SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181
(SYSTEMS LTD

APPLICATION NO:
F/2002/6101

LOCATION:
Ravenswood Village Nine Mile Ride, Crowthorne.

96

APPLICANT:
The Riding For The Disabled Centre C/O D J Wood

PROPOSAL:
Proposed construction of outdoor menage for use of disabled riders.

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Angela Odell**

APPROVED

52

D4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Riding For The Disabled Centre
C/O D J Wood
129
Reigate Road
Ewell, Epsom
Surrey
KT17 3DE

Application Number: F/2002/6101

Parish: **WOKINGHAM WITHOUT**

Location: **Ravenswood Village, Nine Mile Ride, , Crowthorne.**

Proposal: **Proposed construction of outdoor menage for use of disabled riders.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All materials to be used in the proposed development shall be as stated on the application form and revised drawings.

Condition
3. The menage hereby approved shall not be used for competitions or events.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. No external lighting shall be installed on the site.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised drawing number 2125 submitted to the Local Planning Authority on 19 September 2002 showing alterations to proposed development and does not approve the proposals as originally submitted:

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C2 and EN7.
South East Area Local Plan Policies STV2 and SBE18.
Deposit Draft Wokingham District Local Plan Policies WCC1, WLL7 and WHE9.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/10/2002

Application No: F/2002/6101 AO

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

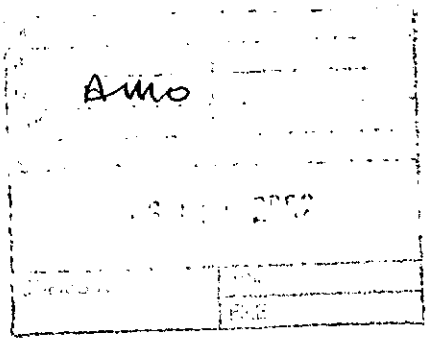
6101

ENVIRONMENT AGENCY

Our Ref : SP/2002/005491-4/1
Your Ref : F/2002/6101

Date : 11 October 2002

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



Dear Sir/Madam

REVISED PLANS - OUTDOOR MENAGE FOR USE OF DISABLED RIDERS RAVENSWOOD VILLAGE, NINE MILE RIDE, CROWTHORNE, BERKS

Thank you for your letter dated 24 September 2002, received on 25 September 2002. Please quote the following reference in any correspondence: SU86SW/23/2.

The Environment Agency has no further comment to add to those made in our letter of 18 April 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.

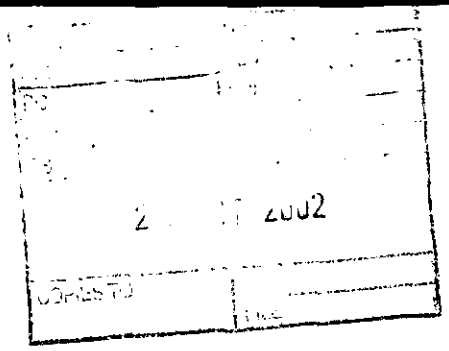
Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Mr David J. Wood Agriquestrian Consultants

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

6101



Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 25 October 2002
My ref. EMD/F/2002/6101/62579
Your ref.

Mr David Wood
Agriquestrian Consultants
129 Reigate Road
EPSOM
Surrey, KT17 3DE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Jones

RE: RIDING FOR THE DISABLED, RAVENSWOOD VILLAGE
PLANNING APPLICATION NO. F/2002/6101

Thank you for your letter dated 23 October, which was received today.

Catherine Brimble made the attached comment before she went on maternity leave, and I have forwarded your letter to Angela Odell, the Case Officer, for her attention.

Neil Etherington, the Senior Arboricultural Officer, is puzzled by your reference to unacknowledged telephone calls, as he does not recall receiving any messages. Nor does he have a personal 'mailbox' system. The team has been using an answering machine in the afternoons for a month or so, and although we have been systematically listening to all the recordings, it is possible we may have missed the requirement for a response. Our fax number is 0118 974 6490.

If you have any queries please contact me on the above number.

Yours sincerely

WD

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

Enc.
Copy: Angela Odell

62579

AGRIQUESTRIAN
consultants
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS
129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080
E.Mail: Davidj.Agriquestrian@Virgin.Net

25 OCT 2002

FACSIMILE TRANSMISSION. **23rd October 2002.**

To:- **Attn: Neil Etherington.**
Landscape Officer.
Fax. No: 0118. 9746313.

From:- **David J. Wood.**
Agriquestrian Consultants.
Fax. No. 020. 8393. 0516.

Re:- **Riding for the Disabled, Ravenswood Village.**
Proposed manege.
Application No F/2002/6101.

I refer to the above planning application which received a planning consent on 3rd October 2002., subject to certain conditions.

Condition No.4., of the consent relates to a proposed landscaping scheme, details of which require approval by the LPA before work may commence.

The landscaping details in fact formed part of the submitted application and were included at the suggestion of your colleague, Mrs Catherine Grimble.

The nearest existing trees and hedgerows to the proposed development are at least 9.000 metres from the South West corner. There is no intention to remove any trees adjacent to the site on the South West and West of the site.

I have made two attempts, by telephone, to make contact with you and have left messages on your personal 'mailbox' system and to which I have not had a reply or acknowledgement.

The construction window for this facility is rapidly running out since the water table can be very high in the Winter months and may make construction impossible unless work is started within the next fortnight.

I would be obliged if you would give this matter your kind and early attention since this facility is urgently required by the Riding for the Disabled Centre

If there is any further information you require or would like to arrange for a site meeting please do contact me at my Epsom Offices.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 14 October 2002

Location:	Ravenswood Village, Nine Mile Ride, Wokingham Without
Proposal:	Proposed construction of outdoor menage for use of disabled riders.
Application Number:	F/2002/6101

In response to your consultation dated 24 September 2002 for the above application, the landscape comments are as follows:

The revised plans now seem to satisfy the planning requirements.

CB

Catherine Brimble
Landscape Architect

David Wood
020 8939 0516

6101

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 28 October 2002
My ref. EMD/F/2002/6101/62579
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr David Wood
Agriquestrian Consultants
129 Reigate Road
EPSOM
Surrey, KT17 3DE

Dear Mr Wood,

RE: RIDING FOR THE DISABLED, RAVENSWOOD VILLAGE
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If you have any queries, please contact me on the above number.

Yours sincerely

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

Enc.

Angela

This is another copy of this letter. This time addressed to the correct person!

Alison
28/10

62579

AGRIQUESTRIAN consultants

AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS

129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080
E.Mail: Davidj.Agriquestrian@Virgin.Net

25 OCT 2002
COPIES TO

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Landscape Officer.
Fax. No: 0118. 9746313.

From:- **David J. Wood.**
Agriquestrian Consultants.
Fax. No. 020. 8393. 0516.

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Angela Odell

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DATE: 14 October 2002

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Application Number:	F/2002/6101

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The revised plans now seem to satisfy the planning requirements.

Catherine Brimble

Catherine Brimble
Landscape Architect

6101

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date September 2, 2002
My ref. HS/PP/F/2002/6101

Mr Edward Teeger
Head of Property
Norwood Ravenswood
Broadway House
80-82 Broadway
Stanmore
Middlesex HA7 4HB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Teeger

PROPOSED MANEGE: RAVENSWOOD VILLAGE

Thank you for meeting us on site on 23 July to resolve the queries we have with this submission.

We left the site thinking that you were to instruct Mr Wood, your Agriquestrian consultant, to amend drawing number 2125 to incorporate the agreed points discussed.

I enclose extracts from the plan to confirm these points and hope you will be able to get copies of the revised plan to Mrs Odell as soon as possible as she is keen to determine the application.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Enclosure: Extracts from the plan.

cc: Mrs A Odell - Development Control.

6101

Memo

To: Angela Odell

From: Conrad Moore

Date: 24/09/02

Re: **Policy Comments upon F/2002/6101**

Additional Information and Plans for a construction of outdoor menage for use by disabled riders at Ravenswood Village, Nine Mile Ride, Pinewood.

Conclusion

The Riding for the Disabled facility provision is a laudable benefit that should be supported at Ravenswood Village. I have no additional policy observations on the information supplied.

The concerns of Catherine and Harold on the need to conserve the cultural heritage and natural resources of this landscape (safeguarding those identified as being of special interest or of national and international importance) should be met.

Potential urbanising effects such as intensive vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, should be guarded against. Subject to these matters, and a private commercial use being avoided, there is not a policy objection.

Conrad Moore
Policy and Plans Team.

WORK SHEET FOR : Angela Odell

Application Number : F/2002/6101

Applicant : The Riding For The Disabled Centre C/O D J Wood.

Location : Ravenswood Village, Nine Mile Ride, , Crowthorne.

Proposal : Proposed construction of outdoor menage for use of disabled riders.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.4.02

Date of Neighbour Notifications : .....

Date of Site Visit : 16.4.02

Date Registered : 11/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 06/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : See attached report

Planning Issues :

Application Number: F/2002/6101

Appraisal :

See attached report.

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

F/2002/6101 – Appraisal

Proposal - Revised plans: is for manege 60m x 30m for riding for the disabled Surface to the mix of sand and rubber granules. Post and rail fencing 1.8m high (and up to 0.65m higher where land lower). Perimeter drainage pipes to be installed.

Consultations

- *Highway Officer:* No objection subject to a condition preventing competitions or events
- *Community Services Dept.:* Support application
- *Council's ecologist:* No objection
- *Environmental Health Officer:* No objections
- *Council's Consultant Archeologist:* Application does not raise any archaeological implications
- *Wokingham Without Parish Council:* No comments
- *Landscape Officer:* Not satisfied with original proposals. Conservation officer has advised that for revised proposals there would not be a landscape objection, subject to a landscape condition.
- *Environment Agency:* No objection providing no development takes place within 5m of the closest watercourse.
- *Conservation Officer:* Revised plans resolve the issues raised. He has also advised me verbally that previous concerns raised by the Policy officer have now been resolved.
- *Policy Officer:* Raises concerns/matters for further information.
- *The Garden History Society:* Advises that the proposal be evaluated in the context of the layout of the designed landscape in areas surrounding the application site and of potential impact on open views.

Effect on the character and appearance of the area

Site is in the countryside and in Ravenswood Village Historic Park/Garden. Principle of proposal acceptable in countryside location as it is for equestrian use and would be a recreational facility for the disabled. Conservation Officer considers revised plans would have an acceptable effect on the character and appearance of the Historic Park/Garden. Site is screened from wider views form the north, west and east by woodland, and the Ravenswood Village settlement is to the south. Therefore consider would no impact adversely on open views and the effect on the character and appearance of the area would be acceptable.

Other matters

As nearest watercourse would be 15m to the north, the Environment Agency's advice would be complied with.

No impact on any existing residential properties except for the residents of Ravenswood Village – nearest buildings are about 100m away.

Recommendation: conditional approval to revised plans

Application Number F/2002/6101
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2		~~R~~	All materials to be used in the proposed development shall be as stated on the application form and revised drawings. ~~and that~~
		R012	delete 'building' insert "development"
3		R133	~~The~~ The manage hereby approved shall not be used for competitions or events
4	C150	R150	
5	C151	R151	
6	C031	R031	delete 'or affixed to any buildings'
		N02	☒ drawing No. 2125 ☒ 19.9.02 ☒ alterations to proposed development.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SBE18.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WLL7, WHE9.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2, ENT

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: DEWilson 02/10.
(Development Control Manager)

Date: 3/10/02

RECORD OF SITE VISIT

SITE ADDRESS: Ravenswood Village
Nine Mile Ride Crowthorne.

APPLICATION NUMBER: F/2002/6101

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.4.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.4.02

2. DESCRIPTION OF SURROUNDINGS Settlement for disabled in rural area.

3. DESCRIPTION OF SITE/BUILDING Existing field used by horses.

4. RELATIONSHIP TO ADJOINING PROPERTIES wooden stables on S side with new access road & settlement buildings beyond. Fields to E & W. Woodland to N.

5. SITE CONSTRAINTS

TREES Woodland to N & field.

ACCESS/PARKING from internal access road.

LEVELS flat

BOUNDARY TREATMENT overgrown hedging on W side.

OTHERS

for plans see Part One or Officer File

Date: 24 September 2002 25 SEP 2002

To: H Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6101

Location: Ravenswood Village, Nine Mile Ride, Crowthorne.

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Applicant: The Riding For The Disabled Centre C/O D J Wood.

Case Officer: Angela Odell

The new plans show the following: Showing alterations. Drawing no: 2125.

Comments are required by 04/10/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

I CONSIDER THE ALTERATIONS RESOLVE THE PLANNING ISSUES.

NO FURTHER COMMENT.

Harold Sanders

03.10.02.

REVISED PLAN

6101

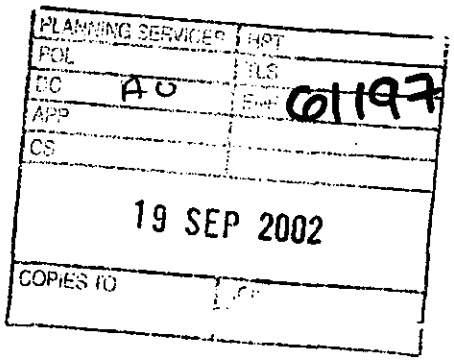
AGRIQUESTRIAN consultants

AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS

129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: Davidj.Agriquestrian@Virgin.Net

AEL/djw. (Epsom). 18th September 2002.



Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.
RG40 1BN.

For the attention of Mrs Angela Odell,, Planning Officer.

Dear Mrs Odell,

Re:- **Proposed manege – Ravenswood Village.**
Planning application No: F/2002/6101.

I refer to a letter from your Mr Harold Sanders which was addressed to Mr Edward Teeger, Head of Property at Ravenswood Village. This letter has now been p[assed on to me for my attention.

I regret the misunderstanding in regard to the proposed manege and in accordance with Mr Sander's wishes I have revised the plans accordingly.

However there are one or two operational details which require explanation and I will explain these as follows.....

The perimeter drainage pipes are specifically for the removal of water which falls upon the riding surface and to intercept ground waters around the perimeter of the manege. To be fully effective they must be located no further than 2.000m from the perimeter of the manege.

