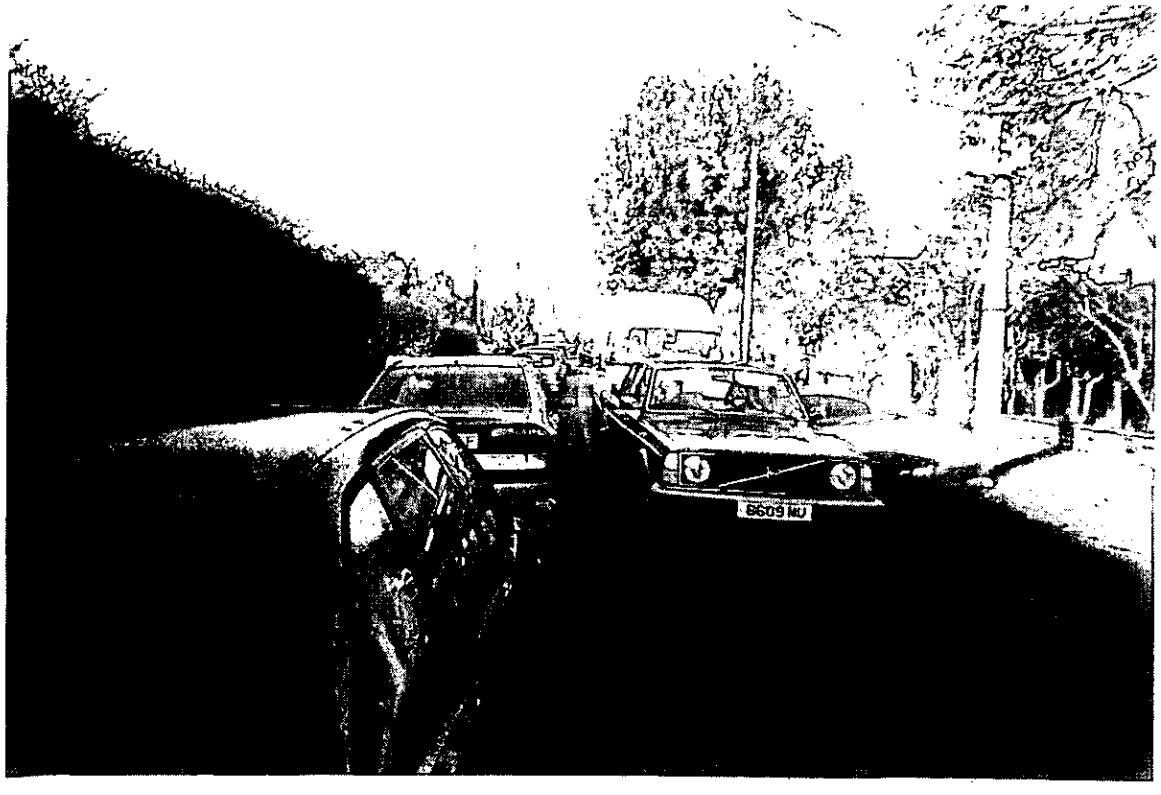
Warren Rd., looking towards its junction with Western Ave. Cars parked on the footpath and grass verge





Warren Rd., looking up road from junction with Western Ave. Cars parked on footpath. Access difficult into drives.

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





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

Wroxham Rd. from junction with Warren Rd. - cars parked as far as the eye can see, and round into Selcourt Close, at left - all single lane motoring. No room for passing !



Case Officer

Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: karen.satterford@wokingham.gov.uk
Date: 22nd January 2002
My ref: KS/pb/DesJan/Petitons

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Cllr T Dredge

Dear Terry,

PETITION OPPOSING PA0/2001/4915 AND 0/2001/5268

I am writing to acknowledge receipt of the petition you submitted to Council on 15th January 2002, opposing development of land behind Warren Road/Western Avenue, Woodley.

I confirm that I have forwarded all paperwork to the Case Officer in Development Control dealing with this issue, with a request that comments contained in the petition be included in her considerations and recommendations in this case.

Yours sincerely,

K L Satterford

Karen Satterford
Director of Environmental Services

File: DesJan - petition Ack - Dredge

Terry Dredge

J.M.Carvell
66 Western Avenue
Woodley
Reading
RG5 3BH

Councillor D. Swindells
Chairman
Wokingham District Council
P.O.Box 150
Chairman's Room
Shute End
Wokingham
RG40 1WQ

19th. December 2001

Dear Councillor Swindells,

Land behind Warren Road/Western Avenue Woodley
Planning Applications 0/2001/4915 and 0/2001/5268

I enclose a petition against the above two planning applications. It has been signed by over 100 residents who live in Warren Road, Western Avenue, Wroxham Road, Ryecroft Close and Selcourt Close, and who will be directly affected by these proposals. We are against the wholesale destruction of the natural environment in this area by the infill-building of new houses.

The type and number of houses is inappropriate to this area, and the consequential additional traffic into Warren Road/Western Avenue is not acceptable. This traffic would only add to the school and church traffic already causing great congestion daily.

I am sure you will agree that the majority views of the residents living in the immediate vicinity of the proposed development cannot lightly be ignored. Will you please ensure that this petition is tabled at the meetings of the Planning Committee called to consider these applications.

Thanking you.

Yours sincerely,

J.M.Carvell J.A Fleming

(Mrs) J.M.Carvell.
(Mrs) J. Fleming For the residents.

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
PAULINE VALSLER	47, WARREN RD	P Valsler
[illegible]	47 Warren Rd.	D. VALSLER.
DEBBIE WRIGHT	26 WARREN RD	
[illegible]	26 WARREN RD	
Nick Hollis.	24 Warren Rd.	N.G. Hollis.
[illegible]	15 WARREN RD	
TERRY EMBERSON	15 WARREN RD	
[illegible]	15 Warren RD	
[illegible]	25 Warren Road	
[illegible]	25 WARREN ROAD	PETER BARTLETT
JOANNA FARRINGTON	37 WARREN RD	
KISHAN DE SILVA	37 WARREN ROAD	
CLARE ISUCHTA	79 WESTERN AVE	
KIM ROGERS	10 RYECROFT CLOSE	

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
R. Gulliver	1 Warren Road	R Gulliver
J. Miller	17 WARREN ROAD	J. Miller.
C.A. BROWNELL	19 WARREN ROAD	C A Brownell
R. Scrivener	21 Warren Road	R Scrivener
A.M. CALLAN	23, Warren Road	A.M. Callan
J.R. Callen.	23 Warren Road	J.R. Callen
K HAIGS	27 WARREN ROAD	K Haigs
MRS. S.M. MYERSCOUGH	29A WARREN ROAD	S.M. Myerscough
MR. P. MYERSCOUGH	29A WARREN ROAD	P. Myerscough
M J Wilkie	31 Warren Road	
MRS Y WILKIE	31 Warren Road	Y Wilkie
D. M. BIRCHFIELD	35 Warren Road	D.M. Birchfield
C. G. BIRCHFIELD	35 Warren Road	C.G. Birchfield
R D Birchfield	35 Warren Road	R.D. Birchfield
M. NICKLESS	137 MEADOW WAY	Mark Nickless
H.M. BIRCHFIELD	35 Warren Road	H.M. Birchfield
L. FLAWN	41 WARREN ROAD	L. Flawn.
M. F. HEWITT	43, WARREN RD	M.F. Hewitt

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

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

PETITION: 7.12.01

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS (O/2001/4915) THEN 40 DWELLINGS (O/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

C. BROWN	41 WROXHAM ROAD	C Brown
J. A SMITH	39 WROXHAM RD	J A Smith
J A Tamsett	39 Wroxham Rd.	J TAMSETT.
P Allen	35 Wroxham Rd	P. J. ALLEN
C. Kendall	31, WROXHAM RD,	C Kendall
B. Kendall	" " "	B Kendall
A. Fielding	21 Wroxham Rd	A Fielding
	22 WROXHAM ROAD	C [illegible]
BUTT	24 WROXHAM RD	R Butt
Lgraves	26 Wroxham Rd	L. Lgraves.
J M Tedder	28, WROXHAM RD	J M Tedder
MR BISS	30 WROXHAM RD	G. Biss
MRS. G. REES	36 WROXHAM RD	G. Rees
MRS. MACBAIN	24 WROXHAM ROAD	M MacBain
P A Kemp	25 Wroxham Rd	P A Kemp
June Harding	29 Wroxham Rd.	June Harding
Gill Baines	33 Wroxham Rd	
George Farmer	33 Wroxham Rd	G Farmer

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT /((

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
Maureen Sangster	2 Warren Rd Woodley	M Sangster
Eric Sangster	2 Warren Rd Woodley	E Sangster
[redacted] LEWIS	61 WESTERN AVE. RG5 3BL	
Elizabeth Carney	57, Western Ave RG5 3BL	E H Carney.
E.A. BATES	3 Ryecroft Close RG5 3BP	E. A. Bates
S Pugh	4 Ryecroft	S. D [illegible]
S. Teagle	5 Ryecroft Close	S. Teagle
R.G. TEAGLE	5 " "	R G Teagle
J. KOSTIAL	4. WARREN ROAD	Kostial
J. [redacted] R. Jeffery	6 Warren Rd.	
Ann Siddell	8 Warren Rd	Ann Siddell
W H Perkins	10 Warren Road	W H Perkins.
Michael Turner	12 Warren Road	M Turner
R M Doggett	18 WARREN RD	
P. McGEACHAN	28, WARREN RD	
T. McGeachan	28, Warren Rd.	T McGeachan
M Brooks	30 Warren Road	M Brooks
K MEHTA	32 Warren Road	K Mehta
M GRAHAM	34 WARREN ROAD.	

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
P. J. Prior	The Vines, Western Avenue	
R. Hogg.	Caladh, Western Avenue.	Rachel Hogg.
[illegible]	87 WESTERN AVE	
J. LUPTON	77 WESTERN AV.,	
[illegible]	73 Western Ave.	
M. LUPTON	77 WESTERN AV.	
J SWANBOROUGH	67 WESTERN AVE	
MRS J JACKSON	70 western Ave	J. Jackson
MR C. JACKSON	70 WESTERN AVE	C. B. Jackson.
MR S. CAIRNEY	57 WESTERN AVE	
MR KEVIN BUCHTA	79 WESTERN AV.	
MRS. D. POTTS	EDGEFIELD, WESTERN AVE.	
MRS. P. POTTS	EDGEFIELD, WESTERN AVE	
MIKE EVANS	"CANFORD" WESTERN AVENUE	
CAROLE EVANS	Canford Western Av. Woodley	C Evans
HELEN MOLE	68. Western Av. Woodley	Helen Mole
M. MOLE	68. Western Av Woodley	
B. BROWN.	41. LUROXHAM RD WOODLEY	B Brown

PETITION:- 4-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
M FROST	36 Warren Rd Woodley	M Frost.
J.G. Tidmarsh	14 Warren Rd., Woodley	J.G. Tidmarsh
J Tidmarsh	14 Warren Rd. Woodley	J. Tidmarsh.
L & J. Scott	5 Warren Rd Woodley	L Scott
D Humphreys	11. Warren Road, Woodley	D Humphreys.
A E Humphreys	" "	A E Humphreys
D. Gorton	51 WESTERN AVENUE	
J O'Connor	49 Western Avenue.	J O'Connor
T. Wilson	3, Warren Road	
M E. Gregorio	9 WARREN ROAD	M E. Gregorio
R. TAGGART	7 WARREN ROAD. WOODLEY	R. Taggart.
K. SMYTH	60 WESTERN AVE WOODLEY	K. Smyth
	66 WESTERN AVENUE Woodley	J. CARVELL
R.J. Keal	3. Selcourt Close Woodley	R. J. Keal.
D & D Wilkins	13 Selcourt Close Woodley	DOREEN WILKINS FRED WILKINS
D BOLTON	15 SELCOURT CLOSE WOODLEY	
S. ROLLINGS	17 SELCOURT CLOSE, WOODLEY	S. Rollings
M J Nash	38 Wroxham Road	M J Nash
H. John Nash	38 Wroxham Rd.	H. John Nash.

Ref.
0/2001/5268

11 Warren Rd
Obs Woodley

RGS 3AF
7/11/02

11 NOV 2002

Already Lisa & marked

Trevor Watson
W.D.C
Planning Services
Working Rain

Dear Mr Watson

My wife & I received two letters from you today referring to the Cala Homes Scheme off Warren Rd Woodley Both letters had the same wording & referred to the same development of 24 two & three storey dwellings except there were two different references.

Cala Homes are playing around & are only interested in greed & profit & we should reject them.

Trevor Walker! - how can you possibly issue these two letters contradicting themselves. Why are you pushing us to look instead of supporting us?

Back the Millgate & Cala building should be discussed at the same time as our convenors

Yours faithfully
A. E. Hughes

14 Warren Road,
Woodley,
Reading RG5 3AP

PLANNING SERVICES
PCA
DC NL
APP
ENF 63259
15 NOV 2002
COPIED
ACK

14th November 2002

T.Watson Esq.,
Development Control Manager,
Environmental Service Dept.,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

Dear Mr.Watson,

Planning Applications 5268 and 7008 - Cala Homes

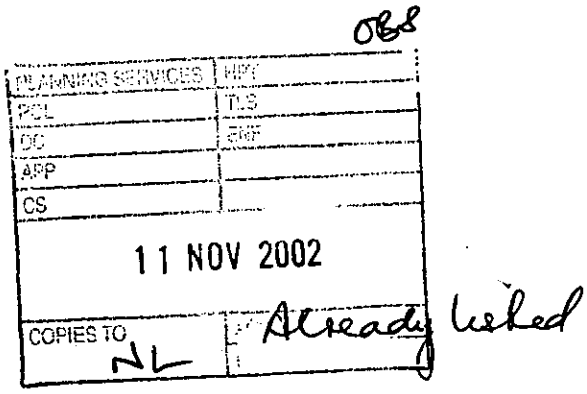
At the end of the discussion at last night's Development Control Committee, the chairman asked for clarification of the three dimensions I quoted in my presentation, viz. 4.5m, 5m, and 7m.

I attach a sketch which shows these dimensions in the way in which they were quoted.

Yours sincerely,

J.G.Tidmarsh

OBB



Mr. T. Watson
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

8th November 2002

Dear Sir

Re. Your Ref : 0/ 2002/7008
Site address: Land at The Garden Cottage, Warren Road, Woodley, Reading

We received your letter dated 5th November 2002 informing us that the above application has been recommended for approval and feel obliged to record our strong objection to this, the worst possible option of all as far as traffic congestion is concerned. The so-called "traffic calming" proposals are only likely to make matters far worse! As we have only very recently received details of a further application from Millgate Homes (0/2002/7863) we would have thought it reasonable to give us, the residents, the opportunity to consider this application before coming to any decision. We would urge therefore, that any final decision be deferred until this latest scheme has been properly considered.

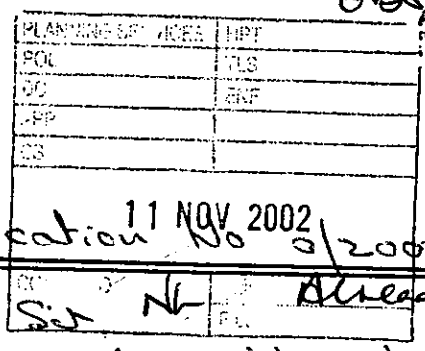
Yours faithfully

J. W. and K.W. Jeffery

Mr. & Mrs. J. Jeffery
6 Warren Road
Woodley
Reading RG5 3AP

OBS

59, Western Ave.
Woodley. Banks
RG5 3BL.



Application No 0/2002/7008. Already listed

Dear Sir Mr

We thank you for your letter regarding the outline application for land sited at Warren Road, Woodley.

We have lived here for 28 years and are aware that this is a very beautiful part of Woodley - surely the proposal by Millgate Homes is a much more suitable one for this site, rather than three storey blocks of flats.

I seem to remember the Environment Minister turning down a similar proposal several years ago on the cost

'Wild Wood', Warren Road site
as being ~~felt~~ totally unsuitable
for fire area.
Whats changed!.

Yours faithfully
Gwendoline Clark.

For the attention of Ms.A.Cronin
and Ms.Nicola Lake

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

14 Warren Road,
Woodley,
Reading RG5 3AP

8th.November 2002

POL NL
DC
APP
CS
11 NOV 2002
COPIES TO
Already Used

Copies to:

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

Woodley Town Council

Dear Sir,

Planning Applications 0/2001/5268 and 0/2002/7008

I have read the reports you have drawn up for next Wednesday's Development Control Committee.

I refer to the report on 5268 - Section C, penultimate paragraph, top of page 146, where it states "The proposed access would be located 4.5m from the closest point of number 14 Warren Road and 5m from the side of number 18 Warren Road."

This sentence has been omitted from the similar paragraph in the report for 7008. Since it is a very major factor in the impact upon the residential amenity of the neighbouring dwellings, and applies equally to both applications, I must insist on its inclusion (re-inclusion ?) in the report on 7008.

This issue has been raised with you very many times, in writing, and alone should cause refusal of this Planning Application. The excessively close proximity of the access road to numbers 14 and 18 Warren Road represents a severe violation of the human rights of the occupants of these houses.

In view of the above, the first sentence of Section 4 Conclusions, is simply not true, and you and your committee will be told so next Wednesday. The proposal would have very considerable detrimental impact upon the residential amenity of the neighbouring dwellings 14 and 18 Warren Road. No amount of acoustic fencing can hide this fact.

Yours faithfully,

J.G.Tidmarsh

Ref
0/2001/5268

11 Warren Rd
Woodley

PLANNING SERVICES
JL NF P
HPT TLS ENF
11 NOV 2002
PIES TO NL ACK Already listed ENF

RGS 3AP
7/11/02

Town Walker
W.D.C
Planning Services
Wokingham

Dear Mr Walker

My wife & I received two letters from you today referring to the Cala Homes Scheme off Warren Rd Woodley. Both letters had the same wording & referred to the same development of 2 & two storey dwellings except there were two different references

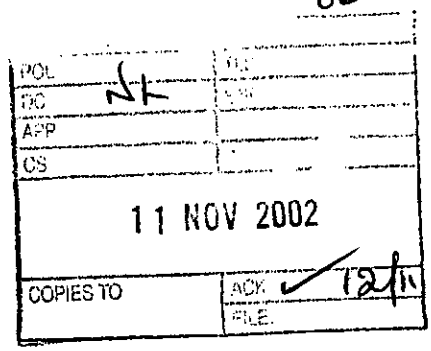
Cala Homes are playing around & are only interested in greed & profit & we should reject them.

Town Walker! - how can you possibly issue both letters contradicting themselves. Why are you asking us to look instead of supporting us? Back the Millgate & Cala building at the same time at our convenience

Yours faithfully
A. C. Hughes

For the attention of Nicola Lake
Trevor Watson

SBB



61 Western Avenue
Woodley
Reading
RG5 3BL
Tel: 9694664

Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1WR

7th November 2002

Dear Sir

Planning Applications 0/2002/7863 & 0/2002/7008

Application 0/2002/7863 – your letter of 01.11.02

I wish to tell you that I have no objections to these proposals provided robust fencing is erected along the south east boundary with the land owned by houses in Western Avenue/Warren Road

Application 0/2002/7008 – your letter of 05.11.02

I was disturbed to receive this letter, so soon after the above advice about the Millgate Homes Scheme.

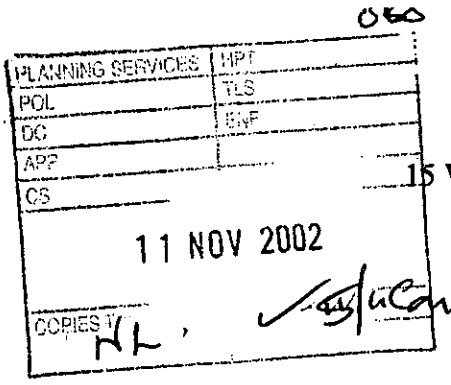
I hope I am not too late to join all my neighbours in totally rejecting this Cala Homes Scheme. The staggered crossroads and traffic lights in Warren Road would increase danger to road users, and knocking down a perfectly good house (no.16) is deplorable. The new road would pass far too close to Nos. 14 & 18.

Both schemes should be considered together, at the same meeting of the Planning Committee – you are creating an uneven playing field by taking the Cala Homes scheme first, on its own.

Yours faithfully

R. Lewis

060



15 Warren Road
Woodley
Berks
RG5 3AR

7/11/02

Environmental Services Dept
P.O. Box 157
Shute End, Wokingham
Berks RG40 1WR

For the attention of Trevor Watson
Development Control Manager

Dear Sir,
Re: Plan No 0/2002/7008

With reference to your letter dated 5th November 2002 I cannot understand how a meeting of the Development Control Committee to determine the planning application by Cala Homes, can be held as early as 13th November, despite a meeting being called by Woodley Town Council on 12th November to discuss an alternative scheme put forward by Millgate Homes (Application No 0/2002/7863).

I am sure the great majority of the local residents would prefer the alternative scheme which would avoid the adverse changes to Warren Road and the building of three story flats which will be totally out of character with the existing dwellings in the area.The destruction of 16 Warren Road is not necessary and would seriously effect the two adjacent houses. The proposed entrance to the building site by Millgate Homes would minimise the overall adverse effect on the neighbourhood.

Is it possible to postpone the meeting set for 13th November until the alternative scheme has been considered ?

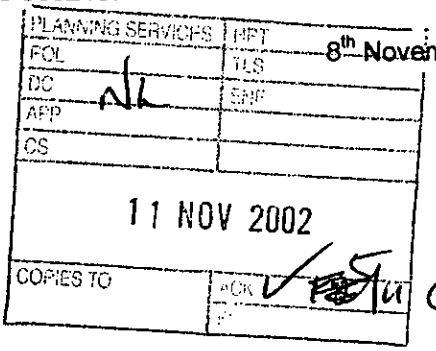
Yours Faithfully,

T.Emberson

37 Warren Road
Woodley
READING
RG5 3AR
Telephone and Fax 0118-9692197

OBS

8th November 2002



Reference: Application Number: 0/2002/7008

Development Control Officer,
Environmental Services Dept.
Wokingham Unitary Authority
PO BOX 157, Shute End,
WOKINGHAM

Dear Ms Lake,

Site Address: Land at East Warren and Garden Cottage, Warren Road, Woodley.

Thank you for your letter concerning the proposal by Cala Homes to build 24 two and three storey dwellings on the above site. I note with dismay that the application has been recommended for approval by the planning committee and I have read the relevant report.

In the report it is stated that all the concerns listed in the letters from residents have been addressed, but there is no specific mention of at least two points raised in my own letters. I find this very puzzling, as I know that all the residents of Warren Rd share at least one of these concerns. These are:

- **The huge problem of parking and traffic at the bottom of Warren Rd during school dropping off and collection times (St. Dominic Savio School).** When I was a school governor, a few years ago, this was a constant source of worry for us on the grounds of safety, and of complaint by local residents from Western Avenue, Warren Road and Wroxham Road. Since then the school has increased hugely in size, as has the extent of the problem. As I have stated in my previous correspondence, the added vehicles from 24 extra dwellings is going to make the situation far worse at peak times. The proposed junction at Wroxham Road, however raised it is, can only make the movement of cars in that area more complicated and dangerous.

- **The houses on each side of number 16 Warren Road (which Cala Homes plans to demolish) are going to be hugely affected by the building traffic entering and leaving the site.** Your report states that the impact is not enough to justify refusal but I wonder whether any survey has been done to predict how these buildings will stand up to this. I see that this was proposed on the Woodley Town Council Consultation Sheet. It seems so unnecessary to affect these houses at all when an entrance to the site could be made further up the road at the opening to the drive to East and West Warren as proposed in Planning Application O/2002/7863 which we also received notice of this week.

I agree with all the other points listed in the Woodley Town Council document too, especially their concern about the traffic lights over the bridge.

I realise that each application has to be considered in isolation, but there does not seem to be an overall interest in the best possible use of this site in its wider location. The latter application (O/2002/7863) proposes few changes to Warren Road, apart from making the visibility better and would be far more acceptable to the residents of the area. The Cala Homes plans would affect everyone detrimentally.

I would ask the planning committee to refuse permission for this proposal especially as they will be considering a much more suitable one shortly (see O/2002/7863).

Yours sincerely,

Joanna E. Farrington

Joanna Farrington

PLANNING APPLICATION COMMENTS SHEET
FOR 0/2002/7008 **Case Officer:Nicola Lake)**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES LTC	HPT
POL	TLS
DC	CHF

11 NOV 2002

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval ...uld harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
YOUR REF 0/2002/7008 - TRAVIS WATSON - 5/11/2002

COMMENTS ON APPLICATION:

YOUR NAME: J. MILLER

YOUR ADDRESS: (if these details are incorrect please amend)
17 WARREN ROAD
WOODLEY
READING
RG5 3AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
THE ADVERSE COMMENTS ALREADY GIVEN STILL STAND AND ENGAGED THE PROPOSED SCHEME SEEMS MORE ILL CONCEIVED THAN EVER, AND AS A MORE MERITORIOUS SCHEME HAS BEEN PUT FORWARD I HOPE 0/2002/7008 WILL BE SCRAPPED.

J. Miller
8/11/2002.

Continue over the page if more room required

OBS
PLANNING SERVICES | INFT
PDL | TLS
DC | ENF
APP |
CS |
11 NOV 2002
COPIES TO | ACK
FILE

Your Refs.0/2001/5268 and
0/2002/7008, 7863

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

Mr. Trevor Watson,
Wokingham District Council,
Environmental Services Dept.
P.O. Box 157,
Shute End, Wokingham RG40 1WR.

8th November 2002.

Dear Mr. Watson,

The Various Applications for Development of land behind Properties in Warren Rd. Woodley.

In common with most people in this area, and I believe in fact with most people everywhere, I have expressed very firm views against all the applications submitted previously, and principally upon the basis of the extremely high density proposed. There are of course other serious objections to "back-fill"development, of any kind. However the greatest problems are not simply associated with very superficial arguments appropriate to present day planning applications in general. Very much deeper and diverse difficulties are due to changes in attitudes to the very principles of environmental planning, which have deteriorated seriously over the past fifty five years.

The start of these problems can be identified with the Town & Country Planning Act of 1947 which fundamentally interfered with the housing market, by artificially increasing the price of building land. The effect occurred slowly and insidiously for nearly twenty years, before becoming a significant feature in the British economy, and a serious factor in the true rate of inflation as applied to the average individual. This must have been expected at the time the Act was introduced, and perhaps the results were worse than originally anticipated. Nevertheless nothing was done in the Sixties when it was clear that positive action was needed to ease the situation. Having been allowed to fester for almost a further forty years since then, the effects are now nothing short of disastrous and responsible for many serious ills, perhaps seemingly in no way connected with environmental planning. This is not the place to discuss detail, but I would ask you to consider for example, the result of inflation in house prices over the past half-century, at about ten times that of anything else! Just a few moments thought will tell you that this has led to many situations seemingly impossible to deal with. Unfortunately it has also led to politicians telling a great many untruths and to such an extent that life in Britain has become what I now call an "artificialdom".

The words "stealth" and "spin" have become a part of daily vocabulary, but the fact remains that far greater honesty is necessary in order to devise a route back to reality, and a feeling of true worth and comparative security for ordinary mortals. In short, planning in a much more comprehensive sense is essential. Something produced by fifty-five years of neglect, will require probably twenty years at least to correct, in a manner which can be generally acceptable in a democracy.

Cont'd

Millgate Homes Application No.7863

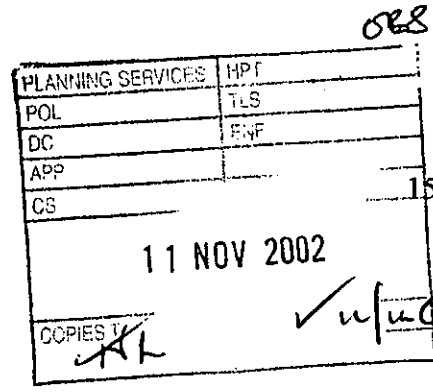
Having just received information on this, I was about to write along the lines that although an objection still applies to the development of the land behind Warren Road, if development was inevitable, then this proposal seemed a great deal nearer acceptable than any of the others. I have not had the time to see the plans on this occasion, but on the face of it, this development has a reasonable chance of being much more in keeping with this area and would cause much less disruption in a number of ways.

The above paragraph still applies, but I was horrified to also receive a document dated 5th November, which states that the highest density proposal (7008) has been recommended for approval. I was even more annoyed when I learnt that the recommendation was due simply because the very high density proposed has been ordered by government!

I feel it necessary to point out that it is no part of Local Government's job to accept planning proposals of any kind from any outside body, and certainly not a dictatorial requirement from government. I am not sure where John Prescott stands in law, but dictates of this kind cannot even be accepted as law in a so-called democratic country. It is I believe absolutely essential that Local Councils stand firm against any government moves, which are totally alien from most points of view. A sufficiently strong response to any such moves may in fact provide the first real step toward a healthy future for comprehensive planning. Letting matters slide further will be extremely dangerous for us all.

Yours sincerely,

R.T. Moxon



15 Warren Road
Woodley
Berks
RG5 3AR

7/11/02

Environmental Services Dept
P.O. Box 157
Shute End, Wokingham
Berks RG40 1WR

For the attention of Trevor Watson
Development Control Manager

Dear Sir,
Re: Plan No 0/2002/7008

With reference to your letter dated 5th November 2002 I cannot understand how a meeting of the Development Control Committee to determine the planning application by Cala Homes, can be held as early as 13th November, despite a meeting being called by Woodley Town Council on 12th November to discuss an alternative scheme put forward by Millgate Homes (Application No 0/2002/7863).

I am sure the great majority of the local residents would prefer the alternative scheme which would avoid the adverse changes to Warren Road and the building of three story flats which will be totally out of character with the existing dwellings in the area.The destruction of 16 Warren Road is not necessary and would seriously effect the two adjacent houses. The proposed entrance to the building site by Millgate Homes would minimise the overall adverse effect on the neighbourhood.

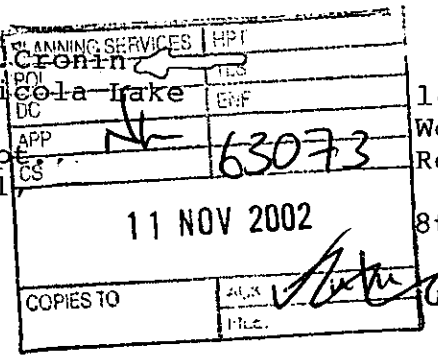
Is it possible to postpone the meeting set for 13th November until the alternative scheme has been considered ?

Yours Faithfully,

T.Emberson

Obs

TW



For the attention of Ms.A.Cronin
and Ms.Nicola Drake

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

14 Warren Road,
Woodley,
Reading RG5 3AP

8th.November 2002

Already listed & dealt

Copies to:

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

Woodley Town Council

Dear Sir,

Planning Applications 0/2001/5268 and 0/2002/7008

I have read the reports you have drawn up for next Wednesday's Development Control Committee.

I refer to the report on 5268 - Section C, penultimate paragraph, top of page 146, where it states "The proposed access would be located 4.5m from the closest point of number 14 Warren Road and 5m from the side of number 18 Warren Road."

This sentence has been omitted from the similar paragraph in the report for 7008. Since it is a very major factor in the impact upon the residential amenity of the neighbouring dwellings, and applies equally to both applications, I must insist on its inclusion (re-inclusion ?) in the report on 7008.

This issue has been raised with you very many times, in writing, and alone should cause refusal of this Planning Application. The excessively close proximity of the access road to numbers 14 and 18 Warren Road represents a severe violation of the human rights of the occupants of these houses.

In view of the above, the first sentence of Section 4 Conclusions, is simply not true, and you and your committee will be told so next Wednesday. The proposal would have very considerable detrimental impact upon the residential amenity of the neighbouring dwellings 14 and 18 Warren Road. No amount of acoustic fencing can hide this fact.

Yours faithfully,

J.G.Tidmarsh

088
PLANNING SERVICES | HPT
PSL | TLS
DC | ENF
APP
CS
11 NOV 2002
COPIES TO

Mr. T. Watson
Development Control Manager
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

8th November 2002

Dear Sir

Re. Your Ref : 0/ 2002/7008
Site address: Land at The Garden Cottage, Warren Road, Woodley, Reading

We received your letter dated 5th November 2002 informing us that the above application has been recommended for approval and feel obliged to record our strong objection to this, the worst possible option of all as far as traffic congestion is concerned. The so-called "traffic calming" proposals are only likely to make matters far worse! As we have only very recently received details of a further application from Millgate Homes (0/2002/7863) we would have thought it reasonable to give us, the residents, the opportunity to consider this application before coming to any decision. We would urge therefore, that any final decision be deferred until this latest scheme has been properly considered.

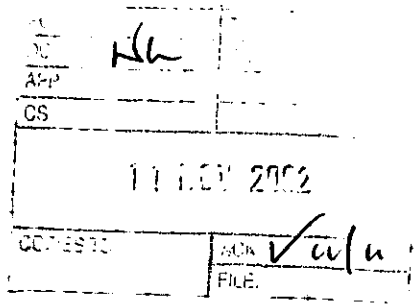
Yours faithfully

J. W. and K.W. Jeffery

Mr. & Mrs. J. Jeffery
6 Warren Road
Woodley
Reading RG5 3AP

Supporting
Obs

65 Western Avenue, Woodley, Reading, RG5 3BL
8 November, 2002



Nicola Lake
Planning Officer
Planning Administration
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Ms Lake

Re Planning Application No. 0/2002/7008

My wife and I wish to support the above application for 24 properties at the back of our rear garden. We do so because we realise that something is going to be built on this land because it is Government policy to encourage "in fill" sites to be developed. We would rather have 24 properties than the 40 proposed earlier.

We have recently had notification from the council about a plan by Millgate Homes for 11 properties on a larger area that includes the CALA application site. Recent newspaper reports are saying that anything that falls below 30 units per hectare will not be allowed. Therefore, we do not believe this latest scheme by Millgate, who have an application already in for 39 units, is realistic. Perhaps it is a ploy to have it refused and then go for 39.

Yours sincerely,

Martin Gardener

To. Head of Highways

A9, Warren Rd
Woodley
Berks
2nd Nov 02

Dear Sirs,

Re Land at Warren Rd Woodley
Planning Applications Nos 0/2001 and 5288
Cala Homes / Lypar Developments 02002 7008

I am aware that the Highway Development Contr
(Mr Keith Rogers) has recommended permission be given to
the developers (Cala Homes/Lypar). For their proposed
Road Alterations prior to Building subject to Conditions
Etc.

I object strongly to the traffic lights and Alterations
to Warren Rd.

I have not been given the opportunity to publically
express my objections and ~~opinions~~ opinions at a properly
Convened Public Consultation meeting.

These proposed Alterations to Warren Rd, and
the demolition of property to accommodate a speculative
Builder is totally unnecessary, especially as there is a
perfectly acceptable alternative solution with
Millgate Homes latest proposal for 10 Homes
and. No demolition or Road Alterations.

WHY AND WHAT CIRCUMSTANCES HAVE CHANGED SINCE 21-11-01 WHEN THE APPLICATION WAS REFUSED ON THE GROUNDS STATED, TINKERING WITH THE ROAD WILL NOT OBVIATE THE FUNDERMENTAL FLAWS AND DANGERS.

WHAT WAS BAD ON THE REFUSED APPLICATION IS STILL BAD ON THE AMMENDED APPLICATION; AND MADE WORSE BY THE PROPOSED TRAFFIC LIGHTS, ONE WAY SYSTEMS, AND NARROWING THE ROAD.

I AM,

YOURS TRULY.

MR L.J. CORPER

COPY COUNCILLOR D. ASHMAN
" M.J. LEONARD
" P. SWADDLE
" N ROSE
" NICOLA LAKE
MRS ANN KEENAN

Obs

49. WARREN RD
WOODLEY
BERKS
2ND NOV 02

TO TREVOR WATSON
DEVELOPMENT CONTROL MANAGER

PLANNING SERVICES	HPT
PCL	TLS
DC ~~TKJ~~/NL	ENF
APP	
CS	62902
05 NOV 2002	
COPIES TO	

RE CALA HOMES / LYPAR
PLANNING APPLICATION NOS 02001
02002
5268
7008

WARREN RD WOODLEY

DEAR SIR,

I HAVE ENCHOSED A COPY OF A LETTER REGARDING THE ABOVE DEVELOPMENT. WITH REFERANCE TO THE PROPOSED ROAD ALTERATIONS TO WARREN RD.

THE ONLY PROPOSAL THAT MAKES ANYSENCE IS THE LATEST APPLICATION FROM MILLGATE HOMES FOR 10 HOUSES AND NO ALTERATIONS OR DEMOLITION

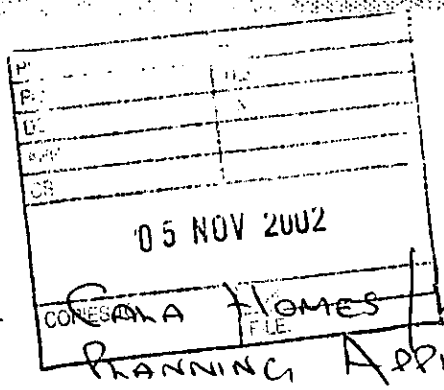
NEEDLESS TO SAY I WILL GIVE MY FULL SUPPORT TO THIS SENSIBLE SOLUTION

YOURS TRULY

MR H.J. CORPER

TO NICOLA HAKE

49. WARREN RD
WOODLEY
BERKS
2ND NOV 02



RE MILLGATE HOMES LYPAR PLANNING APPLICATIONS 0/2001 0/2002 AND 5268 7008 WARREN RD WOODLEY

FOR THE ATTENTION OF NICOLA HAKE

DEAR SIRS,

I HAVE ENCLOSED A LETTER ADDRESSED TO THE HEAD OF HIGHWAYS CONCERNING THE ABOVE. WHICH IS SELF EXPLANATORY.

I HAVE SEEN MILLGATE HOMES ~~LATEST~~ PROPOSAL FOR 10 HOUSES WITHOUT DEMOLITION AND ALTERATIONS TO WARREN RD, AND I HAVE NO OBJECTIONS AT ALL AND I AM IN FULL SUPPORT OF THIS SENSIBLE SOLUTION.

YOURS TRULY,

MR A. J. CORNER.

To. HEAD OF HIGHWAYS

49, WARREN RD
WOODLEY
BERKS
2ND NOV 02

DEAR SIRS,

RE LAND AT WARREN RD WOODLEY
PLANNING APPLICATIONS NOS 0/2001 AND 5288
CALA HOMES / LYPAR DEVELOPMENTS 02002
7 OCT

I AM AWARE THAT THE HIGHWAY DEVELOPMENT CONTROL (MR KEITH ROGERS) HAS RECOMMENDED PERMISSION BE GIVEN TO THE DEVELOPERS (CALA HOMES / LYPAR). FOR THEIR PROPOSED ROAD ALTERATIONS PRIOR TO BUILDING ~~SUBJECT~~ TO CONDITIONS ETC.

I OBJECT STRONGLY TO THE TRAFFIC LIGHTS AND ALTERATIONS TO WARREN RD.

I HAVE NOT BEEN GIVEN THE OPPORTUNITY TO PUBLICALLY EXPRESS MY OBJECTIONS AND ~~OPINIONS~~ OPINIONS AT A PROPERLY CONVENED PUBLIC CONSULTATION MEETING.

THESE PROPOSED ALTERATIONS TO WARREN RD, AND THE DEMOLITION OF PROPERTY TO ACCOMMODATE A SPECULATIVE BUILDER IS TOTALLY UNNECESSARY, ESPECIALLY AS THERE IS A PERFECTLY ACCEPTABLE ALTERNATIVE SOLUTION WITH MILLGATE HOMES LATEST PROPOSAL FOR 10 HOMES AND NO DEMOLITION OR ROAD ALTERATIONS.

WHY AND WHAT CIRCUMSTANCES HAVE CHANGED SINCE 21-11-01 WHEN THE APPLICATION WAS REFUSED ON THE GROUNDS STATED. TINKERING WITH THE ROAD WILL NOT OBVIATE THE FUNDERMENTAL FLAWS AND DANGERS.

WHAT WAS BAD ON THE REFUSED APPLICATION IS STILL BAD ON THE AMMENDED APPLICATION; AND MADE WORSE BY THE PROPOSED TRAFFIC LIGHTS, ONE WAY SYSTEMS, AND NARROWING THE ROAD.

I AM,

YOURS TRULY.

MR L.J. CORPER

COPY COUNCILLOR D. ASHMAN
" M.J. LEONARD
" D. SWADDLE
" N ROSE
" NICOLA HAKE
MRS ANN KEENAN

For the attention of Ms.Nicola Lake

0858

14 Warren Road,
Woodley,
Reading RG5 3AP

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

25th.October 2002

Dear Sir,

Planning Application 0/2002/7008
Housing Development behind Warren Rd./ Western Avenue, Woodley

I am sorry to have to write to you again regarding a detail of the above Planning Application.

My attention has been drawn to a further inaccuracy on the Cala Homes plans. It is illustrated on the four attached enlarged extracts from the plans submitted with their Planning Application.

My front garden boundary is inaccurately shown on:
- Cala Homes layout plan No.PD205B
- Sharpes Redmore Partnership Accoustic Report Plan
- Bellamy Roberts Partnership Plan No.2497/02/A

The boundary is correctly shown on the Cala Homes Tree Survey Report plan.

I own all the land within my current boundaries and none of it is available to Cala Homes. In order that there should be no misunderstandings, will you please make this clear to Cala Homes.

The Tree Survey Report is also the only plan to show the correct sizes of No's 14 and 18 Warren Road.

Yours faithfully,

J.G.Tidmarsh

SBS

14 Warren Road,
Woodley,
Reading RG5 3AP

7th.October 2002

Already leaked

PLANNING SERVICES
08 OCT 2002

Cllr.Mrs.M.A.Long,
Chairman of the Council,
Wokingham District Council,
P.O.Box 150,
Chairman's Room,
Shute End,
Wokingham RG40 1WQ

Copies to:

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

Ms.A.Cronin, Head of Planning & Transportation;

Nicola Lake. Environmental Services Dept.,

Woodley Town Council;

Mrs.Theresa May. Member of Parliament.

Dear Mrs.Long,

Planning Application 0/2002/7008

Housing Development behind Warren Road / Western Avenue. Woodley

Thank you for your letter of 2nd.October in response to ours of 26th.September 2002, and for your assurances regarding the above proposal.

We understand that you cannot comment while an application is being reviewed. However, we wish to make one further observation on the Cala Homes application, not covered in previous correspondence, and which we ask you to note and act upon since it underlines our urgent request that Wokingham District Council must look strategically at these applications.

Please look at the attached plan. What exactly do you suppose Cala Homes are up to by including a short stub road which is circled in red ? Could it just possibly be that it has been introduced so as to facilitate a further, future, extension into the West/East Warren areas untouched by their current application ? What other explanation could there possibly be ? So, by stealth, 24 dwellings could become 30, or 35, or 40..... Creeping expansion ! It is essential that someone at the most senior possible level takes a hard look at overall policy and practice with infill development, which is why we address this letter primarily to YOU !

Yours sincerely,

J.G.Tidmarsh

J. Tidmarsh

Mr.J.G.Tidmarsh

Mrs.J.Tidmarsh

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

59, Westhorn Rise,
Woodley. Berks
RG5 3BL.

11 NOV 2002

Application No 0/2002/7008.

CC [illegible] Mr Chee
FILE

Dear Sir

We thank you for your letter regarding the outline application for land sited at Warren Road, Woodley.

We have lived here for 28 years and are aware that this is a very beautiful part of Woodley — surely the proposal by Millgate Homes is a much more suitable one for this site, rather than three storey blocks of flats.

I seem to remember the Environment Minister turning down a similar proposal several years ago on the /over

*'Wild Wood', Warren Road site as being ~~fatt~~ totally unsuitable for the area.

Whats changed!.

Yours faithfully

Gwendoline Clark.

'NL ORL

38

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 OCT 2001	
COPIES TO:	✓

31 WARREN ROAD
WOODLEY
READING, RG5 3AR

WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM

C.C. WOODLEY TOWN COUNCIL

17/10/2001

DEAR SIR/MADAM

Re. planning application for land at WEST & EAST WARREN
& THE GARDEN COTTAGE WARREN ROAD, WOODLEY.
APPLICATION NO. **O/2001/4915**

As residents living opposite the proposed site where planning has be applied for, we are still to-date awaiting a letter from you advising of such action. We have only been made aware of the application through conversation with our neighbours. Legally, you should have notified us.

We strongly object to the major development plan.

Warren Road is a quiet residential road with well spaced established detached/ semi-detached privately owned properties.

The number of dwellings planned is far too high in relation to the existing number of houses in Warren Road.

There are no flats in Warren Road and there are certainly no 3 storey buildings. therefore, it would be extremely out of character with this road to build such properties.

To estimate that only a percentage of the new properties residents will exit/return in one direction and the remainder another, is highly hypothetical and ridiculous as almost everyone at some point will undoubtedly either travel towards reading via the A4, or, to Woodley Via Western Avenue.

The fact is that at one end, i.e. Western Avenue, there is a local Primary School (which has on numerous occasions had to be Policed due to heavy traffic congestion in the mornings and lack of parking facilities, the most recent date being 15/10/2001), also a Nursery School providing am and pm sessions and a Church which all enevitably result in traffic congestion at the bottom of Warren Road at various times of the day. The other end, which leads to the A4, narrows over the railway line by means of an old weak bridge which would not be adequate enough to take extra traffic let alone any heavy plant or machinery. Also, once past the bridge there is an extremely blind turn where in the last couple of years someone has been killed by a car. We do not want to see the bridge widened as this would attract further traffic turning it into a rat run.

and on 17/10.

There is currently only overhead electricity cables and an antique sewerage system both of which are barely able to cope with demands of Warren Road at present.

In our view any further development in Warren Road will only add multi-problems to these already vulnerable areas.

We also have knowledge that there is another large area of land 'Wildwood' near the railway line which is sold subject to planning permission for a further large development and this absolutely must be taken into account when considering the application in question.

Not surprisingly, a recent incident which we reported to you when 'Hicks Buildings' chopped down huge trees on the land of The Garden Cottage was failed to be investigated further by you. There are many trees on the area which have preservation orders and there is also wildlife living there.

We have viewed some drawn plans but were told that a local Neighbourhood Watch member was informed by Woodley Library that some of the documents have been 'stolen' and therefore cannot be viewed so we have not rightly seen the full details.

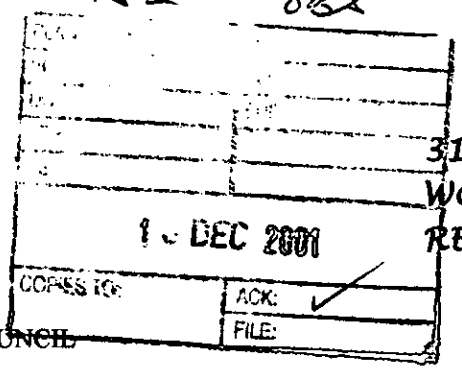
We do not want the plans to be approved,

yours faithfully

MR JOHN WILKIE AND MRS YVONNE WILKIE.

N2 0B2

24



31 WARREN ROAD
WOODLEY
READING, RG5 3AR

WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
C.C. WOODLEY TOWN COUNCIL

06/12/01

DEAR SIR/MADAM

Re. outline application for DEVELOPMENT & DEMOLITION OF THE GARDEN COTTAGE AND 16 WARREN ROAD, WOODLEY. **APPLICATION NO. O/2001/5268**

As resident owners living opposite the proposed site where planning has be applied for, we are still to-date awaiting a letter from you advising of such action and have only been made aware of the application through Woodley Town Council. Legally, you should have notified us.

We strongly object to the development plan.

Warren Road is a quiet residential road with well spaced established detached/ semi-detached privately owned properties. The current local residents, in particular the ones most affected by the plans, i.e. have their land backing onto the site **absolutley must** have their privacy observed and protected. To create Public land will open the area to all sorts of unwanted visitors and is highly undesirable.

The number of dwellings planned is **far too high** in relation to the existing number of houses in Warren Road. We also have knowledge that there is another large area of land 'Wildwood' near the railway line which is sold subject to planning permission for a further large development and this without a doubt must be taken into account when considering the application in question. **We do not want a whole village built on this land.** The reason most people bought their properties and choose to live around here is because of the area is peaceful and private.

There is no social housing in Warren Road. To build Social housing will only bring down the value of the properties around it. It would be extremely out of character with this road to build such properties. Having previously been driven out of our home by the appalling behaviour of such tenants we most certainly do not want the same repeated.

Western Ave is a heavy goods vehicle alternative route because of the railway bridge. Warren Road is **only 16 feet wide** all the way along which would not be adequate enough to take extra traffic let alone any heavy plant or machinery. If number 16 were to be demolished for a new Road to be put in, this will be creating a cross roads with Wroxham Road which will cause chaos in Warren Road as there is a local Primary School in Western Avenue (which has on numerous occasions had to be Policed due to heavy traffic congestion in the mornings and lack of parking facilities), also a Nursery School providing am and pm sessions and a Church which all enevitably result in traffic congestion at the bottom of Warren Road/Wroxham Road at various times of the day. The top end of Warren Road leads to the A4 which narrows over the railway line by means of an old weak bridge, once past the bridge there is an extremely blind turn where in the last couple of years someone has been killed by a car. We do not want to see the bridge widened as this would attract further traffic turning it into a rat run.

There is currently only overhead electricity cables and an antique sewerage system both of which are barely able to cope with demands of Warren Road at present. What extra facilities will be provided for the established residents?

There are a large number of different wildlife species living in the acres of land and to build there will unnecessarily drive them out of their habitat and will cause accidents by deer and such escaping.

Already, trees on the land of number 16 have been chopped down in preparation for the plans. Surely this is not legal. There are many trees on the area which have preservation orders on them, have all of these catered for and included in the plans?

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

In our view any further development in Warren Road will only add multi-problems to these already vulnerable areas.

Yours faithfully

MR JOHN WILKIE AND MRS YVONNE WILKIE

36.

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/7008. (Case Officer:Nicola Lake)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

PLANNING SERV | HPT
POL | TLS
DC
AFP
CS
WOKINGHAM UNITARY
Aiming for Excellence
26 JUL 2002
COPIES
ACK:
FILE:

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: O/2002/7008

YOUR NAME: Mr Wilkie

YOUR ADDRESS: (if these details are incorrect please amend)
31 Waren Road
Woodley
Reading

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Please See letter enclosed.

Continue over the page if more room required

31 WARREN ROAD
WOODLEY
READING, RG5 3AR

WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
C.C. WOODLEY TOWN COUNCIL

23/07/02

DEAR SIR/MADAM

RE APPLICATION

RE APPLICATION 0/2002/7008 GARDEN COTTAGE WARREN ROAD, WOODLEY. DUPLICATE APPLICATION NO. O/2001/5268

As resident owners living opposite the proposed site where planning has be applied for, we only received a letter from you advising of such action a week after our neighbours, we seem to always be overlooked by your computer when sending out advices, please amend this.

We strongly object to the development plan.

Warren Road is a quiet residential road with well spaced established detached/ semi-detached privately owned properties. The current local residents, in particular the ones most affected by the plans, i.e. have their land backing onto the site **absolutley must** have their privacy observed and protected. To create Public land will open the area to all sorts of unwanted visitors and is highly undesirable.

The number of dwellings planned is **far too high** in relation to the existing number of houses in Warren Road. We also have knowledge that there is another large area of land 'Wildwood' near the railway line which is sold subject to planning permission for a further large development and this without a doubt must be taken into account when considering the application in question. **We do not want a whole village built on this land.** The reason most people bought their properties and choose to live around here is because of the area is peaceful and private.

There is no social housing in Warren Road. To build Social housing will only bring down the value of the properties around it. It would be extremely out of character with this road to build such properties. Having previously been driven out of our home by the appalling behaviour of such tenants we most certainly do not want the same repeated.

Western Ave is a heavy goods vehicle alternative route because of the railway bridge. Warren Road is **only 16 feet wide** all the way along which would not be adequate enough to take extra traffic let alone any heavy plant or machinery. If number 16 were to be demolished for a new Road to be put in, this will be creating a cross roads with Wroxham Avenue which will cause chaos in Warren Road as there is a local Primary School in Western Avenue (which has on numerous occasions had to be Policed due to heavy traffic congestion in the mornings and lack of parking facilities), also a Nursery School providing am and pm sessions and a Church which all enevitably result in traffic congestion at the bottom of Warren Road/Wroxham Avenue at various times of the day. The top end of Warren Road leads to the A4 which narrows over the railway line by means of an old weak bridge, once past the

bridge there is an extremely blind turn where in the last couple of years someone has been killed by a car. We do not want to see the bridge widened as this would attract further traffic turning it into a rat run.

There is currently only overhead electricity cables and an antique sewerage system both of which are barely able to cope with demands of Warren Road at present. What extra facilities will be provided for the established residents?

There are a large number of different wildlife species living in the acres of land and to build there will unnecessarily drive them out of their habitat and will cause accidents by deer and such escaping.

Already, trees on the land of number 16 have been chopped down in preparation for the plans. Surely this is not legal. There are many trees on the area which have preservation orders on them, have all of these catered for and included in the plans?

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

In our view any further development in Warren Road will only add multi-problems to these already vulnerable areas.

Yours faithfully



MR JOHN WILKIE AND MRS YVONNE WILKIE

Rec'd 24/8
✓ 26/9

31 WARREN ROAD
WOODLEY
READING, RG5 3AR

WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM

C.C. WOODLEY TOWN COUNCIL

21 SEPTEMBER 2002

DEAR SIR/MADAM

RE PLANNING APPLICATION 0/2002/7008 **WARREN ROAD, WOODLEY**

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

The number of dwellings planned is still too high in relation to the existing number of houses in Warren Road.

Warren Road is a quiet residential road with well spaced established semi-detached/ detached privately owned properties. There are **no flats in Warren Road** and there are certainly **no three storey buildings**. Therefore, to build such properties would be extremely out of character with this road and highly undesirable.

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

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

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

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

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

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

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

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

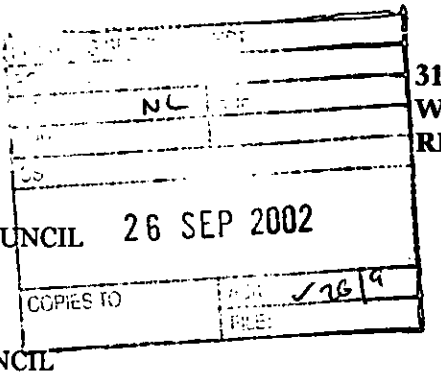
yours faithfully

MR JOHN WILKIE AND MRS YVONNE WILKIE.

REV 24/C

ENS

31 WARREN ROAD
WOODLEY
READING, RG5 3AR



WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM

C.C. WOODLEY TOWN COUNCIL

22 SEPTEMBER 2002

DEAR SIR/MADAM

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

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

The number of dwellings planned is still too high in relation to the existing number of houses in Warren Road.

Warren Road is a quiet residential road with well spaced established semi-detached/ detached privately owned properties. There are **no flats in Warren Road** and there are certainly **no three storey buildings**. Therefore, to build such properties would be extremely out of character with this road and highly undesirable.

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

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

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

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

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

yours faithfully

MR JOHN WILKIE AND MRS YVONNE WILKIE.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 5 November 2002
My ref: NL/O/2001/4915,O/2001/5268 & O/2002/7008
Your ref:

Mr & Mrs Wilkie
31 Warren Road,
Woodley,
Reading
Berkshire
RG5 3AR

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

Dear Mr & Mrs Wilkie,

PROPOSED DEVELOPMENT SCHEMES FOR LAND AT WARREN ROAD, WOODLEY. APPLICATION NUMBERS O/2001/4915,O/2001/5268 & O/2002/7008.

I write regarding the above stated planning applications.

Councillor David Ashman has contacted us regarding a potential problem that may have occurred regarding correspondence on the above applications. He has indicated that you thought that some of the letters of consultation on the above applications had not reached you. This matter has been investigated and it appears as though our Geographical Information system contained an error, which meant that it failed to register your property's address. As such when the consultation letters on the first two applications (O/2001/4915 and O/2001/5268) were produced the computer failed to recognise your property. On the subsequent application O/2002/7008, you were consulted manually as an objector to the previous two applications.

This error has now been corrected on the computer system, which will prevent the same mistake from occurring again in the future. However I would like to apologise on behalf of the authority for any difficulties and inconvenience this has caused you. Notwithstanding this problem I can confirm that we have received five letters of objection to the above applications from yourselves, dated the 17.10.01, 06.12.01, 23.07.02, 21.09.02 and 22.09.02.

It is intended to take the two Cala Homes applications to the 13 November 2002 committee. The committee will start at 7:00pm, in the Shute End Offices. If you have any further comments to make on either of these applications please do not hesitate to contact the case officer Nicola Lake on 0118 974 6481, prior to the 13 November 2002.

I hope this information is of assistance to you. In closing can I again offer my sincere

apologies for any inconvenience that this technical error in respect of the notification process may have caused.

Yours sincerely,

TGW

TREVOR WATSON
Development Control Manager.

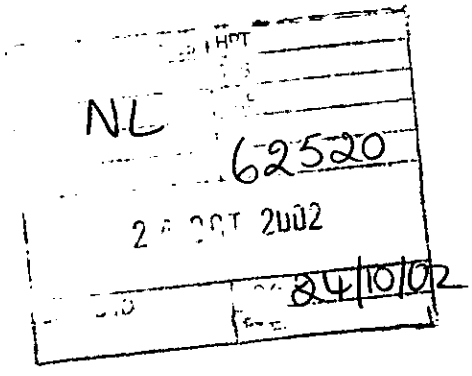
cc: Cllr D Ashman

Obs

THERESA MAY MP
Chairman of the Conservative Party

HOUSE OF COMMONS
LONDON SW1A 0AA

Ms Anna Cronin
Head of Planning and Transportation
Wokingham District Council
P O Box 157 Shute End
Wokingham
Reading
Berkshire RG40 1WR



18 October 2002

Dear Ms Cronin,

Planning Application 0/2001/5268 and 0/2002/7008

I enclose a copy of a letter sent to your department from my constituent, Mrs D M Birchfield of 35 Warren Road, North Woodley, Berkshire RG5 3AR regarding the above planning application.

This is one of many letters of objection sent to me and copied to Wokingham District Council on this particular application.

As I have said before, I hope these objections and concerns are taken into account when deciding on this application.

Yours sincerely,

Nicky - Obs letter from Theresa May, not yet logged by Sheila.

MRS THERESA MAY, MP

Sandra
Please register as an Obs
Thanks
Nicky

Tel: 020 7219 5206 *Fax: 020 7219 1145*
E-mail: mayt@parliament.uk

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

28th September 2002

(H) 0118 962 8990

Dear Nicola,

Planning Application 0/2001/5268 & 0/2002/7008

I am replying to your letter dated 12th September 2002 concerning the above.

Firstly I must show my concern at the timings of this application, the short notice given to the Town Council and the responding dates, which appear to me to be deliberate to ensure that there is little opposition.

I was horrified to learn of the proposed traffic lights and calming that has been proposed. Warren Road does not need a calming proposal it only needs a few cars to be parked on the road to slow the traffic down. TRAFFIC LIGHTS what are you thinking do you want the traffic to back up along the A4? There would only be approximately two car lengths on the A4 side before it would run into the main A4. Totally stupid. This would cause traffic chaos and pollution to the area.

The idea of a pathway over the bridge would be an extremely good idea but not along the road. Why not a caged pathway on the side of the bridge, not only would this be better for pedestrians but it would also deter possible suicides.

Taking into account the amount of traffic that arrives at the bottom of Warren Road at school times I believe that there should be no road access into Warren Road. This would be extremely dangerous to all concerned.

I am sure that the loss of wildlife in the area, deer, foxes and badgers (even though the plans go around a badger set – would you want to live on a building site?) and some unusual bird life has been brought to your attention before. I just feel that you are trying to destroy what is at present a very rural and countryside setting.

I live opposite a beautiful 100 year old house, which no doubt you will let the developers demolish! There are some fantastic trees in the area please don't let them be destroyed!

Finally I believe strongly that this development should not go ahead you would be opening the flood gates to a much larger development which is totally not in keeping with the surroundings. I am totally against traffic lights and calming for Warren Road.I would also like to be informed of all developments in this matter in time for me to make my views known.

Yours sincerely,

D M Birchfield

Mrs D M Birchfield

Ms Nicola Lake,
Development Control Officer,
Planning Services,Wokingham Unitary Authority,Environmental Services Dept.,

Sandra Bayden

From: Sandra Bayden
Sent: 24 October 2002 14:54
To: 'Theresa May MP'
Subject: Planning Applications O/2001/5268 and O/2002/7008

Dear Mrs May

I acknowledge receipt of your letter dated 18 October, addressed to Anna Cronin, enclosing a copy letter of objection from Mrs D M Birchfield.

This has been passed to the case officer and will be taken into consideration as part of the planning process.

Regards,

Sandra Bayden
Management Support Assistant (Planning Services)
Environmental Services Department
Wokingham District Council
Direct Line: (0118) 974 6426
Fax: (0118) 974 6484
Email: Sandra.Bayden@wokingham.gov.uk
www.wokingham.gov.uk

01784225301

CALA
HOMES

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

13th November 2002

TW

Our Ref. DAM2.lr

63189

13 NOV 2002

ACK
FILE

By post and fax
0118 9746484

NL

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

THE BELLAMY ROBERTS PARTNERSHIP

FAX

TRANSMISSION

12 November 2002

GDB/apc/01/2497

TO FAX NUMBER:	0118 974 6313
COMPANY:	Wokingham District Council
FOR THE ATTENTION OF:	Keith Rogers
PROJECT:	Cala Homes, Warren Road, Woodley
COPY:	Ms N Lake 0118 974 6468 D Heron:- 01784 225 301 G Elliott:- 761373

No. of Pages (including this one) ...11..

Nicky - faxed home in error! Have advised Ken

Roland Transport 12/11

Turnpike House
16 Church Road, Fleet, Hampshire GU51 3RH
Tel: 01252 613465 Fax: 01252 626737
e-mail: brp@dial.pipex.com
Highways and Transportation
GD Bellamy BSc CEng MICE IT Roberts MIHT
Associate: GA Frostick B.TP Dip Env.P. MRTPI MIHT

dfm consulting ltd

PLANNING SERVICES 62265
POL
DC NK
APP
CS
17 OCT 2002
COPIES TO
FILE:

Mr K Rogers
Wokingham District Council
Environmental Services Dept
Engineering Services
PO Box 153
Shute End
Wokingham
Berks RG40 1WL

COPY

0217/02

15 October 2002

Dear Mr Rogers,

LAND AT GARDEN COTTAGE AND EAST WARREN, WARREN ROAD, WOODLEY

DFM Consulting Ltd have been appointed by Millgate Homes to provide highways and transportation advice on the planning proposals in Warren Road. This service was previously provided by Buchanan Consulting Engineers.

Please find attached our critique of the Transport Assessment and highway improvement scheme prepared by the Bellamy Roberts Partnership in support of the planning application submitted by Cala Homes and Lypar Country Properties.

You will be aware that the highway authority has previously resisted access to this site through 16 Warren Road as this created a crossroads situation. I draw your attention to the letter dated 6th September 2001 from Mr Auton and his original comments on the planning application (for 40 dwellings at that time) dated 26th November 2001.

Clearly, there have been extensive discussions between the highway authority and Bellamy Roberts which have resulted in the submission of the traffic management scheme. My critique considers the various elements of the scheme and, in particular, the design and deliverability of the shuttle-working over the railway bridge. You will see that I conclude that the scheme is fundamentally flawed. The absence of a safety audit and the lack of formal consultation under the Road Hump Regulations mean that it would be premature for this application to be put to the Committee with a recommendation of approval from the highway authority.

My client can provide an access road junction onto Warren Road which complies with all the usual design standards and which will not require the installation of engineering devices to **make** it

acceptable. There is an undetermined planning application for this site which utilises the existing access to Garden Cottage, East and West Warren and which is acceptable in layout terms to the highway authority. Millgate Homes is in the process of submitting planning applications which will propose an access to the south of Warren Cottage. This access will be designed in full compliance with all the highway authority's standards and will, in my opinion, provide the nest access arrangement to the development of this site.

I trust you will take these comments into account when making your formal comments to the planning officer.

Yours Sincerely,

Dermot McCaffery

CC Ms N Lake WDC Planning

Mr N Jackson Millgate Homes

dfm consulting ltd

Land at Garden Cottage and East Warren, Warren Road, Woodley

Critique of Bellamy Roberts Report (August 2002)

October 2002

9 Oldacres - Maidenhead Berkshire - SL6 1XH
Tel 01628 580009 - Fax 01628 776065 - Mobile 07753 325922
E-mail d.mccaffery@dfmconsulting.co.uk

1.0 INTRODUCTION

1.1 DFM Consulting have been appointed by Millgate Homes to provide a critique of the Transport Assessment report prepared by the Bellamy Roberts Partnership on behalf of Cala Homes. That Transport Assessment considers and details the highway improvements that are to be provided as part of the proposed residential development of land at Garden Cottage and East Warren, Warren Road, Woodley with access proposed through 16 Warren Road.

1.2 An outline planning application has been submitted to Wokingham District Council for the development of 24 dwellings. Access is being considered in detail with all other matters reserved for subsequent approval.

1.3 This critique will deal with the issues raised in the Bellamy Roberts Transport Assessment in the same order as they appear. Where possible, reference will be made to the section headings and paragraph numbering in the Bellamy Roberts (BR) Assessment.

1.4 Design guidance for residential roads is found in Design Bulletin 32 (2nd Edition), Places, Streets & Movement and in the Berkshire Design Guide.

2.0 DESCRIPTION OF THE DEVELOPMENT

2.1 [para 2.3] The proposed access road junction will take the form of an off-set crossroads junction. This form of junction has been previously resisted by the highway authority. Although DB 32, Places, Streets & Movement, and the Berkshire Design Guide accept the use of cross roads in residential developments, this is

generally the case when the intended crossroads junction is within, or forms part of the design of a residential layout which includes devices to maintain minimal vehicles speeds. In the case of the Warren Road development site, Warren Road was not constructed with speed reducing features and the creation of a crossroads junction is therefore not acceptable. In order to create an environment that would be similar to a modern residential layout the BR Assessment proposes to install "bolt on" speed reducing features [para 2.4].

2.2 DB 32 advocates the use of a range of speed reducing measures within traffic calming/management schemes and paragraph 2.56 (c) suggests that speeds will be maintained below 30 mph if the measures are spaced at 80 – 120 m intervals. The BR scheme follows this advice.

2.3 [para 2.5] It is acknowledged that the raised table at the access road junction will need to comply with the Road Hump Regulations 1996. These Regulations also require a formal public consultation exercise to be carried out [para 2.14].

2.4 [para 2.6] A vehicle speed survey has been carried out which identified approach speeds from the north "in the order of 30 mph". A previous speed survey carried out on 25 May 2000 (copy attached in Appendix 1) recorded approach speeds of up to 40 mph with an 85th percentile speed of 34 mph (dry). This will be discussed in more detail later. The consequence of the high approach speeds is that additional speed controlling measures are proposed, including a road narrowing (or "pinch point") approximately 60 metres to the north west of the access road junction. At this point, the existing carriageway is 4.8 metres wide. Although the device shown on the BR scheme drawing (2497/02 A) appears to reduce the carriageway to a 2.8 m width the Assessment describes the intention to reduce the

carriageway width to 3 m. A width of less than 3 m is generally considered to be unacceptable (paragraph 3.20 DB32).

2.5 [para 2.7] A pedestrian refuge is proposed at the Warren Road/Western Avenue junction. In order to incorporate this device the southern kerb radius of the junction will be reduced to approximately 5 m. This will have an effect on the movement of delivery and service vehicles making a left turn into Warren Road. Without evidence of vehicle swept paths it is not possible to be confident about the acceptability of the proposed refuge. The proposed refuge to the south of the railway bridge is considered to be acceptable.

2.6 [para 2.8] It is proposed to create "substantially enhanced pedestrian facilities" and to create "a safe pedestrian route" across the railway bridge and through to the bus and cycle facilities on the Bath Road. These proposals are shown on the BR drawing 2497/03B.

2.7 [para 2.10] The proposed footway across the bridge will be 1.5 m wide and this will require shuttle-working traffic signals. In para 2.12 the "minimum carriageway width" will be 3.5 m (greater in some places) to allow for the passage of heavy goods vehicles and emergency vehicles. These proposed widths are considered to be the minimum required and they accord with advice in DB32 and Places, Streets & Movement. However, the details contained on drawing number 2497/03B contradict the text in the assessment. The section of shuttle-working to be provided is approximately 200 m long. A table of existing carriageway widths for this scheme is provided on the drawing. As the text describes the minimum footway and carriageway widths to be provided as 1.5 m and 3.5 m respectively it can be seen from the table of existing widths that 42% of the 200m long scheme will be too narrow for both of the minimum widths to be provided. There is

no indication on the drawing that land on either side of the existing carriageway will be used for widening works. Given the horizontal alignment of the carriageway and the lack of street lighting either existing or proposed, it is considered that any shortfall in the proposed carriageway or footway widths will seriously affect the safety of the proposal. The BR Assessment does not contain any details of a safety audit which is a usual requirement from the highway authority for all proposed highway improvement schemes. The northern section of the scheme, between chainage 180 and 220, is very substandard. According to the BR table of carriageway widths, at chainage 180 the carriageway is 4.2 m wide. This is the start/finish of the shuttle-working and a point at which vehicles will begin to manoeuvre around the southbound stop line and carriageway narrowing. A reduction in carriageway width here would be unacceptable. Thus the footway would have to be reduced to 0.7 m. Between chainage 190 and 200 the carriageway is 4.3 m wide. At this point the scheme proposes to site the southbound stop line for the traffic signals and to accommodate the manoeuvring area for northbound vehicles. A 2.0 m footway is to be provided within land on the south side of the carriageway. It is not clear from a site inspection whether this land is included within the public highway. The stop line is set back approximately 8.0 m from the single width section of the scheme. This is insufficient to allow a heavy goods vehicle to manoeuvre and avoid vehicles waiting at the stop line. A 4.3 m carriageway width is too narrow for a delivery/service vehicle to pass a car on a normal straight alignment and clearly this is a potential point of conflict.

2.8 [para 2.11] The BR report suggests that delays and queuing will be minimal as a result of the proposed traffic signals. The shuttle-working scheme extends for approximately 200 m and this length of scheme can lead to frustration and delay as a result of the additional time needed to ensure that the restricted length of

carriageway is clear of vehicles, including cyclists, before further vehicles are permitted to progress. As an indication, a car travelling at 20 mph through the shuttle-working will take 22 seconds to drive from one end to the other. Depending on the set up of the detection loops, an additional time period is required before vehicles from the opposing direction can proceed. If several vehicles approach the scheme together, the delay for waiting vehicles could approach 40 - 50 seconds. This delay will be significantly increased if cyclists use the route.

3.0 SUSTAINABLITY

3.1 The sustainability credentials of the development site as set out in the BR Assessment are considered to be reasonable.

4.0 TRAFFIC DATA

4.1 The traffic flow information and traffic generation rates used are considered to be acceptable. Clearly, Warren Road is very lightly trafficked and the additional traffic that will be generated by the proposed development will not have a noticeable impact.

4.2 [para 4.6] The observed traffic flows at the Warren Road/Wroxham Road junction as shown in Appendix 4 of the BR Assessment indicate that there is a clear bias for traffic turning left into and right out of Wroxham Road. As such, the traffic generated by the development is not likely to split "broadly equally" between the three directions. Although numerically the change in vehicle flows will be small if this adjustment was made, it would reduce the volume of development traffic that would be likely to head north in the morning (and return from the north in the evening) and thereby impacting on the route over the railway bridge.

5.0 TRAFFIC SPEEDS AND VISIBILITY

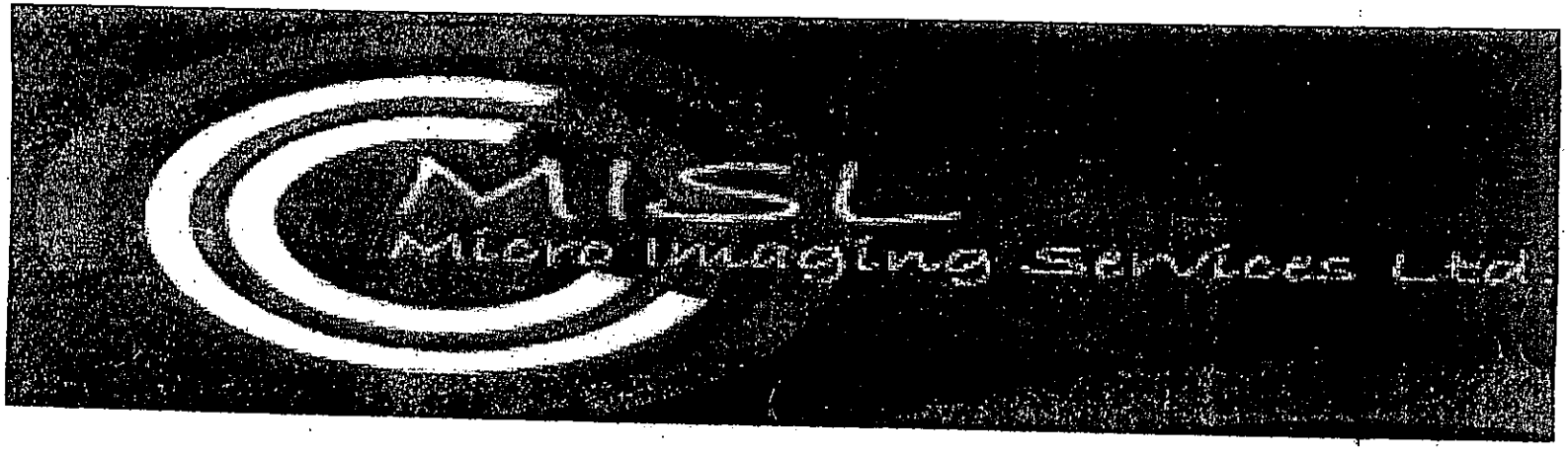
5.1 [paras 5.1 – 5.4] As mentioned above, a speed survey was carried out on 25 May 2000 on behalf of Millgate Homes. This is attached at Appendix 1. It records 85th percentile dry weather speeds of 34 mph in both directions. These results are significantly higher than those recorded by BR. It is accepted that speed surveys conducted on different days or at different times of the same day will record differing speeds, but generally they should be of the same order. If the Millgate results are applied to the visibility requirements for the proposed access visibility splays of 4.5 m x 70 m will be required in both directions to comply with the standards as set out in Places, Streets & Movement. The available visibility splays have not been shown on the BR drawings but are quoted in the text as being 2.4 m x 45m to the south and 2.4 m x 70 m to the north. Places, Streets & Movement defines a requirement for a 4.5 m set back for visibility splays for "busy private accesses". The development access will serve 24 dwellings which falls within this definition. It is acknowledged that the traffic management devices proposed will have an effect on vehicle speeds in the vicinity of the access.

6.0 CONCLUSIONS

6.1 The highway authority has previously taken the stance that a crossroads junction on Warren Road to serve the development is unacceptable. The applicant has convinced the highway authority that the benefit and effect of the additional traffic calming measures will overcome the disbenefit of the proposed access. However, if the traffic management scheme proves to be undeliverable then the original objection must remain. The level of existing traffic flows on Warren Road and the anticipated traffic generated by the development does not warrant the extent of measures proposed. In particular, the shuttle-working traffic

APPENDIX 1

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

K&M TRAFFIC SURVEYS

DATE : 25/5/2000

DAY : THURSDAY

LOCATION : WARREN RD, WOODLEY

SPEED LIMIT : 30mph

WEATHER : CLOUDY WITH SUNNY SPELLS

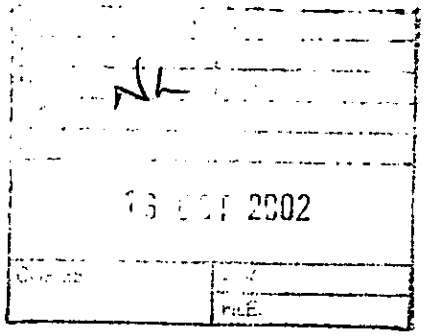
DIRECTION : NORTHBOUND (TO A4)	
TIME : 0700-0930 & 1145-1530	
SPEED	NUMBER OF SPEEDS
15	
16	
17	
18	
19	
20	
21	3
22	8
23	10
24	7
25	10
26	7
27	3
28	7
29	7
30	9
31	4
32	6
33	7
34	7
35	5
36	2
37	
38	
39	
40	
41	1
42	
43	
44	
45	
46	
47	
48	
49	1
50	
TOTAL	104
85th PERCENTILE = 34 MPH	

DIRECTION : SOUTHBOUND (FROM A4)	
TIME : 0700-0930 & 1145-1530	
SPEED	NUMBER OF SPEEDS
15	
16	
17	
18	
19	9
20	8
21	4
22	6
23	7
24	6
25	3
26	4
27	5
28	8
29	6
30	9
31	5
32	8
33	6
34	5
35	4
36	3
37	2
38	2
39	1
40	2
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
TOTAL	110
85th PERCENTILE = 34 MPH	

ENVIRONMENT AGENCY

Our Ref : SP/2001/004937-3/1
Your Ref : O/2001/5268

Date : 11 October 2002



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

Dear Sir/Madam

OUTLINE APPLICATION FOR 24 DWELLINGS - REVISED LAYOUT, ECOLOGY APPRAISAL ETC
LAND AT THE GARDEN COTTAGE, WARREN ROAD, WOODLEY, READING

Thank you for your letter dated 11 September 2002, received on 13 September 2002. Please quote the following reference in any correspondence: SU77SE/21/13.

The Environment Agency has no further comment to add to its previous response dated 14 January 2002.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Cala Homes South Ltd

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/5268

YOUR REF:

TO: Nicola Lake - Planning **DATE**: 30/10/02

PLANNING APPLICATION NO. O/2001/5268.
PROPOSED RESIDENTIAL DEVELOPMENT FOR 24 DWELLINGS ON LAND AT GARDEN COTTAGE, WARREN ROAD, WOODLEY.

Further comments in response to amended plans PD 205B, 2497/02A, and 2497/03B. The proposed development has been reduced from 40 dwellings to 24.

Initial concerns were raised in respect of the formation of the proposed access in close proximity to the junction of Wroxham Road with Warren Road and the apparent lack of visibility splays at the new access.

The proposed arrangement as shown on plan 2497/02A comprising a raised junction table does make the offset junction more conspicuous and this would help minimise any potential conflicting traffic movements associated with accessing the site.

With regard to the visibility issues, the applicant's consultants have carried out a speed check and found that vehicle speeds are presently lower than the maximum speed limit. This primarily due to the majority of vehicles travelling from the Western Avenue direction slowing down in order to turn right into Wroxham Road. Accordingly, the proposed visibility splays of 2.4m by 70m in a north-westerly direction and 2.4m by 45m in a south-easterly direction are considered acceptable given this level of development.

In addition the developer is proposing a package of off-site measures to mitigate any adverse impact on the adjacent network. This includes the provision of two pedestrian refuges and a chicane on Warren Road to complement the raised junction table and also a footway over the railway bridge together with shuttle working traffic signals over this length.

These off-site measures and access works would need to be secured by way of a separate S278 agreement made with the Council under S278 of the Highways Act 1980. Also the raised junction table would need to be subject to separate consultation under the Road Hump Regulations 1996. The developer would be required to fully fund the works including associated costs with consultation. It is estimated that this could amount to some £80,000.

The applicant has also agreed to make an appropriate financial contribution towards local highway/traffic/transport schemes in this area and this could be used to investigate and implement possible solutions to the local problems identified in Western Avenue.

The developer is currently arranging for the access and off-site works to be subject to a Stage 1 Safety Audit. Provided any safety recommendations arising from this audit are satisfactorily addressed, the local highway authority would recommend that permission be granted subject to the imposition of the following conditions:

1. No development shall commence until the means of access including the raised table junction, associated traffic calming works, footway provision and shuttle working traffic signal scheme all as illustrated on drawing numbers 2497/02A and 2497/03B have been carried out in accordance with a detailed scheme to be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved works have been completed.
2. C120 (parking & turning)
3. C124 (amend; No dwelling shall be occupied until details of cycle parking have been submitted to and approved by LPA).

4. C126 (Visibility drawing PD 205/B)
5. C129
6. C130

INFORMATIVE:
Attention is drawn to the fact that no development affecting the public highway can legally be carried out until the developer has entered into an agreement made with the Council under S278 of the Highways Act 1980 with respect to the proposed off-site measures and access works.

Keith Rogers
Team Leader (Highway Development Control)

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. O/2001/5268

PLAN
CS
04 OCT 2002

Officer NICOLA LAKE

Parish SONNING.

Proposal OUTLINE APPLICATION FOR THE PROPOSED RESIDENTIAL DEVELOPMENT FOR 24 TWO & THREE STOREY DWELLINGS, PLUS DEMOLITION OF GARDEN COTTAGE & 16 WARREN ROAD. DUPLICATE OF APPLICATION O/2002/7008

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 traffic problems are of paramount concern. The road is narrow and is further reduced by on street parking. This to some extend controls the existing speed of traffic. The suggestion of installing traffic lights each side of the bridge will lead to a tail back in both directions. To the south towards Western Avenue and north towards the dangerous junction with the A4.

3. A busy school and well-attended church are situated close by in Western Avenue. At peak times (the morning and afternoon of school days, Church services and funerals) access along Western Avenue is difficult, due to road parking of people using these facilities, and the introduction of this number of additional cars in the area will exacerbate an already worrying situation. Many of the houses in this part of Western Avenue have no on site parking further hampering the progress of traffic. Heavy goods vehicles are now using this route along Western Avenue to access sites in Butts Hill road.

4. The proposals for reducing speed in Warren Road and for marking the proposed traffic calming measures will alter the character of the area urbanising the pleasant street scene.

5. The access through the narrow roads for delivery vehicles will ensure that the building process is chaotic and it will seriously affect the quality of life for existing residents. It will be particularly severe for the residents of no's 14 and 18 Warren Road.

6. It is stated that buses are available on the A4 however the current bus services in the area are under threat at the present time and there is no guarantee that any of the services will be in place when the development in completed. The bus stops mentioned are beyond the recommended distance and this does not make public transport an attractive option.

01189692753
04-OCT-02 10:20 David Bates 01189692753 PAGE: 2

7. Existing schools are already catering for children who live some distance away and therefore arrive by car. The congestion in Western Avenue is proof of this. The school in Western Avenue caters for Catholic children and the closest, optional primary school is in Pound Lane Sonning. The numbers of parents bringing their children to Sonning School has increased in the past few years as a result of local planning permissions. The small car park adjoining Sonning School cannot accommodate the existing numbers of vehicles and cars now park in the adjoining small roads where many of Sonning's elderly residents live. It is totally unacceptable to increase the potential numbers of children travelling to school by car in this area.

8. Sonning Parish Council believes that this application would be detrimental to the area and that the local infrastructure will not support further development. For this and the above reasons the Council urge the refusal of this application.

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

3 October 2002

01189697753
04-OCT-02 10:21 David Bates 01189697753 PAGE: 3

Nicola Lake

From: Julia Tredwell
Sent: 02 October 2002 16:38
To: Nicola Lake
Subject: Planning Application - 0/2002/7008

I have acknowleged the two letters to the Chairman from Mr & Mrs Tidmarsh of 14 Warren Road and Mrs Doggett of 18 Warren Road. As you were the main recipient of their original letters it seems daft me copying them again to you.

The Tidmarsh letter had a covering letter to the Chairman which asked her to respond on points 1-4 and she has declined to do this while the application is ongoing.

Please can you keep this email with the other pieces of information you have on this application and in due course when a decision is made let me know the outcome so I can inform the Chairman.

Many thanks.

Julia Tredwell
Chairman's Secretary
Chief Executives Department
Wokingham District Council
Tele: 0118 974 6004
Fax: 0118 979 0877
Email: julia.tredwell@wokingham.gov.uk

RAILTRACK

Great Western

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and ~~without personal liability~~

PLANNING SERVICES | HPT 61674
POL | TLS
DC | ENF
APP |
CS |
01 OCT 2002

Development Control Officer

Wokingham District Council
Planning Services, PO Box 157
Shute End
Wokingham. Berks. RG40 1WR

Your Ref:Nicola Lake/02001/5268/7008
Our Ref: R/ALM/JGB/TCP02/18
Tel: 0118-9579638
Fax: 0118-9579483
Date: 30th September 2002

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990 – PROPOSED RESIDENTIAL DEVELOPMENT AT THE GARDEN COTTAGE WARREN ROAD WOODLEY READING – MLN – 33M 20C - DOWNSIDE

I refer to your letter dated the 11th September 2002 and confirm I have no comments to add to those already sent to you on the 2nd August 2002 at this stage. No doubt you will advise me at the full planning application stage in due course.

Yours faithfully,

J.G. Burges
Area Liability Manager

Floor 3 Sussex House, 6 The Forbury, Market Place, READING, Berkshire, RG1 3EJ
Tel: 0118-9579638 Fax: 0118-9579483

Registered office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

Nicola Lake

From: Kev Beachus [kev.beachus@babtie.com]
Sent: 26 September 2002 08:53
To: Nicola.Lake@wokingham.gov.uk
Subject: The Garden Cottage, Warren Road, part II

Dear Nicola

Pleas attach the following standard condition to any planning consent that may be granted on the above property.

PPG16, Planning Conditions, paragraph 30

"No development shall take place..... etc etc

This has been agreed With Mr D Quevillart of Cala Homes.

I am concerned that unless the work is made a condition the developer will ignore the archaeological requirement. I have advised the developer that in the unlikely event of finding archaeological material of sufficient quality I may demand 'preservation in situ', this may result in the requirement of a redesign of the development. Mr Quevillart is aware of this risk and is happy to proceed with the archaeological work by condition.

Kind regards

Kev Beachus
Senior Archaeologist
0118 988 1611

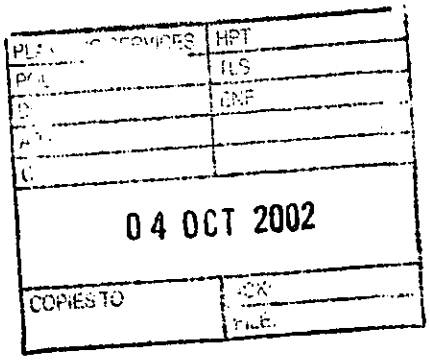
>>> Nicola Lake <Nicola.Lake@wokingham.gov.uk> 09/26/02 08:11am >>>
I thought you were going to set out your concerns but that due to the agent's insistance you are willing to deal with it by condition. Just incase something is convered. The e-mail below doesn't reflect the concern that you outlined to me on the phone.

Thanks

Nicky.

-----Original Message-----
> From: Kev Beachus [SMTP:kev.beachus@babtie.com]
> Sent: 25 September 2002 12:50
> To: Nicola.Lake@wokingham.gov.uk
> Subject: The Garden Cottage, Warren Road
>
> Dear Nicola
>
> Pleas attach the following standard condition to any planning consent that
> may be granted on the above property.
>
> PPG16, Planning Conditions, paragraph 30
>
> "No development shall take place..... etc etc
>
> This has been agreed With Mr D Quevillart of Cala Homes.
>
>
> Kind regards
>
> Kev Beachus
> Senior Archaeologist
> 0118 988 1611
>

FAX MESSAGE



FAX TO: NICOLA LAKE

FAX NO: 0118 9746484

NO. OF SHEETS: 3 (INC.)

FROM: LESLEY BATES
SONNING PARISH COUNCIL

FAX NUMBER: 0118 9697753
TEL. No. 0118 9697753

DATE: 4 OCTOBER 2002

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

LESLEY BATES (CLERK TO THE COUNCIL).

01189697753
04-OCT-02 10:20 David Bates 01189697753 PAGE: 1

Nicola Lake

From: Nicola Lake
Sent: 26 September 2002 08:11
To: 'Kev Beachus'
Subject: RE: The Garden Cottage, Warren Road

I thought you were going to set out your concerns but that due to the agent's insistance you are willing to deal with it by condition. Just incase something is convered. The e-mail below doesn't reflect the concern that you outlined to me on the phone.

Thanks

Nicky.

-----Original Message-----
From: Kev Beachus [SMTP:kev.beachus@babtie.com]
Sent: 25 September 2002 12:50
To: Nicola.Lake@wokingham.gov.uk
Subject: The Garden Cottage, Warren Road

Dear Nicola

Pleas attach the following standard condition to any planning consent that may be granted on the above property.

PPG16, Planning Conditions, paragraph 30

"No development shall take place..... etc etc

This has been agreed With Mr D Quevillart of Cala Homes.

Kind regards

Kev Beachus
Senior Archaeologist
0118 988 1611

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Date	25/09/02
Case Officer	Nicola Lake
Location	Land at Garden Cottage, Warren Road, Woodley
Proposal	Revised plans for outline application for development of 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Road dwellings. Duplicate application O/2002/7008
Application Number	O/2001/5268

Please see previous policy comments on the original plans for O/2001/5268.

The revised plans for this application show a reduction in the number of dwellings from 40 to 24. The applicant states that the net developable area of the site has been reduced to 0.81ha and the resultant density is 29.6dph. However, on closer inspection of the plans it appears that the net developable area is 0.87, this includes only the area of the site to be developed for housing and directly associated used (including the access road). Therefore, the proposed density for the site is 28dph, which fails to comply with both local and national policy.

The revised housing mix is as follows:

No. of beds	% (para. 5.17)	No. of proposed dwellings (F/2001/5268)	%
1&2 bed	Not less than 45%	10	42%
3 bed	25%	7	29%
4+ bed	Not more than 30%	7	29%

The proposed mix is broadly in accord with WH6, although it would be preferable to see 11 no. 1/2 bed dwellings and 6 no. 3 bed dwellings.

I cannot find any mention of how many dwellings are proposed to be affordable, however the provision of 6 dwellings to be for affordable would comply with WH7.

Conclusions:

The revised plans represent an inefficient use of land as the density falls below 30dph.

Debra Hammond
Policy and Plans

Rec'd 24/10/39.

OBS

MICHAEL GRAHAM.

34,Warren Road,
Woodley,
Berkshire.
RG5 3AR.
0118 3757881
michael.graham.wales@ntlworld.com

PLANNING SERVICES | HPT
FILE | FILE
23 OCT 2002
COPIED TO | ACK 23/10

21 October 2002

Ref:- Planning Applications No's O/2002/7008 + O/2001/5268

Nicola Lake,
Development Control officer,
Wokingham District Council.

Dear Madam,

To date, I have not stated, in writing, my obvious objections to the development of the land at The Garden Cottage at the rear of Warren Road, Woodley.

This is due to the fact that I have become increasingly sceptical about whether any objections, by the current residents of an area, have any weight in the eyes of the people making these decisions where large amounts of money are involved.

You may feel aggrieved by such a statement but having experienced such lack of consideration in relation to an earlier development application by Millgate Homes at the rear of my house , I have just cause to become such a sceptic.

In relation to these new applications , by Cala Homes, I have been prompted to act because of the **disgraceful and threatening actions** taken by Cala Homes in their attempt to bully local residents into capitulating to their applications.

The facts in this case are as follows:-
On Saturday 19th of October 2002, at about 5pm, while I was not at home, a male employee of Cala Homes, namely Vic Angel, called at my home and spoke to my wife.

A summary of his words and actions are that,

1) He stated that if the residents of the area failed to support Cala Homes with their application to develop the land with 24 properties then Cala Homes would proceed with the proposed 42 property development, which the Council would support and this would include Social Housing.