It is inadvisable, in the interests of safety of both the horse and the rider, and in particular as many of the riders are likely to be both mentally and physically handicapped, for trees and shrubs to be located no closer than 9.000m from the perimeter of the manege. Sudden rustling and movement of branches and leaves may 'spook' a horse and cause it to rear, shy or bolt.

I enclose an extract from the HSE publication, Health & Safety in Horse Riding Establishments, which I hope will explain this problem further.

I have increased the numbers of tree plantings in accordance with your colleagues notes on the plan, together with additional plantings between the existing stables and the access road at the South East end.

I estimate there will be little more than 375 cubic metres, in total, of excavated materials available for the hard landscaping to the East of the manege. The majority of this material will be used around the North end of the manage as a retaining ramp whilst any surplus will best be located around the North East corner and side of the manege.

A mobile mounting block is likely to be used in addition to the present mounting facilities adjacent to the stables.

Should there be any further queries please address to me at my Offices as above.

I trust the above information and the revisions to the drawings will allow you to approve this application very shortly since the 'construction window' of opportunity is rapidly diminishing as Autumn approaches.

Yours sincerely,

David J. Wood.
Managing director.

cc. Mr Edward Teeger, Norwood Ravenswood.
The Project Sponsers.

The frightened horse

In the field

5 The horse will throw its head up and prick its ears. It will tense the muscles from the muzzle to the tail, open the nostrils to smell and fill its lungs with oxygen ready for flight. In a field, the horse will only attack when cornered. Horses which bolt when frightened often knock people down or run into things because the horse is looking behind at whatever frightened it, rather than where its going. This is known as 'blind fright'.

In the stable

6 The horse when frightened will initially still try to run away but because it is cornered will then revert to its survival instincts. It will usually give a warning before biting or kicking by swinging its rear end, swishing its tail and flicking its ears. If the warning is ignored, it will tense from muzzle to tail, clench the tail between its rear legs and kick or lay its ears flat back with the eyes standing proud, curl the mouth and lunge forward with the neck straight, ready to bite. It is important that everyone involved in handling horses can recognise the warning signs for their own well-being. Horses known to be temperamental should only be handled by experienced staff and have a warning sign on their stable doors.

Causes of fear

7 Any sudden movement, sudden noise or any unusual event or occurrence can frighten horses and ponies. Horses do not have reasoning power and are creatures of habit. If a horse has become used to an environment it may react in an unforeseen way, even when there is no obvious danger in the reasoned opinion of a human, eg the presence of a new road sign could result in a horse refusing to follow a previously established route.

Date: 24 September 2002

To: Case Officer

We have received Revised Plans for the following planning application:

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Case Officer: Angela Odell

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(RING ONE)

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

App. No. F/2002/6101 Date Rec. 19.9.02

Location: ~~The Riding~~ Ravenswood Village, Nine Mile Ride.

Parish: Wokingham Without.

Applicant: The Riding for The Disabled Centre.

Description of attached plans: Showing alterations

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

+ copy of ~~the~~ letter to all consultees.

Please tick which of the following you wish consulted.

Landscape & Trees	C. Bruble	✓
Urb. Design & Conservation	H. Sandland	✓
Highways		
Dinton Pastures		
Environmental Health		

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency.
Conrad Moore - Pothey.
The Garden History Society.

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER AD.

Consultations Sent by Admin. on 24.09.~~02~~

Yellow - Case Officer Copy
Green - Part One Copy

REVISED PLAN

6101

AGRIQUESTRIAN consultants

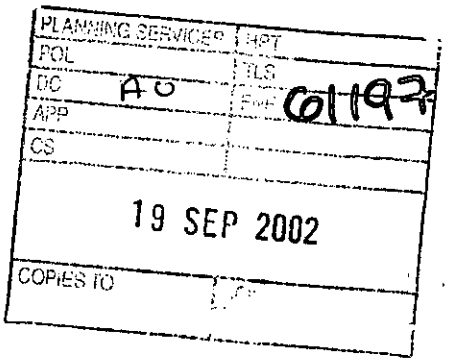
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS

129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: Davidj.Agriquestrian@Virgin.Net

AEL/djw. (Epsom).

18th September 2002.



Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.
RG40 1BN.

For the attention of Mrs Angela Odell,, Planning Officer.

Dear Mrs Odell,

Re:- **Proposed manege – Ravenswood Village.**
Planning application No: F/2002/6101.

I refer to a letter from your Mr Harold Sanders which was addressed to Mr Edward Teeger, Head of Property at Ravenswood Village. This letter has now been p[assed on to me for my attention.

I regret the misunderstanding in regard to the proposed manege and in accordance with Mr Sander's wishes I have revised the plans accordingly.

However there are one or two operational details which require explanation and I will explain these as follows.....

The perimeter drainage pipes are specifically for the removal of water which falls upon the riding surface and to intercept ground waters around the perimeter of the manege. To be fully effective they must be located no further than 2.000m from the perimeter of the manege.

It is inadvisable, in the interests of safety of both the horse and the rider, and in particular as many of the riders are likely to be both mentally and physically handicapped, for trees and shrubs to be located no closer than 9.000m from the perimeter of the manege. Sudden rustling and movement of branches and leaves may 'spook' a horse and cause it to rear, shy or bolt.

I enclose an extract from the HSE publication, Health & Safety in Horse Riding Establishments, which I hope will explain this problem further.

I have increased the numbers of tree plantings in accordance with your colleagues notes on the plan, together with additional plantings between the existing stables and the access road at the South East end.

I estimate there will be little more than 375 cubic metres, in total, of excavated materials available for the hard landscaping to the East of the manege. The majority of this material will be used around the North end of the manage as a retaining ramp whilst any surplus will best be located around the North East corner and side of the manege.

A mobile mounting block is likely to be used in addition to the present mounting facilities adjacent to the stables.

Should there be any further queries please address to me at my Offices as above.

I trust the above information and the revisions to the drawings will allow you to approve this application very shortly since the 'construction window' of opportunity is rapidly diminishing as Autumn approaches.

Yours sincerely,

David J. Wood.
Managing director.

cc. Mr Edward Teeger, Norwood Ravenswood.
The Project Sponsers.

The frightened horse

In the field

5 The horse will throw its head up and prick its ears. It will tense the muscles from the muzzle to the tail, open the nostrils to smell and fill its lungs with oxygen ready for flight. In a field, the horse will only attack when cornered. Horses which bolt when frightened often knock people down or run into things because the horse is looking behind at whatever frightened it, rather than where its going. This is known as 'blind fright'.

In the stable

6 The horse when frightened will initially still try to run away but because it is cornered will then revert to its survival instincts. It will usually give a warning before biting or kicking by swinging its rear end, swishing its tail and flicking its ears. If the warning is ignored, it will tense from muzzle to tail, clench the tail between its rear legs and kick or lay its ears flat back with the eyes standing proud, curl the mouth and lunge forward with the neck straight, ready to bite. It is important that everyone involved in handling horses can recognise the warning signs for their own well-being. Horses known to be temperamental should only be handled by experienced staff and have a warning sign on their stable doors.

Causes of fear

7 Any sudden movement, sudden noise or any unusual event or occurrence can frighten horses and ponies. Horses do not have reasoning power and are creatures of habit. If a horse has become used to an environment it may react in an unforeseen way, even when there is no obvious danger in the reasoned opinion of a human, eg the presence of a new road sign could result in a horse refusing to follow a previously established route.

Date: 26 June 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6101

Location: Ravenswood Village, Nine Mile Ride, Crowthorne.

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Applicant: The Riding For The Disabled Centre C/O D J Wood.

Case Officer: Angela Odell

The new plans show the following: Alterations to outdoor menage. Drawing no: 2125.

Comments are required by 06/07/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

As per memo dated 22/03/02.

AC 27/06/02.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 May, 2002
My ref. AO/F/2002/6101
Your ref. AEL/djw

Agricultural & Equestrian Building Design & Planning
129 Reigate Road
Ewell, Epsom
Surrey
KT17 3DE

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

Dear Mr Wood

PLANNING APPLICATION F/2002/6101
PROPOSED CONSTRUCTION OF OUTDOOR MENAGE FOR USE OF DISABLED RIDERS AT RAVENSWOOD VILLAGE, NINE MILE RIDE, CROWTHORNE

I refer to the above application. Following advice I have received from the Council's listed buildings and conservation officer Harold Sanders, it is considered that the size of the proposed menage is too large, that its scale should be significantly reduced as it would have detrimental effect on this former historic garden. Re-siting should be explored to utilise existing hedgerow and tree screening, so that there is a visual connection between Ravenswood Village and the menage. The car parking / hardstanding area adjacent to the menage would also be visually intrusive.

It is important that the additional information is submitted to me within two weeks, i.e. by 19 September, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the revised plans, please contact Harold Sanders on 0118 974 6465 in the first instance. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Harold Sanders

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 May, 2002
My ref. AO/F/2002/6101
Your ref. AEL/djw

Agricultural & Equestrian Building Design & Planning
129 Reigate Road
Ewell, Epsom
Surrey
KT17 3DE

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

Dear Mr Wood

PLANNING APPLICATION F/2002/6101
PROPOSED CONSTRUCTION OF OUTDOOR MENAGE FOR USE OF DISABLED RIDERS AT RAVENSWOOD VILLAGE, NINE MILE RIDE, CROWTHORNE

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WE ARE GIVING THEM A LONG TIME TO RESPOND !

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Harold Sanders

MEETING ARRANGED FOR 13. JUNE AT 10.00 HERE WITH MR WOOD., CATHERINE + CONRAD TO DISCUSS SIZE + POSITION

File: 6101
Page 1 of 1

FOR THE STUDY OF GARDEN HISTORY AND THE PROTECTION OF HISTORIC GARDENS

THE GARDEN HISTORY SOCIETY

PLANNING SERVICES | HPT 55996
TLS
ENF
DMO
P
02 MAY 2002
COPIES TO | ACK:
FILE:

20/21 Horning Road, Hoveton, Norfolk NR12 8JH. tel & fax 01692 631337

Angela Odell
Development Control Officer
Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

1st May 2002

Dear Ms Odell,

RE : Application F/2002/6101. Proposed construction of outdoor menage for use of disabled riders, Ravenswood Village, Crowthorne

Thank you for consulting the Society on the above application. We understand from information provided by the authority's conservation architect, Harold Saunders, that although Ravenswood Village is not included on the English Heritage *Register of Parks and Gardens of special historic interest*, it has been recognised as a site of local historic importance and that Policy WHE9 of the Local Plan (Deposit Draft 1997) therefore applies.

Unfortunately, the Society does not have the resources at present to undertake detailed evaluation of these proposals or to make a site visit. However, we note that policy WHE9 refers to adverse effect on the character of historic landscape. If the application site is within or adjacent to open parkland, it seems likely that the fencing, surfacing, access and parking, associated with a menage would appear visually incongruous.

We advise therefore that this proposal be evaluated in the context of the layout of the designed landscape in areas surrounding the application site and of potential impact on open views.

We hope that these comments are of assistance

Yours sincerely,

Anthea Taigel
Conservation officer

President: SIR ROY STRONG Hon.D.Litt, PhD, FSA, FRSL Director: ANDREW PLUMRIDGE RIBA

Head Office: 70 COWCROSS STREET, LONDON EC1M 6EJ

Tel: 020 7608 2409 Fax: 020 7490 2974 E-Mail: enquiries@gardenhistorysociety.org

Website: www.gardenhistorysociety.org

COMPANY LIMITED BY GUARANTEE, REGISTERED IN ENGLAND AND WALES, NO. 3163187 REGISTERED CHARITY NO. 1053446

Date: 26 June 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6101

Location: Ravenswood Village, Nine Mile Ride, Crowthorne.

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Applicant: The Riding For The Disabled Centre C/O D J Wood.

Case Officer: Angela Odell

The new plans show the following: Alterations to outdoor menage. Drawing no: 2125.

Comments are required by 06/07/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. F/2002/6101 (Planaps) / (Ludhouse) Date Rec. 20.6.02

Location: Ravenswood Village, Nine Mile Ride,

Parish Crowthorne.

Applicant: The Riding for the Disabled centre.

Description of attached plans Showing alternatives to proposed outdoor menage.

Drawing No's: 2125.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Policy – Conrad Moore.

Environment Agency

The Garden History Society

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 26.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

AGRIQUESTRIAN
consultants

AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS
129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: David.Agriquestrian@Virgin.Net.

PLANNING SERVICES HPT 57732
POL TLS
DC AMO
APP
20 JUN 2002
FILE

AEL/djw. (Epsom).

17th June 2002.

Wokingham District Council,
Planning Services,
PO Box No. 157.,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR.

REVISED PLAN

6101

For the attention of Mrs Angela Odell, Senior Planning Officer.

Dear Mrs Odell,

Re:- **Planning application No. F/2002/6101.**
Proposed construction of an outdoor all-weather manege for the use of disabled riders at Ravenswood Village, Nine Mile Ride, Crowthorne.

I refer to your letter to me dated 27th May 2002., and to the subsequent meeting at your Offices which, for the record, was attended by the following persons....

Harold Sanders.	Listed Buildings & Conservation Officer.
Mrs Catherine Grimble.	Landscape Architect.
Conrad Moore.	Countryside fficer.
Edward Teeger. B.Arch/RIBA.	Head of Property for Norwood Ravenswood.
Mark Deller.	Representing the project sponsers.
David J. Wood.	Applicants Agent.

I wish to confirm the discussions which took place and in particular those matters which arose from your letter as above.

In regard to the size of the manege it was explained that the proposed manege will be used for a number of equestrian activities one of which includes 'Carraige Driving'.

Such carriages, which will accommodate the driver and a member of the equestrian staff, are drawn by one or two horses and will carry out special manoeuvres and tasks in accordance with International standards laid down by the Federation Internationalle Equestriane, (FIE)., for this event.

One of these standards relates to the dimensions of the manege on which the events take place and which are the dimensions of the manage, the subject of this application.

Previously this practice has been carried out on the open field, which is the chosen site for the manege, which results in severe damage to the turf, particularly in wet weather.

Teams from the village take part in regional, national and international carriage driving and equestrian events and from which competitors are chosen for the 'Paralympics'. It is important that practicing takes place within a manege of precise dimensions and on a surface which is similar to that which will be met at these events.