2) He then proceeded to explain that he knew what would happen to such a settled community such as ours if Social Housing was introduced into the area i.e. "They will damage your cars, break into them, steal them and bring anti social behaviour because you have what they want."

I am very angry and appalled that this company thinks and believes that such threatening 'Bully boy' tactics is acceptable and will work. **(IS IT ACCEPTABLE, ARE THEY CORRECT!!)**

Both myself and my wife are Police Officers and are used to dealing with such despicable people but this male also visited many other residents in the area who are not and would I feel have been quite intimidated by these actions and probably scared by his presence.

We are also both well aware of the intended merits and the actual social issues that surround the placing of Social Housing into an established community. Whether I agree with this or not is irrelevant. The fact is that Cala Homes obviously think that it would be detrimental to such an area as ours and they are prepared to use the placing of Social Housing into this area as a tool to threaten and intimidate the local residents into supporting their application. **This is unacceptable, disgraceful behaviour and says more about what their real thoughts on Social Housing issues are than anything we could state to you.**

I consider these actions to be totally unacceptable and feel that any public authority organisation should not be working with or accepting any proposals from any individual or company that considers these actions as acceptable business practice.

These actions border on Harassment and a clear breach of our Human Rights to live our lives without fear or infringement.

I am sure Cala Homes will dismiss these allegations as the actions of an over exuberant employee and of which they had no knowledge. I do not accept this. This was an overt act, by the company, to intimidate the local residents in to supporting their proposals.

I expect an urgent enquiry into this, followed by punitive action against Cala Homes or will I again have to accept that the financial considerations are yet again more important to local government than the actions of the people they deal with and the considerations of the local residents affected.

I look forward to your response.

Sincerely,

(M. Graham)

cc
Theresa May M.P.
Mrs Ann Keenan (Woodley Town Council)

Rec 24/38

22 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

Ms N. Lake
Development Control Officer
Wokingham District Council
Environment Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Monday, 03 December 2001

Dear Ms. Lake,

REF: PLANNING APPLICATION 0 / 2001 / 5268

We have been residents of the above address for the past 5 years. We chose this location due to the rural feel of the area and also because the existing properties have character. We feel that the proposed development of **40 dwellings** is not at all in keeping with the existing architectural characteristics of the surrounding properties.

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

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

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

Some examples include;

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

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

By building 40 additional dwellings with the access to these dwellings from Warren Road, it is fair to assume that there will be a significant increase in vehicular activity; this will obviously compound what is already a very dangerous situation in the roads by and around the school.

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

I further understand that at least some of the proposed dwellings are intended for 'social housing'. Currently we enjoy the relative solitude and security of our garden being bounded by two secure dwellings on either side and the land of Garden Cottage at the bottom; the connotations associated with some aspects of 'social housing' (e:g low income families, 'half-way houses', etc), fills us with extreme apprehension and is in no way in keeping with the rest of the residential properties in the area.

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

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

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

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

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

Yours sincerely,

Andrew Moss and Olha Panas

September 25, 2003

CC Ann Keenan (Mrs.)
Community & Members' Services Officer
Woodley Town Council
Woodford Park
Haddon Drive
Woodley
Berkshire
RG5 4LY

Rec 24/37

22 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

Ms N. Lake
Development Control Officer
Wokingham District Council
Environment Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Monday, 03 December 2001

Dear Ms. Lake,

REF: PLANNING APPLICATION 0 / 2001 / 5268

We have been residents of the above address for the past 5 years. We chose this location due to the rural feel of the area and also because the existing properties have character. We feel that the proposed development of **40 dwellings** is not at all in keeping with the existing architectural characteristics of the surrounding properties.

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

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

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

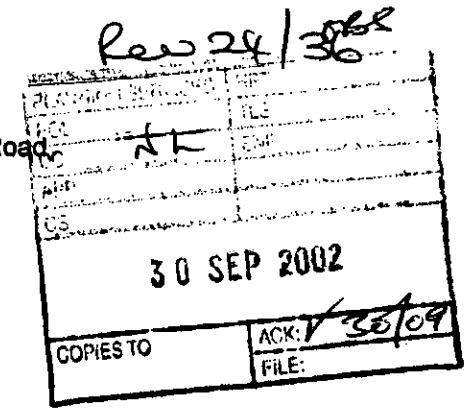
Some examples include;

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

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

Rec 24/9/02

22 Warren Road
Woodley
Reading
Berkshire
RG5 3AR



Ms N. Lake
Development Control Officer
Wokingham District Council
Environment Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Tuesday, 24 September 2002

Dear Ms. Lake,

REF: REVISED PLANNING APPLICATION 0 / 2001 / 5268 & 0/2002/7008

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

1. Block of Flats

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

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

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

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

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

   c. The building of the flats is directly opposite the foot of the back garden of my property. From the plans it would appear that all but three of the trees, which currently provide some privacy to and from the land at the Garden Cottage, are to be removed. Surely, in the continued interest in terms of privacy, security, and also from an aesthetic viewpoint, the trees and bushes that currently exist should remain in place. (None of the trees/bushes that form part of the group have been indicated as being a danger e:g diseased/rotten/dead on the plans submitted by Cala homes). I cannot think of a reason why this group of trees and bushes

September 25, 2003

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

Yours sincerely,

Andrew Moss and Olha Panas

Enc: Objection to original planning application

CC Ann Keenan (Mrs.)
Community & Members' Services Officer
Woodley Town Council
Woodford Park
Haddon Drive
Woodley
Berkshire
RG5 4LY

Rec 24/35

OBS

DAVID VALSLER

47 Warren Road
Woodley
Reading
Berks
RG5 3AR

01189 697 623
07775 697 063

PLANNING SERVICES | HPT | TLS | SNF | APP | CS | COPIES TO | 02 OCT 2002 | ✓ 2/10

28 September 2002

Dear Ms Lake

Planning application no 0/2001/5268 Land at The Garden Cottage, Warren Road, Woodley

Planning application no 0/2002/7008 Land at The Garden Cottage, Warren Road, Woodley

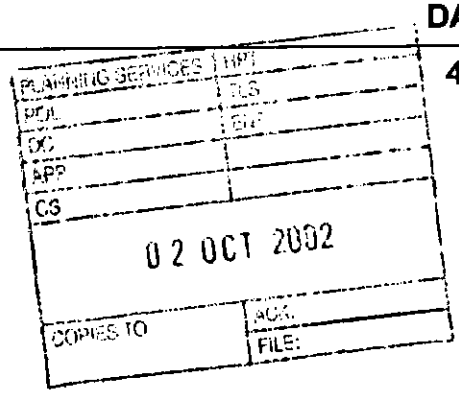
With reference to the above planning applications please find enclosed two letters of objection.

The content of both letters is the same but I have sent two copies, as I understand that it is necessary for me to object to each application separately.

DAVID VALSLER

47 Warren Road
Woodley
Reading
Berks
RG5 3AR

01189 697 623
07775 697 063



28 September 2002

Dear Ms Lake

Planning application no 0/2002/7008 Land at The Garden Cottage, Warren Road, Woodley

With reference to the above application I would like to make the following observations.

General

It is vital that the committee realises that this application only covers part of the area, which is going to be developed. A previous application was made, which included land at East and West Warren and it is well known that there are plans to develop the land at the rear of Warren Cottage and Wildwood. This means that the whole of the area surrounded by The Railway Cutting, Warren Road, Western Avenue and Ryecroft Close will be developed.

I feel most strongly that the planned development should be considered as a whole and not in a piecemeal fashion. The total development is likely to be in the region of 100 units and the impact and requirements for a development of that size in a small area are obviously totally different to those of a small development such as that proposed here.

It is important that the committee realises that this is just a small step in the development of the whole site.

Access

The developers have not considered the needs or feelings of the current residents and have simply come up with a scheme, which will be the cheapest and easiest for them to implement. There is nothing in the plan, which addresses the problems and dangers posed by the junction of Warren Road and Western Avenue.

The planned one way traffic scheme and associated traffic calming measures are totally out of character for the area and will completely change and destroy one of the nicest areas of Woodley to live in.

On a personal basis it will place both my family and my neighbours in danger when trying to enter and leave our properties. As the traffic lights will be directly outside our bedroom window there will be an increase in both noise and air pollution. In addition if the scheme is implemented it will have a devastating effect on the value of our property.

It is proposed that there should be a detector loop in front of our drives to call for the lights to change when we want to leave but this does little to alleviate the danger we will face on trying to enter or exit. We have a single width drive and are unable to widen it due to the stays from an electricity pole, which terminate by the side of the drive. Currently there are three cars in use on a daily basis at our house. This means that we have to move cars in and out to allow someone to leave. Currently we reverse in and it is safe and easy to move the cars as required. If this scheme comes into force how are we to do this safely?

In addition when we return home how are we to enter the drive. Whichever way we approached we would be unable to reverse in, as the chances are that another car would be behind us due to the queuing that is bound to be caused by the traffic lights. It would be dangerous to drive in forwards and try and reverse out onto the road as well as being totally contrary to the Highway Code.

Given the width of verge that will be left after the proposed road widening I believe that the front (or rear) of the car would have be completely over the footpath and by the edge of the road before the detector loop would be activated.

I believe the Transport Consultants have not taken into account the variations in traffic flow. Only one traffic count appears to have been carried and that was only for an hour in the morning and an hour in the evening on a day in February. I do not believe it accurately represents the peak flows and there is a danger of Southbound traffic queuing back onto the A4 from the northern end of the lights.

The provision of a footpath would obviously be of benefit to all but there are far better ways of achieving it.

Firstly the council should be aware that over the years numerous suicides have taken place at the Railway Bridge. Although I have no records I believe the total is somewhere in the 40's since 1950. The ideal way to prevent this and at the same time to provide a footpath would be to install an exterior caged pedestrian walkway (preferably on both sides of the bridge) such as is provided in Church Road Earley. If this were done then the traffic lights could be moved to the Old Bath Road end of the railway bridge where it would have a negligible effect on residents. There is little commercial traffic along Warren Road and the bridge is wide enough for two lanes of traffic but it would probably be beneficial to implement a 6'6" width limit.

An alternative scheme would be to make Warren Road a one way street from the Old Bath Road to Wroxham Road with traffic being permitted to travel from the A4 towards Woodley only. Not withstanding the accident statistics provided (which only cover reported injury accidents) the A4 is now as heavily trafficked as it used to be prior to the M4 opening. The offset crossroad with Sonning Lane is a tricky junction and it is especially difficult to make a right turn here. In the rush hour even turning left can take 3 or 4 minutes. By implementing a one way system vehicles would have to access the A4 at either Sonning Roundabout or Shepherds Hill roundabout, a far safer and better option.

I note that in the proposed plan the footpath would be on the Western side of Warren Road and terminate at The Old Bath Road. On the far side of the Old Bath Road junction the footpath is on the Eastern side of the road. It cannot be safe for pedestrians to have to cross the road diagonally in the centre of a crossroads.

Although a transport assessment and traffic survey has been carried out no mention has been made of the problems and dangers posed by the junction of Warren Road and Western Avenue

There is nothing in the proposed plan that addresses the considerable safety and traffic congestion problems that occur at the junction due to the nearby school and church. At the start and end of the school day it is often impossible to negotiate this junction. The junction in its present form is not capable of any increase in traffic at peak times.

It seems to me that the best access route for the proposed development would be through Rycroft Close. The junction of this road and Western Avenue is far enough away from the school and church not to be effected by the existing traffic problems. As it is not a through road existing traffic is non existent and it has the capacity to take not only this part of the proposed development but also the anticipated future requirements of the site.

Water supply

The water pressure is already low at the top end of Warren Road. Both my neighbour and myself suffer every summer with a lack of pressure. Often during the morning peak there is no water available at the kitchen tap and at other times the pressure is too low to use a shower. The Water Board are obviously aware of this and last summer appeared to resort to using compressed air to try and increase the flow. The water supply to the area would have to be improved if any development were to take place.

Wildlife

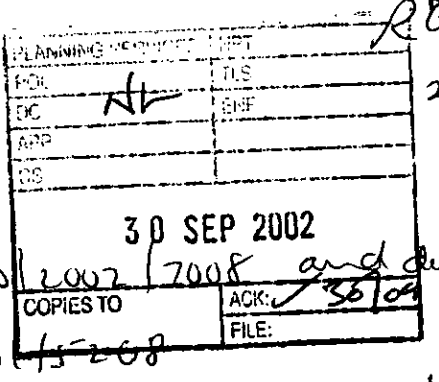
I note that a wildlife survey was carried out which dismisses the site of not being of any note or interest. There may not be any protected species (apart from the Badger sets) but it is still one of the last remaining areas of undisturbed woodland left. Woodley has already been developed to the point where there is little natural habitat left for wildlife and this remaining haven should not be thrown away

A few common species of birds were mentioned in the survey but we see far more species than that reported. Again the survey was limited in time and scope. This year we have seen all three types of Woodpeckers in our garden together with Nuthatches and Treecreepers. Owls are resident locally. Muntjac and Fallow deer visit the garden. The proximity of the railway cutting allows these animals to travel undisturbed to and from other areas. Even if the animals and birds do not live in this particular part of the development they will still be effected by the changes to it

cc Theresa May

37 Warren Rd
Wordsley
DBB

Nicola Lake
Development Control Officer
WHA



Row 24/334
SO 53 NW
26/9/02

Dear Ms Lake,

Planning Application O/2002/7008 and duplicate O/2002/7009

I wish to object in the strongest terms to the above applications on grounds of:

i) increased traffic, especially at the junction of Warren Rd and Western Ave, in the vicinity of St Dominic's School, where parking is already a problem at peak periods. The application inadequately analyses potential traffic problems

ii) increased load on the sewerage system, which is not adequately addressed.

iii) the danger of traffic backing up from the proposed traffic lights into the A4x during busy periods.

iv) disturbance by builders' vehicles will undoubtedly diminish the wildlife in the area, particularly badgers.

Yours sincerely

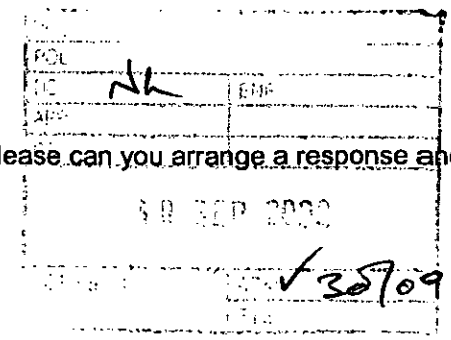
John Farrington.

REV24 | 33

Ian Jordan

From: Joanna Pulman
Sent: 27 September 2002 16:24
To: Ian Jordan
Subject: FW: Planning Application

088



We have received this email via the general WDC address, if you can help, please can you arrange a response and copy it to me for our logging system.

Thank you
Joanna Pulman
Website Manager
Tel: 0118 974 6109
Fax: 0118 974 6135
Wokingham District Council
joanna.pulman@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: David Provins [mailto:david_provins@hotmail.com]
Sent: 27 September 2002 12:09
To: wokinghamdc@wokingham.gov.uk
Subject: Planning Application

Attention of the Planning Office
Revised Planning Applications 0/2001/5268 and 0/2002/7008

Dear Sir

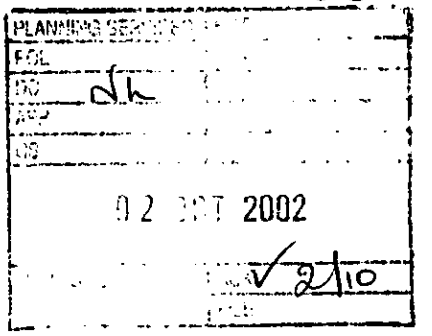
I wish to object strongly to this application. It is most unsuitable in so far it over develops an area already at its limit.
Traffic movement caused by the school in Western Avenue causes much congestion on these residential roads. On street parking by residents is an additional problem we already have to contend with. More development will cause grid lock at certain times.
The quality of life for the area will be reduced with additional noise and general over development.
The land should be retained as wooded open space within a built up area in order to keep a balance.
Thank you in anticipation of some common sense and rejection of all applications for this site.

David Provins
78 Western Avenue Woodley RG5 3BH

Send and receive Hotmail on your mobile device: http://mobile.msn.com

45 Warren Road
Woodley
Berkshire
RG5 3AR

OBS



Ref 24/32.

Miss Nicola Lake
Planning Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

1st October 2002

Application number: O/2001/5268

Dear Miss Lake,

I write to express my objections to the planning application. If allowed to proceed, the development would be detrimental to the quality of the environment in North Woodley.

Firstly, I object to the residential development on environmental grounds. Here in North Woodley we have managed to retain a diverse array of wildlife. This includes many species more associated with more rural areas such as badgers, bats, deer, and many different birds. We owe much of this to the quantity of trees and the amount of open space that prevail in the locality. If this were to be sacrificed for the sake of residential development this would surely have an adverse effect on the local fauna.

(1)

In their ecological survey, the planners list a variety of normal garden birds as being present in the area to be developed. This list, however, is very superficial. It is true to say that our gardens are dominated by species such as blue and great tits, blackbirds, song thrushes, woodpigeons, magpies, carrion crows, robins, dunnocks, chaffinches and wrens. However, there are many other species seen on a regular basis such as goldfinches, greenfinches, bullfinches, house sparrows, starlings, jays, jackdaws, treecreepers, nuthatches, coal tits, long-tailed tits, goldcrests, great spotted woodpecker, green woodpecker and collared doves. We have summer populations of spotted flycatchers, willow warblers, chiffchaffs, blackcaps and garden warblers and winter populations of fieldfares and redwings. Whilst none of these species are rare, many are in decline and they would undoubtably suffer further from developments such as ~~those~~ this one.

I also object to the associated road developments. These include traffic lights, more pavements, traffic islands, a pinch point, a raised junction table, and road 'hump' warning signs. Such an array of roadside furniture would inevitably destroy the character of Warren Road. This has managed to retain a fairly rural feel and it would be wrong to urbanise the road in such a drastic manner.

Moreover, many of the proposed features are of little practical value and will, I fear, cause more

problems than they solve. The pavement to be installed between number 49 Warren Road and the junction with Old Bath Road is unnecessary. In my 25 years living in Warren Road I have never had a problem walking along this stretch of road. Whilst the housing development would increase traffic using the road to some degree I do not accept that the increase would be that great. The majority of traffic leaving the development would either use Wrexham Road or travel down Warren Road to its junction with Western Avenue. Additionally, pedestrian use of the stretch of road would not increase that greatly. Pedestrians would have very little cause to travel along the stretch of road other than recreational. Such recreational use of the road would presumably be during off-peak periods. During more busy periods pedestrians would predominantly walk south along Warren Road towards amenities such as shops and schools and the bus stop on Western Avenue or along Wrexham Road to the bus stop on Reading Road.

The developers' study of public transport is completely flawed. They state that people wishing to catch a bus will either walk northwards along Warren Road to the A4 Bath Road or eastwards along Western Avenue to Pound Lane.

This is not true. Their three options are: to walk south along Warren Road to Western Avenue and wait there as the service from Pound Lane travels along Western Avenue; to walk along Wroxham Road to Reading Road where the number 63 service can be caught into Reading. (This is a half-hourly service); to walk northwards along Warren Road to the A4 Bath Road and the bus-stop there. The majority of people will prefer to use the route along Wroxham Road as this will provide them with the most regular and reliable bus service into and out of Reading. Very few people will prefer to walk upto the A4 Bath Road as this is a far less reliable and frequent service and involves a longer walk. Therefore, the developers case for a pavement to be built on the railway bridge and between the bridge and Old Bath Road is weak. Have the developers also considered the need for better drainage along this stretch of road? After heavy or prolonged rain large puddles often form at either end of the bridge and around the bend between the bridge and Old Bath Road. I would suggest that this needs to be remedied before a pavement be built.

The presence of a pavement on one side of the railway bridge will cause a problem when rail enthusiasts

gather on the bridge. The enthusiasts wish view the trains in the direction from which they are coming. They will be prevented from doing so safely by the fact that the proposed pavement is on only one side of the bridge. In actual fact, I am sure that enthusiasts will persist in viewing trains from which ever direction they wish. This will make the carriageway extremely unsafe for the train-watchers, which frequently include young children. They will either find themselves blocking the carriageway or making it extremely narrow. The pavement is not waranted by current pedestrian usage of the road and I do not envisage this increasing significantly as a result of the proposed housing development. And when people wish to view the trains from the bridge the pavement will prove to be a nuisance.

Given that the pavement would be an unwanted and unnecessary addition to the bridge then so would the resulting traffic lights. These would blight the Warren Road and Old Bath Road area. They would be a minor hindrance to motorists. I also doubt that such a large interval between the lights would be practical as cyclists may find themselves stranded by changing lights. I also feel that the signals would lull motorists into

thinking that the road ahead of them was clear and they would proceed at higher speeds around the bends thus endangering cyclists, pedestrians and animals.

The proposed traffic island to be situated outside number 43 Warren Road would be completely futile. It would not significantly slow motorists as they would be either decelerating as the approached the traffic lights or would be travelling relatively slowly have just negotiated the bend at the south end of the bridge. It does not even come to the aid of pedestrians as they do not cross the road at this point, there being no pavement on the east side of the road.

I do not accept that the "pinch point", raised table junction and "hump" warning signs are necessary. There is not a particular problem with speeding motorists and the visibility in Warren Road is generally good. I feel that motorists will be able to adjust their driving to the new junction without the additional roadside clutter that is proposed.

In conclusion, I would urge the District Council to consider whether the low-density residential, largely wooded, semi-rural local environment should be sacrificed for the sake of the

housing development. I believe that the council should seek brownfield sites that could be redeveloped before they allow this development to mar our local environment. I also urge them to question whether the accompanying traffic controlling measures are necessary, wanted by the local community and the extent to which they would have a detrimental effect on the character of the locality. Most importantly, I would urge the council to recognise that a set of traffic lights is not in keeping with Warren Road and would be like using sledgehammer to crack a nut. We do not, and even with a new housing development, will not have a traffic problem that merits such a huge step.

Yours sincerely,

A S Smith

MR. ANDREW SMITH

OBS

Rec 24/10

PLANS | HDT
NK | PLS
DMF
02 OCT 2002
COPIES TO | √ 2/10

Ms. Nicola Lake
Development Control Officer
Shute End
Wokingham
RG 40 1 WR

31a Warren Road
Woodley
Reading
RG 5 3 AR

Dear Madam

Re;- Application 0/2002/7008
Duplicate Application with 0/2001/5268

Having viewed the plans at Shute End, I would like to enter an objection to the site proposal for the western side of the plot.

The proposal to erect a block of ten flats, is totally out of keeping with any other development in the immediate vicinity, and would give carte blanc permission to any future proposals.

Their position and height is intrusive upon the areas housing.

There parking allocation is inadequate (giving only one parking space per flat) with no visitor parking.

The planning application gives a site size of 0.81 hectares and a density of just over 29 to the hectare, it would interesting to note what the density would be if the "flat area" area was the only part of the whole site for which planning permission was being sought?

Also I would like to object to the massive upheaval that will be caused to Warren Road and the surrounding roads by the need to upgrade the local infrastructure to accommodate this development. Gas, Electricity and Water would cause the greatest disruption

But most of all could a second Traffic Census be taken for the road, this time when the school in Western Avenue is in use.

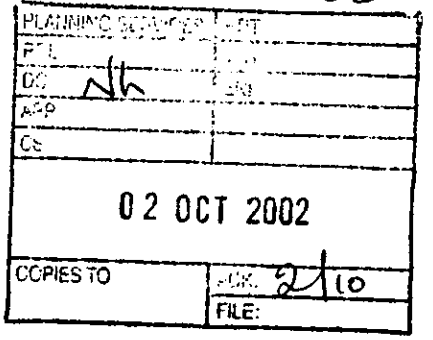
I would like these objections and comments to be put before the planning committee in conjunction with the, I am sure many, objections of my local neighbours

Yours faithfully

Michael Boyle

0688

Rec'd 24/30.



Dorothy Walford
75 Western Avenue
Woodley
Reading
Berkshire
RG5 3BL
October 1, 2002

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

Your Ref: Nicola Lake 0/2002/7008 and 0/2001/5268

Dear Ms Lake

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

Further to your letter of 12 September 2002 concerning the above outline planning application, I write to express my concern and ask you to take the following comments into consideration, **before the planning committee makes a decision**.
I am emphasizing the points I highlighted previously. Theses plans are still objectionable by increasing the number of dwellings from two to 24. This planning is completely out of character with the existing dwellings in the area.

1. Design, Appearance and Layout.

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

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

2. Highway Safety

   a) There is presently a heavy congestion problem due to the school and church on Western Avenue. Much of Western Avenue and Warren Road become blocked during school pickup and drop off times due to the additional parked traffic and the same is true of popular church services. The addition of 22 new residences with a potential 44 more cars could only serve to aggravate already a very annoying problem

leading to frustration and social stress. I note major alterations are planned such as traffic lights and pinch-points to manage the already traffic chaos in Warren Road. This would spoil the beauty that the residences already enjoy.

3. Residential amenity

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

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

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

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

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

2) The plan number 0/2002/7008 and 0/2001/5268 includes the demolition of 16 Warren Road. This is to be the proposed entrance for the development. This house is part of an attractive estate of similar styled houses, which will be a great shame to demolish. By building a road to at this point it will spoil the current peace enjoyed by the neighbouring houses and the people living opposite the proposed entrance. This is also adjacent to the covenanted land that is owned by dwellings 2 Warren Rd through to 14 (even numbers) only and 59 Western Ave. through to 87 (odd numbers). This currently enjoys a unique setting, where the children of the 23 houses can play without the worry of strangers entering the area. It would be almost a criminal act if this security were endangered. I feel any development should not have access at this site. If a road is to be built it should be at the point of East & West Warren who are set to gain financially from the new development.

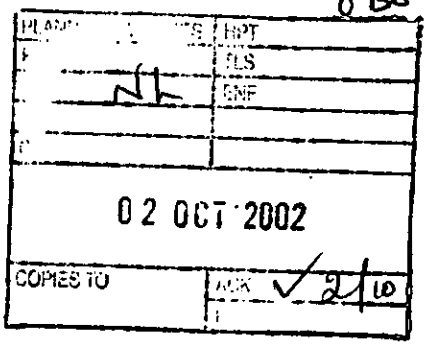
My recommendations for this site would be for a development specially planned for retirement people, a low level development of bungalows, with some sort of support. Please consider, Mrs May donated the site to charities. Mr & Mrs May who lived at the garden cottage really wanted the site to be retained as an area for a beautiful natural habitation. What an enormous sin will be caused by over development of this area, mainly by financial greed.

Yours sincerely
Mrs D Walford

NB This letter is the same as my neighbour as through illness I'm unable to write

068

Rec 24/29.



Kim & Pete Rogers
10 Ryecroft Close
Woodley
Reading
RG5 3BP

Ref: Nicola Lake – 0/2002/7008, 0/2001/5268

There are two facts that we believe should be taken into consideration, at the time of the penultimate planning application the builders waltzed straight in and starting felling the trees which we are led to understand all have TPO's on them. Why is it that, as the builders blatantly flouted the law, you cannot refuse planning permission solely on those grounds. They flouted the law knowing full well that they needed permission therefore as they have acted like that then any planning application from those builders or associated companies should just get refused straight away.

If that wasn't enough they started felling the trees within feet of active badger setts !

At the time of the last application we got in touch with the Binfield Badger Group who then surveyed the area and as a result they are now aware of the setts situated in the Warren Road/Western Avenue/Ryecroft Close area.

We have been approached by the BBC via a third party to film the Badgers that visit our garden EVERY night. We suggest that the relevant personnel at Wokingham District Council bone up on their knowledge of The Protection of Badgers Act, because we will be informing the BBC that it seems to us the council aren't aware of the issues regarding badgers as it seems you forget about the badgers whenever planning permission is applied for in the Warren Road/Western Avenue/Ryecroft Close area.

This is pretty much a duplicate of our observations submitted a couple of months ago, but we would like you to ensure that as well as the Ecology Appraisal, Bat Survey etc that you also make sure that Badger Protection is taken into account. I am sure that personnel at the Binfield Badger Group would be more than happy to be involved.

WDC.

Planning Services
P.O. Box 157
Shute End,
Wokingham RG40.1WR

OBS

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02 OCT 2002
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ACK ✓ 2/10
FILE

36 Watten Road
Woodley
Reading
RG5 3AR

29.9.02.

Rec 24/28.

Dear Miss Lake

Re Revised application 0/2001/5268.

We oppose this application, as we did the original one, on the following grounds:-

1). As far as we are aware this particular parcel of land is not in the London Area Local Plan LH1 (A+B) and LBE 2, nor is it included in the deposit draft of the local plan policy WH1.

2). The proposed development is back-land planning & would be against the wishes of the locality

3). Disruption to wild life in the area; a detrimental step which is against the WDC's policy to "Protect & Improve the local Environment".

4) Designated open space is mainly the embankment: recent railings and signs indicate it is for public.

5) Strain on existing services of drainage & water.

6). Traffic calming management is only part of the problem.
a) The staggered junction into Watten Road opposite Wrotham Road, despite a raised surface, can only add a further danger element to an already hazardous situation.
b). Traffic lights will cause 'back-up'; there seems a very short "allowed" distance for this at either end.

7). 3 storey blocks of flats will be very intrusive to residents and are not in keeping with existing buildings in the locality. The density of proposed housing is not acceptable & is atypical of the area.

Yours sincerely,

Mistag Frost

R Frost

Row 24/27.

0BS8

PLANNING SERVICES	HPT
PCE	TLC
DC NL	ENF
02 OCT 2002	
COPIES TO	2/10

DAVID VALSLER

47 Warren Road
Woodley
Reading
Berks
RG5 3AR

01189 697 623

07775 697 063

28 September 2002

Dear Ms Lake

Planning application no 0/2001/5268 Land at The Garden Cottage, Warren Road, Woodley

With reference to the above application I would like to make the following observations.

General

It is vital that the committee realises that this application only covers part of the area, which is going to be developed. A previous application was made, which included land at East and West Warren and it is well known that there are plans to develop the land at the rear of Warren Cottage and Wildwood. This means that the whole of the area surrounded by The Railway Cutting, Warren Road, Western Avenue and Ryecroft Close will be developed.

I feel most strongly that the planned development should be considered as a whole and not in a piecemeal fashion. The total development is likely to be in the region of 100 units and the impact and requirements for a development of that size in a small area are obviously totally different to those of a small development such as that proposed here.

It is important that the committee realises that this is just a small step in the development of the whole site.

Access

The developers have not considered the needs or feelings of the current residents and have simply come up with a scheme, which will be the cheapest and easiest for them to implement. There is nothing in the plan, which addresses the problems and dangers posed by the junction of Warren Road and Western Avenue.

The planned one way traffic scheme and associated traffic calming measures are totally out of character for the area and will completely change and destroy one of the nicest areas of Woodley to live in.

On a personal basis it will place both my family and my neighbours in danger when trying to enter and leave our properties. As the traffic lights will be directly outside our bedroom window there will be an increase in both noise and air pollution. In addition if the scheme is implemented it will have a devastating effect on the value of our property.

It is proposed that there should be a detector loop in front of our drives to call for the lights to change when we want to leave but this does little to alleviate the danger we will face on trying to enter or exit. We have a single width drive and are unable to widen it due to the stays from an electricity pole, which terminate by the side of the drive. Currently there are three cars in use on a daily basis at our house. This means that we have to move cars in and out to allow someone to leave. Currently we reverse in and it is safe and easy to move the cars as required. If this scheme comes into force how are we to do this safely?

In addition when we return home how are we to enter the drive. Whichever way we approached we would be unable to reverse in, as the chances are that another car would be behind us due to the queuing that is bound to be caused by the traffic lights. It would be dangerous to drive in forwards and try and reverse out onto the road as well as being totally contrary to the Highway Code.

Given the width of verge that will be left after the proposed road widening I believe that the front (or rear) of the car would have be completely over the footpath and by the edge of the road before the detector loop would be activated.

I believe the Transport Consultants have not taken into account the variations in traffic flow. Only one traffic count appears to have been carried and that was only for an hour in the morning and an hour in the evening on a day in February. I do not believe it accurately represents the peak flows and there is a danger of Southbound traffic queuing back onto the A4 from the northern end of the lights.

The provision of a footpath would obviously be of benefit to all but there are far better ways of achieving it.

Firstly the council should be aware that over the years numerous suicides have taken place at the Railway Bridge. Although I have no records I believe the total is somewhere in the 40's since 1950. The ideal way to prevent this and at the same time to provide a footpath would be to install an exterior caged pedestrian walkway (preferably on both sides of the bridge) such as is provided in Church Road Earley. If this were done then the traffic lights could be moved to the Old Bath Road end of the railway bridge where it would have a negligible effect on residents. There is little commercial traffic along Warren Road and the bridge is wide enough for two lanes of traffic but it would probably be beneficial to implement a 6'6" width limit.

An alternative scheme would be to make Warren Road a one way street from the Old Bath Road to Wroxham Road with traffic being permitted to travel from the A4 towards Woodley only. Not withstanding the accident statistics provided (which only cover reported injury accidents) the A4 is now as heavily trafficked as it used to be prior to the M4 opening. The offset crossroad with Sonning Lane is a tricky junction and it is especially difficult to make a right turn here. In the rush hour even turning left can take 3 or 4 minutes. By implementing a one way system vehicles would have to access the A4 at either Sonning Roundabout or Shepherds Hill roundabout, a far safer and better option.

I note that in the proposed plan the footpath would be on the Western side of Warren Road and terminate at The Old Bath Road. On the far side of the Old Bath Road junction the footpath is on the Eastern side of the road. It cannot be safe for pedestrians to have to cross the road diagonally in the centre of a crossroads.

Although a transport assessment and traffic survey has been carried out no mention has been made of the problems and dangers posed by the junction of Warren Road and Western Avenue

There is nothing in the proposed plan that addresses the considerable safety and traffic congestion problems that occur at the junction due to the nearby school and church. At the start and end of the school day it is often impossible to negotiate this junction. The junction in its present form is not capable of any increase in traffic at peak times.

It seems to me that the best access route for the proposed development would be through Rycroft Close. The junction of this road and Western Avenue is far enough away from the school and church not to be effected by the existing traffic problems. As it is not a through road existing traffic is non existent and it has the capacity to take not only this part of the proposed development but also the anticipated future requirements of the site.

Water supply

The water pressure is already low at the top end of Warren Road. Both my neighbour and myself suffer every summer with a lack of pressure. Often during the morning peak there is no water available at the kitchen tap and at other times the pressure is too low to use a shower. The Water Board are obviously aware of this and last summer appeared to resort to using compressed air to try and increase the flow. The water supply to the area would have to be improved if any development were to take place.

Wildlife

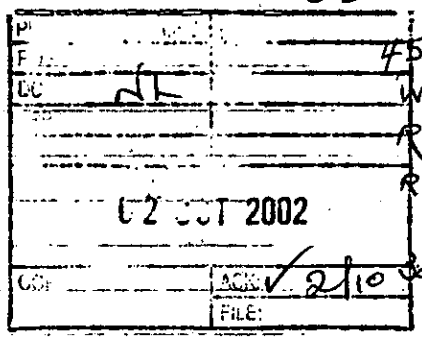
I note that a wildlife survey was carried out which dismisses the site of not being of any note or interest. There may not be any protected species (apart from the Badger sets) but it is still one of the last remaining areas of undisturbed woodland left. Woodley has already been developed to the point where there is little natural habitat left for wildlife and this remaining haven should not be thrown away

A few common species of birds were mentioned in the survey but we see far more species than that reported. Again the survey was limited in time and scope. This year we have seen all three types of Woodpeckers in our garden together with Nuthatches and Treecreepers. Owls are resident locally. Muntjac and Fallow deer visit the garden. The proximity of the railway cutting allows these animals to travel undisturbed to and from other areas. Even if the animals and birds do not live in this particular part of the development they will still be effected by the changes to it

cc Theresa May

OBB Row 24/26.

0118 9693408



45 WARREN ROAD
WOODLEY
READING
RG5 3AR

30TH SEPTEMBER 2002

MISS/MRS. NICOLA LAKE,
DEVELOPMENT CONTROL OFFICER,
WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES DEPT; PLANNING SERVICES
P.O. BOX 157
SHUTE END,
WOKINGHAM, RG40 1WR

DEAR MADAM,

PLANNING APPLICATION 0/2001/5268 (REVISED)
LAND AT WARREN ROAD, WOODLEY

I OPPOSE THE ABOVE APPLICATION

1. THE DEMOLITION OF 16 WARREN ROAD WOULD BE VERY HARMFUL TO THE AMENITY OF THE OCCUPIERS OF 14 & 18 WARREN ROAD BECAUSE OF NOISE AND TRAFFIC FUMES AND VIBRATION (I UNDERSTAND THOSE HOUSES HAVE SHALLOW FOUNDATIONS).

2. BUS SERVICES: ALTHOUGH THE APPLICANT CLAIMS THAT THERE ARE BUS SERVICES ALONG WESTERN AVENUE AND BATH ROAD (A4) THEY ARE FEW AND FAR BETWEEN, ESPECIALLY IN THE EVENINGS AND ON SUNDAYS, AS PERUSAL OF TIMETABLES WOULD SHOW. FURTHERMORE READING BUSES HAS STATED THAT IT WISHES TO WITHDRAW ITS SERVICES VIA SONNING, CHARVIL AND TWYFORD IN OCTOBER 2002 WHICH PRESUMABLY MEANS THERE WILL BE NO SERVICES ALONG WESTERN AVENUE AND THE SERVICE ALONG BATH ROAD (A4) WOULD BE REDUCED TO THE ARRIVA BUSES SERVICE 328 ONLY.

3. CHARACTER OF THE AREA: THE APPLICANT CLAIMS THAT IF GRANTED CONSENT, THE PROPOSED DEVELOPMENT WOULD "NOT HAVE A DETRIMENTAL IMPACT ON THE SETTING OF WOODLEY AS TO THE CHARACTER OF THE AREA AS A WHOLE." I DISAGREE STRONGLY.

THE CURRENT CHARACTER OF WARREN ROAD IS THAT IT IS OF HOUSES WITH LARGER PLOTS THAN MOST IN WOODLEY WITH PLENTY OF TREES BORDERING THE ROAD. THIS IS AN ATTRACTIVE TRANSITION FROM URBAN WOODLEY TO THE SEMI RURAL (OR PERHAPS RURAL) SONNING AND IS ENJOYED BY MANY PEOPLE AS THEY LEAVE WOODLEY.

THE FOLLOWING WOULD MAKE WARREN ROAD INTO JUST ANOTHER URBAN ROAD : TRAFFIC ISLANDS,
HUMPED AREA,
PINCH POINT,
WARNING SIGNS,
TRAFFIC LIGHTS,
WIDTH RESTRICTION.

THUS THE WHOLE PLEASANT AMBIENCE OF WARREN ROAD WOULD BE BADLY HARMED. IT WOULD ALSO BE BADLY HARMED BY THE EXTRA STOPPING AND STARTING OF VEHICLES, WITH ENGINES RUNNING AT THE PROPOSED TRAFFIC LIGHTS AND BY THE EXTRA NOISE AND AIR POLLUTION AND VIBRATION THOSE VEHICLES WOULD CAUSE.

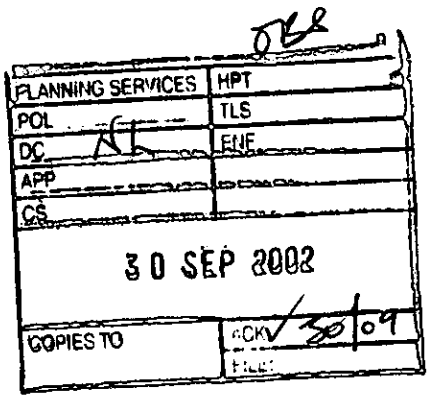
THE PROPOSED FOOTWAY SHOULD NOT BE PROVIDED BY NARROWING THE CARRIAGEWAY. INSTEAD A PEDESTRIAN BRIDGE SHOULD BE PUT OVER THE RAILWAY ALONGSIDE THE EXISTING BRIDGE (AS HAS BEEN DONE IN CHURCH ROAD, EARLEY) AND THEN THE FOOTWAY SHOULD CONTINUE ROUND THE BENDS ON THE NORTHERN SIDE OF THE RAILWAY BRIDGE, BY CUTTING A PATH AT THE FOOT OF THE EMBANKMENT ALONGSIDE THE CARRIAGEWAY. SUCH A PATH COULD BE PROVIDED WITHOUT DAMAGING THE AMENITY OF RESIDENTS IN OLD BATH ROAD WHOSE BUNGALOWS ARE AT THE TOP OF THE EMBANKMENT AND AT THE SAME TIME THE AMENITY OF RESIDENTS OF WARREN ROAD, IN PARTICULAR, AND OTHERS AS WELL WOULD NOT BE DAMAGED TO ANYTHING LIKE THE EXTENT IT WOULD BE IF THE CURRENT PROPOSALS ARE IMPLEMENTED.

4. PLANNING POLICIES : ALTHOUGH I CANNOT PRETEND THAT I WELCOME THE PROPOSED DEVELOPMENT I DO NOT THINK IT WOULD BE CONTRARY TO CURRENT PLANNING POLICIES AND SO I ACCEPT SOME FORM OF DEVELOPMENT IS INEVITABLE.

5. CONCLUSION : THE CURRENT TRAFFIC MANAGEMENT PROPOSALS ARE NOT ACCEPTABLE BUT IF ALTERED AS IN THAT PART OF SECTION 3 (AS SIDE LINED ABOVE) THE PROPOSED DEVELOPMENT WOULD HAVE MY SOMEWHAT RELUCTANT SUPPORT.

YOURS FAITHFULLY,

(DAVID G. SMITH)



Rec 24/25

32 Warren Road
Woodley
Reading
RG5 3AR
27th September 2002

Case Officer
Att Nicola Lake
Wokingham District Council
P.O.Box 157,
Shute End
Wokingham
RG40 1WR

Re Plan No. 0/2001/5268 revised

Dear Nicola

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

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

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

We have noticed an increase of traffic down Warren Road and often these drivers are speeding in addition to this we have a major problem with parking. As you can see having a 5 bed detached house we have 3 vehicles. Parking a vehicle outside often causes problems with traffic . The road is not wide enough and the proposal suggests narrowing of the road When we or the neighbours have visitors there are real issues with parking cars on the road as people cannot get their cars out of their drive. I disagree with the highways report as reality is very different.
In the mornings I have to wait several minutes to drive out of Warren road on to the A4 bath road as it is one of the busiest sections. Can you imagine if traffic lights were to be installed across the railway bridge. It would cause major congestion on Warren road with tailbacks.

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

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

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

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

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

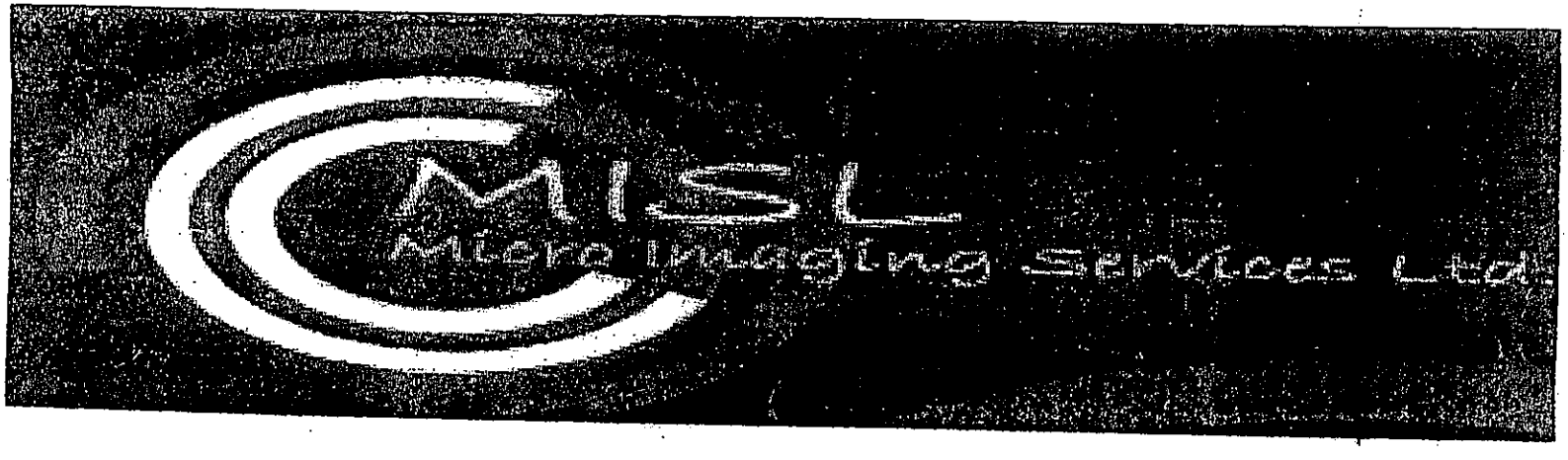
We all have major problems with Sewage system in the area , this would make matters worse.

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

Yours Sincerely

Mr R. Mehta

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

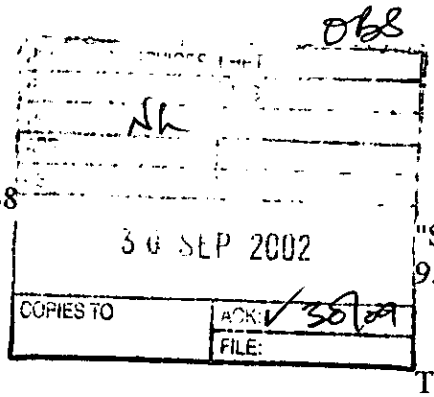


Please Note Vehicle parked outside the house. It has to be half parked on the pavement because if it is parked as normal on the road then the houses opposite cannot get their vehicles out of their drives.

It can clearly be seen that the road is too narrow to properly park a car on the road
The proposal suggests refuge islands !!



Row 24/24.



Your Ref. Nicola Lake O/2001/5268

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

Nicola Lake,
Wokingham District Council,
Environmental Services Dept.,
PO Box 157, Shute End,
Wokingham RG40 1WR

28th September 2002.

Dear Nicola,

Proposed development behind dwellings in Warren Rd. Woodley, App. No.O/2001/5268. REVISED.

Thank you for your letter dated 12th September, indicating yet another application for the development of land behind Warren Road.

I am sorry to find that any development of the kind proposed, should still be considered a feasibility, representing as it does, something which is an example of very nearly the worst form possible in almost any area. In our particular area, it is fair to describe the proposals as grotesque, and distinctly opposed to the tenets of any acceptable form of planning.

The position is very worrying, because the principal reasons for it are due to very long-standing inattention to the principles upon which environmental planning must depend. This has been dealt with briefly in my original letter, dated 8th December 2001, associated with the earlier proposals for this site, a copy of which is enclosed. Comments made then must be considered even more important now.

The reduction in the number of dwellings proposed to 24 instead of 40, might be considered a step in the right direction except for the restriction imposed by the open area, which implies a reasonable maximum of probably about 10. The introduction of the high-density block of flats, at the admission of the developers, "as a means of meeting specified requirements", is most undesirable. The plans deposited do not seem to define the height of the proposed buildings, but it seems three storeys may have been assumed in some cases, which of course must also be regarded as unacceptable.

Yours sincerely,

R.T. Moxon

Your Ref. Nicola Lake O/2001/5268

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

Nicola Lake,
Wokingham District Council,
Environmental Services Dept.,
PO Box 157, Shute End,
Wokingham RG40 1WR

8th December 2001.

Dear Nicola,

Proposed development behind dwellings in Warren Rd. Woodley, App. No.O/2001/5268.

This application is of course fairly similar in several ways to Application No.4915, representing development of broadly the same area of land behind Warren Road. As such it raises the same objections as applied to the earlier Application, and dealt with in my letter dated 30th October, and repeated below.

Both applications are basically totally out of keeping with the existing environment, unnecessarily destructive of trees and natural wild-life habitat, and of a type behind existing properties, which is extremely damaging to any area of this kind. However in detail, this later application has to be considered even worse than the first, in the following respects,

a) Demolition of an additional property is required (No 16 Warren Rd.)

b) Housing density is about four times higher than an appropriately tolerable limit.

c) The even higher housing density, further compounds the problems with lack of garaging and parking areas. The general appearance will inevitably approach that of a slum area, with cars littered everywhere.

d) The mix of "social" and private housing is very suspect. The description of housing as "social" is much too loose a definition, but in general if property is rented, the attitudes of occupants often do not coincide with those of owners, and this can easily lead to difficulties. My feeling is that this mix should be avoided.

e) The overall height of proposed new properties is not given on the plan. Nothing higher than normal two-storey buildings should be permitted.

Much of Woodley, in common with most urban areas, has already been vastly over-developed, and the region behind Warren Road represents one of the few remaining distinguishing features, which makes this part of Woodley just that much more tolerable in terms of living conditions, by comparison with most.

Clearly this application is by no means outstandingly exceptional in today's climate, but does indicate the paradox that Environmental Planning has been allowed to become. Virtually

Cont'd

all new developments are now very undesirable, largely because the long-term effect of planning law, has in fact resulted in conditions almost directly opposed to its original aims. I make no apology for raising this point here, because the fifty-four years delay in correcting the faults in the 1947 Town & Country Planning Act, has produced nothing short of disaster. This letter is not the place to present detail, but I would recommend that the original aims of the Act should be looked at very critically, along with any amendments applied since. We certainly need planning, but something a great deal more comprehensive and thoughtful. Inflation in the price of building land over the past fifty years, can be tied to one of the worst aspects of present planning law, and has reached proportions which have badly distorted the British economy where it really hurts, in the pockets of home-buyers.

There are many other aspects where serious problems have resulted from inadequate planning, transport and general traffic problems amongst them. Incidentally the continual over-development of urban areas has provided a serious contribution here, and the proposed development would add disproportionately to traffic in our immediate vicinity, for example.

Unfortunately much of the assumed basis for the everlasting requirement to expand over-developed areas cannot be substantiated. Building land is by no means as scarce as it is commonly supposed. On the other hand, large area developments (even those comparable in size with the Warren Rd. site) are clearly not acceptable, nor even sensible in relation to realistic planning aims.

You will no doubt rightly assume that my interest runs rather deeper than just dealing with isolated planning applications. I am very concerned that planning in general has been following the wrong path for many decades too long, and that a trend to at least reducing the damage caused is much overdue.

We British too often assume for some indefinable reason that legislation is sacrosanct and must be right despite overwhelming evidence to the contrary. I would ask only that you personally begin to question the meaning of the work you do, and perhaps become instrumental in some small way in generating much needed improvement. Planning needs to be thought about and dealt with by Planners, who in conjunction with the general public, are best placed to determine its real needs and point out any shortcomings We cannot expect that the Government on its own, will be capable of carrying out the host of detailed work necessary.

Yours sincerely,

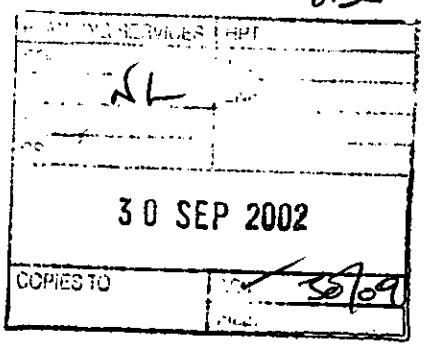


R.T. Moxon

Peter & Tina McGeachan
28 Warren Road
Woodley
Reading RG5 3AR
Tel: 0118 9692783

Row 24/23.

OBS



23 September 2002

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

Dear Ms Lake

Application Number O/2001/5258
Site Address: Land at The Garden Cottage, Warren Road, Woodley, Reading
Proposal: Outline application for residential development of 24 two and three storey dwellings, plus demolition of Garden Cottage and 16 Warren Road

We have studied the revised/ additional plans and it must be said that we view them with a great deal of suspicion! The accompanying surveys and reports are inaccurate and extremely biased towards the commissioning agent, which was ironically the developer applying for approval.

Demolition of 16 Warren Road is totally inappropriate. It is un-neighbourly behaviour with regard to adjacent houses and associated traffic, particularly large delivery/removal lorries, could jeopardize the safety of their foundations – most of the houses in Warren Road were built mid 50's and only have foundations of a foot or so.

The age of the sewage system also needs to be taken into consideration. 'Back flow' has already been experienced by several of our neighbours. Apart from being a health hazard it is extremely unpleasant.

...continued

Ms Nicola Lake ....23 September 2002

The danger of introducing additional traffic into an already severely congested area has been cited in all other correspondence relating to development of this land. The Transport Assessment is farcical in that no mention is made of the fact that at certain times of the day the road is un-navigable. Woodley Town Council has photographic evidence to prove this point. Therefore, the Survey must be treated with the contempt it deserves.

The Traffic Assessment suggests that the volume of traffic in Warren Road is minimal and that the development will not put undue strain on the highways. Why then have such disproportionate traffic calming plans been drawn up? These proposals are not at all consistent with the supporting documentation. This is a vision for a development far in excess of the 24 units proposed.

Warren Road cannot safely cope with additional traffic. This has been recognised by the Council and the Developer. The traffic calming solutions proposed would decimate the character of Warren Road. Humps, pinch points, and traffic lights – this is a traditional residential road? The traffic lights would be dangerous for those houses 47 and 49 'locked out'. The sheer length of the lane would necessitate a substantial time lapse to allow for cyclists to clear the distance. Traffic would stack up to the A4 causing mayhem at an already extremely dangerous junction. At the other end, introducing another tailback into the 'school run mêlée' doesn't bear thinking about.

There are currently no three-storey buildings in the environs. It would not be in keeping with the neighbourhood to allow such units.

The proposal refers to the modifications made to accommodate the wildlife detected in the Ecology Appraisal, suggesting that by compromising the size of the development, the land between its boundaries and the railway will more than protect the character of the neighbourhood and protect the wildlife. Another **red herring** – a different builder owns the land to which they refer.

It must be stressed that we are opposed to any development of this land, as are all the residents of Warren Road and Western Avenue, local government and central government representatives. We hope that you at District operate democratically, are listening to the views of your taxpayers and will protect the rights of the majority.

Yours sincerely

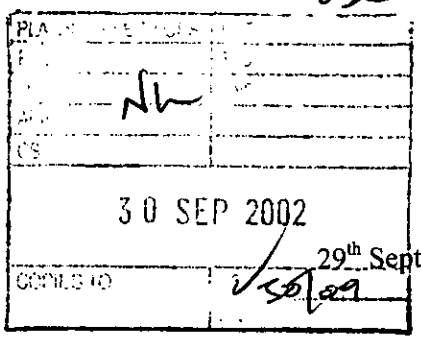
Peter McGeachan **Tina McGeachan**

c.c Theresa May, MP

Rec 24/22 -

038

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR



29th September 2002

Attention: Nicola Lake, Development Officer

Application Number 0/2001/5268 – Revised Plans

With reference to the above revised application, we have studied the plans and while some issues have been addressed the over-riding matter for concern, access via No. 16 Warren Road still stands.

The traffic survey completely ignores the real problem which is not the number of vehicles passing through, but the congestion caused by the number parked along Western Avenue, Warren Road, Wroxham Road and even Selcourt Close for the purpose of delivering and collecting children from St. Dominic's School. Vehicles are also left there for considerable periods throughout the day when there are events on at the School or services at St. Dominic's Church. Creating crossroads at the junction with Wroxham Road would add to the difficulties encountered by both through traffic and residents on such narrow roads. The so-called "traff ic-calming" measures suggested by the developer north-west of the junction would only exacerbate matters since even more motorists would use Wroxham Road to avoid them!

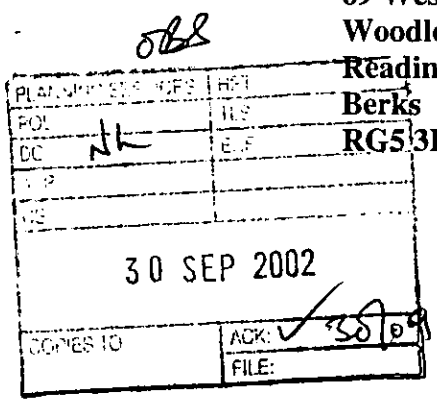
Please record our objection to these proposals on the grounds of access.

Yours faithfully

Mr. & Mrs. J. Jeffery
6 Warren Road
Woodley
Reading RG5 3AP

Rec 24/21.

69 Western Avenue
Woodley
Reading
Berks
RG5 3BL



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

For the attention of Nicola Lake

Dear Madam,

PLANNING APPLICATION 0/2001/5268

We are writing in response to your letter about the above application.

We attended the Woodley Town Council Plans Committee Meeting on 17 September 2002. While the reduced number of dwellings on the revised plans would appear to be more acceptable, local residents raised a number of points at the meeting.

The proposed associated traffic scheme in Warren Road does not meet with the approval of the residents it would affect and does not take into consideration the problem of parking for St Dominic's at each end of the school day. The point was also made at the meeting that agreement to this proposal for outline agreement for 24 homes would not preclude the developers from increasing the number at a later date.

We note that the tree survey was carried out after the most substantial trees had already been felled, one day before the tree preservation order had been applied!! This was many weeks after the order had been requested.

The submission of two identical applications with different numbers also raises the suspicion that the developers are hoping to push through one application if objections are not made to all applications individually.

If this application is still dependant on access via 16 Warren Road should an orange notice be displayed in Warren Road to this effect? Will it be displayed for the required amount of time and before comments for this application close?

We would like the planning department to exercise careful consideration of all the planning application and associated "schemes".

Yours faithfully,

P R & J E BURTON

Rec 24/20.

OBS

PLANNING SERVICES	HPT
POL	TLS
DC NK	ENF
APP	

30 SEP 2002

COPIES TO	ACK 30/09
	FILE:

15 Warren Road
Woodley
Berks
RG5 3AR

24/09/02

Environmental Services Dept
P.O. Box 157
Shute End, Wokingham
Berks RG40 1WR

For the attention of Ms Lake

Dear Ms Lake,
Re: Plan No 0/2002/5268

With reference to your latest letter dated 12/09/02 I wish to make the following comments :-

1) The transport assessment does not appear to take into account the greatly increased volume of traffic caused by parents bringing and collecting their children to and from St Dominic School twice each day. The suggested changes to Warren Road would only increase the congestion caused by the parking of parents' cars.
2) The character of Warren Road would be adversely effected by the new traffic management proposals. The introduction of traffic lights and single way movement of vehicles over the railway could prove to be chaotic. The introduction of pinch-points, refuge islands etc would make parking in Warren Road difficult and would therefore result in additional parking in Western Avenue which would further impede traffic movement at the beginning and end of the school day.
3) The destruction of No 16 Warren Road will seriously effect the two adjacent houses. The movement of vehicles into the proposed development via the proposed narrow entrance will adversely effect the the quality of life of persons living in these two properties. If the development of this site cannot be prevented the existing entrance vie East and West Warren would be preferable as the lessor of two evils.
4) If this development was approved it would be the thin edge of the wedge and would be followed by further developments close to Warren Road which would result in a further increase in traffic problems.

Yours Faithfully

T.Emberson

Rec 24/19.

Ian Jordan

From: Kevin Buchta [Kevin_Buchta@hotmail.com]
Sent: 29 September 2002 21:39
To: WokinghamDC
Subject: Planning Application No. 0/2001/5268

688

PLANNING SERVICES | DPT | TLS | PCN | APP | CS | 30 SEP 2002 | COPIES TO | ACK: 3509 | FILE:

79 Western Avenue.
Woodley
Reading
Berks
RG5 3BL.

26th September 2002

Ref : Planning Application No. 0/2001/5268

Outline Planning application for 24 Dwellings.
Land at West Warren, East Warren and the Garden Cottage, Warren Road Woodley

For the Attention of Ms Nicola Lake.

Dear Madam.

I have the following objection regarding the application referenced above.

1. Flats and town houses are out of keeping with other properties in the area.
2. No idea of height is given on plans, but the inclusion of 2.5 or 3 storey town houses would be very intrusive as the land on the site is higher than the surrounding buildings in Warren Rd / Western Avenue.
3. The over development of this land will cause the loss of a "green lung" in an area which is already suffering from air pollution due to congestion giving rise to a high incidence of asthma and related conditions.
4. Over development will harm the habitats of many species which use this woodland including bats, badgers, woodpeckers and deer.
5. The loss of mature trees in the wooded area is greatly deplored. Some mature oaks have already been felled prior to planning approval, and this has already caused harm to the bat nesting area which is now greatly reduced.
6. The designated "public open space" is actually a spoil bank from the Sonning Railway cutting. This is heavily wooded as part of the structure of the bank to prevent subsidence. It supports much wild life that would be disturbed by public access, or any tree felling. The other side of the spoil bank has a very steep drop down onto the railway line. This is not safe for children who would use the area to play in. It would be a temptation for children to trespass on the railway line.
7. The demolishion on no 16 and the construction of the new road is likely to cause structural damage to no 14 and 18 Warren road. The foundations for these houses are very shallow, and vibration from heavy construction traffic between 14 and 18 is highly likely to cause structural damage to these houses which is only be 4 metres from the new road proposed. The vibration from traffic so close to these houses will also cause excessive noise and disturbance. This is an infringement of basic human rights. Woodley residents who have paid their rates for many years have a right to expect Council officers to protect them from this type of attack.
8. A survey by independent consultants has discovered several active badger setts on the edge of the development. The badgers foraging area will be disturbed by the construction, and I cannot see how heavy construction vehicles and materials will not damage the setts. It is against the law to disturb or interfere with active badger setts.

Traffic.

* The traffic survey was conducted on 21st Feb 2002 when Schools were on half term. The traffic results are therefore invalid. Please refer to the photographs of the traffic and congestion that have been forwarded to you.

* This development could give rise to an extra 50 vehicles (2 per house) plus service vehicles using Warren Road, and then into an already overcrowded road network.

* Traffic would have difficulty in exiting to the A4 to the north of Warren road over a narrow railway bridge and lane with restrictive views. A left turn onto the A4 towards Reading is very difficult at rush hour. A right turn towards Maidenhead is highly dangerous and almost impossible.

* The introduction of traffic lights at the Warren Road bridge would cause further congestion in Warren Road, and additionally at the old Bath road and at the A4 junction. This will introduce a road traffic hazard that does not currently exist.

* The introduction of additional traffic signs associated with the above will change the character of Warren Road.

* Cyclists will not be detected by the traffic light sensors, and will be at risk on the road which will now be a single track.

* The alternative exit route is down Warren Road onto Western Avenue. There is congestion caused by residential parking in Western Avenue. This is also frequently gridlocked with school traffic which parks in Warren Road, Wroxham road and Western Avenue. This problem is so severe that vehicles regularly mount the pavement to pass each other, and residents have difficulty leaving or entering their homes via vehicles at these times.

* A cross roads with a table junction is being created at the junction of Warren Road and Wroxham road where there is already congestion due to parking. Please refer to photographs forwarded to you by residents of Warren road.

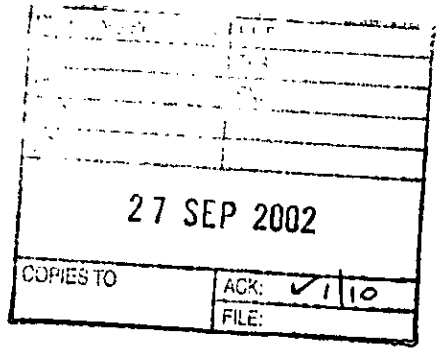
* The entrance to the housing estate between No 14 and No 18 Warren road is too narrow to give a safe two way access road. It also impinges on the privacy of these homes. Heavy construction traffic would use this access during the development and other heavy vehicles such as refuse collection and delivery vehicles after development was completed. This is not safe or acceptable for an entrance of this size.

Yours Sincerely.

Kevin Buchta

Tel : 01189 693311
Mob : +44(0)7890 792 274
email: kevin_buchta@hotmail.com <mailto:kevin_buchta@hotmail.com>

Rec'd 24/18



Mr. A. N. Callan
Wayside
23, Warren Road
Woodley
Reading
RG5 3AR
23/09/ 02

Ms. Lake
P. O. Box 157Shute End
Wokingham
RG40 1WR

Dear Nicola Lake,

I wish to object to the proposed planning application for the erection of 24 dwellings on the land at the Garden Cottage, Warren Road Woodley. Planning number: 0/2001/5268

The reasons for my objections and those members of my household are:

- Warren Road is one of the few quiet wooded roads in Woodley and I moved here deliberately 16 years ago because of the nature of the road and its environment.
- As a result of additional housing, traffic would be increased to an unacceptable level for the width of Warren Road and the proposed traffic calming measures of pinch points, traffic lights and a raised table junction would add to rather than reduce the congestion in the road, particularly during morning and afternoons when parents are dropping and collecting their children from the local school.
- The number of dwellings proposed would raise the noise level and the amount of traffic using the road which would make it unsafe for the children and elderly residents of Warren Road.
- St. Dominic's Primary School is situated near the lower end of Warren Road and traffic congestion is already created morning and afternoon when mothers are dropping and collecting children. Most children attending the school arrive and depart by car.
- At the top of Warren Road there is a weak bridge so all construction traffic and service vehicles would have to use the already congested lower end of Warren Road.
- We frequently experience low water pressure especially at peak times and I understand that the local sewage and water systems are already under strain.
- Warren Road is used regularly for recreational purposes by joggers, dog walkers and families walking with pushchairs. All these activities would be greatly affected by development on such a large scale.
- The Warren is a haven for wild life in what has become an increasingly urbanised area. Mountjack deer, foxes and a wide range of wild birds use this area as a safe haven. This variety of wild life enhances the quality of life in the road and it would be destroyed if such a large scale housing development took place.

So many areas of Woodley have been spoilt by high-density housing developments and it is time Wokingham Council considered the quality of life of existing residents rather than just packing in as many ratepayers as possible.

Yours sincerely

A. N. Callan

A. N. Callan

Rec 24/17

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS	

27 SEP 2002

✓ 1/10

Mr & Mrs MD Breach
63 Western Avenue
WOODLEY
Berks RG5 3BL

24 September 2002

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

FAO Nicola Lake

Ref. Application 0/2001/5268

Dear Ms Lake

We have studied the outline plan for 24 houses as submitted by Cala Homes, on the above application. We attended Woodley Town Council Planning meeting on 17 September 2002, and we would like to make the following objections to the submitted plans.

1. It is obvious that Cala homes have recognized that these plans will cause a considerable increase in traffic movement, or they would not have submitted the suggested road plan involving humps, traffic lights and other road schemes. These schemes are not conducive to the area and will be a very unsatisfactory arrangement for the residents. Please remember that with a school just a few hundred yards away there are always children about, parents parking their cars and a constant flow of people walking along the pavements. The parking extends along both Western Ave & Warren Rd and these road alterations could be a danger rather than an asset.

2. They should not be allowed to knock down a house to gain entry when there is an existing entrance further along Warren Avenue. We have been informed that another party owns the existing road access and adjoining land, so if Cala Homes wish to build, they should purchase this at the relevant market price, and therefore own the access.

3. If noise barriers are necessary, this again indicates that Cala Homes recognize that there will be an unacceptable noise level from traffic going in and out of the development. This is an indicator that too many properties are to be built and will be an intrusion to the surrounding residents.

4. Although the plans submitted are only proposals we would like to point out that three story blocks of flats are totally out of keeping in this area of Woodley. There are **no** three story buildings in either Warren Road or Western Avenue, and it would mean that there will be a strong possibility that buildings of this height will be seen above any remaining woodland and be intrusive to the existing properties and their occupants.

5. This area of Woodley is a fairly low density housing area, and I am sure that if Cala Homes (or any other builder) is serious about a development on this site, then they should put in a planning application to build low density, high value properties, as this would then lower the number of properties, the noise level and traffic movement. Therefore there would be no need for all the suggested road alterations, and there would be a strong possibility that this would be more acceptable to all parties. Please note that you have already given planning approval for just such a development on both sides of Pound Lane, Woodley, and in fact the houses have now been built and I am sure have made little impact on the traffic level or on the intrusion to the surrounding area. There is now another development under construction in Butts Hill Road, and again they are larger properties with low impact.

6. This section of Woodley is one of the few wooded areas and carries a high amount of wild life. It seems a dreadful tragedy that this could so easily be destroyed for thoughtless planning and development.

We recognize that land has to be found to build houses, and if this area has to be developed, then we feel that there must be a better solution than any so far proposed by the developers.

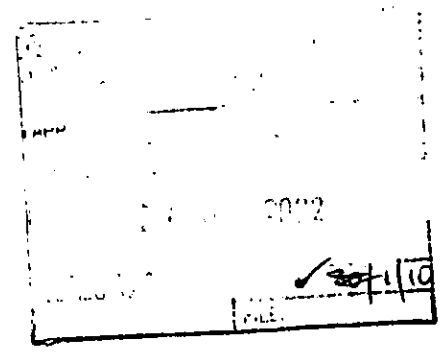
Yours sincerely

M.D. Breach

G.S. Breach

Mr MD & Mrs GS BREACH

Rod 24/16.



11,Warren Road,
Woodley,
Reading.
RG5 3AP
21 09 2002

Your Ref. Nicola Lake
0/2001/5268

Dear Ms Lake

I would like to bring the following points to your attention.

Your letter of September 12 reached our home on September 14.The revised plans arrived at Woodley Town Council offices on Monday September 16.
As the Town Council planning committee was, due to meet on Tuesday 17 September it gave very little time to contact the residents interested in the proposed building site in Warren Road. I feel that this was an unreasonable and rushed way of dealing with a delicate and important case. The short notice prevented many people from attending the meeting.

The three storey dwelling houses are not in keeping with surrounding properties, especially as they appear near to the houses on Warren Road, overlooking their rear gardens and intruding on their privacy.

There is a grave possibility of the extra dwellings off Warren Road causing a severe strain on the sewage system, which will in time cause an unpleasant aroma in the area. We already have a problem with water pressure, this will also deteriorate

Numbers 2-14 on Warren Road are chalet houses, older style pre-war dwellings. They were built with shallow footings. There will be major problems when constant heavy vehicles deliver to the building site. Number 14 will suffer considerably as it is sited next to the proposed new road.

Warren Road is one the most pleasant rural roads in Woodley. It is very narrow, but quiet and peaceful most of the time with plenty of natural habitants. If these building plans were to go ahead Warren Road will change completely.....for the worst.

During term time the road is used by parents to park and take their children to St. Dominics School The area is full of cars and children. How can you possibly put these children at risk with approximately 50 more cars on the road? When the traffic was carried out it was surveyed during half term. Perhaps the Highways Department would like to conduct a further survey during term time between 8.15 am-9am and 2.45-3.30pm.There are more school weeks in the year than holidays. How are you going to accommodate the extra traffic?

The new plans suggest traffic lights at the top of Warren Road and a footpath over the railway bridge. This is almost laughable.

How will the property owners at the top of the road get their cars out of the drives? The road will be blocked with cars waiting at the lights.

The queue on the Old Bath Road waiting at the lights could stretch back onto the A4.

The cars queuing at the lights on both sides of the bridge will cause air pollution to a high level. Anybody living close to the lights will have extra fumes wafting into their homes. One gentleman close to top of the road suffers from asthma and this will not help him at all.

The revised plans are unreasonable. The only people who will benefit in any way are CALA HOMES. Perhaps they would like to meet the residents of this area and perhaps try to understand our feelings.

Yours Sincerely

A.E. Humphries A.E. HUMPHRIES MR

J Humphries J.D. HUMPHRIES MRS.

11,Warren Road,
Woodley,
Reading.
RG5 3AP
21 09 2002

Your Ref. Nicola Lake
0/2002/7008

Dear Ms Lake

I would like to bring the following points to your attention.

Your letter of September 12 reached our home on September 14.The revised plans arrived at Woodley Town Council offices on Monday September 16.
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Yours Sincerely

A E Humphries A.E. HUMPHRIES MR

J Humphries J.D. HUMPHRIES MRS.

Rad 24/15

OBR

(H) 0118 962 8990

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

28th September 2002

PLANNING SERVICES | HPT
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DC NK | ENF
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CS |
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FILE

Dear Nicola,

Planning Application 0/2001/5268

I am replying to your letter dated 12th September 2002 concerning the above.

Firstly I must show my concern at the timings of this application, the short notice given to the Town Council and the responding dates, which appear to me to be deliberate to ensure that there is little opposition.

I was horrified to learn of the proposed traffic lights and calming that has been proposed. Warren Road does not need a calming proposal it only needs a few cars to be parked on the road to slow the traffic down. TRAFFIC LIGHTS what are you thinking do you want the traffic to back up along the A4? There would only be approximately two car lengths on the A4 side before it would run into the main A4. Totally stupid. This would cause traffic chaos and pollution to the area.

The idea of a pathway over the bridge would be an extremely good idea but not along the road. Why not a caged pathway on the side of the bridge, not only would this be better for pedestrians but it would also deter possible suicides.

Taking into account the amount of traffic that arrives at the bottom of Warren Road at school times I believe that there should be no road access into Warren Road. This would be extremely dangerous to all concerned.

I am sure that the loss of wildlife in the area, deer, foxes and badgers (even though the plans go around a badger set – would you want to live on a building site?) and some unusual bird life has been brought to your attention before. I just feel that you are trying to destroy what is at present a very rural and countryside setting.

I live opposite a beautiful 100 year old house, which no doubt you will let the developers demolish! There are some fantastic trees in the area please don't let them be destroyed!

Finally I believe strongly that this development should not go ahead you would be opening the flood gates to a much larger development which is totally not in keeping with the surroundings. I am totally against traffic lights and calming for Warren Road.I would also like to be informed of all developments in this matter in time for me to make my views known.

Yours sincerely,

D.M. Birchfield

Mrs D M Birchfield

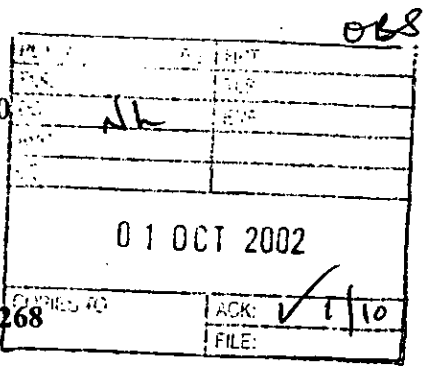
Ms Nicola Lake,
Development Control Officer,
Planning Services,Wokingham Unitary Authority,Environmental Services Dept.,

Row24/14

(H) 0118 962 8990

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

28th September 2002



Dear Nicola,

Planning Application 0/2001/5268

I have recently moved to Warren Road to live with my daughter. I was very happy to move to this road as I felt it was a very beautiful place to live in. I am 77years old and enjoy the peacefulness of this area. I would be devastated to think that this road could be turned into a building site with all the noise and dirt that comes with it.

At present it is a joy to walk down Warren Road. Surely you are not seriously thinking of putting traffic lights and sleeping policemen in this road. I feel that this would make the road more dangerous. Children and the elderly cycle across the bridge and if you put in a traffic light system, there would not be enough time for them to ride through between lights. Cars would think they had a clear way through and come across a child on a cycle – DANGEROUS.

I love the environment around here, the beautiful trees and the wildlife. I can watch the deer, foxes and birds from my bedroom window. I would hate to see all this destroyed by money grabbing developers. Why can't we put the environment first for a change.

Even though I have only lived here for 3 months I feel a part of Warren Road and would like to express my disgust and horror at the plans that have been put forward.

Yours sincerely,

M Lamb

Mrs M Lamb

Ms Nicola Lake,
Development Control Officer,
Wokingham Unitary Authority,
Environmental Services Department,
Planning Services,
PO Box 157
Shute End,
WOKINGHAM,
Berkshire,
RG40 1WR

REU 24/13

OBR

(H) 0118 962 8990
(B) 0118 953 5000 Ext 6377

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

28th September 2002

PLANNING DEPT
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Dear Nicola,

Planning Application 0/2001/5268

I refer to your letter dated 12th September 2002, concerning the above.

I am sure you are as aware as I am that this application is a modification of previous applications and I would refer you to the points I have raised in previous correspondence.

Clearly, there has been an attempt in this latest application to deal with some of the points raised: or more realistically in truth to try and find a way to make the objections seem unfounded.

Unfortunately (from the developers point of view), however, not only have they failed to accept that the points raised are genuine and need to be taken account of, but in the case of the traffic lights and traffic calming proposals their proposed "solution", would totally exacerbate the problem and is nothing short of barmy!

The problems with Warren Road will not be solved by stopping the traffic moving: **what is required is to ensure that the traffic using Warren Road is not increased.** Warren Road is extremely narrow, (barely greater than 2 cars width) & the odd parked car provides "calming" (which is not required). We should not be legislating for the occasional "boy racer" (few and far between at present fortunately).

The access at the top of the Road (A4 end) is a narrow Railway Bridge, preceded by a bend. However, provided traffic usage remains light and people drive sensibly it is currently safe. Unfortunately making it one way is not practical and whilst I would welcome a footpath, I think this could only be achieved by a "cage" type structure being attached to the outside of the bridge.

The Western Avenue end of the Road is even worse, particularly when the Church and / or School is generating additional traffic. This, of course, demonstrates quite graphically that a relatively marginal increase in traffic flows cannot be coped with and the proposal to throw further obstacles in the way is plain silly.

In summary, therefore with regard to the traffic aspects of the planning application and any alternative / additional ones, I submit that:

The traffic lights and traffic calming proposal will exacerbate current (and future) problems AND SHOULD BE SUMMARILY THROWN OUT without further consideration. Without a shadow of doubt, they will provide Noise, disturbance and smell on a permanent basis, which is totally unacceptable.

Looking at the traffic situation from a wider viewpoint, it is quite clear to all concerned, that if common sense does not prevail and these ludicrous proposals are forced through, the developers will be back for more. Looked at as a whole, the potential to increase traffic in Warren Road is dangerously high and therefore I

believe, right now, **a pre-requisite of any development proposal should be that NO ACCESS IS GRANTED FROM WARREN ROAD.**

I have quite deliberately laboured the points on traffic, because they are undoubtedly crucial, however, I must stress also that as previously pointed out there are a number of other very important points that should also be taken account of, including:

- loss of wildlife habitats (many and varied – far more than in the current published data), only this morning I saw a deer in the street,

- the development remains totally out of character with the surrounding environment,

- the infrastructure (particularly sewerage, electricity and water, where supplies are frequently interrupted) is already wholly inadequate,

- the area has a large number of trees – many in the vicinity are protected and a whole lot more could surely qualify – and their preservation should be regarded as sacrosanct.

I believe very strongly that this proposal remains totally inappropriate and am concerned that these repeated applications are designed to ensure that the residents and authorities' are ground into lethargy and submission. Because of the serious potential damage this development could cause and the developer's apparent determination to force it (or something similar) through the process, I am copying this letter to Theresa May MP and shall be grateful if you will find time to ensure "the process" does not allow this ludicrous proposal to get through.

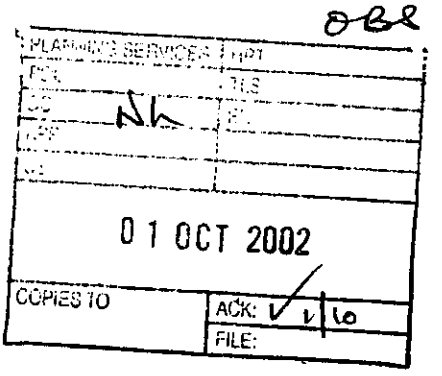
Please also ensure that I am kept informed of any opportunities that may arise to ensure the above points are put (eg planning committee meetings), I am greatly concerned that the timing of these applications thus far has meant extremely short notice of Town Council meetings / respond by dates etc., which is clearly designed to make opposition seem relatively small. Let me assure you that the opposition is extremely strong and the reason for this is that the **development of this area (these areas) would be a disaster.**

Yours sincerely,

C G Birchfield

Ms Nicola Lake,
Development Control Officer,
Wokingham Unitary Authority,
Environmental Services Department,
Planning Services,
PO Box 157
Shute End,
WOKINGHAM,
Berkshire,
RG40 1WR

REG 24/12



24 Warren Road
Woodley
Reading
RG5 3AR

29 September 2002

Your Ref: 0/2001/5268

Dear Miss Lake,

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

We have the following comments regarding the proposed development.

Design, Appearance and Layout

Inadequate information is provided regarding the external appearance of the housing and should be made available in order for the plan to be considered properly.

The presence of three storey flats as part of the development is out of keeping with the current housing mix of the area. If two-bedroom accommodation is required then this should be in the form of traditional two-storey housing. The presence of social housing in the proposed plan is not in keeping with the current housing mix of the area.

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

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

Services

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

Ecological Impact

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

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

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

Highway Safety

The proposed access road will create a staggered crossroads across Warren Road and into Wroxham Road. This will create an extremely dangerous junction as much of the traffic along Warren Road does not travel within the speed limit. The situation will not be improved by cars parked along Warren Road and Western Avenue by those visiting the Catholic church and school in Western Avenue.

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

In its present form the plan is not acceptable to us and we wish to register our opposition to it.

Yours Sincerely,

N.G. Hollis

(N.G. HOLLIS, MR.)

Elizabeth S. Lea

REU24/11

068

PLANNING SERVICES	HPT
P'R.	TLS
EA NL	ENF
DS	

01 OCT 2002

COPIED TO	ACK. 10
	SAE.

33 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

29th September 2002

Wokingham District Council

Ref: Planning Application Nos. 0/2001/5268 and 0/2002/7008

Dear Nicola Lake

I am writing regarding the Revised Plans Notification Application number0/2001/5268. Duplicate application with 0/2002/7008.

Having viewed the revised plans I can only say how horrified I am at how the developers are trying to pacify us, the residents of Warren Road.

The traffic calming idea simply will not work. The idea of having traffic lights at the bridge and the Old Bath Road, with single file traffic is going to cause absolute chaos, making an already bad situation much worse and more dangerous. How on earth are the residents living at the top end of Warren Road (before the bridge) going to get in and out of their driveways when there is queuing traffic at the lights. As there are often parked cars on the left hand side of the road this would mean traffic from both directions would meet head on at the same side of the road. Also with regard to emergency vehicles trying to gain access, surely this will reduce their response time.

At the other end of Warren Road I understand there is going to be a raised section at the proposed crossroad with Wroxham Road and speed humps along Warren Road. This is going to turn a very beautiful road in North Woodley into a road more resembling one in the middle of Reading.

The fact that the development has now been scaled down to 24 units makes no difference what so ever. There will still be a possible 48 extra vehicles trying to enter and exit Warren Road at the busiest times of the day, coinciding with the school run to and from St Dominics. Does it take a fatality of one of the school children to bring home our point about the added danger this development is going to cause.?

These revised plans will still have a huge impact on the wildlife in this area and the destruction of many trees will remove its character forever. What's the point of felling mature trees and then replacing them with saplings, it hardly makes up for it does it?

I appreciate that the Brown Field sites have been ear marked for development but at what cost? There is already an active development taking place in Butts Hill Road, another ear marked for Western Avenue and also Reading Road. From having reviewed the plans it is obvious that the developers have made allowances for further development of this area in the future. Please Wokingham District Council how on earth can a little road like Warren possibly cope with all of this. The infrastructure is already struggling to keep up with demand; this new development is only going to make things much worse.

Yours Sincerely

J.A Potter + Family

Julie Potter

36 WROXHAM ROAD
WOODLEY
READING RG5 3AT

ORR

Reo 24/10

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
01 OCT 2002	
COPIES TO	ACK: ✓ 1/10
	FILE:

WOKINGHAM UNITARY AUTHORITY
PLANNING SERVICES
P.O. BOX 157
SHUTE END
WOKINGHAM RG40 1WR.

Dear Sirs

30th September 2002

PLANNING APPLICATION Nº O/2001/5268
LAND AT GARDEN COTTAGE AND 16 WARREN RD

Thank you for contacting me again regards the above revised planning application.

My objections remain as strongly as ever when I wrote before on grounds of increased traffic which will inevitably occur in the road where I live as people already use this way as a short cut to Reading Road.

Also, there seems no thought has been given to increase the infrastructure in the area as more and more properties put a heavy demand on utilities (gas Water Electricity etc) as well as Doctors.

No one seems to encourage another larger Supermarket into the area. We now have two Opticians several Banks but no medium food stores, with Waitrose hopelessly inadequate and Iceland catering for families with mostly large packaging, while pensioners and people living on their own seem to be ignored.

Yours faithfully,

Greta Rees (Mrs.)

Application 0/2001/5268
Duplicate application
0/2002/7608.

REU 24/9

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

duplicate.

DS
PLANNING SERVICES | HPT
POL | TLS
DC NL | ENF
APP | 25-9-02.
CI |
25 SEP 2002
COPIES TO | FILE:

Dear M. Watson,

Having now seen the above plans, I take to voice my strong objections and opinion about the proposals therein, which definitely point a biased finger toward the new development outlined for the 24 dwellings in Warren Road, Woodley going ahead!

I have walked my various dogs in Warren Road, across the bridge, making for Sonning Lane across the A4, well, it must be since 1980, and I have never, I repeat never, encountered more than one or two cars, cyclists or walkers along Warren Road at any one time, at different times of any day, weekdays or weekends! I am still walking dogs, and can still stand by

what I say! I am, therefore, at a loss to know WHY are you planning to put a raised junction table, a hump, clearance detectors and traffic lights along Warren Road?

There is no mention of the ongoing traffic hazard in Western Avenue, Woodley. It seems you are not taking into consideration us local existing residents at all, who, every day, suffer the congestion in Western Avenue (made even more dangerous now that the HGV's are hauling materials along Western Avenue, being the alternative route through from Butts Hill Road building site - Cala Homes too!!) I just don't feel the application for these new dwellings is an appropriate area at all, and feel I can only reiterate the

contents of my previous letters, and state my deep concern at the added pressure on the already overflowing doctors surgeries, the schools, and the extra strain on the already inadequate services around us.

I can only see these extra dwellings can add nothing but chaos and aggravation to an area where already with one site completed in Pound Lane, one proposed in Reading Road, the Butts Hill Road site, and adding Warren Road too, our North Woodley will be swamped.

Yours truly

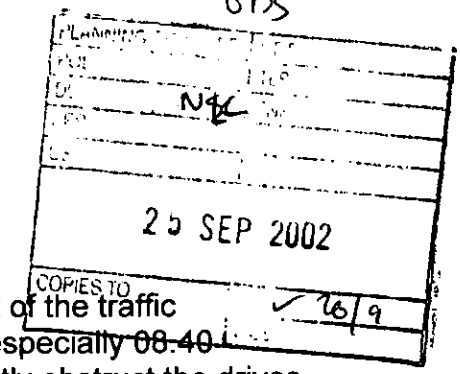
(Mrs) J.M. Carvell

J. M. CARVELL

AND MR. JOHN CARVELL

24
Reg/8

SRS



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

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

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

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

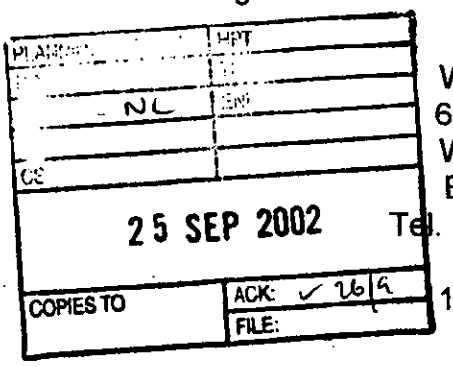
Yours sincerely

Michael Pursglove. C. G. Pursglove

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

Rec 25/7

ENS



Western Cottage
64 Western Avenue
Woodley, Reading
Berks, RG5 3BH
Tel. 0118 944 1442

1st October 2002

Wokingham Unitary
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Lake,

RE; Development Plans for Garden Cottage Warren Rd 0/2002/7008 & 0/2001/5268

We are writing to you to convey our concerns regarding the proposal to develop land off Warren Rd. We live at no. 64 Western Avenue which is at the junction of Warren Rd & Western Avenue and we strongly object to the proposals due in main the traffic safety issues this raises.

Traffic flows issues have already been raised as part of these proposals and there are many statistics and surveys within your plans regarding flow of traffic within Warren & Wroxham Roads, however there seems to be no satisfactory response as to the impact on traffic flows within Western Avenue. Particularly at the junction between Western Ave & Warren Rd which appears will bear the brunt of traffic flowing in to Woodley or in an easterly / northern direction to the A4.

Currently this junction is already a major problem within peak periods ie; school drop off & collection times and during church services etc.
Cars are parked on all three sides of the junction ie; both sides of Western Ave & up Warren Rd for approx. 200 yards. As these are residential streets they are not wide enough to cope with cars being parked either on one side or both sides of the road. The resulting impact is traffic chaos & congestion; residents blocked in their own driveways, hazardous driving conditions with little forward visibility for road users and a greatly increased risk to life and limb as pedestrians are forced to cross the junction amongst parked cars and peak hour traffic. Many of these pedestrians are children aged 3 - 11 using the local pre- school & primary school less than 100 yards further down Western Avenue.

Traffic increases from approx. 50+ extra properties (i.e. 50 -100 additional cars) must have an impact on this already over burdened junction and this will mean an increased danger to residents, pedestrians and road users. An accident black spot waiting to happen?

The statistics and reports may show Warren & Western as roads with low volume traffic flows but the surveys do not take in to account the huge number of parked cars (the school takes over 400 pupils) during certain times of the day. The resulting impact that alone has on the traffic flow & safety is already of serious concern, the situation will get worse if traffic is allowed to increase due to the number of dwellings proposed for Warren Road.

We also fear that emergency services would not be able to negotiate the congestion caused by the current traffic issues and reach an emergency in time, again this problem would be exacerbated by increasing traffic volumes.

The general disruption & noise that this number & type of housing will have on an extremely quiet residential area also concern us, the whole character and quality of life within Warren Rd / Western Avenue will be changed forever with traffic lights, refuge islands and pinch points in the road. Not to mention the fact that the three ~~ten~~ three storey flats proposed will more than likely be occupied by singles and young couples totally out of keeping with the family & elderly population currently in residence. Traffic & general noise at night will therefore also increase adding to the disturbance.

At nights our streets are dark and quiet with little night time traffic, they are not garishly lit with modern overhead lighting & traffic lights and by day they are beautiful tree lined and with what could be mistaken for a semi rural idyll in make up.

Your proposals will destroy quality of life, radically alter the make up of the residential community, increase & add to current traffic problems and besmirch a highly desirable & sought after area of Woodley.

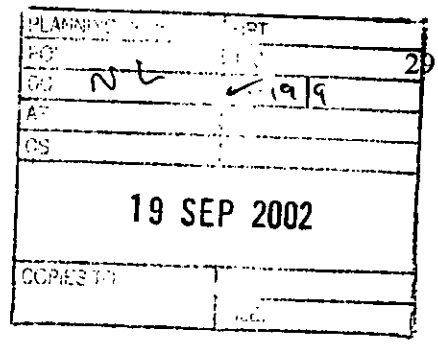
Given that local residents are so opposed to these proposals can a compromise not be achieved and if possible less dwellings built so we can all remain relatively safe in our own roads?

Yours sincerely

Mr & Mrs M. Powell

REV 24 (5)

8RS



Mr. P Lewin
29 Warren Road
Woodley
Berks
RG5 3AR

Ms N Lake
Wokingham Council
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG401WR

17th September 2002

Dear Ms. Lake

Re: Application number 0/2001/5268

I have just come from a meeting regarding the above application and would like to reiterate my objections as previously outlined to you.

It is now quite clear that one of the major issues is going to be the added volume of traffic and having seen the new ideas for the traffic control; my feelings of objection to the application are even stronger.

The proposal for traffic lights and a footpath across the bridge will make an already dangerous stretch of road even more of a hazard with traffic back logging in both directions, down Warren Road and to the top of Warren Road and inevitably onto the already hazardous junction with the A4.