Some concern has arisen as to the height of the enclosing fences of the manege relative to the existing levels. and in explanation I have prepared two cross sections – A-A & B-B., to illustrate the relative levels.

In the normal course of events on such a site some degree of 'cut and fill' would be carried out, however on this site there is a very high water table, particularly in the Winter months, and it is imperative that surface water is able to drain away from the riding surface as quickly as possible.

Such ground conditions as we find on this site therefore demand that the entire construction is above ground.

In order to ameliorate any possible visual intrusion in the landscape it is proposed to utilise the excavated soil from the manege base and prepare a small earth 'bund' on the East side and to reinforce this with plantings of a number of groups of trees. A planting schedule, the species for which reflect those already around and close to the site and the positions of which are shown on the block plan on the drawing.

As explained to those attending our meeting the parking, assembly and mounting area is an essential adjunct to the activities being carried out within the manege. Many of the participants are semi-ambulant and will be taken to this area in mini-buses, with special ramps, or similarly equipped cars, to mount the horses and/or have their wheel chairs loaded, via a ramp, in to the carriages.

Such transfers must take place on a level and smooth surface for which the surface of the manege would be entirely unsuitable. There vehicles would remain in this area until the activities had finished. It is not intended for the parking of cars there being adequate provision for such a use on other parts of the site

Should you have any further queries please do not hesitate to give me a call at my Offices, as above.

Yours sincerely,

David J. Wood.
Managing Director

cc. Norwood Ravenswood.
Mark Dellar for the Sponsers...

Memo

To: Angela Odell

From: Conrad Moore

Date: 28/06/02

Re: **Policy Comments upon F/2002/6101**

Additional Information and Plans for a construction of outdoor menage for use by disabled riders at Ravenswood Village, Nine Mile Ride, Pinewood.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that outside identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential.. Whilst this site is clearly located away from Settlement boundaries in the wider area, the users of the disabled facility would largely be residents at the Village. This is now confirmed in writing and a private commercial use should be avoided. The use envisaged at the meeting ensured that the proposal would remain ancillary and subordinate to the agricultural parkland use.

Countryside Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. PPG 7 acknowledges though that urban fringe places often have areas of vacant and underused land and that tackling these problems requires a positive approach to planning and management aimed at securing environmental improvement and management including catering for appropriate leisure and recreation facilities. This is set out in Paragraph 3.24. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Applicants can be expected to manage the land to overcome concerns set out in Paragraph F2. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment. Our discussions with the applicants attempted to resolve these issues.

Potential urbanising effects such as intensive vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, should be guarded against.

Landscape and Historic Issues

The Wokingham District Local Plan (Deposit Draft As Amended) identifies this site as being an historic park and garden under Policy WHE9. This local plan policy is in conformity with the Adopted Berkshire Structure Plan Policy EN7. Ravenswood Park forms the remains of a 19th Century Park that has medieval origins. Our meeting sought to ensure that the park retains its essential historic integrity and is essentially the same as the park depicted as Hannicans Lodge in 1823. The development proposal should not now adversely affect a number of mature parkland trees and hedgerows that constitute an important element within the historic fabric of the site.

The views of both Catherine Brimble and Harold Sanders (Conservation Architect) must be sought in this sensitive landscape on these revisions. The proposal as discussed would allow remains in situ. The Inspector though has recommended that the historic parkland is covered by the policy WLL7 and that covers the objective of respecting landscape character.

Detailed comments from the Tree Section should also be sought on these revised plans to assess any potential impact on the trees and take account of the hedgerow regulations regarding retention of older established hedgerows.

Drainage Aspects and Nature Conservation

Further to the east is an area of Public Open Space that includes a Site of Special Scientific Interest (S.S.S.I.) that is managed by the District Council and known as "Heath Lake". This is linked to this site by medieval drains. Mismanagement and the adjoining Mobile Home Park have affected the drains where and the water now sits in situ along the northern edge of the open parkland. I remain concerned that draining into this may create a flooding problem. You may wish to clarify with the Environment Agency as they have to be consulted and satisfied that:

- *land with potential for flash flooding,*
- *areas of potential drainage problems – including ditches;*

and "significant" (undefined) development in relation to the receiving watercourse leading to increased run-off in an area.

will not result in problems based upon the best available information. Policies WIC16 – criterion ©, WIC17 and WIC18 may apply.

Conclusion

The Riding for the Disabled facility provision is a laudable benefit that should be supported at Ravenswood Village.

The revisions address issues at our meeting and you will need to check the minutes of the meeting. The revisions should now address the concerns of Catherine and Harold on the need to conserve the cultural heritage and natural resources of this landscape (safeguarding those identified as being of special interest or of national and international importance). The size of the menage and location is justified but drainage of it may remain problematical. Potential urbanising effects such as intensive vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, should be guarded against.

You will need to satisfy yourself that the revisions adequately cover the concerns raised previously. Subject to this, and a private commercial use being avoided, there is not a policy objection.

Conrad Moore
Policy and Plans Team.

Date: 12 August 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6101

Location: Ravenswood Village, Nine Mile Ride,Crowthorne.

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Applicant: The Riding For The Disabled Centre C/O D J Wood.

Case Officer: Angela Odell

The new plans show the following: Cross sections and further information.

Comments are required by 19/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Date: 12 August 2002 12 AUG 2002

To: H Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6101

Location: Ravenswood Village, Nine Mile Ride,Crowthorne.

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Applicant: The Riding For The Disabled Centre C/O D J Wood.

Case Officer: Angela Odell

The new plans show the following: Cross sections and further information.

Comments are required by 19/08/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

THESE DRAWINGS DO NOT REFLECT THE DISCUSSION ON SITE ON 23 JULY WITH MR MOORE (SENIOR PLANNER. COUNTRYSIDE, NATURE, CONSERVATION, LANDSCAPE) AND MR TEELER WHO CONFIRMED WITH US THAT HE WOULD INSTRUCT HIS AGRICULTURAL CONSULTANTS TO AMEND THE SUBMISSION ACCORDINGLY.

Harold Sanders

19.08.02.

59549

AGRIQUESTRIAN
consultants
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS
129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080
E.Mail: Davidj.Agriquestrian@Virgin.Net

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
07 AUG 2002
COPIES TO | ACK
FILE

FACSIMILE TRANSMISSION. 6th August 2002.

To:- Attn. Mrs Angela Odell.
Planning Officer.
Wokingham District Council.
Fax. No. 0118. 974 6484.

From:- David J. Wood.
Agriquestrian Consultants.
Fax. No. 020. 8393. 0516.

Planning application No. F/2002/6101.
Proposed construction of an outdoor all-weather manege for the use of disabled riders at Ravenswood Village, Nine Mile ~Ride, Crowthorne.

I refer to our telephone conversation of yesterday's date concerning the above planning application and to my letter and enclosures to you dated 17th June 2002., copy attached.

As you will be aware a meeting took place, in your absence, at the Council's Offices on Thursday 13th June at which a number of requests for further information were made by your colleagues.

As a result the plans were modified to include cross sections and details of both hard and soft landscaping as requested by your colleagues . On their instructions I was requested to send to you, as the Case Officer, the modified plans and the covering letter, dated as above, which addressed the matters on which further information had been requested.

It would appear from our telephone conversation that this additional information has not been made available to Mr H. Sanders, Mrs C.Grimble and Mr C. Moore.

By today's post I am therefore sending further copies of my letter and the revised drawings for their separate attention.

If in the meantime there are any further queries please address them to me at my Offices as above

cc. Mr Harold Sanders, Listed Buildings & Conservation Officer, Wokingham District Council.

Mrs Catherine Grimble, Landscape Architect, Wokingham District Council.

Mr Conrad Moore, Countryside Officer, Wokingham District Council.

Mr Edward Teager, B.Arch/RIBA, Head of Property for Norwood Ravenswood.

Mr Marl Deller, The Project Sponsers.

* THIS DRAWING DOES NOT SHOW AMENDMENTS DISCUSSED WITH MR TEAGER ON SITE : 23. July. WITH CONRAD. FURTHER DRAWINGS REVISION EXPECTED.

Teams from the village take part in regional, national and international carriage driving and equestrian events and from which competitors are chosen for the 'Paralympics'. It is important that practicing takes place within a manege of precise dimensions and on a surface which is similar to that which will be met at these events.

Some concern has arisen as to the height of the enclosing fences of the manege relative to the existing levels. and in explanation I have prepared two cross sections – A-A & B-B., to illustrate the relative levels.

In the normal course of events on such a site some degree of 'cut and fill' would be carried out, however on this site there is a very high water table, particularly in the Winter months, and it is imperative that surface water is able to drain away from the riding surface as quickly as possible.

Such ground conditions as we find on this site therefore demand that the entire construction is above ground.

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Should you have any further queries please do not hesitate to give me a call at my Offices, as above.

Yours sincerely,

David J. Wood.
Managing Director

cc. Norwood Ravenswood.
Mark Dellar for the Sponsers...

Memo

To: Angela Odell

From: Conrad Moore

Date: 21/08/02

Re: **Policy Comments upon F/2002/6101**

Additional Information and Plans for a construction of outdoor menage for use by disabled riders at Ravenswood Village, Nine Mile Ride, Pinewood.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that outside identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. Whilst this site is clearly located away from Settlement boundaries in the wider area, the users of the disabled facility would largely be residents at the Village. This is now confirmed in writing and a private commercial use should be avoided. The use envisaged at the meeting ensured that the proposal would remain ancillary and subordinate to the agricultural parkland use.

Countryside Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. PPG 7 acknowledges though that urban fringe places often have areas of vacant and underused land and that tackling these problems requires a positive approach to planning and management aimed at securing environmental improvement and management including catering for appropriate leisure and recreation facilities. This is set out in Paragraph 3.24. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Applicants can be expected to manage the land to overcome concerns set out in Paragraph F2. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment. Our discussions with the applicants attempted to resolve these issues.

Potential urbanising effects such as intensive vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, should be guarded against.

Landscape and Historic Issues

The Wokingham District Local Plan (Deposit Draft As Amended) identifies this site as being an historic park and garden under Policy WHE9. This local plan policy is in conformity with the Adopted Berkshire Structure Plan Policy EN7. Ravenswood Park forms the remains of a 19th Century Park that has medieval origins. Our meeting sought to ensure that the park retains its essential historic integrity and is essentially the same as the park depicted as Hannicans Lodge in 1823.

The views of both Catherine Brimble and Harold Sanders (Conservation Architect) must be sought in this sensitive landscape on these revisions. The proposal as discussed would allow remains in situ. The Inspector though has recommended that the historic parkland is covered by the policy WLL7 and that covers the objective of respecting landscape character.

Drainage Aspects and Nature Conservation

You should clarify with the Environment Agency, as they have to be satisfied that:

- *land with potential for flash flooding,*
- *areas of potential drainage problems – including ditches;*

and "significant" (undefined) development in relation to the receiving watercourse leading to increased run-off in an area.

will not result in problems based upon the best available information. Policies WIC16 – criterion c , WIC17 and WIC18 may apply.

Conclusion

The Riding for the Disabled facility provision is a laudable benefit that should be supported at Ravenswood Village.

The concerns of Catherine and Harold on the need to conserve the cultural heritage and natural resources of this landscape (safeguarding those identified as being of special interest or of national and international importance) should be met. They must confirm their acceptance of the revised scheme to avoid any potential policy conflict. Similarly the EA should confirm their stance on water related matters. Potential urbanising effects such as intensive vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, should be guarded against. Subject to these matters, and a private commercial use being avoided, there is not a policy objection.

Conrad Moore
Policy and Plans Team.

02 JUL 2002

Date: 26 June 2002

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6101

Location: Ravenswood Village, Nine Mile Ride, Crowthorne.

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Applicant: The Riding For The Disabled Centre C/O D J Wood.

Case Officer: Angela Odell

The new plans show the following: Alterations to outdoor menage. Drawing no: 2125.

Comments are required by 06/07/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

THE ALTERATIONS DO NOT RESOLVE THE FOLLOWING POINTS DISCUSSED DURING OUR MEETING WITH THE AGENT, CLIENT AND SPONSOR:

1. LANDSCAPE.
2. MOUNDING.
3. ACCESS GATE RELATIONSHIP WITH EXISTING STABLES.

MEETING ARRANGED TO DISCUSS ON SITE WITH EDWARD TEECER. OUTSTANDING POINTS.

Harold Sanders

16.07.02.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 12 July 2002

Location:	Ravenswood Village, Nine Mile Ride, Wokingham Without
Proposal:	Proposed construction of outdoor menage for use of disabled riders.
Application Number:	F/2002/6101

In response to your consultation dated 26 June 2002 for the above application, the landscape comments are as follows:

In response to our discussions with the applicant an amended proposal has been submitted and is shown on drawing 2125.

The accompanying letter briefly provides details as to why the size of this menage needs to be an Olympic standard, however this does still not resolve the issue that that the menage will be a visually significant structure within a sensitive landscape.

It was suggested at the meeting that in order to help mitigate the impact of the menage a substantial landscape scheme to include some mounding could be acceptable. The scheme that has been submitted is not significant enough to provide this mitigation.

Cross-sections A – A and B – B show how the raised menage will have sloping earth banks which will be grassed to help reduce the height of the structure visually from a distance. Drainage channels are shown to be under the graded slope rather than at the foot of the slope so therefore the water will collect on the surface and not drain away. This should be amended to avoid the accumulation of water around the menage and which will be exacerbated by placing the screening mound at the foot of the slope, i.e. runoff will collect in the shallow valley between the raised levels. The drainage ditch will need to be relocated to avoid the collection of water on the surface.