We already have a problem with traffic speeding along Warren Road and congestion at the bottom end, and I can see even more agitated drivers speeding to try and jump the lights to avoid the long delays between the changing of the lights.

I question if a child travelling in either direction on a pushbike would be able to clear the distance between the traffic lights before the lights changed and oncoming traffic would commence towards them.

Another issue, which I feel needs addressing, is the already inadequate drainage and sewerage problems we have without the added volume created by more housing.

Yours sincerely,

Mr. P Lewin

REU 24 (4)

Ref. NICOLA LAKE
APPLICATION:- O/2001/5268
AND
APPLICATION:- O/2002/7008

BDS

PLANNING SERVICES	HPT
POL	TLS
DC NL 19 9	ENF
PPP	
CS	

19 SEP 2002

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

16 Sept 2002

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	FILE

Dear Nicola Lake,

Thank you for your two communications as numbered above and both dated 12th September 2002.

The paragraph quote:- Ecology Appraisal, Bat Survey, Tree Survey, Transport Assessment etc. filled me with some curiosity and scepticism, as I wondered who would be carrying out this "appraisal"? Are they independant, and unconnected with Carla or Millgate Homes.?

I also read the revised description is 24 residences. I am still as concerned as when it was the proposed 40; because I still feel the services infrastructure in the locale will be under tremendous pressure, (it doesn't cope too well now).

(25)

The extra pressure on the doctors' surgeries (where its already up to a month to get an appointment in some practices!) the parking madness adjacent to St Dominics Church and school is just a nightmare, and made even more dangerous now the heavy goods vehicles are busy daily, to-ing and fro-ing along Western Avenue - being the official HGV alternative route through to the A4, avoiding the weight-restricted bridge in Butts Hill Road, where, in fact, Millgate Homes are building houses as I write!

Feeling as despondent as I do, I have to say that with the 12 luxury homes now in Pound Lane just around the corner, the new Butts Hill Road site, the proposed properties planned in Reading Road, and this (or these) plans for Warren Road, I genuinely feel North Woodley is being

saturated, and along the way, losing one of its last historic and lovely bits of woodland, with the wildlife therein, plus the "quieter" end of Woodley being enjoyed no longer, due to all the building that is being proposed along with the ultimate growth of the number of inevitable extra cars it will bring.

I know changes take place, people have to be housed but Warren Road, especially, seems a totally inappropriate site.

Yours sincerely

(Mrs) J. Carvell J. CARVELL

and (MR. JOHN CARVELL)

MS

MR P WRIGHT MRS D WRIGHT

Courtway
26 Warren Road
Woodley
Berkshire RG5 3AR
0118 9694278
depat@supanet.com



18 September 2002

Attn Nicola Lake

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

Re planning Application 0/2001/5268

Dear Madam

We are writing yet again to appeal against the above application, as per our letters referring to applications: 97/66463/F, 98/67803/F, App/X0360, A/98/00133, 0/2001/4915 and 0/2002/7008.

Our comments regarding the above have still not altered and this new amended proposal gives even greater concern for both the health and safety of the people in the surrounding area. These aspects, which clearly the developer has recognised, have not been altered by this new roadway proposal, which was only brought to our attention yesterday and appeared to be almost hidden away in the background, what has happened to a reasonable notice period?

To place traffic lights at the railway bridge will create total "grid lock", the distance from the A4 to the traffic lights is sufficient only to accommodate four, or, less cars. The present A4 access point is already considered as being an accident "black spot".

With the traffic signals placed at the other end of the bridge and around 50 new cars entering Warren road at peak time, together with already increased roadside parking for the local school, a backlog will occur in Western Avenue.

The distance between the traffic lights will also make this extremely hazardous for young children who are being encouraged to cycle to school, with an aim of reducing traffic congestion. The road is not straight and has a dangerous blind side bend.

Pitch points and traffic "calming" will result in some houses being unable to park outside their own properties, increase in pollution as cars queue, and therefore, people with respiratory problems suffering further and a general increase in asthmatic associated illnesses.

Yours sincerely,

REV 24 · (3)

RTV
VIDEO ASSIST

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

OBJ

PLANNING SERVICES
DC NL
23 SEP 2002
ACK 24/09

September 18, 2002

Nicola Lake
Environmental services dept
Planning services
Shute End,Wokingham
Berkshire
RG40 1WR

REF: Planning application no 0/2001/5268

Dear, Nicola Lake

I still object to the revised plans due to the congestion it will cause when children are dropped of and collected from St Demonic school as this area is used for parking.
I also object on the grounds that allowing fewer house to be built will not stop developers re applying. to build the extra houses once this phase is completed.

Yours Sincerely

R. Taggart

Ross Taggart - RT Video

088

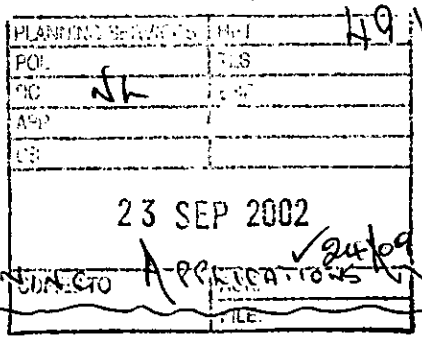
REV 24. (2)

18TH SEPT 02

TEL } 01189540709
FAX }

49 WARREN RD
WOODLEY
BERKS RG5 3AR

YOUR REF 0/2001/5268



RE PLANNING APPLICATIONS 24/09 WARREN RD

WE ARE OPPOSED TO THE ABOVE APPLICATION ON THE FOLLOWING GROUNDS. (1) ACCESS

THE APPLICANT BY PROPOSING TO ALTER WARREN RD ADMITS THERE IS A PROBLEM WITH ACCESS TO THE LAND DEVELOPMENT. THE APPLICANT WILL COMPLETELY CHANGE THE EXISTING BALANCE BETWEEN ROAD USERS AND ROAD FREEHOLDERS BY MAKING THE ROAD MORE DIFFICULT TO USE. HUMPS, CHOKES, & TRAFFIC LIGHTS WILL NOT MAKE THE ROAD SAFER. QUITE THE CONTRARY.

THE IDEA OF A ONE WAY SYSTEM OVER THE RAILWAY BRIDGE EXTENDING TO THE BATH RD IS A VERY BAD SOLUTION BORDERING ON THE CRACKPOT!

THE TRAFFIC WILL ALTERNATELY BACK UP EITHER SOUTH TO THE PARKED CARS WAITING TO PICK UP SMALL CHILDREN FROM THE SCHOOL OR NORTH TO THE MOST DANGEROUS CROSSROADS IN SONNING

I REFER TO THE WARREN RD / BATH RD / SONNING LANE THIS CROSSROAD HANDLES THE A4 TRUNK RD, SONNING LANE (2 SCHOOLS 3 SPORTS CLUBS & RAT RUN USERS) AND WARREN RD. TRAFFIC INTO THIS CAULDRON THE BACK UP FROM THE

PROPOSED TRAFFIC LIGHTS WILL BE FORCED TO WAIT. WE WILL NOT HAVE TO WAIT VERY LONG FOR A TRAGEDY.

A) NOS 47 & 49 WARREN RD WILL BE IN THE MIDDLE OF THE NORTH & SOUTH TRAFFIC LIGHTS AND THEREFORE WILL BE UNSIGHTED AND EXPOSED TO THE INEVITABLE SPEEDSTER TRYING TO JUMP THE LIGHTS

B) VEHICLES MAKING DELIVERIES WILL BRING THE FREE FLOW TO A STOP.

C) IN ORDER TO USE OUR HOUSES WE WILL EITHER HAVE TO REVERSE INTO OR OUT OF OUR DRIVEWAYS INTO THE PATHS OF MOVING TRAFFIC

D) THE BACK UP TRAFFIC STANDING AT THE LIGHTS WILL ADD NOISE & POLUTION OUTSIDE MY BEDROOM WINDOW, AS I AM AN ASTHMATIC IT WILL BE A HEALTH HAZARD.

E) THE TIME TAKEN BY THE SLOWEST TRAFFIC (A CHILD ON A CYCLE) WILL BE UNACCEPTABLE AS THERE ARE NO CYCLE LANES THE MOVING TRAFFIC WILL BE A HAZARD BY TRYING TO OVERTAKE. THE SLOWEST. IN A CONFINED WIDTH

(2) ROAD LAYOUT

THE CREATION OF A CROSSROAD BY DIMINISHED DEMOLITION OF 16. WARREN RD WITH VISABILITY IS TOO DANGEROUS.

THE WAOXHAM RD JUNCTION WITH WARREN RD IS USED BY MANY MOTHERS TO PICKUP / DISCHARGE CHILDREN. THESE WAITING CARS EXTEND SOUTH TO WESTERN AVE, AND BOTH EAST & WEST ALONG WESTERN AVE. NEGOTIATING THESE ROADS BETWEEN 8.30 - 9.00 AM AND 2.30 - 3.30 PM IS A VERY TRYING EXPERIENCE. THE ROADS AT TIMES ARE COMPLETELY BLOCKED. TO ADD ANOTHER ROAD INTO A VERY CONFUSED SITUATION IS FOOLISH.

IF THIS LAND IS TO BE BUILT OVER IT SHOULD NOT BE AT THE EXPENCE OF THE EXISTING RESIDENTS & USERS OF THE ROAD SYSTEMS OR THE NATURAL HABITAT OF THE WILDLIFE. PROGRESS BY ALL MEANS, BUT NOT AT ANY COST.

IF THIS DEVELOPMENT IS ALLOWED AS PER THE PROPOSALS THE VALUE OF MY PROPERTY WILL BE BLIGHTED. I WILL THEREFORE INSTRUCT MY SOLICITOR TO ISSUE A NOTICE TO THIS AFFECT.

YOURS TRULY

L. J. CORPER
J. E CORPER

REV24. (1.)

068

PLANNING SERVICES | INT
PCL | TLS
PU NL | CAS
ACT
23 SEP 2002
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FILE

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

20. 09. 02.

Nicola Lake,
Development Control Officer,
Environmental Services Dept.
Planning Dept.,
Shute End,
Wokingham.

Dear Ms. Lake,

re Planning Application No.0/2001/5268
Land at Garden Cottage, Warren Road, Woodley

I have looked at this plan and read the relevant surveys. The proposal for 24 dwellings is a step in the right direction from the original 40. I object to the plan for 3 story flats, which is completely out of keeping in this area. I think if Cala homes were to divide the number by two, we might be nearer agreement.

The proposal to demolish no.16 Warren Road is quite unacceptable. How can you allow something that will cause so much misery to the neighbours, who are after all,voters and residents within the District.

While the present proposal will still lead to an increase in traffic in Warren Road, I think the ideas for ameliorating this are silly. Road humps will produce more noise and pollution. Bollards in the middle of the South end of Warren Road will probably not last a week, and those in Western Avenue will be useless. Traffic lights and single lane traffic over Warren Bridge will surely cause worse traffic problems than it will solve. At the moment crossing the bridge on foot is not very dangerous, compared to Butts Hill Bridge, where you really risk your life.

The surveys of the wild life seem to under-estimate what is there, but at least there is a little more space left for it, even though a lot of the wild land shown isn't actually part of the site.

In summary, I think you should turn down this plan.

Yours Sincerely,

M. Broome

(Dr. M. Broome)

Your Ref: Nicola Lake 0/2001/4915
0/2001/5268

06

14 Warren Road,
Woodley,
Reading RG5 3AP

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

22nd.May 2002

56717
POL | TLS
DC NL | ENF
APP
CS
23 MAY 2002
COPIES TO | ACK
FILE:

Dear Sir,

Planning Applications 0/2001/4915 and 0/2001/5268

It is now some 7 months since the above Planning Applications were lodged with you. I understand that discussions are still taking place between your Office and each developer, and also that the Highways Dept. has recommended rejection of the Cala Homes proposal to drive a new access road into Warren Road between No's 14 and 18. Meanwhile, residents of the area are left in suspense, to live with the uneasy silence and an unresolved threat to their living environment hanging over them.

I enclose a further set of photographs taken over recent weeks at school times, of Warren Road, Wroxham Road and Western Avenue. The dates are virtually random - just when the mood took me and a camera was to hand. One does not need to be too choosy - such pictures could be taken any day, Monday to Friday, during term times and I intend to go on adding to this body of evidence. Will you pleae add these photos. to your dossier (augmenting those sent to you with my letter of 31st.December 2001), and will you please table them as evidence against the above Applications when your Development Control Committee meets to consider them.

I would also mention that residents of Warren Road are aware of at least two traffic surveys that have been carried out in the area in recent months from unmarked cars parked outside our houses. Those carrying out the surveys were approached, but either declined or were unable to say for whom they were working. Both were being carried out on weekdays in term time but neither covered school arrival/departure times. The person to whom I spoke was observing from 16.00 to 19.00 at the junction of Warren Road and Wroxham Road, but no-one was there to cover crucial school times. A neighbour spoke to another surveyor who was observing from 10.00 to 14.00 at the junction of Warren Road and the existing Service Road to West/East Warren. The value of such surveys must be negligible !

Cont'd.....

Finally I enclose, also for your dossier, a photo. taken from the rear bedroom window of our house, showing the gardens of No's.14 and 16 Warren Road and, beyond, the lovely wooded area of West and East Warren that these developers wish to cover with houses. Also marked, is the location of the proposed access road that Cala Homes wish to install along the whole length of our property, destroying the security, privacy and peace of our present living environment.

You have started using a new letter-head for your correspondence which declares "Wokingham Unitary - Aiming For Excellence". Please have the courage to recommend that both these Applications be thrown out, in the interests of upholding and defending the standards of life of the existing local residents. Here is your opportunity to demonstrate that you mean what your letter-head says !!

Yours faithfully,

J. Tidmarsh

Mr.& Mrs.J.G.Tidmarsh

Copies to:

Head of Planning & Transportation

Woodley Town Council

Mrs.Theresa May M.P.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Attachment to letter dated 22.05.02

12 April 2002



Junction of Warren Road and Wroxham Road - site of proposed new Cala Homes road junction.

23 April 2002



Junction of Warren Road and Wroxham Road from driveway to No.14 Warren Road (One morning last week it was not possible to get my car out without driving on the footpath).

Attachment to letter dated 22.05.02

25 April 2002 - 6 photos. taken at the same time.

1.



Junction of Warren Road & Wroxham Road - site of proposed new Cala Homes road junction.

2.



Junction of Warren Road & Western Avenue

3.



View up Warren Road - note cars parked well beyond junction with Wroxham Road.

4.



View down Warren Road from near same point as picture 3, towards Western Avenue.

5.



6.



Warren Road Junction with Western Avenue.

- some cars breaking the law here - never mind the pedestrians !
- notably X 89 KCW, R 524 TCF, E 106 EGY.

26 April 2002 - 4 pictures taken at the same time.

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2.



Junction of Warren Road & Wroxham Road - site of proposed new Cala Homes road junction.

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Looking up Warren Road past the junction with Wroxham Road.

4.



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3 May 2002 - 4 pictures taken at the same time.

1.



Warren Road - pity the poor pedestrians !

2.



View up Warren Road. Wroxham Road joins just beyond the pedestrian on the left

3.



Junction Warren Road and Wroxham Road - site of proposed new Cala Homes road junction. - cars parked right up Warren Rd.

4.



Junction Warren Road and Western Avenue - cars parked all along Western Avenue.



View from rear bedroom window of No.14 Warren Road.

It is said that 'a picture is better than a thousand words' ! This is what the developers wish to wreck behind my house and garden - and in the case of Cala Homes, to destroy my peace, security and privacy, with a road running the whole length of my property in the location shown hatched.

OB

PLANNING SERVICES	HPT
POL	TLS
DC RXC	ENF
APP	
CS	

23 MAY 2002

COPIED

1 Hurst Grove Cottages
Davis Street
Hurst
Berkshire
RG10 0TP

21 May 2002

Ms Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR

Dear Ms Circuit

Ref: Planning application F2002/6072
Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road. Erection of 25 dwellings and demolition of existing four dwellings

I write further to my letter of 12 April concerning the above application and, in particular the Village Society's concern over the level of traffic in School Road. We conducted a traffic survey on two passive days Tuesday 23 and Thursday 25 April, between the hours of 7.30am and 9.30am, 2.45pm and 3.45pm, and 5.00pm and 6.00pm.

The results are shown in Annex A and indicate that at the busiest period, between 7.45am and 8.00am, that there is the equivalent of 348 traffic movements an hour. Indeed, during the periods surveyed, traffic movements were excess of 200 an hour between 7.30am and 9.15am, 3.15pm and 3.45pm and from 5.00pm and 6.00pm.

These times, of course, overlap with the periods when children are being taken to and picked up from St. Nicholas Primary School and the road is reduced to a single carriageway. The addition of at least 25 and possibly 50 traffic movements at these periods will add to problems.

It should be also noted that, if anything, the traffic on School Road would have been lower during the survey period than other school days as the Year 6 children were absent for the week.

The Village Society therefore again urges that the Council refuse this planning application.

Yours sincerely

David Shapland
Chairman, Hurst Village Society

cc Mr K Rogers, Highways Department

Annex A – Traffic Movements by 15 minute period

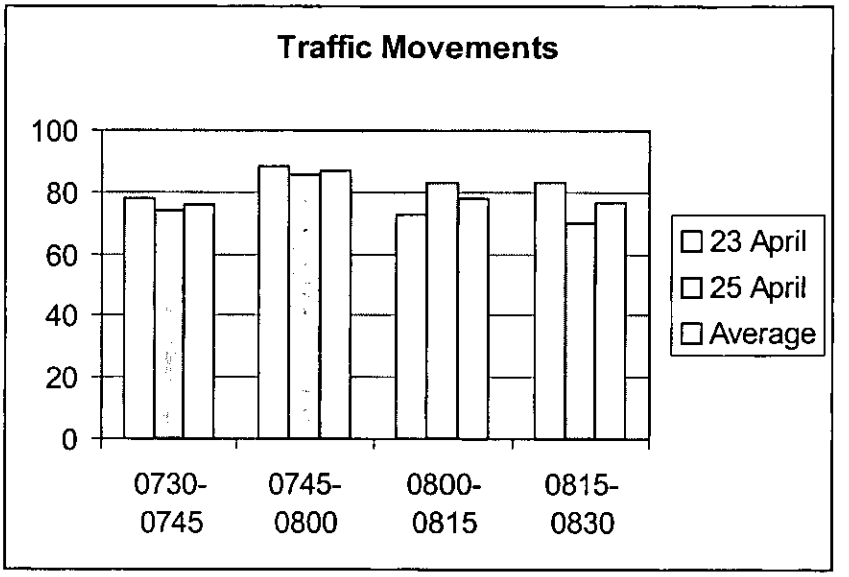
	0730-0745	0745-0800	0800-0815	0815-0830
Tuesday 23 April (towards Village)	52	64	56	65
Thursday 25 April (towards Village)	58	58	48	49
Tuesday 23 April (towards Church)	26	24	17	18
Thursday 25 April (towards Church)	16	28	35	21

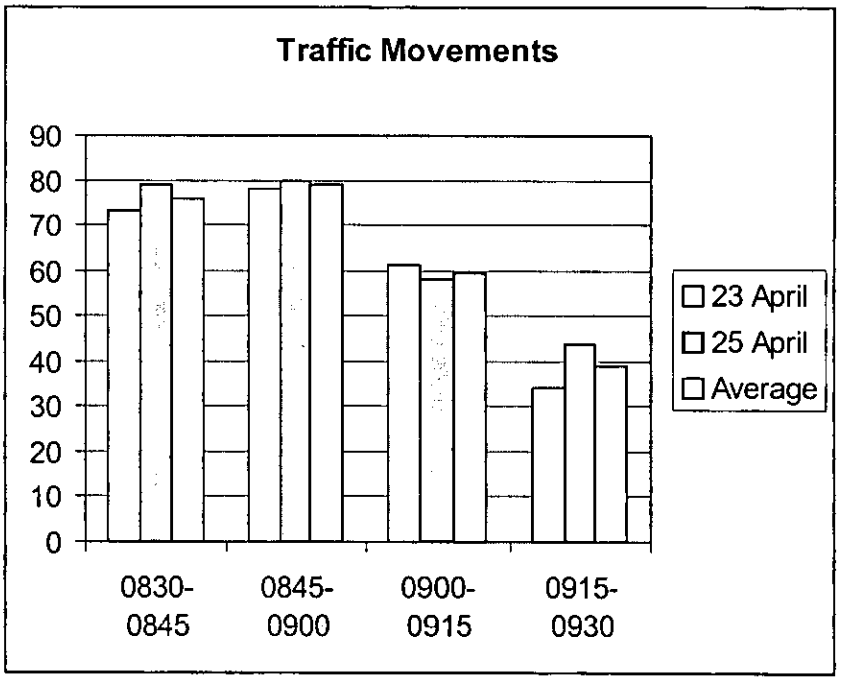
	0830-0845	0845-0900	0900-0915	0915-0930
Tuesday 23 April (towards Village)	54	44	44	16
Thursday 25 April (towards Village)	52	48	36	26
Tuesday 23 April (towards Church)	19	34	17	18
Thursday 25 April (towards Church)	27	32	22	18

	1445-1500	1500-1515	1515-1530	1530-1545
Tuesday 23 April (towards Village)	19	12	34	23
Thursday 25 April (towards Village)	17	9	42	26
Tuesday 23 April (towards Church)	12	25	10	29
Thursday 25 April (towards Church)	19	22	21	33

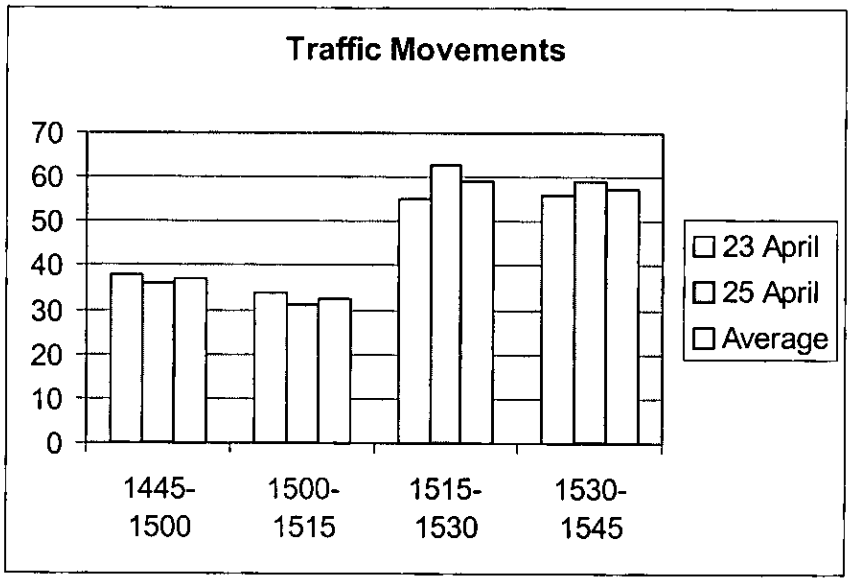
	1700-1715	1715-1730	1730-1745	1745-1800
Tuesday 23 April (towards Village)	16	16	25	26
Thursday 25 April (towards Village)	19	16	29	15
Tuesday 23 April (towards Church)	37	43	42	47
Thursday 25 April (towards Church)	50	36	47	54

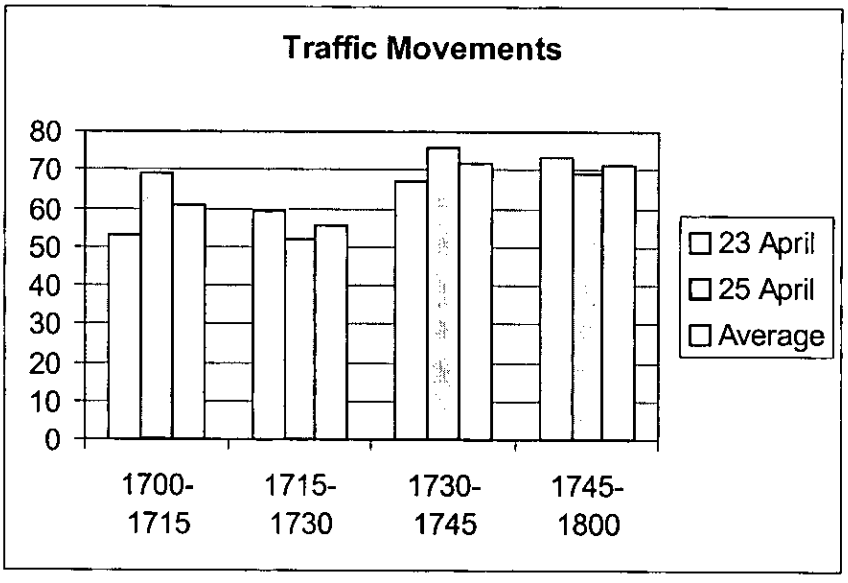
Annex B – Traffic Movements by 15 minute period





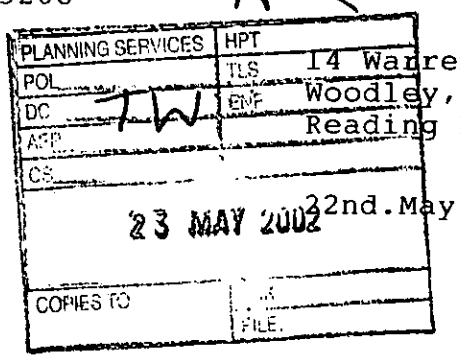
Annex B – Traffic Movements by 15 minute period (continued)





Your Ref: Nicola Lake 0/2001/4915
0/2001/5268

AC



14 Warren Road,
Woodley,
Reading RG5 3AP

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

22nd.May 2002

Dear Sir,

Planning Applications 0/2001/4915 and 0/2001/5268

It is now some 7 months since the above Planning Applications were lodged with you. I understand that discussions are still taking place between your Office and each developer, and also that the Highways Dept. has recommended rejection of the Cala Homes proposal to drive a new access road into Warren Road between No's 14 and 18. Meanwhile, residents of the area are left in suspense, to live with the uneasy silence and an unresolved threat to their living environment hanging over them.

I enclose a further set of photographs taken over recent weeks at school times, of Warren Road, Wroxham Road and Western Avenue. The dates are virtually random - just when the mood took me and a camera was to hand. One does not need to be too choosy - such pictures could be taken any day, Monday to Friday, during term times and I intend to go on adding to this body of evidence. Will you pleae add these photos. to your dossier (augmenting those sent to you with my letter of 31st.December 2001), and will you please table them as evidence against the above Applications when your Development Control Committee meets to consider them.

I would also mention that residents of Warren Road are aware of at least two traffic surveys that have been carried out in the area in recent months from unmarked cars parked outside our houses. Those carrying out the surveys were approached, but either declined or were unable to say for whom they were working. Both were being carried out on weekdays in term time but neither covered school arrival/departure times. The person to whom I spoke was observing from 16.00 to 19.00 at the junction of Warren Road and Wroxham Road, but no-one was there to cover crucial school times. A neighbour spoke to another surveyor who was observing from 10.00 to 14.00 at the junction of Warren Road and the existing Service Road to West/East Warren. The value of such surveys must be negligible !

Cont'd.....

Finally I enclose, also for your dossier, a photo. taken from the rear bedroom window of our house, showing the gardens of No's.14 and 16 Warren Road and, beyond, the lovely wooded area of West and East Warren that these developers wish to cover with houses. Also marked, is the location of the proposed access road that Cala Homes wish to install along the whole length of our property, destroying the security, privacy and peace of our present living environment.

You have started using a new letter-head for your correspondence which declares "Wokingham Unitary - Aiming For Excellence". Please have the courage to recommend that both these Applications be thrown out, in the interests of upholding and defending the standards of life of the existing local residents. Here is your opportunity to demonstrate that you mean what your letter-head says !!

Yours faithfully,

J.G. Tidmarsh J. Tidmarsh

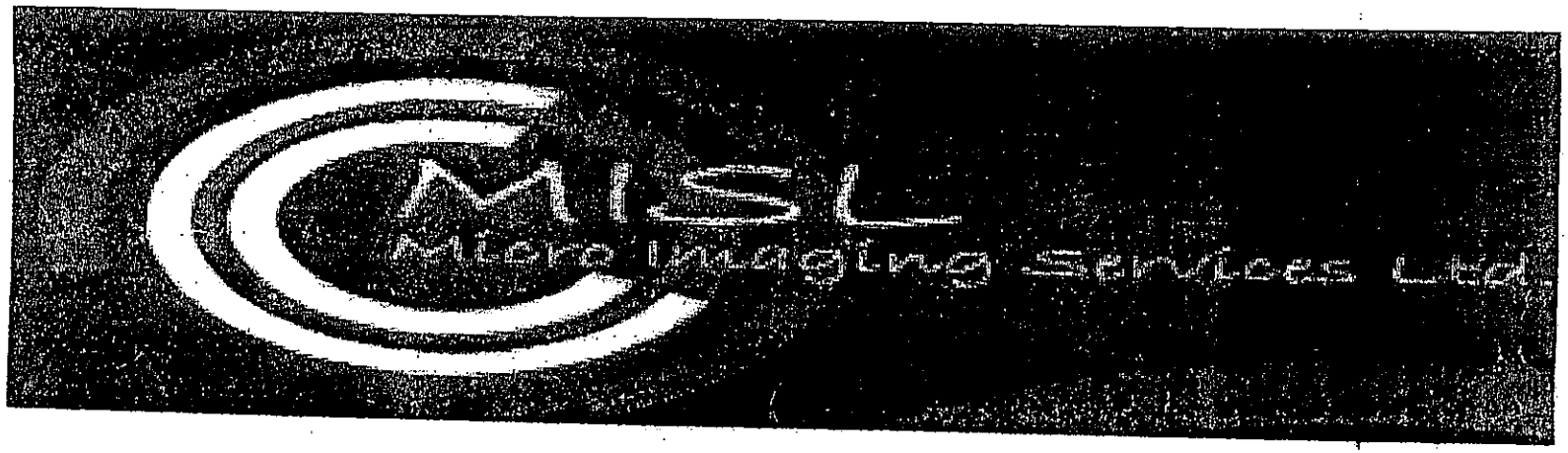
Mr.& Mrs.J.G.Tidmarsh

Copies to:

Head of Planning & Transportation
Woodley Town Council
Mrs.Theresa May M.P.

Original colour prints with Nicola Lake copy.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Attachment to letter dated 22.05.02

12 April 2002



Junction of Warren Road and Wroxham Road - site of proposed new Cala Homes road junction.

23 April 2002



Junction of Warren Road and Wroxham Road from driveway to No.14 Warren Road (One morning last week it was not possible to get my car out without driving on the footpath).

25 April 2002 - 6 photos. taken at the same time.

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Junction of Warren Road & Wroxham Road - site of proposed new Cala Homes road junction.

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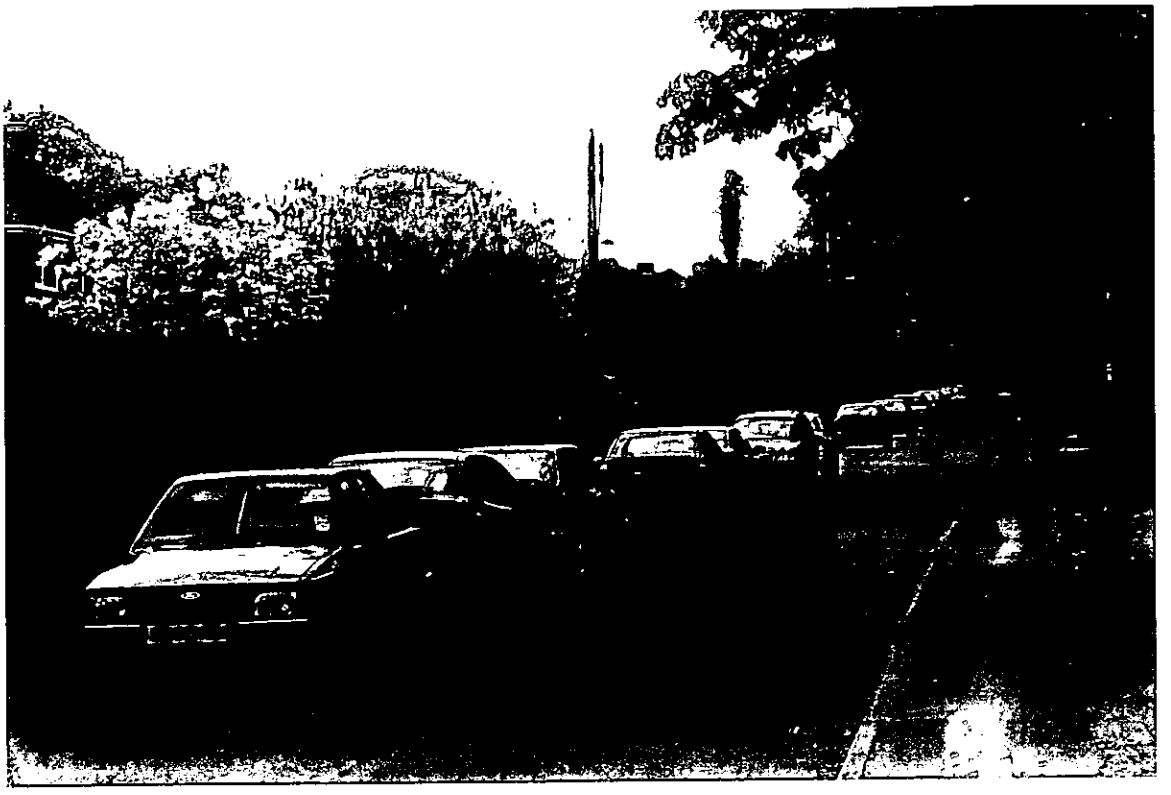

View up Warren Road - note cars parked well beyond junction with Wroxham Road.

4.



View down Warren Road from near same point as picture 3, towards Western Avenue.

5.



6.



Warren Road Junction with Western Avenue.

- some cars breaking the law here - never mind the pedestrians !
- notably X 89 KCW, R 524 TCF, E 106 EGY.

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Looking up Warren Road past the junction with Wroxham Road.

4.



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2.



View up Warren Road. Wroxham Road joins just beyond the pedestrian on the left

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Junction Warren Road and Western Avenue - cars parked all along Western Avenue.



View from rear bedroom window of No.14 Warren Road.

It is said that 'a picture is better than a thousand words' ! This is what the developers wish to wreck behind my house and garden - and in the case of Cala Homes, to destroy my peace, security and privacy, with a road running the whole length of my property in the location shown hatched.

RTV
VIDEO ASSIST

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

August 4, 2002

Nicola Lake
Wokingham District council .
PO Box 152 Shute End , Wokingham, Berkshire, RG40 1WJ

REF: Plan no 0/202/7008 (Duplicate application)/2001/5268

Dear, Nicola Lake
We object most strongly to the above applications, This is a small road where parking is a problem during picking up and dropping of children to St Dominics school. The increase in cars at the proposed entrance to the new housing will only make matters more dangerous at these problem times.

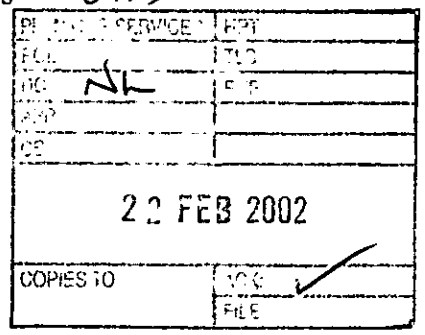
Ross Taggart - RT Video

R Taggart (MR)

THERESA MAY MP
Shadow Secretary of State for
Transport, Local Government and the Regions

HOUSE OF COMMONS
LONDON SW1A 0AA

DNS



Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
P O Box 157 Shute End
Reading
Berkshire RG40 1WR

15 February 2002

Dear Ms Cronin,

I enclose yet another letter and also a petition from a number of my constituents opposing a planning application 0/2002/5268 – a proposed housing development in Warren Road, Woodley.

I trust my constituents' concerns will be considered when assessing this application.

Yours sincerely,

MRS THERESA MAY, MP

Tel: 0207 219 5206 *Fax: 0207 219 1145*
E-mail: mayt@parliament.uk

22 FEB 2002
COPIES TO
ACK:
FILE:

66 Western Avenue
Woodley
Reading
Berkshire
RG5 3BH

9th January 2002

Ref. Planning Applications 0/2001/4915 and 5268.

Dear Mrs May.

We are writing to you regarding a serious concern that we have as residents of North Woodley.

I expect by now you will have heard about the two planning applications that have been put forward to build approximately forty dwellings on the land behind Warren Road.
We are all terribly upset about this, so much so that we have enclosed a petition signed by the local residents to back up our feelings.

This is the only part of the original Old Woodley left, the woods were originally part of Windsor Forest dating back hundreds of years.
To allow such a huge development would mean total destruction of the trees, and with this the wildlife habitat which is home to many species of fauna and flora including Badgers and Bats, each of which are protected by law.

Added to this the traffic created by such a number of dwellings (possibly an extra 80 vehicles, not to mention construction traffic) will cause an immense traffic problem only adding to an already very congested Western Avenue and Warren Road.
One only has to stand at the junction of these two roads when the local school opens and closes at approximately 8:30 am and 3:00 pm to see what we mean, added to this the church can have a ceremony at exactly the same time.
Western Avenue is also a main bus route and a HGV alternative route making this very dangerous indeed.

Other concerns of the residents are the present water and sewage infrastructure, which is very inadequate. When there is a heavy downpour the drains and sewers in the lower end of Warren Road and in Western Avenue are unable to cope resulting in serious flooding of these roads.
Also the water supply pressure is very low in these areas.

To summarise our feelings, this development will be totally out of keeping with this area, will detract from the value of current properties and will put massive additional pressures on an already overloaded infrastructure.

Trusting you will give our concerns your kind attention and support, we all thank you in anticipation.

Yours sincerely Mrs Julie Carvell and
Mrs Julie Fleming
(and all petitioners)

J. Carvell
J. A Fleming

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
Laureen Sangster	2 Warren Rd Woodley	L Sangster
Eric Sangster	2 Warren Rd Woodley	E Sangster.
ROY LEWIS	61 WESTERN AVE. RG5 3BL	
Elizabeth Carney	57, Western Ave RG5 3BL	E A Carney.
E.A. BATES	3 Ryecroft Close RG5 3BP	E. A. Bates
S Pugh	4 Ryecroft —	S. D Teagle
S. Teagle	5 Ryecroft Close	S. Teagle
R.G. TEAGLE	5 " "	R G Teagle
KOSTIAL	4. WARREN ROAD	Kostial
J. & R. Jeffery	6 Warren Rd.	
Ann Siddell	8 Warren Rd	Ann Siddell
H H Perkins	10 Warren Road	H H Perkins.
M Turner	12 Warren Road	M Turner
P M Doherty	18 WARREN RD	
P. M'GEACHAN	28, WARREN RD	
M. McGeachan	28, Warren Rd	M McGeachan
[illegible]	30 Warren Road	
K MEHTA	32 Warren Road	K Mehta
N GRAHAM	34 WARREN ROAD.	

PETITION:- 4-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
M FROST	36 Warren Rd Woodley	M Frost.
J.G. Tidmarsh	14 Warren Rd., Woodley	J G Tidmarsh
J. Tidmarsh	14 Warren Rd. Woodley	J. Tidmarsh.
L V G Scott	5 Warren Rd Woodley	L Scott
D Humphreys	11, Warren Road, Woodley	D Humphreys.
A E Hughes	" "	A E Hughes
D Gorton	51 Weston Avenue	
J Connor	49 Western Avenue.	J Connor
T. Wilson	3, Warren Road	
M. Gregorio	9 WARREN ROAD	M. Gregorio
R. TAGGART.	7 WARREN ROAD WOODLEY	R. Taggart.
K. SMYTH	60 WESTERN AVE WOODLEY	K. Smyth
J CARVELL	66 WESTERN AVENUE W.	J. CARVELL

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
P. J. Prior	The Vine, Western Avenue	
R. Hogg.	Caladh, Western Avenue.	Rachel Hogg
[illegible]	87 WESTERN AVE	
J. LUPTON	77 WESTERN AV.,	
[illegible]	73 Western Ave.	
M. LUPTON	77 WESTERN AV.	
J SWANBOROUGH	67 WESTERN AVE	
MRS J JACKSON	70 western AVE	J. Jackson
MR C. JACKSON	70 WESTERN AVE	C. B. Jackson
MR S. CAIRNEY	57 WESTERN AVE	
MR KEVIN BUCHTA	79 WESTERN AV.	
MRS. D. POTTS	EDGEFIELD, WESTERN AVE.	
MRS. P. PULAT	EDGEFIELD, WESTERN AVE	
MIKE EVANS	"CANFORD" WESTERN AVENUE	
CAROLE EVANS	Canford Western Av. Woodley	C Evans
HELEN MOLE	68. Western Av Woodley	Helen Mole
M MOLE	68. Western Av Woodley	

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
R. Gulliver	1 Warren Road	R Gulliver
J. Miller	17 WARREN ROAD	J. Miller.
C.P. BROWNELL	19 WARREN ROAD	C.P. Brownell
R. Scrivener	21 Warren Road	R Scrivener
J.M. CALLAN	23, Warren Road	J.M. Callan
J.R. Callan	23 Warren Road	J.R. Callan
[illegible]	27 WARREN ROAD	[illegible]
MRS S.M. MYERCOUGH	29A WARREN ROAD	S.M. Mercough
MR. P. MYERCOUGH	29A WARREN ROAD	P. Mercough
M J Wilkie	31 Warren Road	
MRS Y WILKIE	31 Warren Road	Y Wilkie
D. M Birchfield	35 Warren Road	D.M. Birchfield
C. G. Birchfield	35 Warren Road	C.G. Birchfield
R D Birchfield	35 Warren Road	R.D. Birchfield
M. NICKLESS	137 MEADOW WAY	Mark Nickless
H.M. BIRCHFIELD	35 Warren Road	H.M. Birchfield
L. FLAWN	41 WARREN ROAD	L. Flawn.
M. F. HEWITT	43, WARREN RD	M.F. Hewitt

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
PAULINE VALSLER	47, WARREN RD	P Valsler
[illegible]	47 Warren Rd.	D. VALSLER.
DEBBIE WRIGHT	26 WARREN RD	Deb Wright
[illegible]	26 WARREN RD	
Nick Hellis.	24 Warren Rd.	N.G. Hellis.
[illegible]	15 WARREN RD	
TERRY EMBERSON	15 WARREN RD	
John Emberson	15 Warren RD	John Emberson
[illegible]	25 Warren Road.	
[illegible]	25 WARREN ROAD.	PETER BARTLETT
JANNA FARRINGTON	37 WARREN RD	Joanna E. Farrington.
SHAN DE SILVA	37 WARREN ROAD	Silvia de Silva
CLARE Buckta	79 Western Ave	DID SIGN OTHER 3
Kim Rogers	10 Rycroft Clo	DID SIGN OTHER 3

PETITION:- 7-12-2001

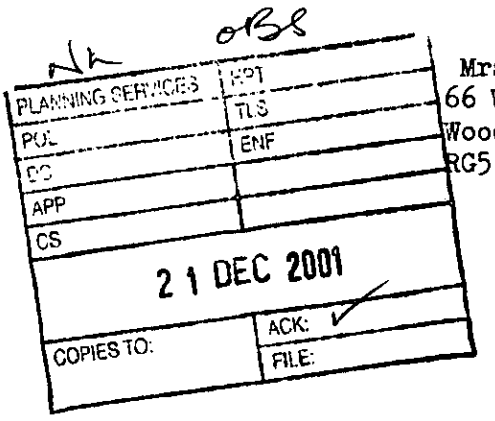
WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
A.J. DAVIS	11, RYECROFT CLOSE	
J.M. MURRAY	12. RYECROFT CLOSE	
C PATIENT	14 RYECROFT CLOSE	
V. CORNFIELD	66 WESTERN AVE	
R.T. MOXON	95. WESTERN AVE	
M.L FRY	91 WESTERN AVE	
M. BROOK	PARK FIELDS 1 WESTERN AVE	
M. Knox..	85 Western Ave	M. Knox.
R.H. KNOX	85 Western Ave	
P.R. BURTON	69, WESTERN AVENUE	
H+H WRIGHT	76, WESTERN AVE	
TOM MCKONE	74 WESTERN AVE WOODLEY	
T.W. POTTER	33 Warren Road	
M.M. POTTER.	33, WARREN ROAD,	
E.J. POTTER	33. WARREN ROAD.	
M BOYLE	31A WARREN ROAD	
R.A. Boyle	31A, Warren Road	
J.A FLEMING	33, Warren Road	

ETITION: 7.12.01

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS (0/2001/4915) THEN 40 DWELLINGS (0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

C. BROWN	41 WROXHAM ROAD	C Brown
J. A SMITH	39 WROXHAM RD	J A Smith
S M Lamint	39 Wroxham Rd	J TAMSETT
P Allen	35 Wroxham Rd	P. J. ALLEN
C. Kendall	31, WROXHAM RD,	C Kendall
B. Kendall	" " "	B Kendall
A. Fielding	21 Wroxham Rd	A E Fielding
	22 WROXHAM ROAD	C [illegible]
BUTT	24 WROXHAM RD	R Butt
Greaves	26 Wroxham Rd	S. Greaves
J M Peckett	28, WROXHAM RD	J M Peckett
M. Biss	30 WROXHAM RD	G Biss
MRS. G. REES	36 WROXHAM RD	G. Rees
MRS. MACBAIN	27 WROXHAM ROAD	K MacBain
P A Hunt	25 Wroxham Rd	P A Hunt
June Harding	29 Wroxham Rd	June Harding
Gill Baines	33 Wroxham Rd	
George Farmer	33 Wroxham Rd	G Farmer



Mrs. J.M.Carvell
66 Western Avenue
Woodley
RG5 3BH

Nicola Lake
Planning Services
P.O.Box 157
Wokingham Destrict Council
Shute End
Wokingham
RG40 1WR

19th. December 2001

Dear Ms. Lake,

Land behind Warren Road/Western Avenue Woodley
Planning Application O/2001/4915 and O/2001/5268

I enclose a petition against the above two planning applications. It has been signed by over 100 residents who live in Warren Road, Western Avenue, Wroxham Road, Ryecroft Close and Selcourt Close, and who will be directly affected by these proposals. We are against the wholesale destruction of the natural environment in this area by the infill-building of new houses.