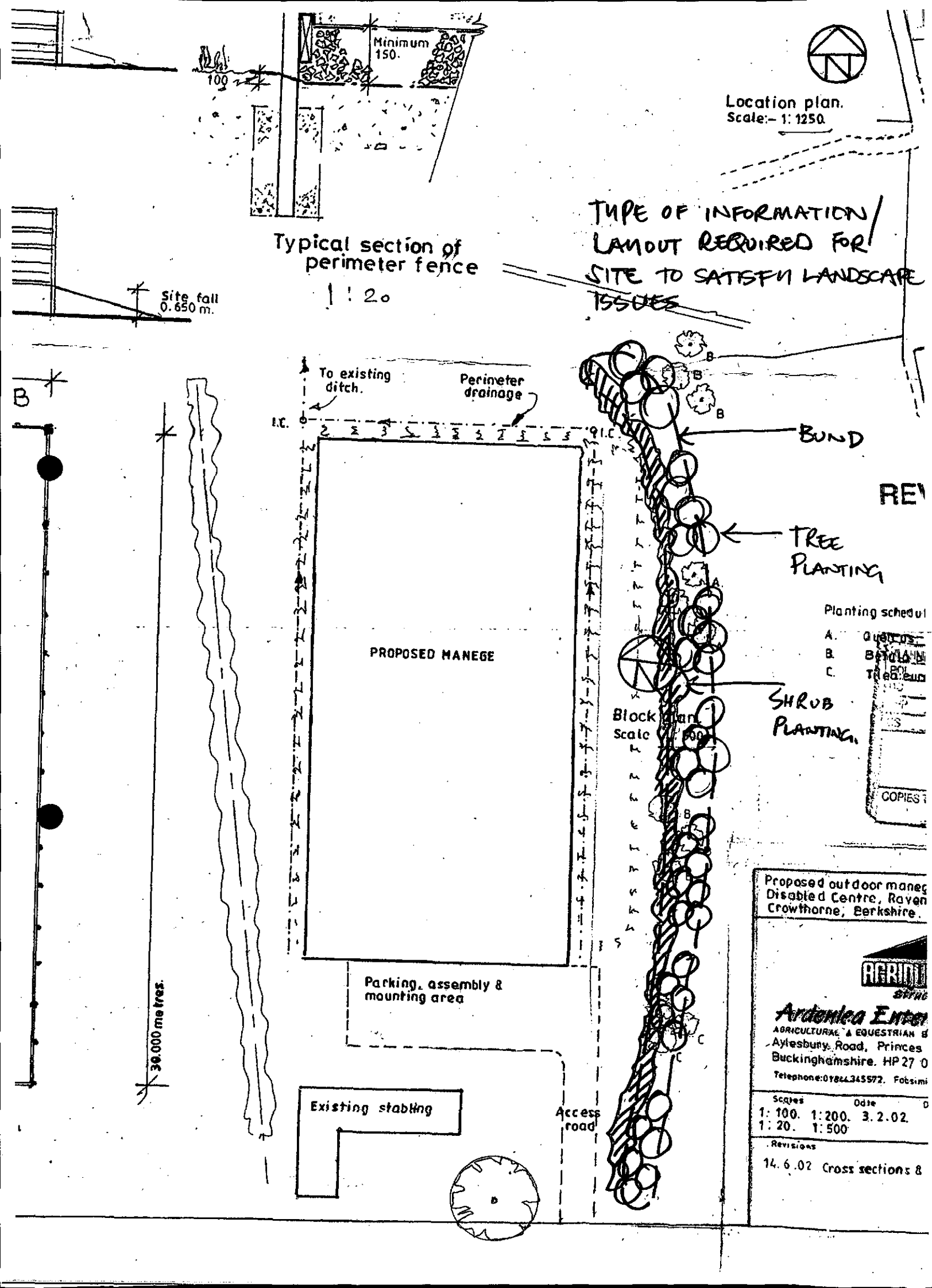
The proposed bund to the east of the menage is not as extensive as discussed at the meeting. The bund will need to extend to the south adjacent to the access road and slightly to the north therefore helping to mitigate views to the menage from the east. There also needs to be a reasonable amount of planting in association with the bund which will need to include more trees than is currently shown on the drawing and various shrub/scrub type planting. It is preferable that the vegetation is planted on the mound so as not to become waterlogged which may mean that the

bund may have to be relocated further from the menage to avoid what was described as "spooking" by the horses. Please see my sketch layout giving an idea of what is being suggested.

The applicant will need to provide a more detailed plan showing the location of the bund and planting (trees and shrubs). Full species name of the plants to be planted including size of plant at time of planting and planting densities will also need to be provided.

Catherine Brimble

Catherine Brimble
Landscape Architect



Minimum 150.
100
Location plan.
Scale:- 1: 1250.
TYPE OF INFORMATION/ LAYOUT REQUIRED FOR SITE TO SATISFY LANDSCAPE ISSUES
Typical section of perimeter fence
1 : 20
Site fall 0.650 m.
B
To existing ditch.
Perimeter drainage
I.C.
BUND
TREE PLANTING
SHRUB PLANTING.
PROPOSED MANEGE
Block plan
Scale
Planting schedul
A. Quercus
B. Betula
C. Tilea eur
COPIES
Parking, assembly & mounting area
30.000 metres.
Existing stabling
Access road
Proposed outdoor maneg
Disabled Centre, Raven
Crowthorne, Berkshire.
Ardenlea Enter
AGRICULTURAL & EQUESTRIAN
Aylesbury Road, Princes
Buckinghamshire. HP 27 0
Telephone:01844345572. Facsimi
Scales
1: 100. 1: 200. 3.2.02.
1: 20. 1: 500
Revisions
14.6.02 Cross sections &

Wokingham Without Parish Council Consultation Sheet

2

Officer	Angela Odell
No	F 2002 6101
Proposal	construction of outdoor menage for use of disabled riders. Revised plans rec'd 27/6/2, raising height of Manege/Menage.
Site	Ravenswood Village, Nine Mile Ride, Crowthorne

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	

09 JUL 2002

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	FILE

Committee's Comments

No comments, nor on revised plans.

Signed : _____
Clerk to Wokingham Without Parish Council

09 July 2002

THE GARDEN HISTORY SOCIETY

from:
70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7608 2409
Fax: 020 7490 2974
E-mail: gardenhistorysociety@compuserve.com

POL	TEL
DC	ENF
APP	
CS	
11 JUL 2002	
COPIES TO	ACK
	FILE

Date: 10.07.02.

Dear Sir/Madam.

Your Ref: F/2002/6101 (amended)

Our Ref: 001/1422

Thank you for consulting the Society on the above application. On the basis of the information received we do not wish to comment.* However, if you have any further queries, please contact us on the above number.

*Further please refer to our letter of 1st May 2002

Yours sincerely,

Conservation Officer



Angela Odell, Development Control Officer.
Wokingham District Council.
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date July 26, 2002
My ref. HS/PP/F/2002/6101

Mr Edward Teeger, B.Arch/RIBA
Head of Property
Norwood Ravenswood
Broadway House
80-82 The Broadway
Stanmore
Middlesex HA7 4HB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Teeger

THE RIDING FOR THE DISABLED CENTRE, RAVENSWOOD VILLAGE, NINE MILE RIDE, CROWTHORNE

Thank you for meeting us on site on Tuesday and resolving the queries we had on the proposed development.

I believe you were to contact Mr Wood of Agriquestrian Consultants to clarify the necessary revisions to his latest drawing:

1. Gate to be re-located to line up with the access through the existing stable block.
2. Mounting block to be re-located to the east side of the link between the stable and proposed manege area.
3. Fence plus gate to be added to separate parking area and mounting area.
4. Trees and shrub planting to be included on mounded areas. Existing fence to be added to Block plan.
5. Perimeter drain to be located at the foot of the edge mounding to manege.
6. Mounding to vary in width and height from south to north.

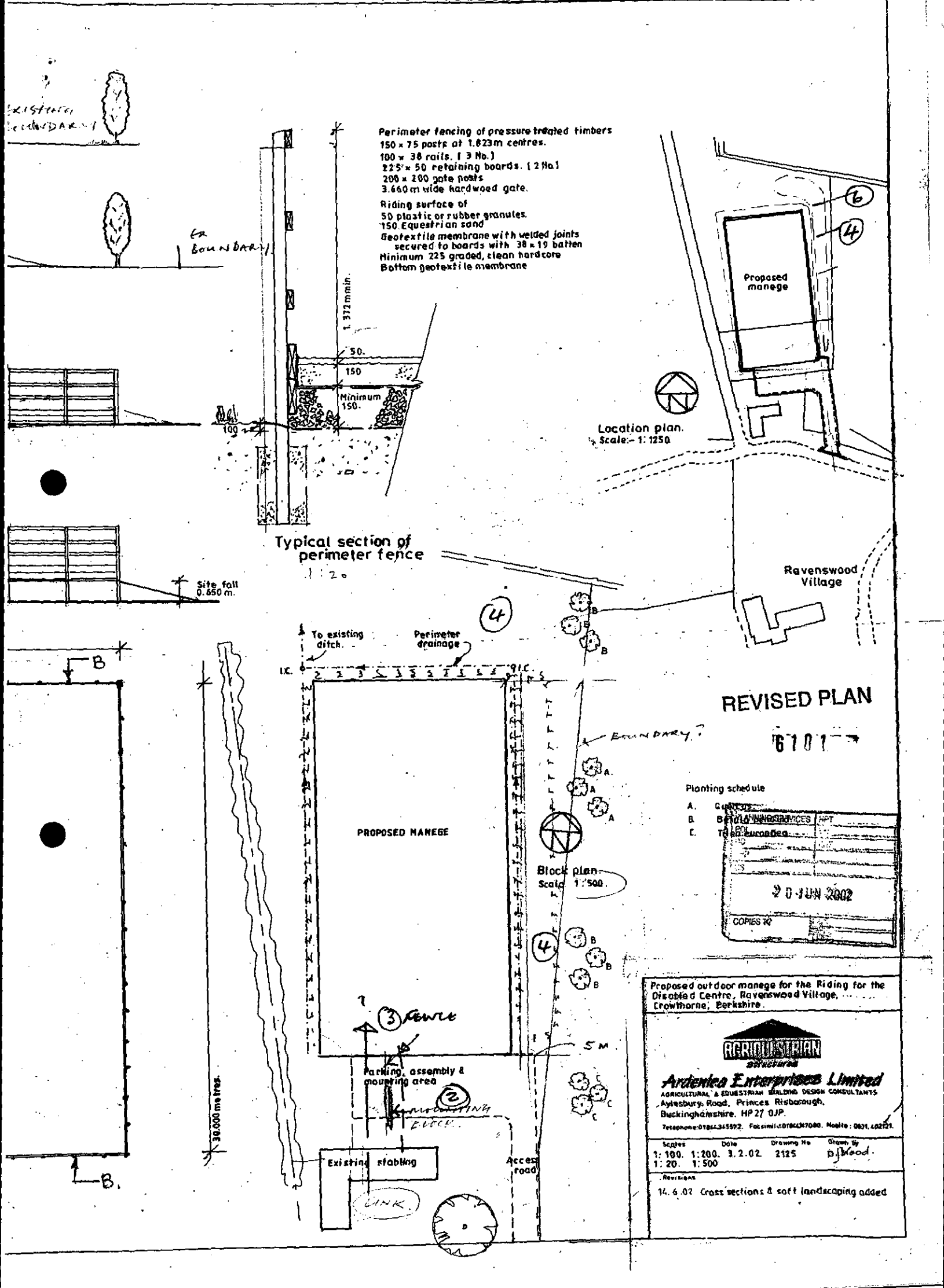
Enclosed extracts from the plan hopefully clarify the points discussed.

Your help to resolve the outstanding issues is much appreciated; this information will enable us to support this proposal.

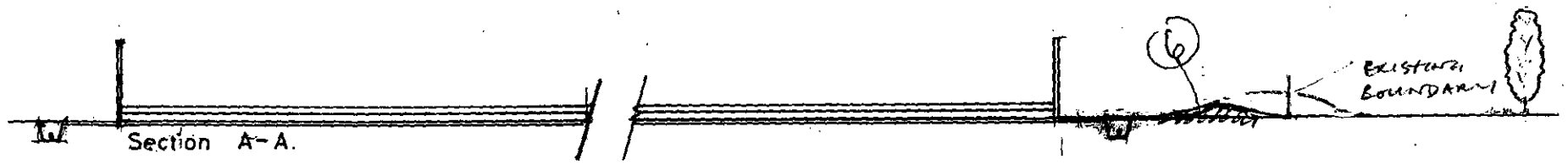
Yours sincerely

HAROLD SANDERS
Conservation Architect

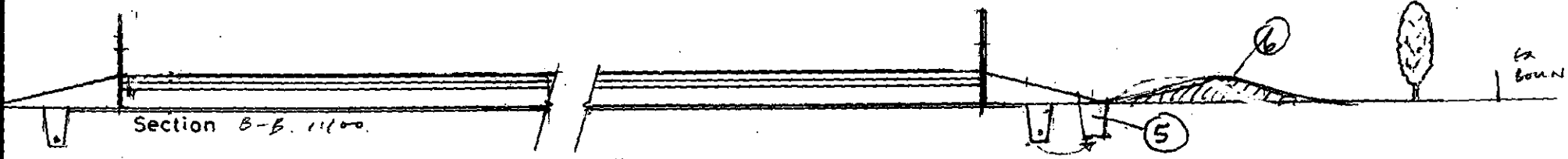
Enclosure: Extracts from the plan



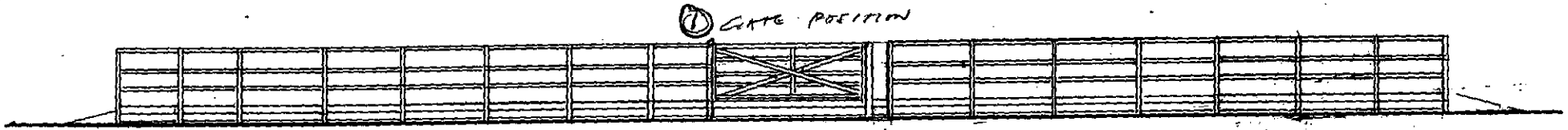
Perimeter fencing of pressure treated timbers
150 x 75 posts at 1.823m centres.
100 x 38 rails. (3 No.)
225 x 50 retaining boards. (2 No.)
200 x 200 gate posts
3.660 m wide hardwood gate.
Riding surface of
50 plastic or rubber granules.
150 Equestrian sand
Geotextile membrane with welded joints secured to boards with 38 x 19 batten
Minimum 225 graded, clean hardcore
Bottom geotextile membrane
1.372 mmin.
50.
150
Minimum 150.
100
Typical section of perimeter fence
1:20
Site fall 0.650 m.
Proposed manege
Location plan.
Scale:- 1:1250
Ravenswood Village
To existing ditch.
Perimeter drainage
I.C.
PROPOSED MANEGE
Block plan.
Scale 1:500.
Planting schedule
A. Quercus
B. Betula
C. Thuja
Parking, assembly & mounting area
Existing stabling
Access road
30.000 metres.
5 M
REVISED PLAN
6101
20 JUN 2002
Proposed outdoor manege for the Riding for the Disabled Centre, Ravenswood Village, Crowthorne, Berkshire.
AGRIQUESTRIAN Structures
Ardenlea Enterprises Limited
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN CONSULTANTS
Aylesbury Road, Princes Risborough, Buckinghamshire. HP27 0JP.
Scales 1:100. 1:200. 1:20. 1:500
Date 3.2.02
Drawing No 2125
Drawn by D.J. Wood
Revisions
14.6.02 Cross sections & soft landscaping added



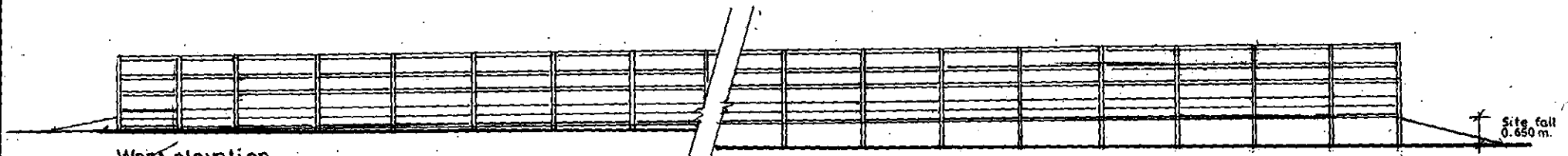
Section A–A.