The type and number of houses is inappropriate to this area, and the consequential additional traffic into Warren Road/Western Avenue is not acceptable. This traffic would only add to the school and church traffic already causing great congestion daily.

I am sure you will agree that the majority views of the residents living in the immediate vicinity of the proposed development cannot lightly be ignored. Will you please ensure that this petition is tabled at the meetings of the Planning Committee called to consider these applications.

Thanking you.

Yours sincerely

J.M.Carvell.
(Mrs) J. Fleming

For the residents.

117 Signatures

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

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TERRY EMBERSON	15 WARREN RD	
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[illegible]	25 Warren Road.	[illegible]
[illegible]	25 WARREN ROAD	PETER BARTLETT
JOANNA FARRINGTON	37 WARREN RD	Joanna E. Farrington.
NISHAN DE SILVA	37 WARREN ROAD	Nishan de Silva
CLARE BUCHTA	74 WESTERN AVE	[illegible]
KIM ROGERS	10 RUECROFT CLOSE	K ROGERS

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
R. Gulliver	1 Warren Road	R Gulliver
J. Miller	17 WARREN ROAD	J. Miller.
C.A. BROWNELL	19 WARREN ROAD	C A Brownell
R. Scrivener	21 Warren Road	R Scrivener
A.M. CALLAN	23, Warren Road	A.M. Callan
J.R. Callan	23 Warren Road	J.R. Callan
S HUGGS	27 WARREN ROAD	
MRS. S.M. MYERCOUGH	29A WARREN ROAD	S.M. Mycough
MR. P. MYERCOUGH	29A WARREN ROAD	P. Mycough
M Wilkie	31 Warren Road	
MRS Y WILKIE	31 Warren Road	Y Wilkie
D. M BIRCHfield	35 Warren Road	D.M. Birchfield
C. G. Birchfield	35 Warren Road	C G Birchfield
R D Birchfield	35 Warren Road	R D Birchfield
M. NICKLESS	137 MEADOW WAY	Mark Nickless
H.M. BIRCHFIELD	35 Warren Road	H.M. Birchfield
L. FLAWN	41 WARREN ROAD	L. Flawn.
M. F. HEWITT	43, WARREN RD	M.F. Hewitt

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

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

PETITION: 7.12.01

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS (0/2001/4915) THEN 40 DWELLINGS (0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

C. BROWN	41 WROXHAM ROAD	C Brown
J. A SMITH	39 WROXHAM RD	J A Smith
S A Tarrant	39 Wroxham Rd.	J TARRANT.
P J Allen	35 Wroxham Rd	P. J. ALLEN
C. Kendall	31 WROXHAM RD,	C Kendall.
C. Kendall	" " "	C Kendall
A. Fielding	21 Wroxham Rd	A Fielding
	22 WROXHAM ROAD	C [illegible]
BUTT	24 WROXHAM RD	R Butt
Greaves	26 Wroxham Rd	J. Greaves.
J M Peckett	28, WROXHAM RD	J M Peckett
M. Biss	30 WROXHAM RD	G. Biss
MRS. G. REES	36 WROXHAM RD	G. Rees
MRS. MACBAIN	24 WROXHAM ROAD	K MacBain
S A Hunt	25 Wroxham Rd	S A Hunt
June Harding	29 Wroxham Rd	June Harding
Gill Baines	33 Wroxham Rd	
George Farmer	33 Wroxham Rd	G Farmer

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
Maureen Sangster	2 Warren Rd Woodley	M Sangster
Eric Sangster	2 Warren Rd Woodley	E Sangster.
ROY LEWIS	61 WESTERN AVE. RG5 3BL	
Elizabeth Carney	57, Western Ave RG5 3BL	E A Carney.
F.A. BATES	3 Ryecroft Close RG5 3BP	F. A. Bates
S Pugh	4 Ryecroft — "	S D Eagle
S. Teagle	5 Ryecroft Close	S. Teagle
R.G. TEAGLE	5 " "	R G Teagle
J. KOSTIAL	4. WARREN ROAD	Kostial
J. & R. Jeffery	6 Warren Rd.	
Ann Siddell	8 Warren Rd	Ann Siddell
H.H Perkins	10 Warren Road	H.H Perkins
M Turgoose	12 Warren Road	M Turgoose
P M DOUGLAS	18 WARREN RD	
P. McGEACHAN	28, WARREN RD	
T. McGeachan	28, Warren Rd	T McGeachan
M. BROOME	30 Warren Road	M Broome
K MEHTA	32 Warren Road	K Mehta
N GRAHAM	34 WARREN ROAD	

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

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

PETITION:- 4-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
M FROST	36 Warren Rd Woodley	M Frost.
J.G. Tidmarsh	14 Warren Rd., Woodley	J G Tidmarsh
J. Tidmarsh.	14 Warren Rd. Woodley	J. Tidmarsh.
L Scott	5 Warren Rd Woodley	L Scott
D Humphreys	11. Warren Road, Woodley	D Humphreys.
A E Hughes	" "	A E Hughes
D. GORTON	51 WESTERN AVENUE	
J O'Connor	49 Western Avenue.	J O'Connor
T Wilson	3, Warren Road	
M. E. Gregorio	9 WARREN ROAD	M E. Gregorio
R. TAGGART.	7 WARREN ROAD. WOODLEY	R. Taggart.
K. SMYTH	60 WESTERN AVE WOODLEY	K. Smyth
J CARVELL	66 WESTERN AVENUE W.	J. CARVELL

56.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 11 January 2002
My ref. TGW/SB/O/2001/5268
Your ref.

51598

Mrs Theresa May MP
Shadow Secretary of State for Transport,
Local Government and the Regions
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs May

PLANNING APPLICATION NO. O/2001/5268
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 40 DWELLINGS, DEMOLITION OF THE GARDEN COTTAGE AND 16 WARREN ROAD, WOODLEY

Thank you for your letter of 3 January, addressed to Anna Cronin, enclosing a copy letter from your constituent, Mr Pursglove objecting to the above application.

Your concerns, and those submitted by Mr Pursglove, will be considered as part of the assessment of the application and a copy has been passed to the case officer, Nicola Lake for her attention.

I hope this is of assistance.

Yours sincerely

pp TREVOR WATSON
Development Control Manager

THERESA MAY MP
Shadow Secretary of State for
Transport, Local Government and the Regions

HOUSE OF COMMONS
LONDON SW1A 0AA

PLANNING SERVICES
POL
DC TW ENF
APP
CS 51599
09 JAN 2002
COPIES TO:

REPLY BY
23 JAN 2002

Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
P O Box 157, Shute End
Reading
Berkshire RG40 1WR

3 January 2002

Dear Ms Cronin,

I have been contacted by my constituent, Mr Michael Pursglove of 12 Warren Road, Woodley Reading RG5 3AP regarding a planning application 0/2001/5268 – a proposed housing development on land at East Warren, West Warren and Warren Cottage. I understand Mr Pursglove has already written to your department, but I will enclose a copy of his letter.

Mr Pursglove has many concerns about this proposed development, primarily the environmental issue. It would seem to be one of the few remaining areas in Woodley where wildlife can flourish and is a home to a variety of birdlife

I am very concerned myself about this proposed development and I would be grateful for your comments.

Yours sincerely,

MRS THERESA MAY, MP

Tel: 0207 219 5206 *Fax: 0207 219 1145*
E-mail: mayt@parliament.uk

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

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

FAO Nicola Lake
cc. Ann Keenan, Woodley Town Council

Dear Ms Lake,

Re: planning application 0/2001/5268

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

1. Traffic

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

2. The proposed access road

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

3. The houses

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

4. Security

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

5. Damage to the environment

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

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

Yours sincerely

Michael Pursglove

Catherine Pursglove

12 Warren Road, Woodley, Reading, RG5 3AP
17 October 2001

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

FAO: Nicola Lake
cc. Ann Keenan, Woodley Town Council

Dear Madam, **Application number 0/2001/4915**

We wish to register our objection to the above application. Our reasons for so doing are as follows:

1. **Traffic**

Warren Road is already a 'rat run' to the A4. The traffic survey presented in the application seems gravely to underestimate the problem. It appears to have been done on a quiet summer day, possibly even during half-term school holidays. There is no mention of the parking problems associated with St Dominic RC school, which sometimes make the road almost impassable between 08.40 and 09.00 and between 15.15 and 15.30, and which always make it difficult for us to get our car out of our own driveway at those times. Furthermore the statement that cars exiting Wroxham Road will turn towards Western Avenue, rather than towards the A4 is, we suggest, not borne out by the facts. Given the almost permanently congested state of Western Avenue (especially between Warren Road and Reading Road), most drivers opt to go up Warren Road to the A4 junction. There are other problems which will be exacerbated by the proposed development. The bridge at the top of Warren Road is a semi-blind corner, and is followed by a stretch without footpaths. Furthermore, the junction between Wroxham Road and the new access Road will become an 'off-centre crossroad', similar to the dangerous alignment of roads at the Reading Road end of Wroxham Road.

2. **Security**

The new development will abut land which we (and 22 other residents) own at the rear of our garden. This is designated as a children's play area and offers total security to children playing there, as well as ensuring secure access to the rear of our houses. We suggest that this security will be severely breached. Any burglar, for instance, will be able to walk up the new public road and cross public land (rather than gardens), climb a low (or in some places non-existent) fence and be on our property. Surveyors for the new development have already been on this piece of our land without our permission.

3. **The environment**

We suggest that town houses and flats would be out of keeping with the character of Warren Road and its surrounding area. The area under discussion is an outstanding natural asset, with much wildlife (including deer and, reportedly, badgers). It links, via the railway embankment, with open countryside in the Charvil/Twyford area and should be preserved.

Yours faithfully

Michael Pursglove

(Mrs) Catherine Pursglove

NL OBS

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CS	
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COPIES TO:	ACK: ✓
	FILE:

15 Warren Road
Woodley
Berks
30/12/2001

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

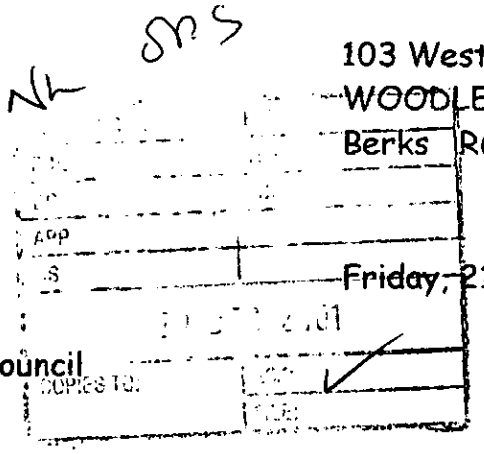
For the attention of Nicola Lake

Dear Ms Lake,
Re Plan No 0/2001/5268 ✓

With reference to the above mentioned plan to build 40 houses and demolish two existing houses I have now seen an additional sketch showing a proposed roundabout at the junction of Warren Road and Wroxham Road.
This will only add to the traffic problems mentioned in my previous letter dated 11/12/01 and will result in vehicles being reversed out directly onto the roundabout.I trust that this proposal to create a roundabout at this junction will be rejected.

Yours Faithfully,

T.Emberson



103 Western Avenue
WOODLEY
Berks RG5 3BL777

Friday, 21 December 2001

Wokingham District Council
Planning Services
PO BOX 157
Shute End
WOKINGHAM RG40 1WR

Your ref Nicola Lake 0/2001/5268

Dear Sir/Madam

Application No 0/2001/5268 Warren Road WOODLEY

In connection with the above application to erect 40 dwellings on the site at Warren Road, involving the demolition of The Garden Cottage and 16 Warren Road, I wish to make the following comments objecting to this proposed development.

INAPPROPRIATE STYLE OF DEVELOPMENT
Houses in this area are all large, with appropriate land for gardens. The building of such a large number of small properties, which will have very small gardens, is not in keeping with the nature of this area.

TRAFFIC CONGESTION
As a local resident, I can vouch for the problems we already experience in Western Avenue, due to severe congestion caused by traffic using St Dominic's School, and the Catholic Church. At certain times of the day it is already both extremely difficult and dangerous to use this road, caused by parked cars, and cars trying to reach these two facilities. It is clearly only a matter of time before a child or adult is seriously hurt or killed, with the present level of traffic. Only yesterday, Thursday 20 December, due to a funeral mid morning cars were extensively parked both sides of this narrow road - from almost the junction with Reading Road to Radcot Close. It was almost impossible to drive down the road at this time.

With the huge increase in daily traffic that would result if this heavy development is allowed to proceed, the outcome would be truly horrendous.

Yours faithfully
R G Prescott

R G Prescott

NL. SDS

PLANNING SERVICES | HPT
PDL | TLS
DC | ENF
APP | 101 Western Avenue
CS | Woodley
24 DEC 2001 | UK
COPIES TO: | ACK: ✓ | RG5 3BL
FILE:

Wokingham District Council
Planning Services
Application Number 0/2001/5268

18th December 2001

Dear Sir,

I apologise for the delay in responding to your letter dated 21.11.01 however I have been away from home and therefore have not been able to deal with it sooner.

I would like to object to the above application for the following reasons:-

1. The area is predominently large 3/4/5 bedroom semi-detached and detached homes and to insert a development of 31 two bedroom semi detached and terraced homes is completely out of keeping with the surrounding neighbourhood.

2. At the moment the area consists of good sized gardens which encourages a rich diversity of wild life, the density of new housing proposed will obviously impinge on the environment leading to a loss of many of the creatures that find sanctuary in these gardens and therefore will affect all of us.

3. Although at the moment the plans show only half the site is to be developed it is obvous from the road layout that should this application be approved and the precedent of the high density established it would not be long before the remaining land would be developed. A high density precedent should not be set.

4. I note that the entrance to the development neccessitates the demolition of number 16 Warren Road which is opposite a T junction. This will create a cross-roads in an area that is very close to St Dominics Infant and Junior School and St John Boscos Church. At the moment during school times, school events, Church services and ceremonies such as weddings ,christenings and festivals the on road parking down Western Avenue and Warren Road is horrendous. The creation of the crossroads would be an unacceptable traffic hazard.

5. There are 74 parking spaces planned for 40 units which in this area, aknowledged as the highest car owning District in the country, strikes me as pessimistic. This serves to artificially reduce the expected traffic in and out of the estate of, say, two movements per day per car to 158 plus service vehicles etcetera. I think it is reasonable to expect that with the amount of two and three bed units there will be at least two or more cars per unit, all feeding into the crossroads at Warren Road. Even with 158+ movements a day this will seriously affect the lives of existing residents.

In short I object to the development as out of keeping with the surrounding area, a gross over development of the site area to be built on, detrimental to the wildlife and environmental diversity of the area. It will also create serious and dangerous traffic problems which will have an adverse effect on everyone in the neighbourhood.
If a more suitable application is later submitted and the area identified outside the current proposed building site is to be conserved for amenity purposes, I urge the Council to issue tree preservation orders where appropriate and legally binding agreements that cannot be broken.

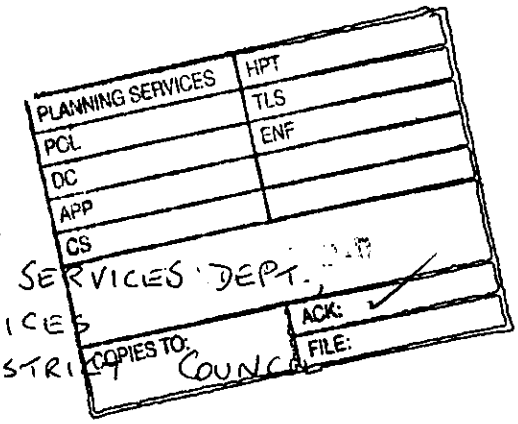
Yours sincerely



Pauline Allen (Mrs)

36 WROXHAM ROAD
WOODLEY
READING
BERKS RG5 3AT

51



Ms NICOLA LAKE
ENVIRONMENTAL SERVICES DEPT.,
PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKS RG 40 1WR

Dear Madam,

PLANNING APPLICATION 0/2001/5268

Thank you for your letter of 21st November 2001 in connection with the above planning application. I would like to refer you to my letter of 11th October 2001 and the reasons for my objections to the above development.

The problem which the increased traffic will generate remains as I stated before, as will the vulnerability of residents of this road in particular, as it is used as a short cut to Reading Road. Especially at "Rush Hour" when, as I have stated before, parents taking their children to school in Western Avenue use this road as a convenient parking area. As a matter of fact, it is a constant source of irritation that anyone calling for me is unable to park at my house because an unknown person has parked here already.

In view of the aforgoing I still strongly object to the proposed development.

Yours faithfully,

Greta Rees (Mrs.)

GRETA REES.

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	FILE:

JANNA, 88
11 Warren Road,
Woodley,
Reading
RG5 3AP
29.12.01

5268

Dear Ms Lake,

When I read that new plans were available for viewing, 4 days from the letter date, my hopes rose -at last someone has seen sense-.

Sadly there is little or no improvement. To quote a famous tennis player 'You CANNOT BE SERIOUS!'

The whole scenario - the two sets of plans for 39 dwellings v 40 dwellings are totally impractical.

Is there anyone listening to our protests?

The narrow Warren Road is impassable

at school times, also Sunday Service times at St. Dominics, also frequent funerals Christenings & Weddings - The adjoining Western Avenue is blocked at these times as well.

We have complained about the excessive parking for the last ten years, to be met by a sympathetic ear, followed by zero action.

The great diversity of wild life is deeply threatened to the point of extinction. Many protected trees hedgers, bats etc not to mention the birds will suffer.

The proposed roundabout at the junction of Warren / Wroxham Roads will cause excessive noise to the house close by. This will directly

affect us as we are on the corner of Warren/Wroxham - Our house value will plummet immediately.

The extra traffic, 180 cars minimum - if you calculate at least 2 cars per dwelling, will be dangerous to all small children, heading for Primary schools in the location.

On the plans for the site at the top of Warren Road, an area is marked for Public use. This directly backs onto the fence at the top of the railway. Is this your idea of a 'Great place for children to play?' The railway gorge is one of the deepest in the country.

I could carry on with numerous more reasons to reject both sets of

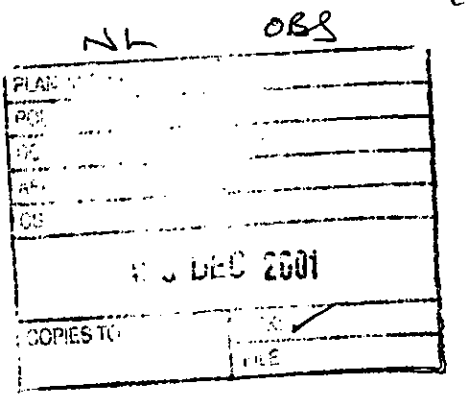
plans, but I truly believe that you have all seen the error of your ways by even suggesting these proposals.

We all know that there is a severe shortage of houses and accept that in time that land will inevitably support several dwellings, but please please propose the correct type of houses to be in keeping with the surrounding area.

Yours Faithfully,
J. D. Humphries MRS.

Peter & Tina McGeachan
28 Warren Road
Woodley
Reading
Berkshire RG5 3AR
Tel: 0118 9692783

NL OBS



28 November 2001

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

Dear Ms Lake

Application Number: O/2001/4915
Site Address: Outline application for residential development of 40 dwellings – demolition of The Garden Cottage and 16 Warren Road (for Cala Homes & Lypar Properties Ltd.)

This is the second application for planning permission on this land in two months and the same arguments against development of this area apply.

First of all, we believe there is a strong case for not permitting any development on this land or on the neighbouring areas. The local building fraternity has been showing a great interest in this isolated patch of land for some years and it would be a great shame to release it without careful consideration.

This wooded area provides the only substantial group of trees left in Woodley. Woodford Park is a functional area offering valuable playing fields but can hardly be described as an area of natural beauty. Anyone involved in this decision making process should go and stand in the back fields of Woodford Park to appreciate the devastating effect such a development would have on the skyline. This scene belongs to the whole community.

We have no nature reserve in Woodley – where will the resident wildlife go if we develop the Warren environs? What will happen to the deer we frequently see in our gardens, the badgers that ruin our turf, the foxes, the hundreds of squirrels and the myriad of special birds that inhabit the woods?

.../cont

Woodley has been saturated with housing, roads are congested, health services overstretched and leisure facilities poor.

No doubt, the builders will eventually get their hands on this land and we ask that you very carefully consider the size and personality of any such development.

The proposed high-density outline plan is totally inappropriate for a number of reasons.

1. Such high-density housing is not consistent with the spacious nature of the locality.

2. Apartments do not reflect the style of neighbouring accommodation.

3. Social housing does not reflect the personality of the neighbourhood

4. The proposed 40 dwellings potentially bring another 80 cars through Warren Road. Approach from the A4 and over the railway bridge is hazardous due to the blind bends on the lane and the narrowness of the road and the bridge itself. There is no footpath on the bridge. Congestion from Western Avenue associated with the school and the Church is already an issue. More traffic will exacerbate the problems and jeopardize the safety of the high volume of children living in and frequenting the area.

5. Access through No.16 would be hazardous in view of the nose to tail parking in the lower half of Warren Road and Wroxham related to the school and church.

6. This is a very quiet and peaceful part of Woodley. The proposed increase in population will bring substantial noise and cause a considerable amount of disturbance to existing inhabitants and wildlife.

We would hope that our elected councils would serve the best interests of its tax paying residents. Please consider all our concerns when evaluating this proposal from Cala Homes & Lypar Properties Ltd.

Yours sincerely

Tina J McGeachan **Peter J McGeachan**

c.c. Woodley Town Council Plans Committee

48.

AG

Your Ref: Nicola Lake 0/2001/4915
0/2001/5268

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03 JAN 2002
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14 Warren Road,
Woodley,
Reading RG5 3AP

31st. December 2001

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

Dear Sir,

Planning Applications 0/2001/4915 and 0/2001/5268

I enclose a set of photographs taken in Warren Road, Western Avenue and Wroxham Road at 11 a.m. on Thursday 20th December 2001. The occasion was a funeral at St.John Bosco Church in Western Avenue. Similar photograhs could be taken twice every day, Monday to Friday during school terms, and whenever there are funerals or weddings at the church, or special events at the church or school. In other words - NOT INFREQUENTLY.

Please note:

- Long lines of cars creating, in effect, long stretches of single-lane roads - difficult/impossible for passing !
- Parking on the footpath/grass verge - never mind the pedestrians !
- Difficulty for residents to get their own cars in or out of drives.
- Unintelligent parking at all the road junctions involved.

And Millgate Homes / Cala Homes now seek to increase significantly the traffic using Warren Road.....!!

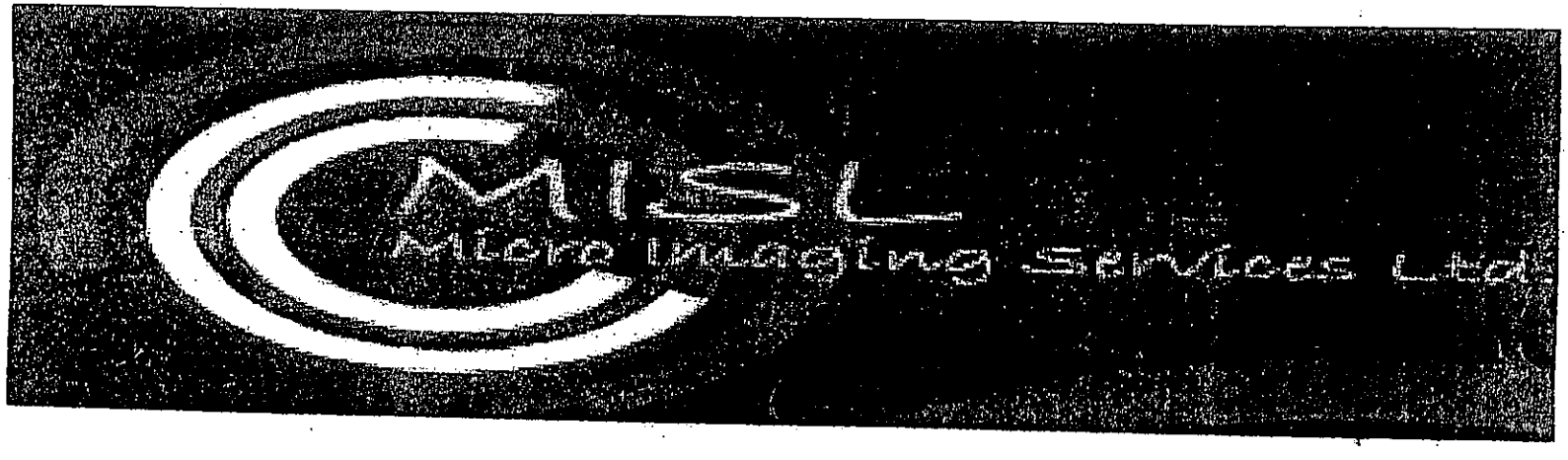
Will you please submit these photographs and letter to all members of your Development Control and Planning Committees, as evidence against these two Planning Applications, and confirm to me in writing that this has been done.

Yours faithfully,

J,G,Tidmarsh

Copies to:
Head of Planning & Transportation
Woodley Town Council
Cllr.T.D.McCann
Cllr.T.P.Dredge
Cllr.M.J.Lennard

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Western Ave./Warren Rd. junction, looking along Western Ave. towards Reading Rd. - note parking on the junction itself - and on the footpath.

Western Ave. from the junction with Warren Rd., looking towards Butts Hill Rd. - a line of cars as far as the eye can see.





Western Ave./Warren Rd. junction - cars parked on the verge, and round the junction itself.

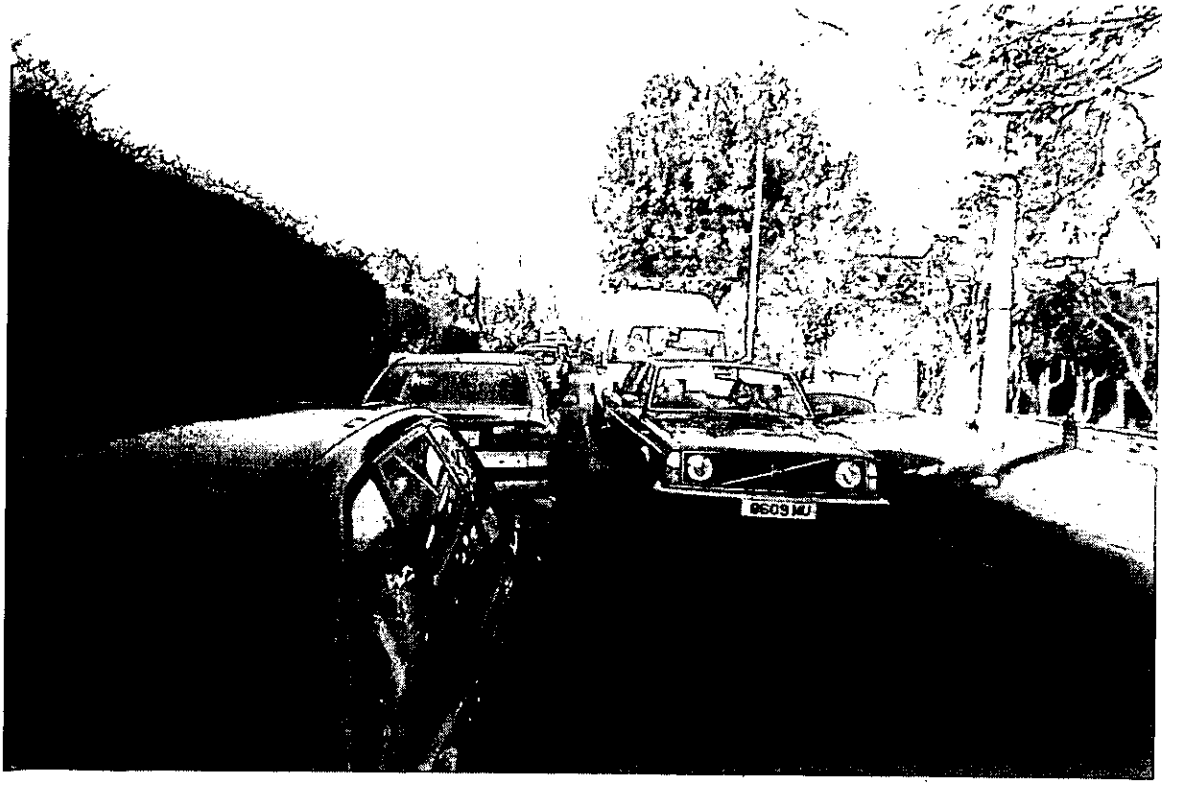
Warren Rd., looking towards its junction with Western Ave. Cars parked on the footpath and grass verge





Warren Rd., looking up road from junction with Western Ave. Cars parked on footpath. Access difficult into drives.

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





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

Wroxham Rd. from junction with Warren Rd. - cars parked as far as the eye can see, and round into Selcourt Close, at left - all single lane motoring. No room for passing !



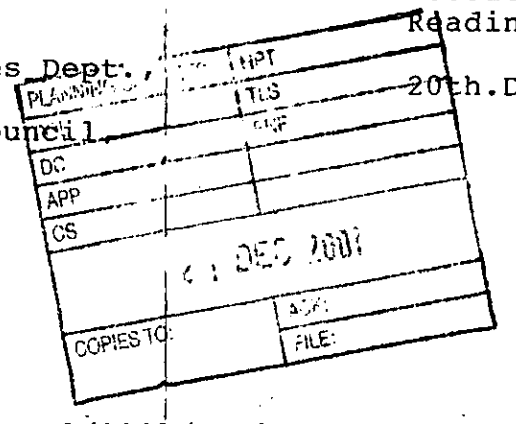
TW 47.

Ref: Nicola Lake 0/2001/5268

14 Warren Road,
Woodley,
Reading RG5 3AP

20th.December 2001

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



Dear Sir,

Planning Application No.0/2001/5268

In my letter of 15.12.01 I asked certain questions and requested specific answers, not a printed acknowledgement card which, nevertheless, you have sent.

1. What is the status of the mini-roundabout plan sent to me by Lypar ? It did not feature as part of the formal planning application.
2. What is the status of Lypar's assertion that they want to build 42 units ? This is at variance with the planning application.
3. Have you pointed out to Lypar that they are working to out-of-date site plans ?
4. What standards do you apply to clearances between roads and dwellings in this type of area ? Who sets the standards ?
5. Why have Lypar ignored the existing, much wider, road access further up Warren Road ? Has this feature been referred to your Development Control ?

These questions are serious issues and will not simply go away by being ignored. I do not ask them for fun.
I require answers please.

Yours faithfully,

J.G.Tidmarsh

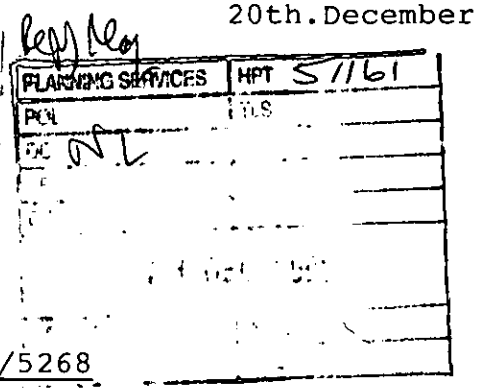
Copies to: Head of Planning & Transportation
Woodley Town Council
Cllr.T.D.McCann
Cllr.T.P.Dredge
Cllr.M.J.Lennard

Ref: Nicola Lake 0/2001/5268

14 Warren Road,
Woodley,
Reading RG5 3AP

20th.December 2001

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



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Yours faithfully,

J.G.Tidmarsh

Copies to: Head of Planning & Transportation
Woodley Town Council
Cllr.T.D.McCann
Cllr.T.P.Dredge
Cllr.M.J.Lennard

NL OBR

46.

Your Ref: Nicola Lake 0/2001/5268

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

17 DEC 2001

COPIES TO	ACK ✓
	FILE

14 Warren Road,
Woodley,
Reading RG5 3AP

Date: 15.12.01

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

Dear Sir,

Planning Application No. 0/2001/5268:

Outline application for residential development of 40 dwellings - demolition of The Garden Cottage and 16 Warren Road (for Cala Homes & Lypar Properties Ltd.).

I was surprised to receive first an unsolicited telephone call, then the attached letter, from Lypar Properties Ltd. The telephone caller asked if we would be willing to sell them our house. Since we have no plans or intentions currently to move house, I did not see any point in opening a dialogue with them. However, there are questions which need to be put to you, since Wokingham District Council has the responsibility for safeguarding my living environment, which is under direct and major threat from this planning application. I have already written to you expressing my concern (letter dated 28.11.01). This present letter raises specific questions, to which I require answers, please.

Firstly, the attached plan differs from that submitted with the planning application - there was no mini-roundabout shown previously. Also, the letter refers to 42 units, whereas the planning application is for 40. What is going on ? If the scheme is being changed, should not local residents be advised ? And should there not be a revised planning application ? According to this new plan, the driveway to No.18 comes out on to Warren Road actually on the curve round into the proposed new road, i.e. at the corner of the property. This means that cars being reversed out of the drive of No.18 would infact be reversing onto the mini-roundabout. How ludicrous ! Whose idea was the mini-roundabout ?

Secondly, Lypar Properties / Cala Homes seem determined to use out-of-date site plans. Ever since my house was built over 54 years ago, the front wall of my front garden has been as shown by red line on the plan. You will see that the new road proposal does not therefore 'work perfectly well'

Cont'd.....

without interfering with my front garden. Furthermore in the area shown red there is a mature tree, probably nearly as old as the house. This is not to be removed, damaged or trimmed by any development scheme - and that includes the roots. Will you please point this out to Lypar Properties / Cala Homes.

Thirdly, although there is no scale shown on the plan it is probably 1:200. If so, that puts the new road barely 4 metres from the wall of my dining room (not shown on the old plan), lounge, living room, and two principal bedrooms - all located on that side of the house. The living room and dining rooms also have windows on this side of the house. This is much closer than shown on the plan submitted with the planning application. The proposed footpath (also new on this plan) runs 2 metres from the wall of my house. Will you please tell me what minimum standards you apply in this situation, with this type of housing and in this sort of area. It will not do to say there are no standards. As shown on the attached plan, the footpath and road are much too close to my house (noise, smells, disturbance, security, etc.), and are therefore totally unacceptable. In their letter, Lypar Properties say 'The impact on your property will be reduced to a minimum' - it is difficult to think of a scheme which would have a greater adverse impact on my property !

I request written answers to each of the questions raised above, please, not just a printed acknowledgement card. Copies of this letter and attachments are being sent to each of the elected members representing me on Wokingham District Council, and also to Woodley Town Council.

Yours faithfully,

J.G.Tidmarsh

P.S. I have to ask myself why the Lypar Properties / Cala Homes planning application studiously avoids touching the area of West Warren, and also the established private access road to the whole area further up Warren Road ? Perhaps you should be asking questions yourselves about this. Will you please confirm to me in writing that this specific issue will be referred to your Development Control when they consider these applications.

Copies to:

Woodley Town Council

Cllr.T.D.McCann

Cllr.T.P.Dredge

Cllr.M.J.Lennard

Lypar Properties Ltd

Centaur House
Ancells Business Park
Ancells Road
Fleet
Hampshire GU51 2UJ

Telephone: 01252 761372
Facsimile: 01252 761373

Mr & Mrs Tidmarsh
14 Warren Road
Woodley
Reading
Berkshire

13th December 2001

Dear Mr & Mrs Tidmarsh

Re: Land at Warren Road, Woodley, Berkshire.

Further to your telephone conversation with our Land Agent Paul Newman, I thought it would be only correct, to write to you personally, outlining our proposals for the development of land to the rear of your property, and how this may effect you.

You will be aware of our proposals, having been present at the Parish Council meeting, that we are applying for a development of 42 units, being a combination of both open market and social housing, with the access point for the development coming off Warren Road, through number 16.

I am extremely keen to allay any fears or concerns that the local residents may have, in relation to the impact that a development of this scale may have on them, and I would welcome an open discussion with you on your own concerns.

The impact on your own property will be reduced to a minimum, and whilst I can fully understand your fears of noise and your concerns over the possible effects a development such as this could possibly have on the value of your home, I will remain available to you to discuss these issues.

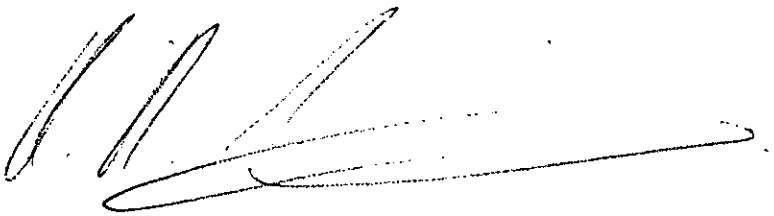
I have enclosed a copy of the drawing showing exactly how the new Highway layout will work, as this has an immediate effect on you. You will see that we will not be requiring any additional land from other parties to create this access, as it works perfectly well as a stand-alone entity.

It does however in my belief, give us scope to create a far superior access in terms of landscaping, and the general approach to the roundabout, should more land be available, and whilst I am not writing this letter by way of approaching you on the

basis of buying your property, an open discussion between us on those grounds could be entertained.

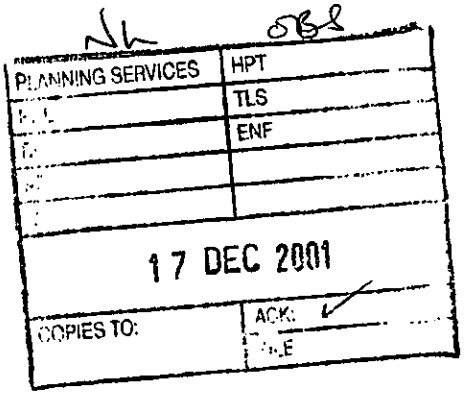
I look forward to hearing from you.

Yours sincerely



K.R.Conner
Director.

45



18 Warren Rd
Woodley
Reading
RG5 3A£

14.12.01

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

Dear Ms Lake

Re:Planning application 0/2001/5268

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

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

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

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

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

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

entrusion.

I trust that you will reject thiis planning application.

Yours faithfully

R.M.Doggett Mrs)

Copy to:

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

NK OBS

DEVELOPMENT CONTROL OFFICER
WOKINGHAM DISTRICT COUNCIL

11 RYECROFT CLOSE,
WOODLEY,
BERKS.
RG5 3BP

PLANNING SERVICES	HPT
POL	TLS
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20 DEC 2001

COPIES TO:	ACK:
	FILE:

REF. APPLICATION NOS: 01/20052266 & 01/20054915

17TH DEC. 2001

Dear MADAM,

I wish to object to the above planning applications. My objections are :-

1/ The proposed development is not in keeping with the area.

2/ The amount of extra traffic generated will not be able to be accommodated by the existing road system.

3/ The lack of a foot-path over the railway line at Warren Rd and Rolund Lane will be an increased hazard.

4/ The wild life using the existing area

i.e Badgers, Muntjack Deer and birds will have a seriously reduced area for their habitat.

5/ The security of my property will be threatened.

6/ The trees are already being cut down in spite of Preservation Orders.

In my opinion what is being proposed is just too many dwellings for the amount of land.

Yours faithfully

R. G. Seagle

NK ORS

PLANNING SERVICES	HPT
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	FILE

R. J. & S. A. KEAL,
3 SELCOURT CLOSE
WOODLEY,
READING - RG5 3AS.
0118-969-3652.

12th DECEMBER 2001

The Environment Services Dept
P.O. Box 157,
Shute End
Wokingham.
Berks. RG40 1WR.

Re:- Planning Application No. 0/2001/5268.
Re proposed building of 40 no houses.
AT WARREN RD, WESTERN AVE AREA.

Dear Sir / Madam,

As a local resident near to the above area, I write to register my concerns at the above proposal. Of great concern is the number & type of houses being suggested, and the additional impact on the green fields area, and the surrounding neighbourhood. most of roads all in that Warren Rd, Wroxham Rd are just too cars wide, and become chaotic at the time of parents bringing, and collecting young children from the local school in Western Ave. and to add to this the number of additional cars, using the proposed entrance via No 16 Warren Rd would constitute a disaster area. Should approval be considered, then access via Western Ave or Rycroft Close would be essential, together with a roundabout at the easter end of Western Ave at its junction with Butts Hill Rd and Pound Lane railway bridge

R.J. Keal

42.

NL 0258

PLANNING SERVICES	
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17 DEC 2001	
COPIES TO:	ACK. ✓
	FILE

11 RYECROFT CLOSE
WOODLEY, READING,
RG5 3BP

Tel: 0118 9692796

12th Dec 2001

Wokingham District Council
Shute End
Wokingham

Dear Sirs,

RE: APPLICATION NO. 0/2001/5268

Having lived here for the past 30 years, enjoying the many trees (on which there is a preservation order) the birds and animals that visit our garden, we are very sad that developers wish to get their hands on the land in Warren Road. This oasis of wildlife should be saved, but history has proved that these type of comments "fall on stoney ground" so to speak alas!

CONSIDER THE INCREASE IN TRAFFIC - try getting on to the A4 from Warren Road at the best of times, or even worse into Western Avenue, particularly at school times. Is Isombard Kingdom Brunel "looking down" worrying about his bridge I wonder?

This is a sincere letter hoping that together with the strong letters of protest you must have received, something can be done to save this pleasant part of Woodley.

Yours sincerely,

Eileen & John Davis

H J AND E P M DAVIS

NK 068

PLANNING SERVICES	APT
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CS	
13 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Group Captain CGH Pierce, RAF(Ret'd)
Rowanbury
99 Western Avenue
Woodley
Berks RG5 3BL
Telep: 0118 9693779

12 Dec 01

Planning Services
Wokingham District Council
WOKINGHAM RG40 1WR

Dear Sir/Madam,

APPLICATION No O/2001/5268
LAND AT WARREN RD WOODLEY

Further to the above application, which I object to on the grounds that:

a. It is an over-development of the site.
b. The style & house arrangement are inappropriate to the area.
c. The road access will cause chaos on Warren Rd & in Western Ave particularly at start & end of School time at St Dominic's School in Western Ave. Parents park right up Warren Rd & in Western Ave.
d. The increase in traffic will be too great & add to the continual blockages in Western Ave.
e. A large back development is unusual apart.

I apologise for the delay in sending this response, but I have been abroad & only saw the letter on my return.

Yours faithfully,

CGH PIERCE

NH 088

PLANNING SERVICES | HPT | TLS | ENF | DC | APP | CS
WESTBURY TOWN COUNCIL
7 JAN 2002
08 JAN 2002 ACT...
COPIES TO: | ACK: | FILE:

JANNA,
4, Warren Road,
Woodley. Sf
RG5 3AP
29.12.01.

Dear Ms Lake,

When I read that there were new plans for viewing 4 days from the letter date, my hopes rose. — at last Someone is prepared to see Sense —

Sadly there is little or no improvement. To quote a famous tennis player 'You cannot be serious!'

The whole scenario. Two sets of plans for 39 dwellings & 40 dwellings are totally impractical.

Is there anybody listening to our protests?

The narrow Warren Road is impassable at school times, also Church Service times at St. John Bosco, not to mention funerals

Christenings & Weddings. The adjoining Western Avenue is also blocked at these times. We have complained about the excessive parking for the last few years, to be met with a sympathetic ear, followed by zero action.

The great diversity of wild life is deeply threatened to the point of extinction.

The proposed roundabout at the Warren Road and Woxham Road junction will cause excessive noise to those living close by. This will affect us severely are we are directly on that corner. Our house value will plummet immediately.

The extra traffic will be amount to at least 180 cars minimum will be dangerous to all small children, travelling

to schools in the location.

4. On the plans for the site at the top of Warren Road, a public area is shown backing on to the railway boundary. Is this your idea of a 'Great place for the youngsters to play'? with easy access to the railway. This part of the railway gorge is extremely dangerous.

I could go on with many more reasons to reject both sets of plans, but I am really hoping that you have by now seen the error of your ways and that the plans are already being reviewed.

We all know that there is a serious shortage of houses, and accept that in time, that the land behind the Warren Road houses will be developed,

but please, please propose the correct type of dwellings to be in keeping with the surrounding area.

Yours Faithfully.

Jackie Humphries.

40.

NL OBS

PLANNING SERVICES	PT
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13 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

15 Warren Road
Woodley
Berks
11/12/2001

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

For the attention of Nicola Lake
Dear Ms Lake,
Re: Plan No 0/2001/5268

With reference to your letter of 21/11/2001 I have read the alternative proposal to build 40 houses and demolish two existing houses.

My objections to the proposal are as follows:-

1.The addition of 38 extra houses will result in many additional vehicles using Warren Road and Western Avenue, which will make worse the traffic problem at the junction between these two roads presently caused twice a day by vehicles parked by parents delivering and collecting their children to and from St Dominics School.

2.The proposed entrance to the area concerned is too narrow and would adversely effect the two adjacent houses and also create additional traffic problems. The destruction of a good quality house to enable this entrance to be made is not right.

3.The area designated as a public open space is very close to the main railway line.

4.I understand that the wild life living in the proposed area would be destroyed.

Yours Faithfully,

T.Emberson

NL 0858

PLANNING SERVICES	HPT
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13 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Wayside
23 Warren Road
Woodley
Reading
RG5 3AR

1 Dec. 2001

Dear Nicola Lake,

As residents of Warren Road my wife and I have a number of strong objections to the proposed development of 40 dwellings Plan No.0/2001/5268.

1)The number of dwellings is not in keeping with the area which at the moment is a quiet residential part of north Woodley, consisting of detached and semi-detached houses.

2)During the construction phase of this development the contractors vehicles will cause considerable congestion to what is already a narrow and busy road, and will be a danger to the many small children who live in the road.

3)At the bottom of the road there is a primary school and Warren Road is used by many of the parents for parking their cars when dropping off their children in the mornings and collecting them in the afternoon. This already creates congestion which would be exacerbated by any additional traffic created both during the construction phase and after construction by the cars from the new dwellings trying to use the road.