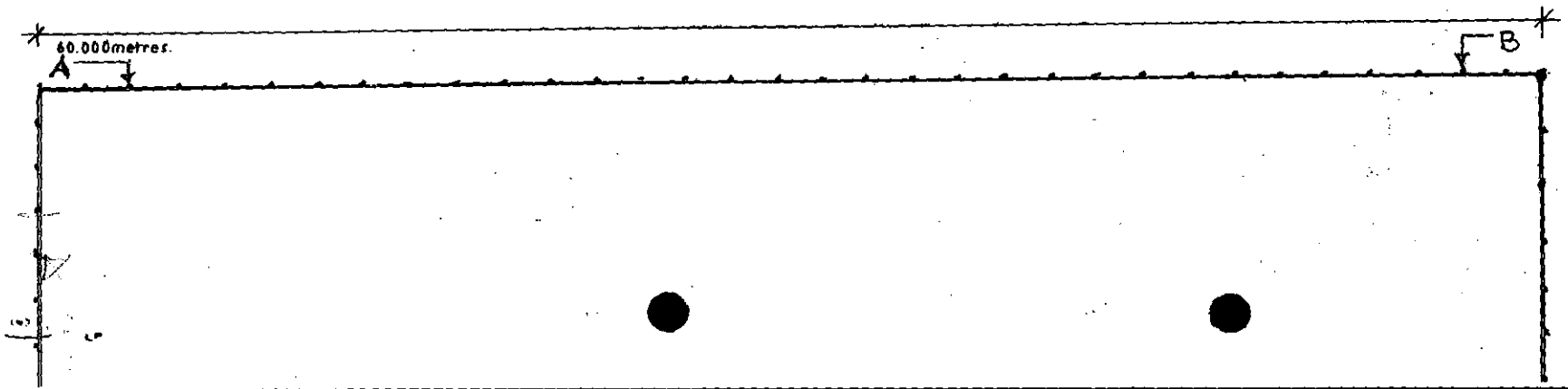
Section B–B. 1:100.

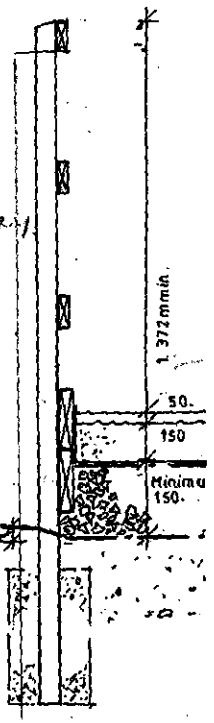


South elevation. 1:100

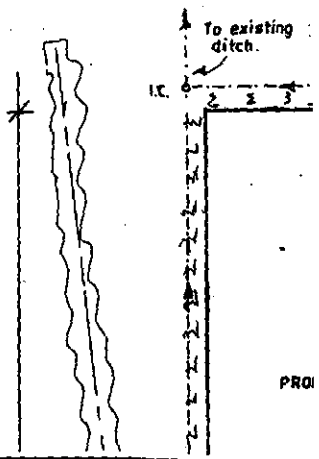


West elevation.
EAST

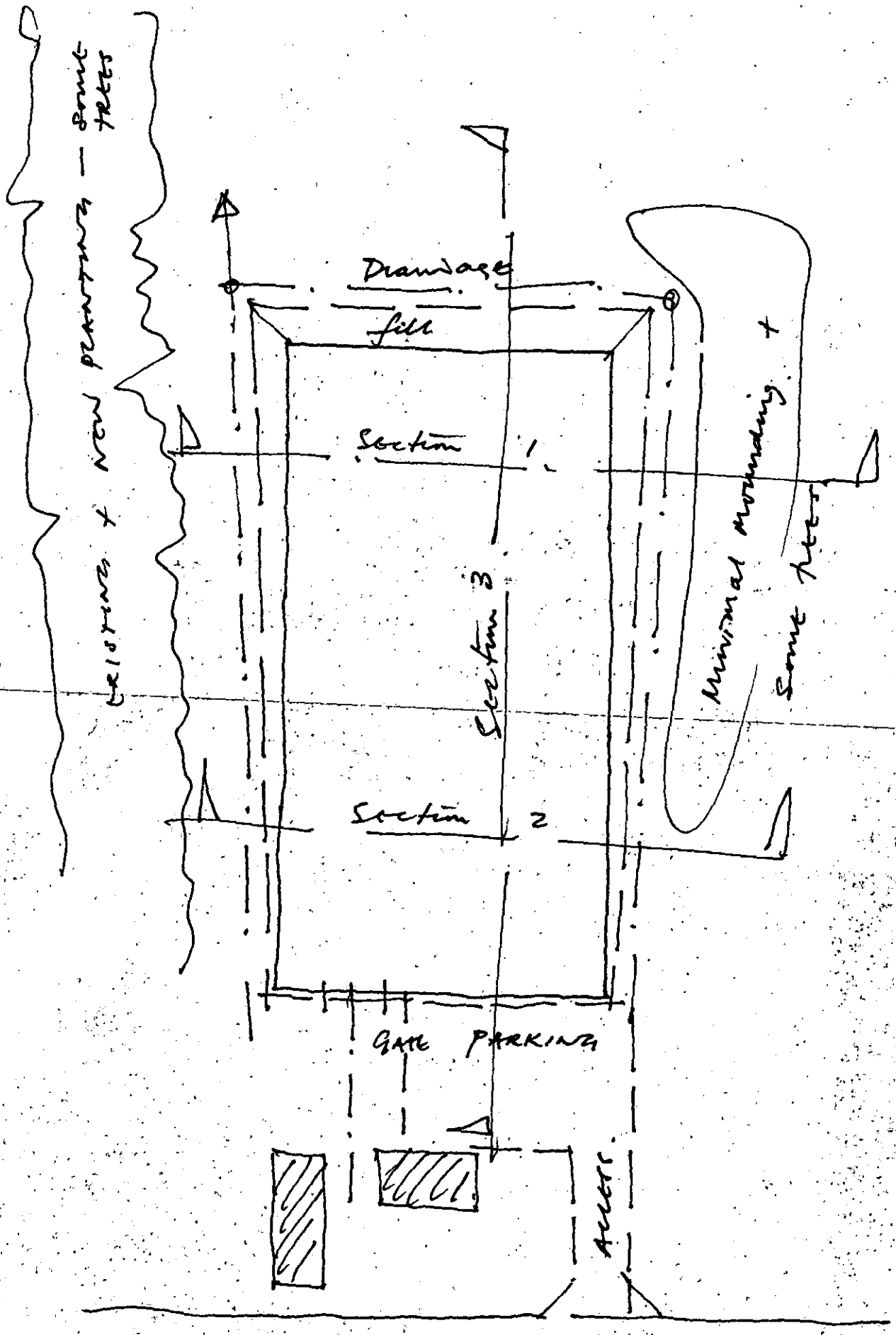




Typical secti
perimeter
1:20



PRO



Details to be provided
+ dimensions on fencing.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 2 September 2002

Location:	Ravenswood Village, Nine Mile Ride, Wokingham Without
Proposal:	Proposed construction of outdoor menage for use of disabled riders.
Application Number:	F/2002/6101

In response to your consultation dated 12 August 2002 for the above application, the landscape comments are as follows:

I believe that both Harold and Conrad met with the applicant on site to go through a number of the issues that had been raised at a previous meeting. We are now awaiting further revised drawings that have superseded the attached and will comment on those once submitted.

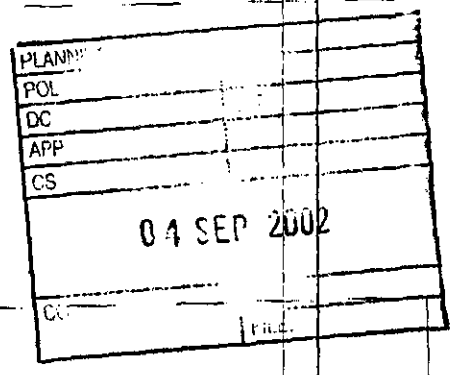
Catherine Brimble

Catherine Brimble
Landscape Architect

01344762283

Wokingham Without Parish Council Consultation Sheet

Officer	Angela Odell
No	F 2002 6101
Proposal	construction of outdoor menage for use of disabled riders. Revised plans rec'd 27/6/2, raising height of Manege/Menage. Extra plans August.
Site	Ravenswood Village, Nine Mile Ride, Crowthorne.



Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

03 September 2002

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date September 2, 2002
My ref. HS/PP/F/2002/6101

Mr Edward Teeger
Head of Property
Norwood Ravenswood
Broadway House
80-82 Broadway
Stanmore
Middlesex HA7 4HB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Teeger

PROPOSED MANEGE: RAVENSWOOD VILLAGE

Thank you for meeting us on site on 23 July to resolve the queries we have with this submission.

We left the site thinking that you were to instruct Mr Wood, your Agriquestrian consultant, to amend drawing number 2125 to incorporate the agreed points discussed.

I enclose extracts from the plan to confirm these points and hope you will be able to get copies of the revised plan to Mrs Odell as soon as possible as she is keen to determine the application.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Enclosure: Extracts from the plan.

cc: Mrs A Odell - Development Control.

THE GARDEN HISTORY SOCIETY

from:
70 Cowcross Street
London EC1M 6EJ
Telephone: 020 7608 2409
Fax: 020 7490 2974
E-mail: ~~gardenhistorysociety@compuserve.com~~
enquiries@gardenhistorysociety.org

Date: 25.9.02

Dear Sir/Madam.

Your Ref: F/2002/6101 (Revised plans)

Our Ref: 001/1422 (Revised)

PLANNING SERVICES	HPT 61599
POL	TLS
DC AMO	ENF
APP	
CS	
30 SEP 2002	
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Thank you for consulting the Society on the above application. On the basis of the information received we do not wish to comment.* However, if you have any further queries, please contact us on the above number.

Yours sincerely,

Lide Gives

pp Conservation Officer

* further. Please see our letter of 01.05.02.





ANGELA ODELL
DEVELOPMENT CONTROL OFFICER.
ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
WOKINGHAM UNITARY DISTRICT COUNCIL
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR.

AO

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/6101 relates.

Address of site RAVENSWOOD VILLAGE NINE MILE RIDE

CROWTHORNE BERKSHIRE RG40 4UL

Signed

Date 9/4/02

11 APR 2002

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FILE:

Postage
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by licensee

10 APR
3 APR

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

AGRIQUESTRIAN
consultants
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS
129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: David.Agriquestrian@Virgin.Net

05 JUN 2002

AEL/djw. (Epsom)

31st May 2002.

Wokingham District Council,
Planning Services,
PO Box No. 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR.

For the attention of Mr Harold Sanders, Listed Buildings & Conservation Officer.

Dear Mr Sanders,

Re:- **Proposed manege at Ravenswood Village, Nine Mile Ride, Crowthiorne.**
Planning application No. F/2002/6101.

I refer to a recent letter from Mrs Odell, a Senior Planner, concerning the above proposal and to our subsequent telephone conversation.

I write to confirm our proposed meeting, together with your colleagues, to discuss my clients proposals in more detail which you have provisionally arranged for Thursday 13th June at 10.00am at your Wokingham Offices.

If, in the meantime, this date proves inconvenient please do give me a call at my offices, as above.

Yours sincerely,

David J. Wood.
Managing Director.

cc. Mrs A. Odell, Senior Planner.
Mr Mark Dellar.

AGRIQUESTRIAN
consultants

AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS

129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121

and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: David.Agriquestrian@Virgin.Net

AEL/djw. (Epsom)

31st May 2002.

Wokingham District Council,
Planning Services,
PO Box No. 157,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR.

For the attention of Mr Harold Sanders, Listed Buildings & Conservation Officer.

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Planning application No. F/2002/6101.

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Yours sincerely,

David J. Wood.
Managing Director.

cc. Mrs A. Odell, Senior Planner.
Mr Mark Dellar.

AGRIQUESTRIAN
consultants
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS
129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: David.Agriquestrian@Virgin.Net

PLANNING SERVICES HPT S6031
POL TLS
DC Amo ENF
AMP
CS
03 MAY 2002
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AEL/djw.(Epsom). 2nd May 2002.

Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.
RG40 1BN.

For the attention of Miss Angela Odell, Planning Officer.

Dear Miss Odell,

Re:- **Proposed manege. Aavenswood Village, Crowthorne, Berks/**
Your Ref. No. F/2002/6101.

I am in receipt of your letter and enclosures dated 26th April 2002.

As requested I have subsequently spoken at great length with Mr Harold Sanders concerning the contents of the letter from the Environment Agency and your subsequent internal memorandum and have hopefully answered his particular queries and concerns.