4)The bridge at the top end of Warren Road is very narrow and is often used by train spotters, both adults and children. With no foot path on the bridge the additional traffic that this proposed new development would generate would greatly increase the risk to both cars and pedestrians at this point.

5)The present water and sewage facilities are already near capacity and any additional development of this size would put a severe strain on them. At certain times of the day the water pressure is already very low.

6)The proposed area for development has a well established ecological community of plants, birds and mammals and this would be completely destroyed by the density of housing that is presently proposed.

Yours sincerely

A.N. Callan A.C. Callan.

A.N. Callan A.C. Callan

NK OBS

38

PLANNING SERVICES	HPT
HOL	TLS
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13 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Appl. No 0/2001/5268

25 Wroxham Rd,
Woodley,
Reading.
RG 5 3AX
0118 9694268

Dear Ms Lake,

I write in response to the above application(s) re the planned development off Warren Rd.

Not withstanding the loss of what must be an envoronmentally sensitive area and the loss of privacy for the occupants of the long established surrounding homes I am concerned at the planned exit onto Warren Rd via. Number 16 .This house lies directly opposite the junction with Wroxham Rd. thus making this a planned crossroad and since neither of these roads are very wide and already carry more traffic than they were built for,by not only locals but people taking short-cuts to the 'Old Bath Rd' going via the narrow and blind brige at the north end of Warren Rd.

The present junctions of Warren Rd/Wroxam Rd/Selcourt Close and Western Avenue are impassable and downright dangerous when twice a day the parents of children at the nearby St Dominics school park at every conceivable point on these roads with little or no regard for through or local traffic.To add more cars and another road juntion to this area strikes me as planning folly.In the early 1980,s I lived in Clevedon Drive, Lower Earley when the local residents pointed out the difficuties with the then planned change of access to Radstock School. Our fears were ignored and subseqently the horrors of the parents parking along Radstock lane and Clevedon Drive caused anger and frustration for local residents .. Please listen to and investigate local concerns.

I accept the need for local housing requirments and can see this site has potential but the quality of life and the safety of local traffic and the needs of the school parents must be your main concern.

Yours sincerley

E.A Knapp

Elizabeth Knapp

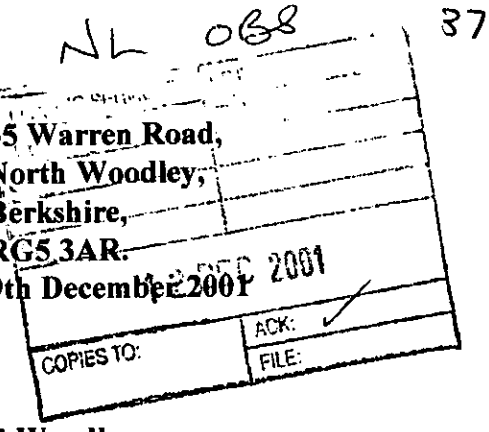
NL 0688

37

Phone: *(H) 0118 962 8990*
(B) 01628 777533
(M) 0795 094 8154

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

9th December 2001



Your ref: **0/2001/5268**

Dear Ms Lake,

Land at The Garden Cottage Warren Road Woodley.

Thank you for your letter dated 21/11/2001 concerning the above.

This application is, of course, remarkably similar to application no 4915 and the comments contained in my letter of 10/10/01 concerning that application still apply. These were:

- I feel that this development would be very much **out of character** with the area and particularly the other properties in the immediate vicinity.

- In the same vein, 40 dwellings represents a great **over development** of the land in question.

- The large number of properties will also lead to a significant **increase in traffic**, and I am particularly concerned that the railway bridge and Warren Road to the North thereof, are already very ***dangerous for pedestrians and cyclists.***

  My daughters walk to the bus stop (rather than drive their cars into Reading and exacerbate further the traffic congestion) on the A4 (the alternative bus stops are further away and mean higher fares) and are already very concerned about the dangers. I have only recently moved to the area and observe that it is very widely used by cyclists, pedestrians, joggers and people walking dogs. An increase to traffic would I believe significantly alter the character and ***discourage both walking and cycling*** because of this increased danger.

- My other major concern is the **impact on trees**. Quite clearly, the area has a number of trees that simply could not be replaced and their preservation should be regarded as sacrosanct.

I now understand also that the area concerned has some important wildlife habitats that must also be preserved.

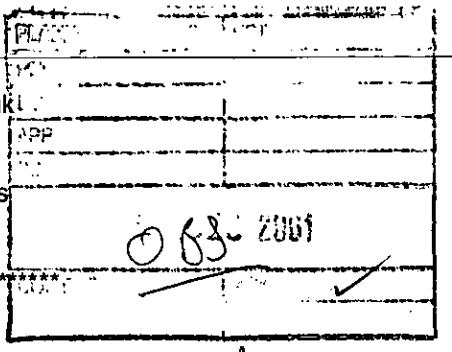
I would, of course, be more than happy to discuss the matter further should you so wish.

Yours sincerely,

C G Birchfield

To: Ms Nicola Lake,
Development Control Officer,
Wokingham DC.,
Environmental Services Department,
Planning Services,
Shute End, Wokingham,
Berkshire RG40 1WR

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 11 December 2001 12:55
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: 0/2001/5268
Correspondent_FullName: Tom Malone
Correspondent_StreetAddress: 74 Western Avenue
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 3BH
Correspondent_Telephone:
Correspondent_Email: tjmalone@aol.com

NL

Comments:

The infrastructure in the immediate area cannot support the proposed development in the following ways:
1. Child safety for those attending the nearby St.Dominic's primary school and adjacent youth clubs would be seriously compromised and would in my view probably result in a fatal child accident.
2. Parking arrangement for the existing residents in the immediate area of Warren Road would, in the longer term become unsafe and would have to become restricted during busy times of the working day, the risk of road accidents would be dramaticely increased.
3. The whole area was not designed to cope with the proposed density of housing, i.e. narrow roads, weak bridges. Well established research shows that by inflecting the subject level of housing density on to unfit locations, there are resulting large reductions in the levels of long term social behaviour, i.e. vandalism, crime against persons and property. I view this area should this proposal go ahead as a candidate for long term degeneration.

NL 068

35

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
12 DEC 2001	
COPIES TO:	

The Vines
Western Avenue
Woodley
Reading RG5 3BH
Tel: 0118 969 6023

December 10, 2001

Nicola Lake
Environmental Services Dept.
Wokingham District Council
Shute End
Wokingham

Your Ref: 0/2001/5268

Dear Ms Lake,

Application Number: 0/2001/5268
Site Address: Land at Garden Cottage, Warren Road, Woodley Reading.

We are writing to express our concern regarding the above application. We do not believe that this application should be approved for the following reasons:

- Impact on the local roads and general infrastructure – the area around Western Avenue and its junction with Warren Road is already very busy – at the other end of Warren Road the bridge over the railway is very narrow and potentially dangerous.
- Impact on wildlife. It is important to maintain untouched areas of trees and rough land to support wildlife.
- Traffic around St Dominic's School. The large number of cars collecting or delivering pupils to the school causes traffic congestion and is a safety hazard. The additional traffic from 40 dwellings will exacerbate this.

Yours sincerely,

Pam and John Prior

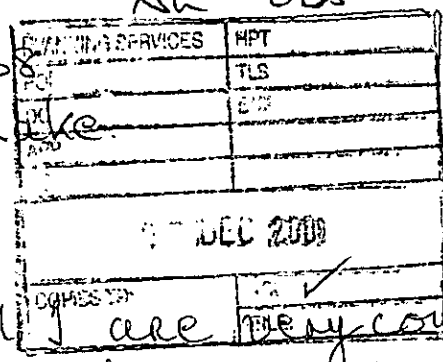
[redacted]

Wokingham District Council
RG40. 1WR

Nh OBS

Ref:- O/2001/5268
Attn: Nicola Lake

9th Dec 01.



Dear Madam,

My wife and I are very concerned regarding the planned 40 houses to be built on land at the Garden Cottage and rear of "The Warrens". If you lived in the area, you would know that Warren Rd. would not be able, safely, to sustain the extra amount of traffic generated by 40+ cars. Also the Railway Bridge at the end of Warren Rd is not constructed to cope with any excess of weight or traffic, as it narrows quite considerably. The Catholic School in Western Ave. causes endless problems for us residents twice daily, with on Road parking and trying to get into

Warren Rd can be a nightmare. The thought of more cars to clog up the road is just awful. The whole attractive nature of this area is its woodland with such a variety of wild life, birds, etc and majestic trees, which I believe some have already been cut without authority.
Surely there are other areas of much less environmental importance which could be used and certainly with safer access.
We are aware that people must have homes, but due consideration must also be given to existing residents who have lived and maintained this area to a high degree over many years. It really is an Oasis in a built-up area and really should be left alone.

Yours sincerely

NL 088

PLANNING SERVICES	HPT
PCN	TLS
	ENF
CS	

12 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

85 Western Avenue
Woodley
RG5 3BL
0118-9693523

10.12.01

Your Ref:- Nicola Lake
O/2001/5268

Nicola Lake
Devt. Control Officer
Environment Services Dept. - Planning Services,
POBox 157, Shute End, Wokingham
RG40 1WR

Dear Madam,

Re: 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.

We have recently inspected the plans for the above proposal and the following are our basis for objections.

1.Loss of privacy

For 50 years the copse belonging to Nos. 2-12 Warren Road and Nos. 57-87 Western Avenue, Woodley has backed on to private gardens and is, indeed, on the Deeds of those private gardens, with no danger of trespass.
If the proposed 40 dwellings are erected with a new public road within, our land will be vulnerable to trespass.
Therefore we request a secure high barrier be erected between any proposed development and the established properties.

2.Density of property.

We objected on the previous application Ref: 0/2001/4915 to the erection of 39 dwellings and are amazed to read that this application is for 40 dwellings.
The design of the proposed dwellings is inappropriate in this area of Woodley.

3. Residential Amenity.

There is very little woodland left in Woodley and this area is a natural habitat for badgers and bats and other animals i.e. muntjac deer.

If the spoil bank bordering the railway is to be used as an open recreation area of the proposed development, it will pose a temptation and danger to young children.

4. Highway Safety.

The proposed development will attract in excess of 80 vehicles (Ref. Wokingham District Planning Dept).

All vehicles will have to use Warren Road, which at the northern end, is a country lane without a pavement on either side, on and beyond the railway bridge.

At the southern end of Warren Road, it is already congested by parents dropping off and picking up their children from the school in Western Avenue.

We hope that these objections will be taken into account when this application is considered by the Wokingham District Council.

Yours sincerely,

Alan H Knox

M. Knox

Mary Knox

NL 088 32

17 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

Tel: 0118 9 693506

28 NOV 2001
COPIES TO:
ACK:
FILE:

27-Nov-01

Dear Miss Lake,

Plan No: 0/2001/5268
Outline Application for Residential Development of 40 Dwellings.
Demolition of The Garden Cottage and 16 Warren Road.
Land at The Garden Cottage and 16 Warren Road.

Having seen the sketch plan for the proposed development above I will simply repeat my previous concerns given in respect of Plan No:0/2001/4915.

Although not apparent from the detail provided it is likely that the buildings will not be in keeping with the neighbourhood and the increased traffic flow will make the roads more congested and dangerous especially during term times at St Dominic's School in Western Avenue, already a nightmare with the existing housing!

Apart from the above the area proposed for development is full of wildlife which will disappear with the building work.

In my opinion this project should be abandoned in order to preserve the character of the area and safety of the local roads.

Yours sincerely,

J Miller

J.Miller

Miss N.Lake
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

cc: Mrs.A.Keenan
Woodley Town Council

NL 0682

PLANNING SERVICES | DPT
PDL | EC
DC | ENF
ABP | CS
11 DEC 2001
ACK | FILE:

[redacted]

PLANNING OFFICE
W.D.C.

8 DEC 01

PLANNING DEPT APPLICATION No

● — 01/2001/5268

WARREN ROAD DEV

Dear Sirs

With regard to above planning application, my concerns and objections are as follows.

1) Access road - absolutely no regard for homes either side. Overlooked terribly.

2) ● Traffic congestion at what would be a staggered cross road. Please get someone to observe traffic at 8.45 am, people taking children to St Johns around in Western Ave.

3) Social Housing. I thought guide lines were 20% of total build. Also this type of housing is totally out of character

with the area, perhaps this is a sweetner for planning.

4) Conservation Aspect. I know there is a lot of wildlife in this area, possibly badgers. Where will they all go.

5) Trees. The felling of trees surely will implicate safety - especially on the embankment of the railway line.

I am totally against this application, please give it your full attention as to the forth coming outcome.

Yours faithfully

D Kendall

NL 0852

PLANNING SERVICES	HPT
POL	TLS
DC	CNF
APP	
CS	

10 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

24 Warren Road
Woodley 30
Reading
RG5 3AR

6 December 2001

Your Ref: Nicola Lake O/2001/5268

Dear Miss Lake,

Re: Application O/2001/5268. Land at the Garden Cottage, Warrend Road, Woodley, Reading

We oppose the proposed development contained in this application on the following grounds.

DESIGN, APPEARANCE and LAYOUT

Inadequate information is provided regarding the external appearance of the housing and should be made available in order for the plan to be considered properly.

The presence of flats in the proposed development is not keeping with the current housing mix of the area.

The presence of social housing in the plan is not in keeping with the current housing mix of the area.

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

The demolition of 16 Warren Road to create an access

1/.

road will cause considerable disruption for the occupants of 14 and 18 Warren Road from traffic in and out of the development.

HIGHWAY SAFETY

The proposed access road would create a staggered crossroads across Warren Road into Wroxham Road. This will create an extremely dangerous junction as much of the traffic along Warren Road does not travel within the speed limit. This situation will not be improved by cars parked along Warren Road and Western Avenue by those visiting the Catholic Church and School on Western Avenue.

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

LOSS OF LOCAL AMENITY

The proposed development will have a considerable impact on the mature woodland that currently exists. Little of this habitat remains in Woodley and the area supports a variety of bird and animal life. An independent survey of the wildlife in the area proposed for building should be carried out before any work that would disturb it takes place.

SERVICES

The presence of so many new houses will have an impact on the drainage and sewerage systems.

The current systems will be unable to cope with the number of extra houses envisaged by the proposed scheme.

Yours Sincerely,

N.G. Hollis

(N.G. HOLLIS, MR.)

Elizabeth S-Lea

(E.S. LEA, MRS)

NL 0/2001/5268

PLANNING SERVICES	NPT
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11 DEC 2001	
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	FILE:

9, RYECROFT CLOSE
WOODLEY, READING
BERKS. RG5 3BP

9TH DEC. 2001

MS. NICOLA LAKE
ENVIRONMENTAL SERVICES DEPT
WOKINGHAM DISTRICT COUNCIL

Dear Madam.

APPLICATION NO. 0/2001/5268
40 DWELLINGS AT WARREN ROAD, WOODLEY

With to your letter dated 21ST November 2001 below are my comments concerning the above.

(1) The proposal would lead to impossible traffic congestion on Warren road and the surrounding roads. This area is already used by far too many cars as a parking area by parents bringing their children to the Catholic school on Western Avenue. The proposed would create a cross-roads on [redacted] WARREN ROAD [redacted] which would aggravate the situation and in my view would be quite dangerous

(2) The inclusion of Social Housing in this area is inappropriate in what is now a quiet residential area. It would devalue the amenities at present enjoyed by existing residents and would no doubt

adversely affect the value of their properties.

③ The area is one of the few remaining in Wrestley where much wild life is to be found at present. The proposal would almost certainly mean an end to all this.

Yours faithfully

R. B. Townsend

(MR. R. B. TOWNSEND)

28

37 Warren Road
Woodley
READING RG5 3AR
Telephone and Fax 0118-969219?
E-mail address: joanna_farrington@yahoo.co.uk

NK 068

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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CS	
11 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

8th December 2001

Development Control Officer,
Environmental Services Dept.,
Wokingham Disrict Council,
Planning Services PO Box 157,
Shute End,
Wokingham RG40 1WR

Application No. 0/2001/5268

Site Address: Outline application for residential development of 40 dwellings – demolition of the Garden Cottage and 16 Warren Rd., (for Cala Homes and Lypar Properties Ltd.) on Warren Road, Woodley.

Dear Ms Lake,

I am writing to you concerning the above application to build 40 dwellings on this site in Warren Road. I note this is the second application for planning permission and I have viewed the plans. As I wrote to you concerning the first application I would like to make some additional points:

- As before, 40 new dwellings would double the houses on the road and the number of residents and vehicles. I note there is parking planned for 53 vehicles but as most households have two cars, this seems like a very conservative estimate and it is not clear where other vehicles would park.

- Again, the bottom of Warren Road, where it meets Western Avenue, is extremely congested in the mornings and afternoons already with school traffic for St Dominic Savio School and it is very dangerous here even without extra traffic from further houses. It takes some time to move into Western Avenue and often one has to reverse back into Warren Road to allow cars on Western Avenue to get through. For some time there has been a major concern that there will be a serious accident here, possibly involving a child.

- The top end of Warren Road, where it joins the A4, it is also congested and dangerous in the mornings. So many residents choose to go down to Western Avenue and either up Reading Road or Pound Lane to meet the A4 thus adding to the congestion at the bottom of Warren Rd.

- If a mini roundabout is planned in Warren Rd. at the junction with Wroxham Rd and the drive to these houses, this would cause congestion at the junction at school times. At the moment parents park their cars in Wroxham Rd, as well as that part of Warren Rd. There would also be a large number of cars trying to turn right from Wroxham Rd. into Reading Road at busy times of the day.

- This area is a quiet residential road with semi-detached and detached houses, including bungalows. This outline application does not indicate how tall these buildings would be and they may dominate the present housing.

- Although I am still concerned about the issue of wildlife habitat, I thought the designated public area would go some way to provide some protection to the prolific bird and animal life in the area mentioned in my previous letter, but would there be a guarantee that this would be preserved and not developed in the future? There has been pressure to build on existing shared public areas recently.

I am still concerned about the number of dwellings planned. The number of extra cars is a major cause for concern and could prove dangerous.

Yours sincerely,

Joanna E. Farrington.

Joanna E. Farrington.

NL 0BS 27

PLANNING SERVICES	HPT
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DC	ENF
APP	
OS	

11 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End Wokingham
RG40 157

10.12.01

Attention Nicola Lake Development Control Officer

Application Number 0/2001/5268

With reference to the above application, we wish to register our disapproval of the plans, and in particular to the following aspects.

1) Demolition of No 16 Warren Road to provide access to the development: we reject this proposal in view of the already chaotic traffic situation when parents leave their cars parked in Western Avenue, Warren Road, and Wroxham Road while delivering or collecting their children from St Dominic's School. Cars are also left there all morning or afternoon on sports days, carol concerts, etc. We have the same situation when there are special services at the Church. Warren Road is quite narrow and such parking causes real problems for through traffic. We enclose photographs to illustrate this.
The proposed access road would also create a" staggered " crossing at the junction with Wroxham Road which could only add to the difficulties encountered.

2) Proposed public open space: The area designated as " public open space " on the plan would appear to border Sonning Cutting and the Railway Line - a magnet to the more adventurous child one would think. We note that the road ends at the entrance to the ground; with the idea of applying for further development at a later date perhaps ?

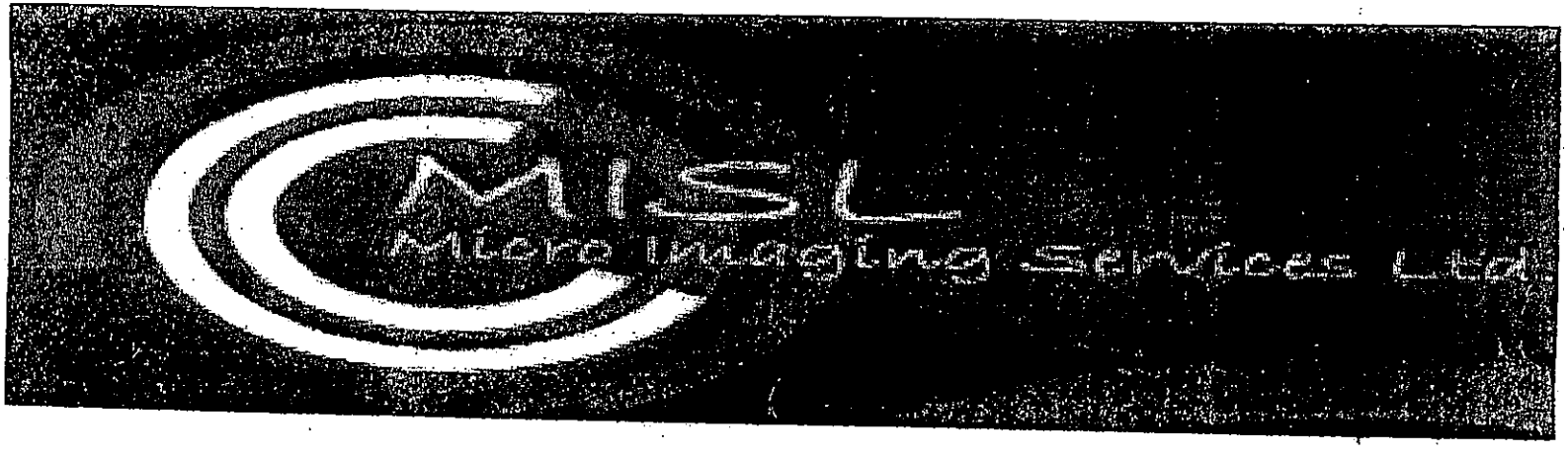
3) Social housing: we do not consider this to be a suitable environment for social housing and suspect that this and the "public open space " proposal have been included in an effort to make the application appear more acceptable.

We should like to add that we are not happy with the attitude of this particular firm. They arranged for a survey to be carried out on land behind our properties without first obtaining permission from any of the individuals owners, damaging trees and bushes in the process. We understand they had already begun to fell trees in the vicinity of Garden Cottage. Such actions do not demonstrate much sensitivity for the feelings of existing residents or their environment.

Yours faithfully

Mr& Mrs Jeffery
6 Warren Road, Woodley, Reading, RG5 3AP

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN




P. JAMES & CO
OFT CONVERSIONS

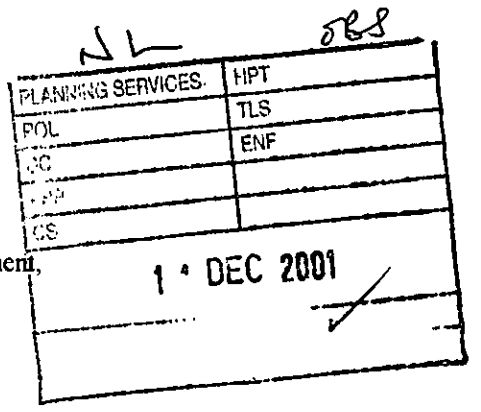



J237 SCF



1 Selcourt Close,
Woodley,
Reading,
Berks
RG53AS

26



November 30th 2001

Wokingham District Council
Environmental Services Department,
Planning Services,
Shute End, Wokingham,
Berks,
RG40 1WR

Your Ref Nicola Lake
0/2001/5268

Dear Sir or Madam:

Application Number 0/2001/5268

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

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

I would like to appose the above development on five accounts.

One- Access

Entrance through 16 Warren Road would make a cross roads at Warren Road and Wroxham Road creating a terrible junction. Parking on these roads together with Western Avenue and Selcourt Close at School lesson and function times together with Church meetings etc is very chaotic and we have had several car accidents and near misses to people. I definitely think this will lead to a fatality .

The North end of Warren Road has a narrow Railway bridge with no pavements, winding road and very poor lighting.

Western Avenue has cars parked outside houses all along West end, access down to one carriageway, the East end has a very poor junction at Butts Hill Road ,bad incline and position of railway bridge with no pavements across it

Wroxham Road is quite narrow, used for parking outside houses and already used for access to additional developments in Western Avenue. Also environmentally trees aligning the road are always being damaged.

Two- Type of Housing

This plan does not fit in with the current type, style or layout of the existing properties.

Three- Aspect

Many of the existing properties will be overlooked and disturbed.

Four- Services

Existing services will be put under great strain there are already problems with Water and Drainage.

Five- Loss of green space

It should also be noted that the original estate has already had additional developments and in fills.

That is Western Avenue 13 Houses, a Church and School., Radcot Close 30 Houses, Tiverton Close 10 Houses. This has already put a great strain on the original services, vehicle traffic (together with the change in lifestyle ie-1 vehicle per household now 2-3), roads, congestion etc.

Yours faithfully,

S Keal

c.c Woodley Town Council

NL ORR

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PLANNING SERVICES	HPT
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APP	
CS	

1 0 DEC 2001

COPIES TO:	ACK: ✓
	FILE:

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

06.12.01

Ms. Nicola Lake,
Development Control Officer,
Planning Services,
Shute End,
Wokingham.

Dear Ms. Lake,

re Plan no. 0/2001/5268: Development at Warren Road

I wish to lodge my strong objection to this development.

The size of the development is too big for the area. It is not in keeping with the immediate area. The plan shows insufficient detail to tell what is really intended, and it looks like the sort of housing put up for workers in the Industrial Revolution, indeed the reference to "social housing" suggests that this will be totally out of keeping with this area.

The architectural character of The Warren (built in 1890, one of the few historical buildings left in Woodley) demands spacious gardens, and some of the planned houses are much too near to East Warren, and it seems that the developer intends to appropriate half of their garden. In fact, who owns the land in question? Have the owners of no. 16 Warren Road actually sold it to the developers?

What about the land to the north of the development marked Common Land? Is the intention to chop down most of the trees up there, which would be devastating to all the wild life in the present woodland , as well as wild life over the rest of the site.The idea, (if such it is) to have hoards of children and others rampaging over that small area is very foolish.

The traffic in Warren Road will more than double, making this narrow residential road much more dangerous. With a cross-road at Wroxham Road and no. 16, road parking at school times will probably extend right up to the railway bridge.

I think that the wider problems of traffic should be considered by the Council. Any new new development will generate more traffic, and when you consider that Redaing is quite frequently grid-locked and there are times when it is impossible to get out of Woodley in the morning, I think the Berkshire District Councils should refuse to bow to Government pressure and build no more new houses.

The environmental damage to nos. 14 and 18 Warren Road by putting a road in between them is downright criminal.

I wonder if the District Council is happy that every last little green bit of Woodley will soon be built over, and this little corner must be one of the most beautiful. Can't they stop developers knocking down perfectly good houses to make their profits?

Yours sincerely,

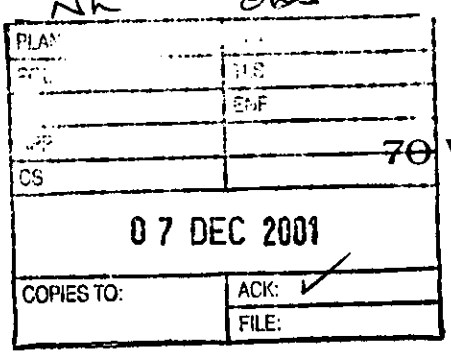
M J Broome

(DR. M. J. BROOME)

NL 0821

23

06 December 2001



'OAKLANDS'
~~70~~ WESTERN AVENUE
WOODLEY
READING
BERKSHIRE
RG5 3BH

Ms Nicola Lake
Development Control Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shoot End
Wokingham
Berkshire, RG40 1WR

Dear Ms Lake

PLAN NUMBER: 0\2001\5268- WARREN ROAD, WOODLEY

Having considered the above Planning Application, I would like to raise the following objections.

1.0 Traffic Congestion

As a result of the popularity of St Dominic's School, attracting pupils from all over Reading, the junction of Western Avenue / Warren Road is already over capacity with cars parked along the pavement at numerous times of the day. This situation is exacerbated by the lack of garaging along the western end of Western Avenue and buses which regularly pass along the road. Another 40 + cars (even affordable tenant's drive!) will add to an already dangerous traffic environment.

The proposed junction with Warren Road is likely to become an Accident Black spot for parents and children with the volume of school traffic already in the area.

2.0 Lack of Amenities

There is already a shortage of amenities in the form of schooling at Willowbank and Waingels to the extent that pupils at Willowbank (the natural feeder school) are no longer guaranteed a place at Waingels. More families residing in the area will exacerbate this position.

3.0 Public Open Space

The provision of public open space by the developer would seem inappropriate – next to the railway line – perilous for young children – who will maintain it? – or is it Phase II of the development?

4.0 Style of Housing

Whilst it could be argued that the provision of larger new family homes could detract from the value of existing older second-hand opportunities, the tone of this development with small terraced and affordable homes must be considered as an inappropriate use for land sandwiched between the high value borders of Sonning and North Woodley.

5.0 Drainage along Warren Road

For some years now we have had considerable problems with the storm drains along Warren Road, unable to cope with surface water. Further strain on this network may well result in the flooding of homes in the area.

6.0 Unneighbourly Development

We have considerable sympathy for the neighbours either side of the new access, both of whom will lose their privacy and quality of environment.

7.0 Loss of Habitat

We are advised that this is one of the last areas of natural woodland in the North Woodley area. It is home to a wide range of animals (deer, badgers) who will be displaced with no alternative to relocate.

8.0 Piecemeal Development

The Council should acknowledge that by consenting to this first Phase, the natural consequence of this permission will be the further erosion of the remaining woodland in the area. The layout of the cul-de-sacs on plan provide for this future access.

For all the above reasons, shared I am sure by the majority of local residents, I would ask you to recommend a refusal of this application to your Committee Members.

In the event that you are overruled in the matter, I would ask as a point of Health & Safety, that all construction traffic is obliged by a condition in the Planning Permission, to access and egress the site via the northern A4 Bath Road approach.

Yours faithfully

C B Jackson.

MR C B JACKSON

c.c. Woodley Town Council – Mrs C Jewel

NL 0228

PLANNING SERVICES	HPT
POL	TLS
DC	PNF
APP	
CS	
10 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Your Ref. Nicola Lake O/2001/5268

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

Nicola Lake,
Wokingham District Council,
Environmental Services Dept.,
PO Box 157, Shute End,
Wokingham RG40 1WR

8th December 2001.

Dear Nicola,

Proposed development behind dwellings in Warren Rd. Woodley, App. No.O/2001/5268.

This application is of course fairly similar in several ways to Application No.4915, representing development of broadly the same area of land behind Warren Road. As such it raises the same objections as applied to the earlier Application, and dealt with in my letter dated 30th October, and repeated below.

Both applications are basically totally out of keeping with the existing environment, unnecessarily destructive of trees and natural wild-life habitat, and of a type behind existing properties, which is extremely damaging to any area of this kind. However in detail, this later application has to be considered even worse than the first, in the following respects,

a) Demolition of an additional property is required (No 16 Warren Rd.)

b) Housing density is about four times higher than an appropriately tolerable limit.

c) The even higher housing density, further compounds the problems with lack of garaging and parking areas. The general appearance will inevitably approach that of a slum area, with cars littered everywhere.

d) The mix of "social" and private housing is very suspect. The description of housing as "social" is much too loose a definition, but in general if property is rented, the attitudes of occupants often do not coincide with those of owners, and this can easily lead to difficulties. My feeling is that this mix should be avoided.

e) The overall height of proposed new properties is not given on the plan. Nothing higher than normal two-storey buildings should be permitted.

Much of Woodley, in common with most urban areas, has already been vastly over-developed, and the region behind Warren Road represents one of the few remaining distinguishing features, which makes this part of Woodley just that much more tolerable in terms of living conditions, by comparison with most.

Clearly this application is by no means outstandingly exceptional in today's climate, but does indicate the paradox that Environmental Planning has been allowed to become. Virtually

Cont'd

all new developments are now very undesirable, largely because the long-term effect of planning law, has in fact resulted in conditions almost directly opposed to its original aims. I make no apology for raising this point here, because the fifty-four years delay in correcting the faults in the 1947 Town & Country Planning Act, has produced nothing short of disaster. This letter is not the place to present detail, but I would recommend that the original aims of the Act should be looked at very critically, along with any amendments applied since. We certainly need planning, but something a great deal more comprehensive and thoughtful. Inflation in the price of building land over the past fifty years, can be tied to one of the worst aspects of present planning law, and has reached proportions which have badly distorted the British economy where it really hurts, in the pockets of home-buyers.

There are many other aspects where serious problems have resulted from inadequate planning, transport and general traffic problems amongst them. Incidentally the continual over-development of urban areas has provided a serious contribution here, and the proposed development would add disproportionately to traffic in our immediate vicinity, for example.

Unfortunately much of the assumed basis for the everlasting requirement to expand over-developed areas cannot be substantiated. Building land is by no means as scarce as it is commonly supposed. On the other hand, large area developments (even those comparable in size with the Warren Rd. site) are clearly not acceptable, nor even sensible in relation to realistic planning aims.

You will no doubt rightly assume that my interest runs rather deeper than just dealing with isolated planning applications. I am very concerned that planning in general has been following the wrong path for many decades too long, and that a trend to at least reducing the damage caused is much overdue.

We British too often assume for some indefinable reason that legislation is sacrosanct and must be right despite overwhelming evidence to the contrary. I would ask only that you personally begin to question the meaning of the work you do, and perhaps become instrumental in some small way in generating much needed improvement. Planning needs to be thought about and dealt with by Planners, who in conjunction with the general public, are best placed to determine its real needs and point out any shortcomings We cannot expect that the Government on its own, will be capable of carrying out the host of detailed work necessary.

Yours sincerely,



R.T. Moxon

NL OBS

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0 4 DEC 2001

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	FILE:

77 Western Avenue
Woodley
Reading
Berks
RG5 3BL

Tel 0118 969 1225

29th November 2001

Nicola Lake
Development Control Officer
Wokingham District Council

Reference: 0/2001/5268

Dear Nicola

Application no - 0/2001/5268
Proposal - Demolition of The Garden Cottage and 16 Warren Road and a development of 40 dwellings.

One of our objections to this application is the loss of woodland that is home to a vast assortment of wildlife. It is in a 'traffic free' area and a reasonable distance from nearby properties, therefore it has become a real 'haven' for a variety of creatures that have given us a great deal of pleasure when they decide to **visit us**. There are very few of these 'sites' left (and sadly feel there is one more about to go!) and besides the wildlife, there was a vast amount of trees (varying in age and size). We are destroying something that has taken a great many years to mature, and also the habitat of a great many creatures, **already many of these trees have been felled (very recently!) and whether with or without authority, remains to be seen**, but it is believed that several of these trees were **oaks** (maybe the Tree Officer has it on record) but surely this is not right?

Another problem in this area is our roads, which are not of an adequate size to take the traffic that is generated in this area (that is **without** these extra 40 properties). Most of the houses in this area have at least 2 cars (possibly more), so these properties could easily lead to a further 40 to 80+ extra vehicles. Another major concern being, the site of the entrance, it would form a crossroads at Wroxham Road and Warren Road and this is a real danger area (at school times).

The top section of Warren Road, (from the bridge to the Bath Road) is by no means suitable for heavy traffic, the same is to be said of Wroxham Road, and as for Western Avenue (especially from Warren Road to Reading Road) it is like an 'assault course' in order just to pass through it.

Especially at school times, there is total gridlock in this area, from Reading Road almost to Ryecroft Close, right up Warren Road and Wroxham Road, cars are parked 'nose to tail' with other cars trying

to get through (you should try it sometime!) and now someone is proposing to put yet another junction to add to the chaos. It is an 'accident just waiting to happen'. Last Friday cars were parked from our property, (and further!) right through to Reading Road and I struggled to get through (it was just like a slalom!), no one wants to 'give way' and if you are lucky, you may avoid a bus (as this is a bus route!), very stressful !!!!

We feel 40 properties in this area are too many for the road structure, when houses were built in this area (40 – 50 years ago), very few properties had cars (let alone 2 or 3), where as now, you would find it very difficult to find a property **without** a vehicle, and to put an entrance opposite Wroxham Road feel this could be hazardous. Only **ONE house** is to be removed to make a road for 40 properties (and that would be fairly narrow), in a position that is regularly congested, would surely be like a 'time bomb' waiting to go off (especially school times).

In this day and age many species of life are dying out and by leaving a 'sanctuary' like this could have helped promote their existence but someone appears very determined to develop this land (they have gone to a lot of expense already and are obviously clearing it in anticipation!) we feel sure a development will go ahead at some point but believe the 'proposal of 40 properties' too many for the road structure in the area, and therefore if a development is to continue property numbers should decrease substantially.

We hope you will give these points due consideration when making your decision.

Yours sincerely

M. Lupton J. Lupton.

Jill & Michael Lupton
77 Western Avenue
Woodley

NL 068

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FILE:

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

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

FAO Nicola Lake
cc. Ann Keenan, Woodley Town Council

Dear Ms Lake,

Re: planning application 0/2001/5268

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

1. Traffic

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

2. The proposed access road

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

3. The houses

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

4. Security

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

5. Damage to the environment

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

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

Yours sincerely

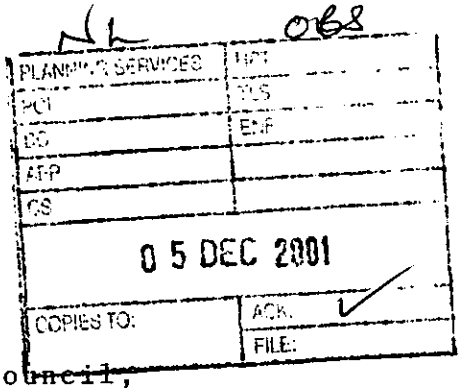
Michael Pursglove

C. C. Pursglove

Michael Pursglove

Catherine Pursglove

NL 068



11

41 Warren Rd.,
Woodley,
Reading,
RG5 3AR

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

4th December 2001

Dear Ms Lake,

APPLICATION 0/2001/5268
PROPOSED 40 DWELLINGS,WARREN RD. WOODLEY

After viewing the above proposal we consider this to be an over development of the land and most certainly not in keeping with the surrounding properties.

I think that Warren Road is not wide enough at 4.87 meters to take the extra volume of traffic that 40 dwellings will create.

Especially dangerous is the blind bend at the top of the road at the bridge where there are no pavements and extra traffic here can only add to this danger.

One of the biggest problems faced by all residents in Warren Road is the parking of vehicles by parents taking children to school at St. Doninics both in the morning and afternoon, this already causes problems at the junction of Wroxham Road/Warren Road and Western Ave./Warren Road. More traffic in Warren Road will only make the already congested situation at school times worse.

My last concern regarding future development is regarding the electricity and water supply. At present we often get power failures, possibly due to the overhead electricity supply. Also the water supply is often interupted and the pressure inconsistant.

Of the two applications that have been submitted for this site I prefer this one as against No.0/2001/4915.

Yours sincerely,

N. Flawn

NIGEL M. FLAWN

068
PLANNING SERVICES HDT
05 DEC 2001
COPIES TO:

Planning Dept.
P O Box 157
Shute End
Wokingham RG40 1WR

36 Warren Rd
Woodley
Reading
RG5 3AR
1st December 2001

Dear Miss Lake,

Ref. Planning application No. 0/2001/5268 on the site at West Warren, East Warren, the Garden Cottage off Warren Road, Woodley with a proposal of erection of 40 dwellings.

We strongly oppose this development on the following grounds:-

1. As far as we are aware this particular parcel of land is not in the Loddon Area Local Plan LH1 (A+B) and LBE 2, nor is it included in the Deposit draft of the local plan Policy. WH1.

2. The development constitutes back-land planning and would be against the wishes of the locality. This area is home to bats, foxes, badgers, munkjac deer, squirrels, slow worms, grass snakes, frogs & toads, plus a very large variety of bird & insect life. Loss of any further land in this little bit of countryside with all it's wild-life overspilling from the railway cutting, with it's mature trees (most of which have preservation orders on them) would indeed be a detrimental step and against Wokingham District Council's stated aim to "Protect and Improve the Local Environment".

Although there is an area, designated as public open space, because it is public the wildlife will be disturbed. There is also the question of who will be responsible for it's maintenance? The developers won,t be!

3. The strain on existing services will be a major factor.

a.Residents in parts of Warren Road are already experiencing fluctuations in the water supply.

b.Drainage is already suspect due to old pipework. To our knowledge, there are three systems in the area which will need to be taken into consideration and any relevant access or replacement will have to be negotiated.
As drawn access to the site is through no.16. There is an established sewer servicing three properties (36, 34 and Warren Cottage) which runs down through the front gardens of Warren Road to join up with the main sewer at the back of No.16.

c.Warren Road is a narrow road, very congested especially at the bottom when mums drop and collect their children from school and pre-school play group. It is reasonable to suppose that each dwelling will have at least two occupants each with a car a further 40 dwellings will swell the traffic considerably and make conditions intolerable and more importantly very dangerous.

4.a. The density of housing proposed is atypical of the area and is unacceptable.

b. The road layout lends itself to further expansion and were it to be passed we can expect plans for development on land at West Warren, Warren cottage (already in the hands of a developer), and on land at Wild Wood. It will be very difficult to turn these plans down if we let this one through.

c. We are also concerned about the social element of the plan. What does this mean? We are not happy!

5. The scheme for 40 dwellings is not in keeping with the character and quality of the environment as advised by SP Policy EN1. Whilst sweeteners are offered in the form of a public open space, social housing, and even provision for the disabled (no details given) we expect our planners not to be influenced by this and to reject this proposed development.

Yours sincerely,

Brian Frost

Morag E Frost

MR & MRS FROST

NL OBS

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9

32 Warren Road
Woodley
Reading
RG5 3AR
3rd December 2001

Case Officer
Att Nicola Lake
Wokingham District Council
P.O.Box 157,
Shute End
Wokingham
RG40 1WR

Re Plan No. 0/2001/5268

Dear Nicola

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

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

Having studied the plans, particulars and site specific circumstances, we raise **"strong objections"** to the outline proposal on the following grounds.

We have noticed an increase of traffic down Warren Road and often these drivers are speeding in addition to this we have a major problem with parking both in the mornings and afternoon whilst children are being dropped and collected from School.

With the application for 40 dwellings that could add up to a further 80 additional vehicles that would be driving up and down Warren Road This is of great concern not only from a noise level but also the distraction and disturbance it would cause to children playing in the neighbourhood.

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

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

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

Yours Sincerely

Mr R. Mehta

NL OBR

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8

22 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

Ms N. Lake
Development Control Officer
Wokingham District Council
Environment Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Monday, 03 December 2001

Dear Ms. Lake,

REF: PLANNING APPLICATION 0 / 2001 / 5268

We have been residents of the above address for the past 5 years. We chose this location due to the rural feel of the area and also because the existing properties have character. We feel that the proposed development of **40 dwellings** is not at all in keeping with the existing architectural characteristics of the surrounding properties.

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

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

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

Some examples include;

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

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

By building 40 additional dwellings with the access to these dwellings from Warren Road, it is fair to assume that there will be a significant increase in vehicular activity; this will obviously compound what is already a very dangerous situation in the roads by and around the school.

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

I further understand that at least some of the proposed dwellings are intended for 'social housing'. Currently we enjoy the relative solitude and security of our garden being bounded by two secure dwellings on either side and the land of Garden Cottage at the bottom; the connotations associated with some aspects of 'social housing' (e:g low income families, 'half-way houses', etc), fills us with extreme apprehension and is in no way in keeping with the rest of the residential properties in the area.

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

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

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

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

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

Yours sincerely,

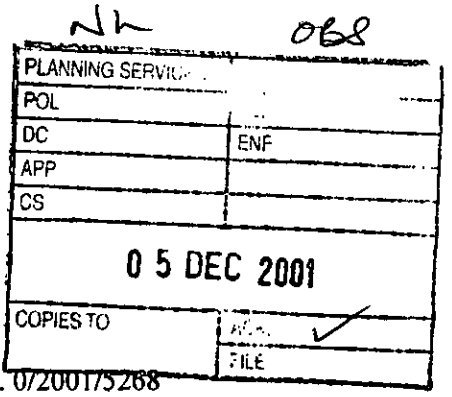
Andrew Moss and Olha Panas

December 3, 2003

CC Ann Keenan (Mrs.)
Community & Members' Services Officer
Woodley Town Council
Woodford Park
Haddon Drive
Woodley
Berkshire
RG5 4LY

7

NK 068



33 Warren Road
Woodley
Reading
Berkshire
RG5 3AR

3rd December 2001

Wokingham District Council

Ref: Planning Application No. 0/2001/5268

Dear Nicola Lake

I am writing on behalf of myself and my family to object to the above planning application. Having been residents of Warren Road for some 40 years we are absolutely horrified that a second application has now been put forward for this piece of land.
This is probably the only naturally beautiful part of Old Woodley remaining. We cannot allow this to be destroyed.
Our reasons for the objection are as follows:-

Destruction of wildlife habitat and the displacement of animals.

It is well known that the area surrounding Warren Road is an absolute haven for wildlife, especially Deer, Fox, Badgers and Bats. The last two I might add are protected species coming under the Wildlife Protection Act. Not to mention many species of birds and other flora and fauna.

If this application is given the go-ahead it would mean total destruction of habitat and the resulting loss would force these animals onto the roads and railways and into people's gardens not to mention causing unnecessary suffering.
I would like to suggest that the Council have an independent Wildlife survey carried out by one of the environmental groups such as English Nature.

Destruction of well established trees.

Many of the trees surrounding this area are in excess of one hundred years old and some, I believe, have protection orders on them. To destroy them, which I understand is planned, would take away the character of North Woodley completely. Has it been taken into consideration that the removal of any of these trees may have a detrimental effect to the surrounding railway embankment possibly causing subsidence onto the railway lines?

Access.

Access to the development from Warren Road would cause major congestion and will prove very dangerous indeed.
Warren Road is already used as a shortcut through from the A4 and the speed of the traffic is quite frightening (certainly not 30 mph). Added to this when the local school, St Dominics, in Western Avenue closes at 3 pm the road is littered on either side with parked cars.
I would like to suggest that an independent traffic survey be carried out at peak time at the junction of Warren Road and Western Avenue.