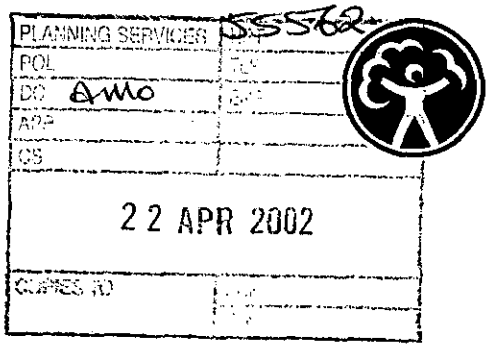
The information concerning the distance between the manege and the nearest watercourse at the Northern end of the manege is already clearly shown on the location plan which, when scaled, shows a minimum distance of 15.000 metres.

Should you have any further queries please do contact me at my Epsom Offices as above.

Yours sincerely,

David J. Wood.
Managing Director.

cc. Mr Mark Deller.



ENVIRONMENT AGENCY

Our Ref : SP/2002/005491-1/1
Your Ref : F/2002/6101

Date : 18 April 2002

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

Dear Sir/Madam

PROPOSAL: **CONSTRUCTION OF OUT DORR MENAGE FOR USE OF DISABLED RIDERS**

LOCATION: **RAVENSWOOD VILLAGE, NINE MILE RIDE, CROWTHORNE, BERKS, RG45 6BQ**

Thank you for your letter dated 21 March 2002, received on 25 March 2002. Please quote the following reference in any correspondence: SU86SW/23/2. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: A Buffer Zone 5 metres wide alongside the any watercourses on site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

ADVICE TO PLANNING AUTHORITY

Water Courses

A buffer zone of at least 5m should be established around any ditches or drains found on site. This buffer zone should be managed so as to foster a natural character, with native species of trees and shrubs used and any grass areas left un-mown or mown only later in the season to enhance their floristic and habitat value.

Buffer zones to watercourses are required for the following purposes:

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

(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;

(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;

(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;

(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;

(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;

(vi) to prevent overshadowing of watercourses by buildings; and

(vii) to reduce the risk of accidental pollution from run-off.

Further to the above, The Agency provides the following advice on watercourses on site:
(1) watercourses should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Riding Surface

The Environment Agency notes from the plans and drawings that it is proposed to use a surfacing of PVC granules. In view of concerns in relation to the environmental impact of the producution and disposal of PVC, the Agency would recommend that consideration be given to investigating alternative surface materials. Recycled tyre rubber or a recycled plastic base may offer the same performance with a reduced impact.

Natural Drainage

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

DECISION NOTICE

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

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr David J. Wood Agriquestrian Consultants

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

To:
Harold Sanders
Urban Design And Conservation Officer

From: Angela Odell

Date: 21 March 2002

Application Number: F/2002/6101

Proposal: Proposed construction of outdoor menage for use of disabled riders..

Site Address: WWO
Ravenswood Village, Nine Mile Ride, , Crowthorne.

Applicant:
The Riding For The Disabled Centre C/O D J Wood.

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

THE PRINCIPLE OF PROVIDING OUTDOOR MENAGE FACILITIES SHOULD BE SUPPORTED BY THE COUNCIL.

HOWEVER, THE SIZE AND HEIGHT OF FENCING SHOULD BE RE-CONSIDERED IN RELATION TO THIS SITE WHICH IS A GARDEN INCLUDED IN THE WOKINGHAM SITES AND MONUMENTS RECORD. THE BOUNDARY OF THE C19 PARK, CLASSIFIED AS A MEDIEVAL TO POST MEDIEVAL DEER PARK, IS MARKED BY STREAMS AND FIELD BOUNDARY BANK.

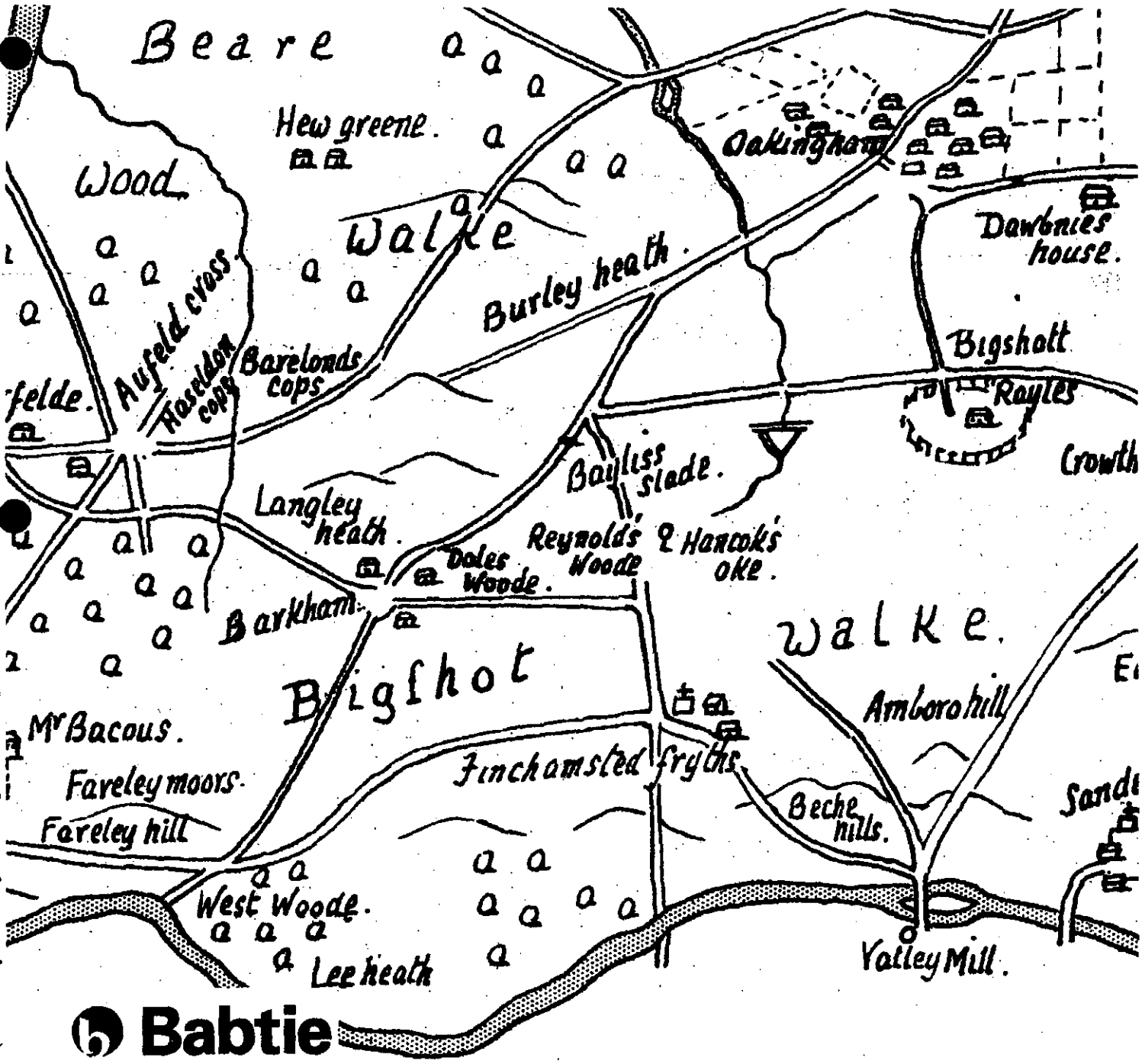
THE SENSITIVITY OF THESE STREAMS AND THEIR USE FOR THE DRAINAGE OF THIS FACILITY IS TO BE QUESTIONED (REF. POLICY TEAMS COMMENTS)

THE LOCATION, SIZE AND HEIGHT OF FENCING, PLUS DRAINAGE OF MANEGE AREA SHOULD BE ALL THE SUBJECT OF FURTHER CONSIDERATION

Harold Sanders
09.04.03.

Ravenswood Park
Archaeological Survey

Babtie Group
multi-disciplinary consultants

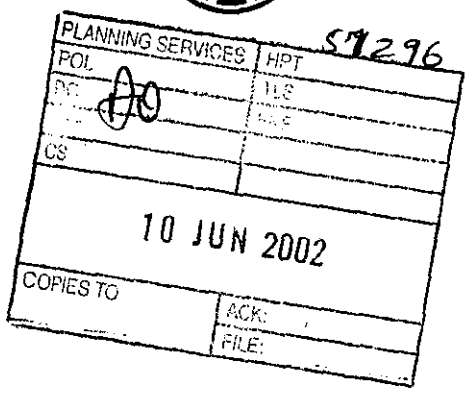


Babtie

ENVIRONMENT AGENCY

Our Ref : SP/2002/005491-2/1
Your Ref : F/2002/6101

Date : 06 June 2002



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

Dear Sir/Madam

CONSTRUCTION OF OUT DORR MENAGE FOR USE OF DISABLED RIDERS

RAVENSWOOD VILLAGE, NINE MILE RIDE, CROWTHORNE, BERKS, RG45 6BQ

Thank you for your letter dated 2 May 2002, received on 4 May 2002. Please quote the following reference in any correspondence: SU86SW/23/2. The Environment Agency has the following comments:

The Environment Agency acknowledges the compliance with the condition noted in the Environment Agencies letter dated 18 April 2002 with the northern corner of the menage being 15 metres from the closest watercourse. As the Environment Agency only requires a 5 metre buffer zone, if no development takes place within 5 metres there is no issue.

DECISION NOTICE

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

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: The Riding For The Disabled Centre

CC: Mr David J. Wood Agriquestrian Consultants

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15/05/02

Location:
Ravenswood Village, Nine Mile Ride, Crowthorne
Proposal:
The Riding for the Disabled Centre
Application Number: F/ 2000/ 6101

In response to your consultation for the above application, the Design comments are as follows;

Following my previous comments dated 09 04 02 and discussions with the applicant, it would appear that the proposal was submitted without detailed consideration of its impact on the site which is sensitive for some, not too obvious reasons, namely;
1 it is a former historic garden included on the Sites and Monuments Record and still has numerous identifiable boundaries, planting and features.

2 It is adjacent to a SSSI and therefore the drainage of any raised arena could add to the water-logging of the adjoining fields and SSSI area.

This low-lying site already has an equestrian use with lightweight fencing of modest scale and an existing timber clad stable. The scale, form and visual impact of this new proposal will add to the present equine clutter referred to in the Policy comments.

I consider it necessary to establish ;

1 is an Olympic size area required for the disabled users?
2 if an arena could be re-sited to utilise existing hedgerow and tree screening.

The scale and detail of the proposal should be re-considered to reduce its visual impact on the parkland setting and integrate the menage into the existing landscape. These matters should be addressed before I can support the proposal and recommend that, as it is, the application should be refused for the above reasons.

Harold Sanders

HAROLD SANDERS
Conservation Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 7 May 2002

Location:	Ravenswood Village, Nine Mile Ride, Wokingham Without
Proposal:	Proposed construction of outdoor menage for use of disabled riders.
Application Number:	F/2002/6101

In response to your consultation dated 27 March 2002 for the above application, the landscape comments are as follows:

I am quite concerned that the proposed menage and parking area is of a considerable size and is located with the countryside. The site is also recognised as being part of an Historic Garden in a study that was undertaken by Babtie.

The location of the menage will be within existing paddocks that are currently fenced with post and rail fencing, and which are presumably are used by the riders. As the menage will be raised above ground level due to drainage problems within the site, the height of the fencing will range from 1.8m high to 2.5m where there is a change in ground level. This will be visually detrimental to the sensitive character of the landscape within this area bringing an extensive built element into the countryside. The car parking / hardstanding area adjacent to the menage will also be visually intrusive.

It would be preferable if the menage could be significantly reduced in size and relocated so that there is a visual connection between Ravenswood Village and the menage. The car parking area should also be relocated so that it forms part of the village.

In it's present form I cannot recommend approval for the proposals due to the insensitive location of the menage within an historic landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

PART 1 REGISTER

PLANNING APPLICATION

PART 1

DELEGATED

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

11 MAR 2002 6101

1. APPLICANT'S NAME: THE RIDING FOR THE DISABLED CENTRE,
ADDRESS: RAVENSWOOD VILLAGE, NINE MILE DRIVE, CROWTHORNE, BERKSHIRE
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: DAVID J. WOOD,
ADDRESS: AGRIEQUESTRIAN CONSULTANTS, 129, REIGATE ROAD EWELL, EPSOM, SURREY
POST CODE: KT17 3DE PHONE: 020. 8393. 0516.

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: LAND TO THE NORTH OF RAVENSWOOD VILLAGE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
THE CONSTRUCTION OF AN OUTDOOR MANEGE FOR THE USE OF DISABLED RIDERS

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.20 HECTARES.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER / OCCUPIERS.

List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 6 NO COPIES DRG NO. 2125.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE		REDEVELOPMENT	✓
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

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

N/A.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EQUESTRIAN PURPOSES.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.
PRESSURE TREATED TIMBER POST & RAIL PERIMETER FENCING. (DARK STAINED)
EQUESTRIAN SAND & PVC GRANULES SURFACING. (DARK GREY/BLACK)

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
PERIMETER FENCING AS ABOVE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING STORM WATER DITCH.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details: NOT APPLICABLE.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
EXISTING ESTATE ROADS TO SITE
NEW ACCESS ROAD TO MANEGE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants
FOR THE USE OF THE DISABLED

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	N/A *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?
YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?
YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£ 95.00.

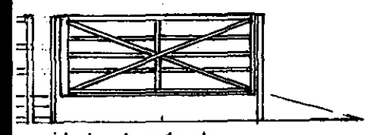
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission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

SIGNED [signature] ON BEHALF OF RAVENSWOOD VILLAGE DATE 6th MARCH 2002.

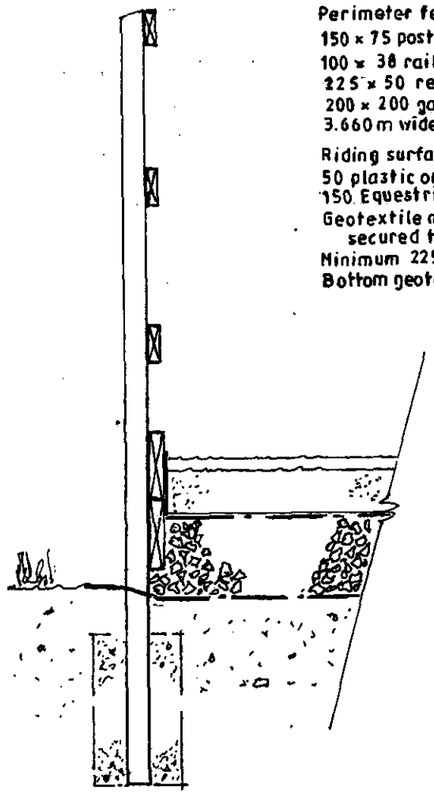
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Perimeter fencing of pressure treated timbers
150 x 75 posts at 1.823m centres.
100 x 38 rails. [3 No.]
225 x 50 retaining boards. [2 No.]
200 x 200 gate posts
3.660m wide hardwood gate.

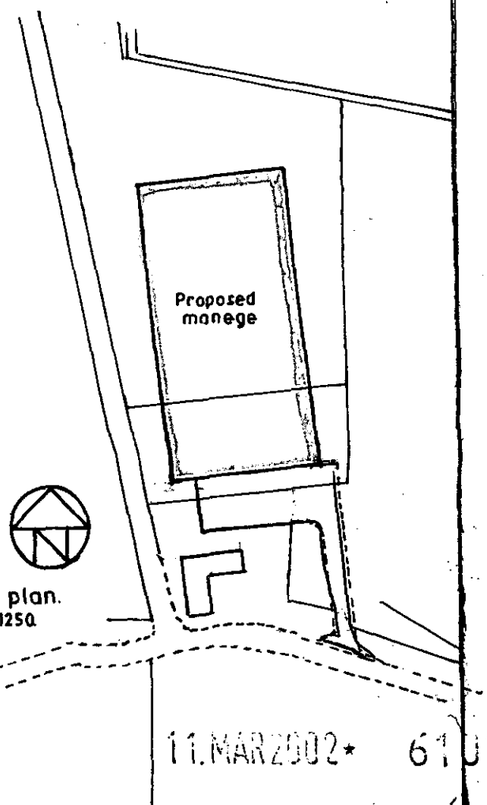
Riding surface of
50 plastic or rubber granules.
150 Equestrian sand
Geotextile membrane with welded joints secured to boards with 38 x 19 batten
Minimum 225 graded, clean hardcore
Bottom geotextile membrane



m wide hardwood gate
squeeze through.



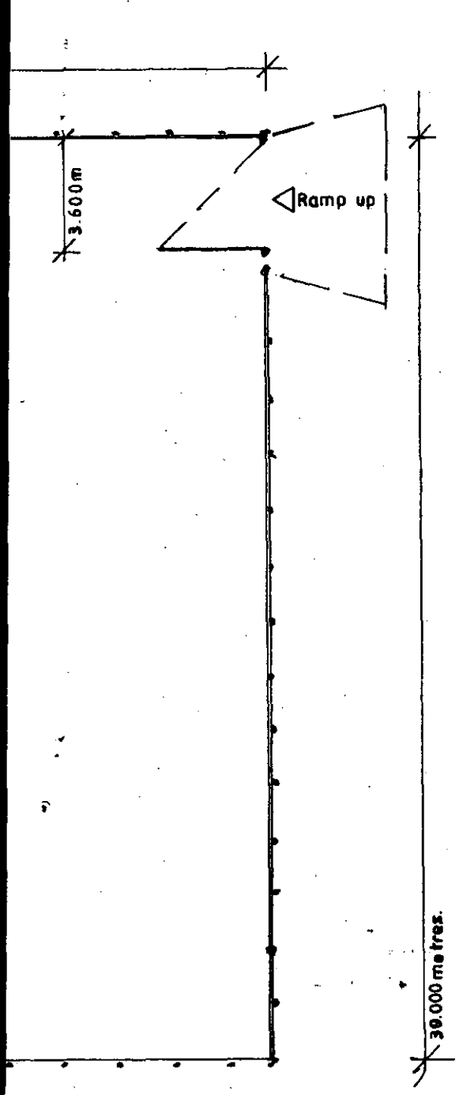
Typical section of perimeter fence

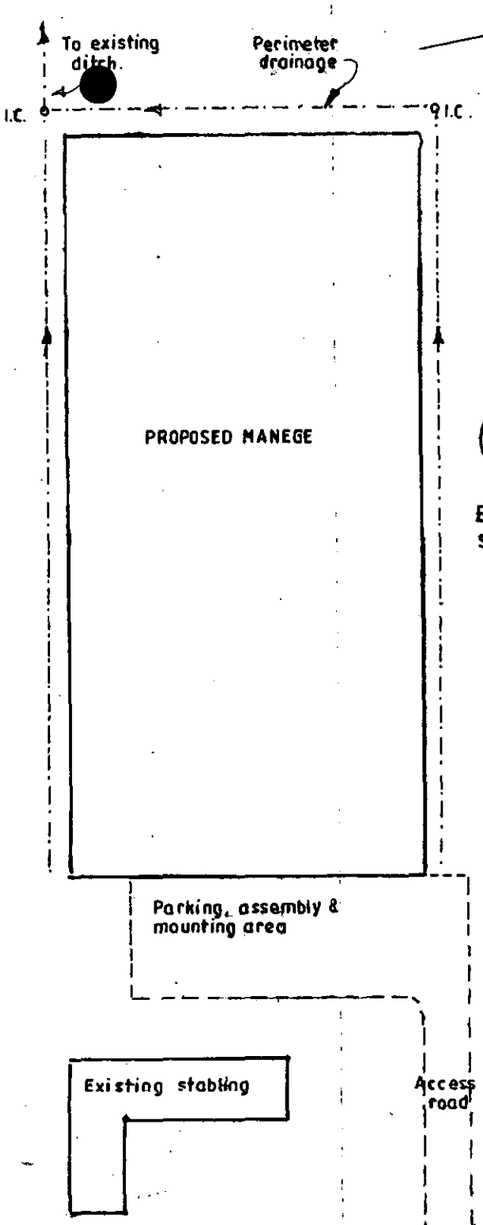


Location plan.
Scale:- 1:1250

11.MAR2002* 61.01
PART 1 REGISTER

Ravenswood Village





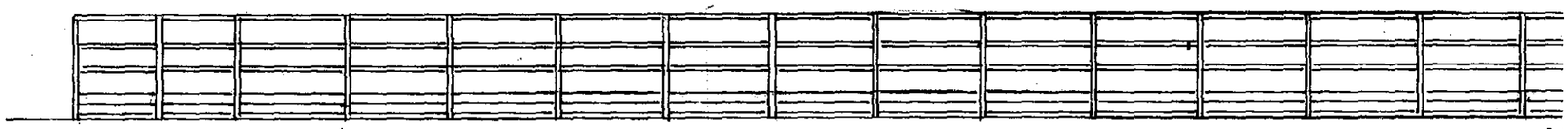
Block plan.
Scale 1:500.

Proposed outdoor manege for the Riding for the Disabled Centre, Ravenswood Village, Crowthorne, Berkshire.

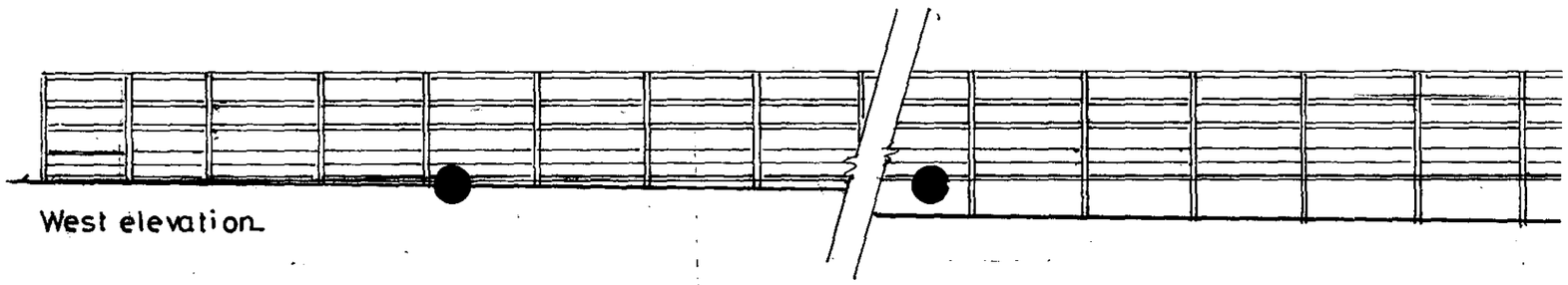
AGRIEQUESTRIAN Structures
Ardenlea Enterprises Limited
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN CONSULTANTS
Aylesbury Road, Princes Risborough,
Buckinghamshire. HP27 0JP.
Telephone:01844345872. Facsimile:01844347080. Mobile: 0831.402121.

Scales	Date	Drawing No	Drawn by
1:100. 1:200. 1:20. 1:500	3.2.02.	2125	D.J.Wood.

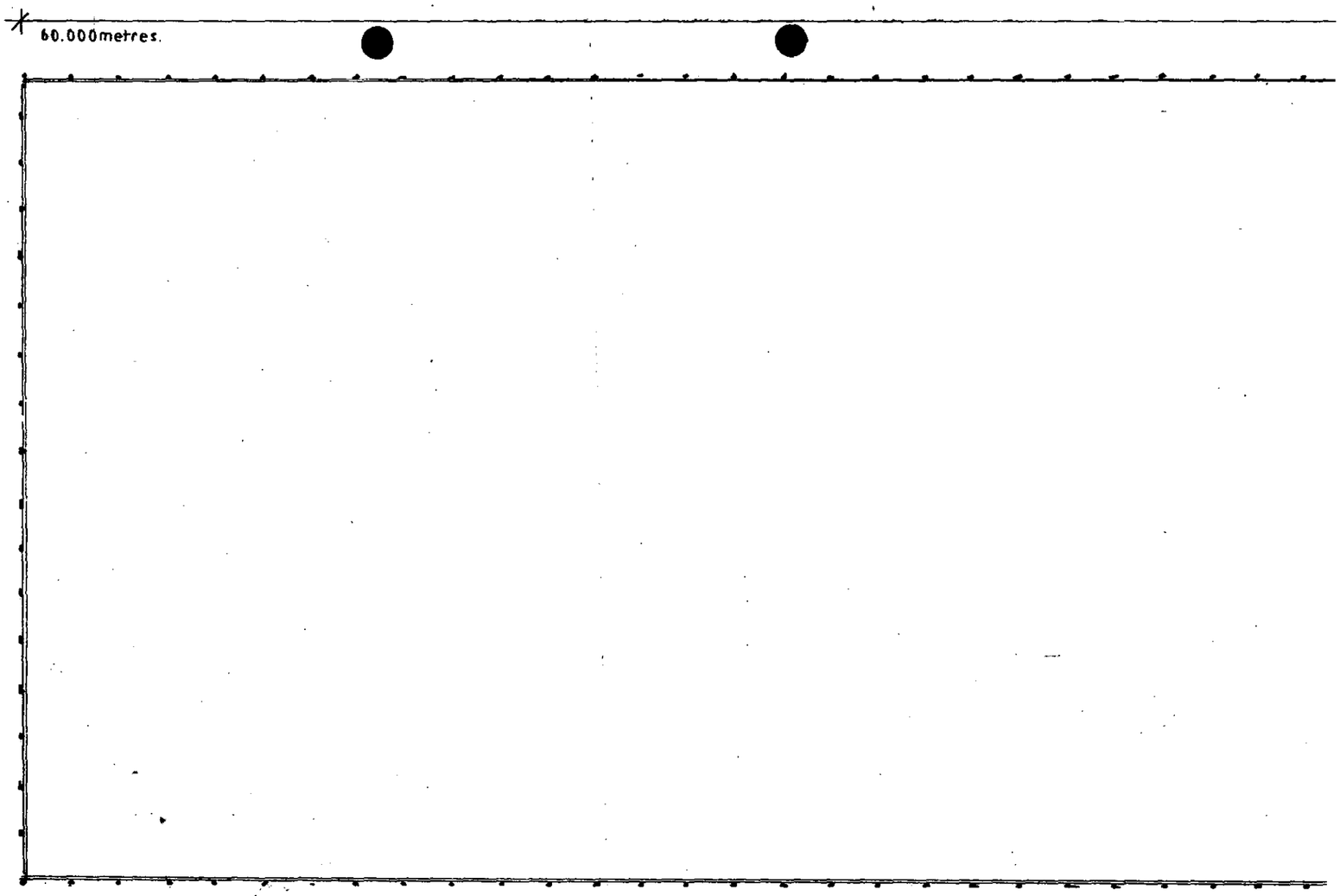
Revisions
-



South elevation.



West elevation.



Plan/layout.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date April 24, 2002
My ref. HS/PP/245 ← FOR INFORMATION / FILE.

Anthea Taigel
The Garden History Society
20-21 Horring Road
Horeton
Norfolk
NR12 8JH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Anthea

RAVENSWOOD VILLAGE SETTLEMENT

I am sorry that there has been a degree of confusion about this site which you correctly established was not on the English Heritage Register.

I enclose an extract from our Local Plan which, I hope, sets out the status of this settlement.

We have in this District, like many others, two levels of parks and gardens recorded as being of historic significance:

1. Those on the English Heritage Register.
2. Those acknowledged to be of significant local interest, and in our case listed on the Sites and Monuments Record (SMR). This was on the Berkshire County Record and is now on each Unitary Authority's SMR.

I enclose for your information a copy, carried out by our archaeological consultants (Babtie), of a report prepared at the time of the Local Plan Public Enquiry to highlight the importance of the site which was being promoted as a possible housing area.

Please give me a call (0118 974 6465) if you consider I can help any further.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Enclosure: Extract from Local Plan, and Archaeological Survey by Babtie.

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2002 6101

Proposal construction of outdoor menage for use of disabled riders.

Site Ravenswood Village, Nine Mile Ride, Crowthorne.