If all of the proposed properties had two cars each it would mean a further 80 vehicles trying to gain access and to leave by a small road which is unable to cope with such a volume of traffic.

To build such a number of dwellings in a small private road would not be in keeping with the surrounding area.

We urge you please to consider our objections and put a stop to this application before this beautiful area is turned into yet another concrete jungle and yet another part of Old Woodley is destroyed forever.

Yours Sincerely

J. A Potter M. Jn. Potter. C J Potter

Julie Potter J. W. Potter

NL 0882 6.

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29 NOV 2001

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MR P WRIGHT MRS D WRIGHT

Courtway
26 Warren Road
Woodley
Berkshire RG5 3AR
0118 9694278
depat@supanet.com

27 November 2001

Nicola Lake
Planning Services
Po Box 157
Shute End Wokingham
Berkshire
RG40 1WR

Re Planning Application 0/2001/5268

Dear Madam

I am writing on behalf of my wife and family and enclose a copy of my letter to you dated 26 October 2001. This letter related to planning application No 0/2001/4915.

Our concerns have not altered since this previous application was submitted to you, in fact they have increased. The traffic in this road will become evan more congested at school openning and closing times, this will see a potential increase in danger to both school children and local residents.

The demolition of a perfectly habitable house and the introduction of a mini roundabout seems somewhat illogical.

Please read the previous attached letter as the points raised have not altered and remain pertinent to this new proposal.

Yours sincerely,

Signature

CC Woodley Town Council

MR P WRIGHT MRS D WRIGHT

Courtway
26 Warren Road
Woodley
Berkshire RG5 3AR
0118 9694278
depat@supanet.com

26 October 2001

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

Re Planning Application No 0/2001/4915

Dear Madam

I am writing on behalf of my wife and family about the proposed development to the rear of our property in Warren Road. The erection of 39 dwellings will more than double the amount of cars in this tree lined road, this combined with the already chaotic traffic problems which we incur at school time, 8:30AM and around 3:30PM will at some point result in a major traffic accident

Whilst the "Highways and Byways" may see this as a minor inconvenience, the residents of this road and surrounding roads already see this as a major problem and one, which will get worse. We are all aware that this is the first of the plans and further developments are being proposed in what is left of the only "wooded" areas of Woodley.

39 units will result in 78 vehicles today, once approved a precedence could well be set for any future development and the number of vehicles could easily be double this. Clearly any increase in traffic will increase noise and pollution levels and with out doubt create a danger to children both living and going to school in this area.

A further consideration is that the only school, which is in walking distance of this proposed development, is catholic and operates a 10% non-catholic intake. Are the houses therefore to be sold to Catholics only? will people have to drive their children to schools further a field and add more traffic chaos to our already congested roads.

It is worth noting that Warren Road, and indeed the surrounding roads, comprise of detached houses with some semi detached houses. We have no flats at all and this proposal would appear to compromise the current housing styles within the area. This approach by the developer seems to follow the usual "scare" tactics, which we have already seen. This will result in several amended applications being submitted by the developer and several rejections at local level before finally getting Bristols approval.

If you refer back to application 97/66463/F, 98/67803/F,APP/X0360?A/98/00133. These applications and re-submitted aplications show that the developers will achieve their aims. It is worth noting that the above proposal for a single dwelling to the rear of number 32 by Millgate homes has not yet been built, why? The reason for this is that it gives them access to a greater area of land, and therefore more housing units. This would then result in yet more traffic entering and leaving a road which is no more than a country lane.

Please find attached a letter from Millgate Homes which clearly indicates their intentions. Letter dated 26 June 1998. Of interest is their comments "In fact our intention would be to develop the land for a much lower density, probably no more than 10 new houses".

As you can imagine this is a very worrying situation for us and we would appreciate you keeping us fully informed of any futher developments.

Yours sincerely,

Mr & Mrs P J Wright

App No NL 0188 11 Warren Rd
O/2001/5268 Woodley
RG5 3AF

W.D.C
P.O. Box 157
Nicola Lakin

27/11/01

Dear Sirs

This is sheer greed. There is no need for this land to be built on this is financial greed greed greed.

Where is the Dept of Environment. why are they not doing their job?

Warren Rd is a narrow road, we already suffer St Dom's school parking twice a day look at the pollution with the massive increase in traffic

These plans should be knocked dead on the head!

Yours faithfully

A. E. Humphreys

NL OBS

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29 NOV 2001	
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	FILE 27.11.01

4

97 Western Avenue,
Woodley,
Reading RG5 3BL
Berkshire
0118 [redacted]692281

M/s Nicola Lake
Development Control Officer.
Wokingham D.C.

Application No. O/2001/5268
Land at Lauren Cottage Wallen Rd. Woodley

Thank you for your letter of the 21st November. I seem to recall that that a similar application was made some years ago, and I do not believe the present one has any more justification, for the following reasons:-

1.) The approach road from the Back Road across the railway Bridge also a blind bend and there is no footpath. Few people use this at the present, comparatively speaking but any increase would be dangerous. Have you tried, for example, to walk across the adjoining Butt Hill/Pound Lane bridge?

2.) The other approach roads are fairly narrow, twisty, and in the case of Wokingham road, winding. Western Avenue is narrow and congested with parked cars at the western end, and in spite of constant overspeeding traffic on the eastern stretch, and the congestion at the other end, your council has taken no steps to limit its use. Any further increase in approach traffic would be even more dangerous.

Yours faithfully

J.H.Fogarty

(J.H.FOGARTY)

	HNT
	ELS
	ENF
30 NOV 2001	
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To NICOLA LAKE

From LIONEL CORPER

Subject PLANNING APPLICATION(S). 0/2001/5268

DATE 30TH NOV 2001

WITH REFERENCE TO THE ABOVE APPLICATION MY COMMENTS ARE AS FOLLOWS :—

(1) WHILST I AM NOT OPPOSED TO BUILDING ON THIS SITE I AM OF THE OPINION THE APPLICATION IS A PIECEMEAL APPLICATION AND SHOULD FAIL

(2) THE OTHER COMPONANT PARTS OF THE TOTAL SITE ARE AS FOLLOWS

(A) LAND TO THE REAR (EAST) OF 6 - 14 WARREN RD

(B) LAND TO THE REAR OF WARREN COTTAGE WARREN RD

(C) THE POTENTIAL SITE KNOWN AS WILLOWOOD WARREN RD

(3) ANY SUCCESSFUL APPLICATION SHOULD BE IN KEEPING WITH THE EXISTING WELL ESTABLISHED AREA COMPRISING OF DETACHED HOUSES WITH GARAGES AND LARGE SEMI-DETACHED HOUSES WITH GARAGES

(4) VEHICLE ACCESS SHOULD BE COMPATIBLE WITH THE EXISTING CIRCUMSTANCES

COND PAGE 2

AT THE MOMENT THERE IS A VERY BIG PROBLEM WITH THE ROADS SURROUNDING THE PROPOSED DEVELOPMENT (WARREN RD WESTERN RD) DURING SCHOOL TERM PERIODS, CAUSED BY TRAFFIC CREATED BY CARS WAITING, AND DELIVERING CHILDREN TO THE SCHOOL IN WESTERN RD

I PERSONNELY HAVE BEEN FORCED ONTO THE FOOTPATHS BY CARS BEING PARKED ON BOTH SIDES OF THESE 2 ROADS. THE PROPOSAL TO CREATE A CROSSROAD SITUATION (WARREN RD/WROXHAM RD IN AN ALREADY DANGEROUS SITUATION IS COUNTING DISASTER.

(5) THE DENSITY AND TYPE OF HOUSES IS NOT COMPATIBLE WITH THE EXISTING AREA.

(6) THE WATER SUPPLY IS ALREADY INADEQUATE DUE TO LACK OF PRESSURE. MY WATER HAS ON MANY-MANY OCCAISIONS FAILED AT THE TAPS AT PEAK PERIODS. (USUALLY 8.00 - 9.30 AM WHILST I AM SHOWERING!!

MR LIONEL CORPER
49. WARREN RD
WOODLEY
BERKS
RG5 3AR

NL 0BS

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DC	ENF
APP	
CS	

30 NOV 2001

COPIES TO:	ACK:
	FILE:

14 Warren Road,
Woodley,
Reading RG 5 3AP

Date: 28.11.01

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

Your ref; Nicola Lake 0/2001/5268

Dear Sir,

Planning Application No.0/2001/5268

I attach my, and my wife's, comments on the above Planning Application. Will you please circulate them in their entirety, without cuts, to each member of the District Council Planning Committee. Will you please confirm that this has been done, in writing.

Yours faithfully,

J.G.Tidmarsh

14 Warren Road,
Woodley,
Reading RG5 3AP

Date: 28.11.01

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

Your Ref: Nicola Lake, 0/2001/5268

Dear Sir,

Planning Application No. 0/2001/5268

We are devastated by the above application and are strongly opposed to the proposals it contains:

1. Our property would be turned into a corner house with a road running completely along one side of front garden, house and the whole length of the back garden. The same applies to No.18 Warren Road. This would fundamentally and adversely change the character of our home and living environment. It would also permanently reduce the value of our property.

   Developers Plan No.PL 01 indicates that the new roadway would run less than 5 metres from the outside wall of our house. Incidentally, they have not taken the trouble to check the site plans they have used - our house extends at the rear a further 4.5 metres back into the garden, an extension carried out over 25 years ago.

   Plan PL 01 shows a narrowing - presumably a ramped speed calming device, right outside our dining room window - 4.5 metres away to be precise. So we would have to put up with all cars braking/accelerating as they passed our house. A new roadway so close to existing houses would be intolerable.

2. Plan PL 01 gives indication of new trees alongside and close to our house. Very pretty, but no thank you - we don't want any more roots so close to our walls.

   Plan PL 01 also seems to be deficient in the area of our front garden wall, which is not as shown - it extends a little further towards the road. There is a large mature tree exactly in the corner of the garden close to the radius curb line round into the proposed new road. We do not see how this entry could be constructed without disturbing (at very least the roots to) this tree. This tree is not to be disturbed or damaged in any way, and we do not give permission for its removal.

cont'd.....

3. At present we enjoy the security, privacy and peace of a private back garden next to ours. This would be completely destroyed by replacing it with a public road. A continuous 7 ft. high (min.) brick wall would be necessary right along this boundary, which would be totally intrusive and basically change the environmental character of our back garden - and this wall would have to be built outside our present boundary line to protect existing trees/shrubs along our side of the boundary, and which are not to be disturbed in any way by property developers.

4. You will be aware that 23 houses in Warren Road and Western Avenue own an area of land behind their formal back gardens which butts up to the south eastern boundary of the proposed development. This area is owned in separately defined plots by the houses concerned but all of the houses, by covenant in their Deeds, have rights of access over the whole of this area. The area is currently totally bounded by private gardens and is thus secluded, and a totally safe protected place. It gives added security to the rear of all the houses concerned. The proposals of this Planning Application destroy that security and give public access to significant stretches of the boundary with land presently owned by East Warren and The Garden Cottage.

5. Construction of Town Houses, Apartments and 'Social Housing' on this site would be completely out of keeping with the style and character of properties in this part of Woodley. No information is given regarding height. Town Houses are usually 3 storeys high - again, not in keeping with buildings in this part of Woodley.

6. We deplore the proposed destruction of green areas and natural woodland in this area, which is also the home of much wild life. We note that the proposals include a 'public open space' on the excavated spoil from the railway cutting. For whom is this intended ? - for the 40 new homes, or for Woodley in general ? If the latter, this would mean even more traffic on Warren Road.

7. Blocks of garages and parking spaces adjacent to new houses 1 - 6 would bring noise and smells to the adjacent gardens in Warren Road. They would also provide a gathering point for children and young people along the borders of existing properties in Warren Road which are at present totally secure and secluded.

8. Plan PL 01 shows a stub roadway towards the eastern end of the site, between houses 21 and 32. For what purpose is this stub ? It points ominously towards the land referred to in section 4 above. Surveyors working under instruction from Carla Homes recently trespassed into this area without owners permission to undertake a survey. Furthermore they came armed with implements to damage property, which they proceeded to do by lopping various trees. despite questioning, Carla Homes have not disclosed the purpose of this survey.

cont'd.....

9. The proposals contain no mention of the effect of increased vehicular traffic generated by these 40 new homes:

   - At least twice every weekday Western Avenue and Warren Road become choked with parked cars as parents deliver/collect St.Dominic R.C.School children. These periods are short in duration but create a serious traffic hazard involving young children. The congestion in Warren Road stretches up beyond the proposed new road opening and overflows into Wroxham Rd. It is a situation that is progressively getting worse, and will continue to do so. Even now, every day, we have difficulty getting our car out of the drive at these times, if we have need to use it.

     At least the previous Planning Application (Millgate Homes) utilised an existing road access point further up Warren Road and away from the hot spot at the bottom of the road. Creation of a second access point - and at a place that would create a staggered crossroads in a very busy area - must surely be unacceptable.

   - The railway bridge further up Warren Road is extremely narrow and more suited to pedestrian than vehicular traffic. Beyond this point, and right up to the A4 junction, the road takes on the character of a country lane - extremely narrow, sharp bends, high banks either side and no footpath.

10. We already suffer from extremely low water pressure at our taps - a situation which has deteriorated in recent years, At certain times of day it is not possible to take water from a second tap if one is already in use. Garden hoses are almost useless most summer evenings. To impose a large new demand on an already overtaxed system would be unacceptable.

11. We note that surface water from the development would be dealt with by soakaway drainage. The fall of the land on which West/East Warren stands is towards the lower end of Warren Road / Western Avenue. What would be the effect of soakaway drainage on the existing properties in the area ? An existing drain runs the length of our garden, coming in from the East Warren land and linking into the Warren Road system adjacent to our house.

These proposals are even worse than the recent Millgate Homes application. There is something fundamentally wrong with this one - the developers walk away with a nice profit (with,presumably, compensation for East Warren/Garden Cottage/16 Warren Road); - at the expense of permanently damaging No's 14 & 18 Warren Road. That is of dubious morality.

We trust you will find the Carla Homes submission to be totally unsatisfactory and reject their Planning Application - in particular the proposed demolition of No.16 Warren Road and creation of a new road access at this point.

Yours faithfully,

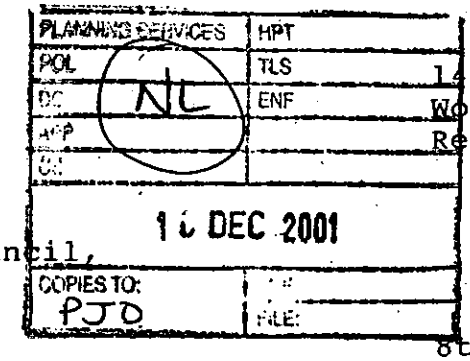
J.G.Tidmarsh

J.Tidmarsh

J.G.Tidmarsh

Mrs.J.Tidmarsh

TJW



14 Warren Road,
Woodley,
Reading RG5 3AP

For the personal attention of:

Cllr.D.Swindells,
Chairman,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham RG40 1WR

8th. December 2001

Copy to:

Ms.A.Cronin,
Head of Planning & Transportation,
Wokingham District Council.

Woodley Town Council,
Woodford Park,
Haddon Drive, Woodley

Dear Cllr.Swindells,

Land behind Warren Road / Western Avenue, Woodley
Planning Applications 0/2001/4915 and 0/2001/5268

I have already written to your Environmental Services Department opposing each of the above applications, but I write to you because there is a wider issue to be addressed.

I understand that in the determination of Planning Applications you consider each submission individually on its own merits, and also that you do not rank competing Applications.

In the above two cases, we do have competing Applications, and rumour has it that a third or even fourth Application may be expected. The vultures are thus gathering for a fresh attack on what is one of the last-remaining areas of unspoilt natural woodland in Woodley. It is therefore vitally important that Wokingham District Council, as the Planning Authority, must formulate a strategic plan for this area, viz. the land currently occupied by West and East Warren and the Garden Cottage - an area presently served by an existing private road off Warren Road.

I must make it clear that I will oppose any proposal to destroy this area by the construction of new housing. Being realistic, however, one must recognize that in due course a submission will probably be made that will gain Planning Consent and go forward. As residents, we - and as our elected representatives in local government, you - need to be sure that when that time comes, the best possible solution is adopted in the interests of Woodley as a whole, and the local residents in particular. Unless you, the Planning Authority, think strategically, there is a high possibility that this will not happen and piecemeal development will occur.

Cont'd.....

You will be well aware of the traffic problems at the bottom of Warren Road/Wroxham Road/Western Avenue area. It is inconceivable that you will agree to a new road being constructed into the middle of this mêlée (Planning Application 5268). Of course I oppose this Application - who wants a new road running within 4.5 metres of their living rooms, bedrooms and garden ? However, there are much deeper issues at stake. If this Application is approved, in due course further development will take place upon the land belonging to West Warren and surrounding area (not touched by Application 5268) which will then result in the existing access road to the West/East Warren area being developed, and there would then be <u>two</u> estate roads off Warren Road.

If Wokingham District Council intends to approve development of the West/East Warren area for housing - and I still earnestly hope this will never happen - it makes strategic sense to decide <u>now</u> where the road access onto Warren Road should be located. Creation of a staggered cross-roads at the Warren Road / Wroxham Road junction does not make any sense whatsoever, but development further up Warren Road might be less obnoxious (although those who live adjacent to it might not agree !). Surely two road access points would not be permitted ?

I do therefore urge you to think strategically in determining each of these Planning Applications and any others for any part of this land. It would be quite wrong to proceed on a case-by-case-in-isolation basis.

Yours sincerely,

J.G.Tidmarsh

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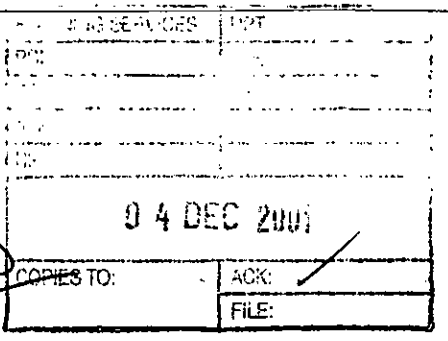
NL OBJ

Ian Jordan



OBJ

NL

From: WebComments@wokingham.gov.uk
Sent: 03 December 2001 20:53
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: 0/2001/5268
Correspondent_FullName: Kevin Buchta
Correspondent_StreetAddress: 79 Western Avenue
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG5 3BL
Correspondent_Telephone:
Correspondent_Email: kevinbuchta@hotmail.com

Comments:

79 Western Avenue.
Woodley
Reading
Berks
RG5 3BL.

3rd December 2001

Ref : Planning Application No. 0/2001/5268
Outline Planning application for 40 Dwellings.
Land at West Warren, East Warren and the Garden Cottage, Warren Road Woodley

For the Attention of Ms Nicola Lake.

Dear Madam.

I have the following objection regarding the application referenced above.

1. Flats and town houses are out of keeping with other properties in the area.
2. No idea of height is given on plans, but the inclusion of 2.5 or 3 storey town houses would be very intrusive as the land on the site is higher than the surrounding buildings in Warren Rd / Western Avenue.
3. The over development of this land will cause the loss of a "green lung" in an area which is already suffering from air pollution due to congestion giving rise to a high incidence of asthma and related conditions.
4. Over development will destroy the habitats of many species which use this woodland including bats, badgers, woodpeckers and deer.
5. The loss of mature trees in the wooded area is greatly deplored. Some mature oaks have already been felled prior to planning approval.
6. The designated "public open space" is actually a spoil bank from the Sonning Railway cutting. This is heavily wooded as part of the structure of the bank to prevent subsidence. It supports much wild life that would be disturbed by public access, or any tree felling. The other side of the spoil bank has a very steep drop down onto the railway line. This is not safe for children who would use the area to play in. It would be a temptation for children to trespass on the railway line.

Traffic.

- There is no traffic survey included in the plans.

- This development could give rise to an extra 80 vehicles (2 per house) using Warren Road, and then into an already overcrowded road network.

- Traffic would have difficulty in exiting to the A4 to the north of Warren road over a narrow railway bridge and lane with restrictive views. A left turn onto the A4 towards Reading is very difficult at rush hour. A right turn towards Maidenhead is highly dangerous and almost impossible.

- The alternative exit route is down Warren Road onto Western Avenue. There is congestion caused by residential parking in Western Avenue. This is also frequently gridlocked with school traffic which parks in Warren Road, Wroxham road and Western Avenue. This problem is so severe that vehicles regularly mount the pavement to pass each other, and residents have difficulty leaving or entering their homes via vehicles at these times.

- A cross roads is being created at the junction of Warren Road and Wroxham road where there is already congestion due to parking.

- The entrance to the housing estate between No 14 and No 18 Warren road is too narrow to give a safe two way access road. It also impinges on the privacy of these homes. Heavy construction traffic would use this access during the development and other heavy vehicles such as refuse collection and delivery vehicles after development was completed. This is not safe or acceptable for an entrance of this size.

Yours Sincerely.

Clare Buchta

Kevin Buchta.

19.

NL 068

Ian Jordan

PLANNING SERVICES | [illegible]
PD | [illegible]
DC | ENF
04 DEC 2001
COPIES TO: | ACK ✓ | FILE

From: WebComments@wokingham.gov.uk
Sent: 03 December 2001 10:26
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

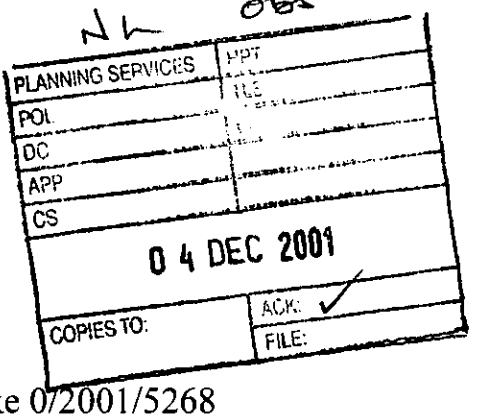
NatureofEmail: Object
ApplicationNumber: O/2001/5268
Correspondent_FullName: Martin Kostial
Correspondent_StreetAddress: 4 Warren Road
Correspondent_Address2: Woodley
Correspondent_Town: Reading
Correspondent_County:
Correspondent_PostCode: RG5 3AP
Correspondent_Telephone: 0118 9246066
Correspondent_Email: martin_kostial@yahoo.com

Comments:

I have objections aginst this application because of:
1. The Warren road is not suitable for the traffic that the new housing would incure.
2. The proposed area is a havitat of various animals including foxes and deers. This would be destroyed by the development and the animals would be extinct and presumably killed.

18

NL 068



87 Western Avenue
Woodley
Reading
RG5 3BL

27th Nov 2001

Ref Nicola Lake 0/2001/5268

Dear Ms Lake

Outline planning application for the proposed erection of 40 dwellings –demolition of The Garden Cottage and 16 Warren Rd.

Further to your letter of 26th November 2001 concerning the above outline planning application, I am writing to express my concern and ask you to take the following comments into consideration, **before a decision is made by the planning committee.**

From a viewing of the plans there are too many properties planned for the size of the area and to build Social houses would lower the standed and value of adjoining properties. The density of any proposed development should be more in keeping with the present buildings in this area.

Throughout the year we have a problem with the water pressure. This becomes more severe in the summer months and sometimes it is difficult to make a pressure shower work. The increase in population produced by these proposed properties will demand further water usage and will increase this problem.

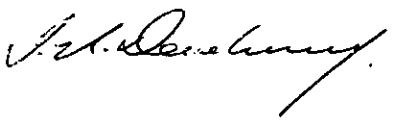
Much of Western Avenue and Warren Road become blocked during school pickup and drop off times due to the additional parked traffic and the same is true of popular church services. The addition of 40 new residences with a potential of 80 more cars could only serve to worsen an already increasing problem. Leading to frustration, social stress and the danger to school children. The school is constantly looking for ways of reducing the traffic for the safety of the children.

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

The security of our garden and property are not an issue currently, as there are no roads leading to the ends of our gardens. There has been no need to secure the rear area of our properties by wall or any other means. It is **essential** any development includes a well constructed 6ft high wall so that current residents may continue to enjoy their own gardens without fear of intruders entering uninvited.

To the south east of the proposed development is not an open area of common land. This area has a covenant that allows access as a play area for children of number 14 Warren Road through, to 2 Warren Road (even numbers only) and 59 Western Avenue through to 87 Western Avenue (odd numbers only). It is **not** common land and is in fact owned by each of the above-mentioned houses as recognised by HM Land Registry and as shown on individual Land Certificates.
Any proposed development must therefore ensure the continued safety of the children of the 22 entitled houses. As such a small boundary marker such as a wooden fence or of planting trees would provide inadequate protection for these children against strangers coming onto this land.

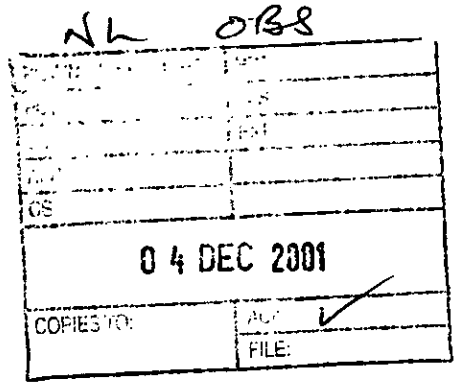
Yours Sincerely



Ivor N Dewsbury

NL 0888

17



Mrs. Ann Brown
73 Western Avenue
Woodley
Reading
Berkshire
RG5 3BL

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

November 29, 2001

Your Ref: Nicola Lake 0/2001/5268

Dear Ms Lake

Outline planning application for the proposed erection of 40 dwellings on land at The Garden Cottage, and 16 Warren Road, Woodley, Reading

Further to your letter of 21 November 2001 concerning the above outline planning application, I write to express my concern and ask you to take the following comments into consideration, **before the planning committee makes a decision**.
I am emphasizing the points I highlighted against the previous planning application 0/2001/4915. Theses plans are even more objectionable by increasing the number of dwellings and including social housing too. This is completely out of character with the existing dwellings in the area.

1. Design, Appearance and Layout

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

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

2. Highway Safety

   a) There is presently a heavy congestion problem due to the school and church on Western Avenue. Much of Western Avenue and Warren Road become blocked during school pickup and drop off times due to the additional parked traffic and the same is true of popular church services. The addition of 40 new residences with a potential 80 more

cars could only serve to aggravate already a very annoying problem leading to frustration and social stress.

3. Residential amenity

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

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

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

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

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

      2) The plan number 0/2001/5268 includes the demolition of 16 Warren Road. This is to be the proposed entrance for the development. This house is part of an attractive estate of similar styled houses, which will be a great shame to demolish. By building a road to at this point it will spoil the current peace enjoyed by the neighbouring houses and the people living opposite the proposed entrance. This is also adjacent to the covenanted land that is owned by dwellings 2 Warren Rd through to 14 (even numbers) only and 59 Western Ave. through to 87 (odd numbers). This currently enjoys a unique setting, where the children of the 23 houses can play without the worry of strangers entering the area. It would be almost a criminal act if this security were endangered.

5. General Conduct of Developers

   a) Recently two members of Ground Surveys Ltd were found conducting a land survey in my garden and also in my neighbours' gardens. They

were on my property unbidden but believed they had permission from the owners since they were advised this was the case by their client, Cala Homes. I have received a letter of apology from Ground Surveys Ltd and accept that their client misled them. I would however like you to take into consideration the unscrupulous nature of the developers intending to work in this area when considering their plans. Please would you also advise me on my legal rights should they intrude upon my property in future. Now they are submitting plans I strongly object, to any planning permission being given to these developers.

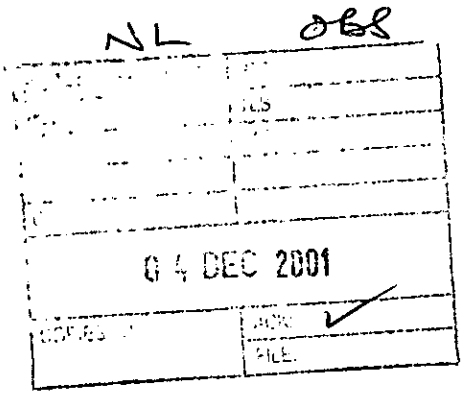
My recommendations for this site would be for a development specially planned for retirement people, a low level development of bungalows, with some sort of support. Please consider, Mrs May donated the site to charities. Mr & Mrs May who lived at the garden cottage really wanted the site to be retained as an area for a beautiful natural habitation. What an enormous sin will be caused by over development of this area, mainly by financial greed.

Yours sincerely

Ann Brown

Copy to:

Woodley Town Council - Community & Members' Services Officer



Mrs. D Walford
75 Western Avenue
Woodley
Reading
Berkshire
RG5 3BL

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

November 29, 2001

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cars could only serve to aggravate already a very annoying problem leading to frustration and social stress.

3. Residential amenity

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

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

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

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

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Yours sincerely

D. K. Walford

Mrs. D Walford

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

NL OBB 13

RTV
VIDEO ASSIST

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

PLANNING SERV
POL
DC
AP
CS
COPIES TO

November 28, 2001

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

REF: 0/2001/5268

Dear, Sirs
I am writing with reference to the application for development ref number 0/2001/5268. I object strongly to this development firstly due to the extra traffic that would be generated by 40 additional dwellings and secondly because creating an access road for the new dwellings will effectively form a crossroad junction.
Warren road is already very busy at 8.30 am and 3.30 pm on school; days. Driving,parking,and crossing the road around these hours is already quite hazardous, without introducing extra traffic.
I would also like to bring to your attention that parking for school children does consistently cause problems for residents of warren road, parking close to driveways can make it difficult to get in and out of private drives, and does obstruct vision up and down the road, On occasion drives have been completely obstructed.

Ross Taggart - RT Video

R. Taggart (Mr).
D.A. Taggart (MRS)

NL 088

14

PLANNING SERVICES	HPT
POL	TLS

03 DEC 2001

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	FILE

Ms. Nicola Lake
Planning Officer
Shute End
Wokingham
RG 40 1WR

31a Warren Road
Woodley
Reading
RG5 3AR

16-10-01

Dear Madam

Re:- Application 0/2001/5268

I would like to object to the above Application on the following grounds.

a) The massive upheaval required to the immediate area to upgrade the infrastructure needed to support a development of this size.
   - i) Water, the supply in this road at the moment is hardly sufficient to supply the everyday needs of its present residents.
   - ii) Gas, the present supply is by a Victorian cast iron main, which cracks and leaks every time there is any heavy traffic activity in the road. E.g lorries delivering building materials and removing skips
   - iii) Electricity, area supplied by overhead mains, sizes of which have been worked out for load for the present houses. At area of entry overheads cross Wroxham Road how many times are we going to lose our supply?
   - iv) Drainage, west side of road (development side) beset by flow problems, requires Dyno-rod attention every other year.
   - v) Warren Road bridge, narrow no footpath, it is an unnerving experience to be crossing the bridge when even the smallest car crosses, apart from the width the bridge sways and shakes, this bridge is used by many people including mothers taking children to school in Western Avenue.

To upgrade these to the standard required to support this development would take months if the Supply authorities can be persuaded to work jointly??

b) Road, narrow, the proposed entrance opposite the Wroxham Road junction comes right in the centre of the St Dominic's school "Parking area" causing more mayhem. Also, traffic survey, which has been completed, must have been carried out at half term. Ask the Police regarding chaos at school start and finish times. Adding the possibility of that many "school runs" doesn't bear thinking about.

c) Wildlife, area rich in wildlife, deer, badgers, foxes, woodpeckers, owls, bats it would be a great shame to lose those and the woodland nature of that area.

d) Density and type of property, area more suited to detached houses which would preserve more of the trees in the area. A development of 40 would create on a conservative estimate 80 extra cars, which would add to (b). This development puts more houses on less land than application 0/2001/4915.

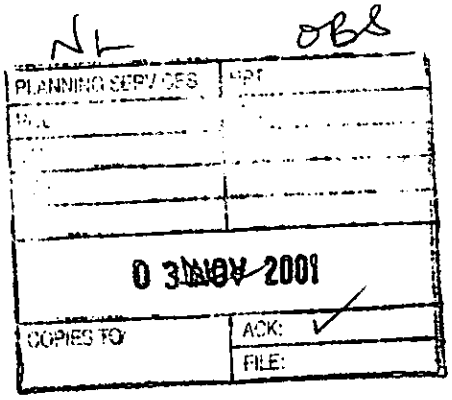
I would like these objections to be put before the planning committee in conjunction with the, I am sure many, objections of the local neighbours.

Yours faithfully

Michael Boyle

NL OBJ

15



Your Ref. Nicola Lake
0/2001/5268

66 Western Avenue,
Woodley RG5 3BH
30-11-2001.

Dear Madam,

Application Number:- 0/2001/5268

Thank your for your letter dated 21st. November 2001. In reply we would like to voice our objections to the application for the developement of 40 dwellings.

Having already stated our concerns in our letter to you regarding the 39 dwellings outlined on application number 0/2001/4915 we sent to you on 16th. October 2001, we find ourselves faced with having to object to yet another application from a different builder !

So, again, we must put our prime concerns to you being the already overstretched doctor's surgeries, the huge traffic congestion in the vicinity of St. Dominic Savio School both along Western Avenue and the junction of Warren Road/Western Avenue, mentioning again the HGV Alternative Route along Western Avenue due to the Pound Lane bridge weight restriction. We seriously worry for the safety of the children of St. Dominic's due to the extra traffic generated by this developement.

We also feel we should again voice our concerns about the main sewage system within our locale, as from experience, we know the sewer floods. This, together with the poor water pressure experienced by the residents of the Wroxham Road/Warren Road area, we just honestly feel the infrastructure in its present form is inadequate.

Yours faithfully,

Mr John and Mrs. Julia Mary Carvell.

NL OBS

APP
03
05 DEC 2001
COPIES TO:
ACK:
FILE:

79 Western Avenue.
Woodley
Reading
Berks
RG5 3BL.

3rd December 2001

Ref : Planning Application No. 0/2001/5268
Outline Planning application for 40 Dwellings.
Land at West Warren, East Warren and the Garden Cottage, Warren Road Woodley

For the Attention of Ms Nicola Lake.

Dear Madam.

I have the following objection regarding the application referenced above.

1. Flats and town houses are out of keeping with other properties in the area.
2. No idea of height is given on plans, but the inclusion of 2.5 or 3 storey town houses would be very intrusive as the land on the site is higher than the surrounding buildings in Warren Rd / Western Avenue.
3. The over development of this land will cause the loss of a "green lung" in an area which is already suffering from air pollution due to congestion giving rise to a high incidence of asthma and related conditions.
4. Over development will destroy the habitats of many species which use this woodland including bats, badgers, woodpeckers and deer.
5. The loss of mature trees in the wooded area is greatly deplored. Some mature oaks have already been felled prior to planning approval.
6. The designated "public open space" is actually a spoil bank from the Sonning Railway cutting. This is heavily wooded as part of the structure of the bank to prevent subsidence. It supports much wild life that would be disturbed by public access, or any tree felling. The other side of the spoil bank has a very steep drop down onto the railway line. This is not safe for children who would use the area to play in. It would be a temptation for children to trespass on the railway line.

Traffic.

- There is no traffic survey included in the plans.
- This development could give rise to an extra 80 vehicles (2 per house) using Warren Road, and then into an already overcrowded road network.
- Traffic would have difficulty in exiting to the A4 to the north of Warren road over a narrow railway bridge and lane with restrictive views. A left turn onto the A4 towards Reading is very difficult at rush hour. A right turn towards Maidenhead is highly dangerous and almost impossible.
- The alternative exit route is down Warren Road onto Western Avenue. There is congestion caused by residential parking in Western Avenue. This is also frequently gridlocked with school traffic which parks in Warren Road, Wroxham road and Western Avenue. This problem is so severe that vehicles regularly mount the pavement to pass each other, and residents have difficulty leaving or entering their homes via vehicles at these times.
- A cross roads is being created at the junction of Warren Road and Wroxham road where there is already congestion due to parking.

- The entrance to the housing estate between No 14 and No 18 Warren road is too narrow to give a safe two way access road. It also impinges on the privacy of these homes. Heavy construction traffic would use this access during the development and other heavy vehicles such as refuse collection and delivery vehicles after development was completed. This is not safe or acceptable for an entrance of this size.

Yours Sincerely.

Clare Buchta

Kevin Buchta.

Nicola Lake

Tel: 0118 974 6315 (Direct Line)
Fax: 0118 974 6313
Email: karen.satterford@wokingham.gov.uk
Date: 7th January 2002
My ref: KS/pb/DesJan/petition

PLANNING SERVICES	HPT 51633
POL	TLS
DC dh	ENF
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CS	
09 JAN 2002	
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	FILE:

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs J M Carvell
66 Western Avenue
Woodley
Reading RG5 3BH

Dear Mrs Carvell and Mrs Fleming

PETITION REGARDING PA 02001/4915 AND 0/2001/5268

Councillor Jack Earnshaw has passed to me your letter to him of 19th December 2001, with attached petition, concerning the above planning applications. He has asked me to reply to you on his behalf.

I confirm that I have forwarded your letter, and attachments, to the Case Officer in Development Control dealing with this issue, with a request that comments contained in the petition be included in her considerations and recommendations in this case.

Yours sincerely,

Karen Satterford
Director of Environmental Services

cc: Cllr J Earnshaw, WDC

- Copy

118 Signatures

Ack. on Jan 6's email + above letter passed to DC case officer.

J.M.Carvell
66 Western Avenue
Woodley
Reading
RG5 3BH

Councillor J. Earnshaw
Portfolio Holder
Planning and Transportation
Wokingham District Council
Shute End
Wokingham
RG40 1WR

19th. December 2001

Dear Councillor Earnshaw,

Land behind Warren Road/Western Avenue Woodley
Planning Applications 0/2001/4915 and 0/2001/5268

I enclose a petition against the above two planning applications. It has been signed by over 100 residents who live in Warren Road, Western Avenue, Wroxham Road, Ryecroft Close and Selcourt Close, and who will be directly affected by these proposals. We are against the wholesale destruction of the natural environment in this area by the infill-building of new houses.

The type and number of houses is inappropriate to this area, and the consequential additional traffic into Warren Road/Western Avenue is not acceptable. This traffic would only add to the school and church traffic already causing great congestion daily.

I am sure you will agree that the majority views of the residents living in the immediate vicinity of the proposed development cannot lightly be ignored. Will you please ensure that this petition is tabled at the meetings of the Planning Committee called to consider these applications.

Thanking you.

Yours sincerely,

J.A Fleming

(Mrs) J.M.Carvell.
(Mrs) J. Fleming

For the residents.

116 sigs

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
PAULINE VALSLER	47, WARREN RD	P Valsler
[illegible]	47 Warren Rd.	D. VALSLER.
DEBBIE WRIGHT	26 WARREN RD	Deb Wright
PATRICK WRIGHT	26 WARREN RD	
Nick Hollis.	24 Warren Rd.	N.G. Hollis.
Anne Emberson	15 WARREN RD	Anne Emberson.
TERRY EMBERSON	15 WARREN RD	
John Emberson	15 Warren RD	John Emberson
[illegible] Bartlett	25 Warren Road.	M Bartlett
[illegible] Bartlett	25 WARREN ROAD.	PETER BARTLETT
JOANNA FARRINGTON	37 WARREN RD	Joanna E. Farrington.
NISHAN DE SILVA	37 WARREN ROAD	Nishan de Silva

(12)

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
R. Gulliver	1 Warren Road	R Gulliver
J. Miller	17 WARREN ROAD	J. Miller.
C.A. BROWNELL	19 WARREN ROAD	C A Brownell
R. Scrivener	21 Warren Road	R Scrivener
A.M. CALLAN	23, Warren Road	A.M. Callan
J.R. Callan	23 Warren Road	J.R. Callan
S HAIGS	27 WARREN ROAD	[illegible]
MRS. S.M. MURRAY	29A WARREN ROAD	S.M. Murray
MR P. MURRAY	29A WARREN ROAD	P. Murray
M J Wilkie	31 Warren Road	[illegible]
MRS Y WILKIE	31 Warren Road	Y Wilkie
D. M BIRCHfield	35 Warren Road	D.M. Birchfield
C. G. Birchfield	35 Warren Road	C.G. Birchfield
R D Birchfield	35 Warren Road	R D Birchfield
M. NICKLESS	137 MEADOW WAY	Mark Nickless
H.M. BIRCHFIELD	35 Warren Road	H.M. Birchfield
L. FLAWN	41 WARREN ROAD	L. Flawn. 14
M. F. HEWITT	43, WARREN RD	M.F. Hewitt

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
H.J. DAVIS	11, RYECROFT CLOSE	
J.M. MURRAY	12 RYECROFT CLOSE	
C PATIENT	14 RYECROFT CLOSE	
T. CORVELL	66 WESTERN AVE	
R.T. MOXON	95 WESTERN AVE	
M.L FRY	91 WESTERN AVE	
M. Brock	PARK FLATS 1 WESTERN AVE	
M. Knox..	85 Western Ave	M. Knox.
R. KNOX	85 Western Ave	
P.R. BURTON	69, WESTERN AVENUE	
M.H WRIGHT	76, WESTERN AVE	
TOM MAHONE	74 WESTERN AVE WOODLEY	
J.W. POTTER	33 Warren Road	
M.M. POTTER.	33, WARREN ROAD,	
C.J. POTTER	33. WARREN ROAD.	
M BOYLE	31A WARREN ROAD	
R.A. Boyle	31A, Warren Road	
J.A FLEMING	33, Warren Road	

PETITION: 7.12.01

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS (O/2001/4915) THEN 40 DWELLINGS (O/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

C. BROWN	41 WROXHAM ROAD	C Brown
J. A SMITH	39 WROXHAM RD	J A Smith
S A Tansit	39 Wroxham Rd	J TANSLEY
P Allen	35 Wroxham Rd	P. J. ALLEN
C Kendall	31 WROXHAM RD,	C Kendall
B. Kendall	" " "	B Kendall
A. Fielding	21 Wroxham Rd	A Fielding
	22 WROXHAM ROAD	C [illegible]
BUTT	24 WROXHAM RD	R Butt
Greaves	26 Wroxham Rd	J. Greaves
A M Peckett	28, WROXHAM RD	A M Peckett
MR BISS	30 WROXHAM RD	G. Biss
MRS. G. REES	36 WROXHAM RD	G. Rees
MRS. MACBAIN	24 WROXHAM ROAD	K MacBain
S A Lucy	25 Wroxham Rd	S A Lucy
June Harding	29 Wroxham Rd	June Harding
Gill Baines	33 Wroxham Rd	
George Farmer	33 Wroxham Rd	G Farmer

PETITION:- 7-12-2001

WE, THE UNDERSIGNED, STRONGLY OPPOSE THE APPLICATIONS MADE TO ERECT 39 DWELLINGS(0/2001/4915)THEN 40 DWELLINGS(0/2001/5268) AS A RESIDENTIAL DEVELOPEMENT IN WARREN ROAD, WOODLEY, BERKSHIRE.

NAME	ADDRESS	SIGNATURE
Maureen Sangster	2 Warren Rd Woodley	M Sangster
Eric Sangster	2 Warren Rd Woodley	E Sangster.
R W LEWIS	61 WESTERN AVE. RG5 3BL	
Elizabeth Carney	57, Western Ave RG5 3BL	E H Carney.
E.A. BATES	3 Ryecroft Close RG5 3BP	E. A. Bates
S Pugh	4 Ryecroft	S. D. Pugh
S. Teagle	5 Ryecroft Close	S. Teagle
R.G. TEAGLE	5 " "	R G Teagle
J. KOSTIAL	4. WARREN ROAD	Kostial
J. R. Jeffery	6 Warren Rd.	
Ann Siddell	8 Warren Rd	Ann Siddell
H H Perkins	10 Warren Road	H H Perkins
M Turgoose	12 Warren Road	M Turgoose
R M Doggett	18 WARREN RD	
P. McGEACHAN	28, WARREN RD	
T. McGeachan	28, Warren Rd	T McGeachan
M Broome	30 Warren Road	M Broome
K MEHTA	32 Warren Road	K Mehta
N GRAHAM	34 WARREN ROAD	

PETITION:- 7-12-2001

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NAME	ADDRESS	SIGNATURE
P. J. Prior	The Vine, Western Avenue	
R. Hogg.	Caladh, Western Avenue.	Rachel Hogg
[illegible]	87 WESTERN AVE	
J. LUPTON	77 WESTERN AV.,	
[illegible]	73 Western Ave.	
M. LUPTON	77 WESTERN AV.	
J SWANBOROUGH	67 WESTERN AVE	
MRS J. JACKSON	70 western Ave	J. Jackson
MR C. JACKSON	70 WESTERN AVE	C. B. Jackson
MR S. CAIRNEY	57 WESTERN AVE	
MR KEVIN BUCHTA	79 WESTERN AV.	
MRS. D. POPAT	EDGEFIELD, WESTERN AVE.	
MRS. P. POPAT	EDGEFIELD, WESTERN AVE	
MIKE EVANS	"CANFORD" WESTERN AVENUE	
CAROLE EVANS	Canford Western Av. Woodley	C Evans
HELEN MOLE	68. Western Av. Woodley	Helen Mole
M MOLE	68. Western Av. Woodley	

PETITION:- 7-12-2001

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NAME	ADDRESS	SIGNATURE
M FROST	36 Warren Rd Woodley	M Frost.
J.G. Tidmarsh	14 Warren Rd., Woodley	J G Tidmarsh
J Tidmarsh.	14 Warren Rd. Woodley	J. Tidmarsh.
L & J Scott	5 Warren Rd Woodley	L Scott
D Humphreys	11. Warren Road, Woodley	D Humphreys.
A C Hughes	" "	A C Hughes
D Gorton	51 Western Avenue	
J O'Connor	49 Western Avenue.	J O'Connor
T. Wilson	3, Warren Road	
M E. Gregorio	9 WARREN ROAD	M E. Gregorio
R. TAGGART.	7 WARREN ROAD. WOODLEY	R. Taggart.
K. SMYTH	60 WESTERN AVE WOODLEY	K. Smyth
	66 WESTERN AVENUE W.	J. CARUEL