SERVICES HPT T.S ENF
17 APR 2002
COPIES TO T.S

Committee's Comments

no comments

Signed : _____
Clerk to Wokingham Without Parish Council

16 April 2002

Babtie
Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

PLANNING SERVICES | HP55476
POL | TLS
DC AMO | ENF
APP |
CS |
19 APR 2002
COPIES

18th April 2002

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

Dear Angela,

APPLICATION F/2002/6101
Ravenswood Village, Nine Mile Ride, Crowthorne

After careful consideration I would advise that the above planning application does not carry any archaeological implications.

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

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
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Lincoln
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Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Angela Odell

From: John Mullaney
Sent: 05 April 2002 10:52
To: Angela Odell
Subject: F/2002/6101 Ravenswood village-proposed construction of outdoor menage

I have no objections or comments to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Angela Odell

From: Andy Glencross
Sent: 03 April 2002 12:15
To: Angela Odell
Subject: PA F/2002/6101 Ravenswood Village Nine Mile Ride Crowthorne

Hi Angela

There appear to be no ecological grounds on which to object to this planning application.

Cheers

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

Memo

To: Angela Odell

From: Conrad Moore

Date: 26/03/02

Re: **Policy Comments upon F/2002/6101**

Proposed construction of outdoor menage for use by disabled riders at Ravenswood Village, Nine Mile Ride, Pinewood.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that outside identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. A housing site to look at for relevant comments is at Ravenswood, Wokingham Without on pages 5-163 to 5.166. Ravenswood offered brownfield development, but the Inspector saw significant disadvantages. Whilst this site is clearly located away from Settlement boundaries in the wider area, the users of the disabled facility would largely be residents at the Village. This should be confirmed in writing with the applicants. The equestrian use occurred in the Parkland at the time of the Local Plan Inquiry. However you may wish to consider whether that use on the agricultural parkland has been authorised or whether the proposal raises the use to such a level that it is considered no longer ancillary or subordinate to the agricultural parkland use.

Countryside Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. PPG 7 acknowledges though that urban fringe places often have areas of vacant and underused land and that tackling these problems requires a positive approach to planning and management aimed at securing environmental improvement and management including catering for appropriate leisure and recreation facilities. This is set out in Paragraph 3.24. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Applicants can be expected to manage the land to overcome concerns set out in Paragraph F2. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The change of use proposal can be considered to meet permitted criterion (iii) in light of the preceding paragraph. C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. The views of Catherine Brimble must be sought in this sensitive landscape. I consider that the concerns of equine clutter and appropriate land management set out in PPG 7 Paragraph F2 are conditioned against. If these concerns are not fully addressed they can have undesirable landscape character impacts, depending on the level of use and stables, storage buildings and a variety of jumps and other equine bric-a–brac ie. 'horseyculture' impacts.

These comments should be cross-referred with the historic parkland matters referred to overleaf. This aspect though will reinforce the sensitivity of this landscape to development.

Further development on this site and a change in intensity of use could result in urbanising effects such as vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, once the equestrian use principle has been established. Will there be future demand for equestrian worker dwellings? These potential future impacts should be guarded against.

Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. This proposal does fall within the acceptable category B. The Inspector has recommended changes to the categories, but this one still applies. The final paragraph is still applicable where development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WCC1. The Babtie Group Archaeological Survey carried out acknowledges the open rural character. You will need to judge whether this is prejudiced or not and be aware that views are obtained from the well-used public footpath adjacent to the Heath Lake public open space to the east. Informal permissive walkways appear to exist along the northern edge of the parkland adjacent to Nine Mile Ride and across the site.

Landscape and Historic Issues

The Wokingham District Local Plan (Deposit Draft As Amended) identifies this site as being an historic park and garden under Policy WHE9. This local plan policy is in conformity with the Adopted Berkshire Structure Plan Policy EN7. Ravenswood Park forms the remains of a 19th Century Park that has medieval origins. The park retains its essential historic integrity and a Babtie Group Archaeological Survey carried out earlier in 2000 justifies this. It concludes that the features as depicted in Walters Map of 1823 survive today. I have a copy should you wish to investigate this further. The survey identified the survival of early features and the integrity of boundaries shown on the Wokingham Sites and Monuments Record. It still retains its essential historic integrity and is essentially the same as the park depicted as Hannicans Lodge in 1823. The development proposals could adversely affect a number of mature parkland trees and hedgerows that constitute an important element within the historic fabric of the site. This obviously implies that the landscape features may exist buried and that there could be high archaeological potential.

The views of both Catherine Brimble and Harold Sanders (Conservation Architect) must be sought in this sensitive landscape. Babtie should be asked to do some exploratory examination digs to explore the potential of an access road, hunting lodge and associated building remains, ditch features or other artifacts. The proposal is an engineering operation that could disturb remains in situ and prevent further site recording. The Inspector though has recommended that the historic parkland is covered by the policy WLL7 and that covers the objective of respecting landscape character. In this case it would be the physical, visual and historical aspects of the character that should be borne in mind.

Detailed comments from the Tree Section should be sought to assess any potential impact on the trees and take account of the hedgerow regulations regarding retention of older established hedgerows. I note that mature trees and hedges exist on the site. They may be physically damaged by construction and potentially impeded from future growth. Ground compaction and proximity to manage area could affect both roots and crown of adjacent trees. These factors could threaten their longevity. These are factors to consider under Policy WBE11. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same.

Highways

You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Drainage Aspects and Nature Conservation

Further to the east is an area of Public Open Space that includes a Site of Special Scientific Interest (S.S.S.I.) that is managed by the District Council and known as "Heath Lake". The area was secured by the release of housing land on New Wokingham Road following a revision to the 1980 Central Berkshire Structure Plan. This is linked to this site by medieval drains. Mismanagement and the adjoining Mobile Home Park have affected the drains where and the water now sits in situ along the northern edge of the open parkland. Draining into this may create a flooding problem and may impact the wildlife that has colonised from the core SSSI and/or use it as a wildlife corridor (under Policy WNC6).

Detailed comments from Andy Glencross should be sought to assess any potential impact on Wildlife. Water Voles or other species may also exist important to the Wokingham District Biodiversity Action Plan. In the light of Andy Glencross's comments it may be necessary to enter into formal consultation with English Nature. An ecological assessment may require an Environmental Statement to accompany an application. Policies WNC1 and WNC3 of the *Wokingham District Local Plan (Deposit Draft, As Amended)* and the *Adopted Berkshire Structure Plan* Policies EN8 and EN9 should apply to consideration of this site. The Inspector has not altered Policy WNC3, but has made Policy WNC1 more robust in his recommendation in paragraph 2.351.

Environment Agency will also help on flooding and drainage issues. Please note the implications of the PPG 25. The Environment Agency now has a wider consultation remit beyond the floodplain where the following may apply:

- *land with potential for flash flooding,*
- *areas of potential drainage problems – including ditches;*

and "significant" (undefined) development in relation to the receiving watercourse leading to increased run-off in an area.

Policies WIC15, WIC17 and WIC18 may apply. Hence the Environment Agency needs to assess this application as to whether there is any flood risk to the adjacent properties as there is no spare capacity to accommodate floodwaters in the drains. Waters from an all weather surface may be nutrient rich leading to eutrophication of the waters in the drain thereby affecting both wildlife and water quality. The Environment Agency through conditions and/or s.106 agreements may request flood mitigation and water quality protection measures such as interceptors. The applicant should be advised of this potential.

Conclusion

The Riding for the Disabled facility provision is a laudable benefit that should be supported at Ravenswood Village. I acknowledge that the stables exist in close proximity to this proposal. However there is a need to conserve the cultural heritage and natural resources of this landscape (safeguarding those identified as being of special interest or of national and international importance). The location of the menage and drainage of it may be problematical in this sensitive location. There are wildlife, archaeological issues, landscape feature and water quality issues that need to be addressed fully. I would advise that the applicants are called in for a meeting to discuss these issues and the potential for a less sensitive location explored. I cannot recommend approval in the absence of the above policy issues being adequately resolved.

Conrad Moore
Policy and Plans Team.

Memo

To: Angela Odell

From: Conrad Moore

Date: 26/03/02

Re: **Policy Comments upon F/2002/6101**

Proposed construction of outdoor menage for use by disabled riders at Ravenswood Village, Nine Mile Ride, Pinewood.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated that outside identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential. A housing site to look at for relevant comments is at Ravenswood, Wokingham Without on pages 5-163 to 5.166. Ravenswood offered brownfield development, but the Inspector saw significant disadvantages. Whilst this site is clearly located away from Settlement boundaries in the wider area, the users of the disabled facility would largely be residents at the Village. This should be confirmed in writing with the applicants. The equestrian use occurred in the Parkland at the time of the Local Plan Inquiry. However you may wish to consider whether that use on the agricultural parkland has been authorised or whether the proposal raises the use to such a level that it is considered no longer ancillary or subordinate to the agricultural parkland use.

Countryside Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. PPG 7 acknowledges though that urban fringe places often have areas of vacant and underused land and that tackling these problems requires a positive approach to planning and management aimed at securing environmental improvement and management including catering for appropriate leisure and recreation facilities. This is set out in Paragraph 3.24. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Applicants can be expected to manage the land to overcome concerns set out in Paragraph F2. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The change of use proposal can be considered to meet permitted criterion (iii) in light of the preceding paragraph. C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. The views of Catherine Brimble must be sought in this sensitive landscape. I consider that the concerns of equine clutter and appropriate land management set out in PPG 7 Paragraph F2 are conditioned against. If these concerns are not fully addressed they can have undesirable landscape character impacts, depending on the level of use and stables, storage buildings and a variety of jumps and other equine bric-a–brac ie. 'horseyculture' impacts.

These comments should be cross-referred with the historic parkland matters referred to overleaf. This aspect though will reinforce the sensitivity of this landscape to development.

Further development on this site and a change in intensity of use could result in urbanising effects such as vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, once the equestrian use principle has been established. Will there be future demand for equestrian worker dwellings? These potential future impacts should be guarded against.

Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. This proposal does fall within the acceptable category B. The Inspector has recommended changes to the categories, but this one still applies. The final paragraph is still applicable where development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WCC1. The Babtie Group Archaeological Survey carried out acknowledges the open rural character. You will need to judge whether this is prejudiced or not and be aware that views are obtained from the well-used public footpath adjacent to the Heath Lake public open space to the east. Informal permissive walkways appear to exist along the northern edge of the parkland adjacent to Nine Mile Ride and across the site.

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- *areas of potential drainage problems – including ditches;*

and "significant" (undefined) development in relation to the receiving watercourse leading to increased run-off in an area.

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Conrad Moore
Policy and Plans Team.

PLANNING SERVICES	HPT
POL	TLS
DC Amo	ENF
APP	
CS	
25 MAR 2002	
COPIES TO	APK

WOKINGHAM UNITARY
Aiming for Excellence

Memo

To: Angela Odell, Development Control

From: Pat Brecknock

cc: Mette Le Jakobsen, Team Manager, CTPLD

Date: Monday, 25th March, 2002

Re: Planning Application F/2002/6101
Ravenswood Village: Outdoor Menage for use of Disabled Riders

Thank you for sight of this planning application, on land to the north of Ravenswood Village. I can confirm that Community Services Department supports this application, as it improves the facilities for disabled people in the District.

(P.S. Angela, you might want to check your letterhead set-up, because the way it's printed out, there is a line crossing straight through the middle of "Aiming for Excellence"!!)

Pat

Enc.

AGRIQUESTRIAN
structures
AGRICULTURAL & EQUESTRIAN BUILDING DESIGN CONSULTANTS
Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JF
Tel: 01844 345572 Fax: 01844 347080 Mobile: 0831 402121
and at 129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 0181 393 0516
E.Mail: David.Agriquestrian@Virgin.Net

PLANNING SERVICES | SPT 54789
POL | CLS
DC AMO | SHF
APP |
CS |
02 APR 2002
COPIES TO | ACK
FILE

AEL/djw. (Epsom). 26th March 2002.

Wokingham District Council,
Shute End,
WOKINGHAM,
Berks.
RG40 1BN.

For the attention of Ms Angela Odell, Planning Officer.

Dear Ms Odell,

Application No:- **F/2002/6101.**
Site address:- **Ravenswood Village, Nine Mile Ride, Crowthorne.**
Proposed:- **Proposed construction of outdoor manege for use of disabled riders.**

I am in receipt of your letter, enclosures and memo note, with a number of queries and dated 21st March 2002.

The Ravenswood Village is a private estate with its own network of private roads. Access to the nearest public highway is via the main gates to the 'Village', on Nine Mile Ride, which is almost one mile distant.

All of the land surrounding the proposed development is within the applicant's ownership.

It is not proposed to illuminate the manege.

I trust this answers all of your queries.

Yours sincerely,

David J. Wood.
Managing Director.

cc. The Ravenswood RDA Centre.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 March 2002

Application Number: F/2002/6101

Proposal: Proposed construction of outdoor menage for use of disabled riders.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Ravenswood Village, Nine Mile Ride, , Crowthorne.

Applicant:
The Riding For The Disabled Centre C/O D J Wood.

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

✓ below as applicable;

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

No competitions or events.

Signed: _____ **Print name:** A 22/03/07

Application Number : F/2002/6101	Map No : 108
Case Officer : AO.	Site Area : 0·33
Valid Date : 11-3-02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed construction of outdoor manège for use of disabled riders.

Location : Ravenswood Village, Nine Mile Ride, , Crowthorne.

Parish : WT Ward : WOK

Applicant : The Riding For The Disabled Centre C/O D J Wood.

Fee Required: £95 Fee Received: £95 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	access to highway	21.3	
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	Does land belong to applicant or Ravenswood Village? Cert B.	4	
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Will there be any lighting?	4	

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 21.3.02

Building Control

Heritage (Harold Sanders) Historic Park/Garden (Harold will send plans on to Eng. Her. with Covering Letter)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans Historic Park/Garden

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services - Ravenswood Village app.

Highways

Dinton Pastures - Historic Park/Garden

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
~~English Heritage~~
Garden History Society - Historic Park/Garden. (Ravenswood) Pls Send Full documentation

OTHERS

Rural Area
Countryside

NEIGHBOURS

2x S/N sufficient.
one to be where access road meets public highway.

No pre-apps

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 21 March 2002

My ref: F/2002/6101

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2002/6101
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed construction of outdoor menage for use of disabled riders.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/6101**
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed construction of outdoor menage for use of disabled riders.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 21 March 2002

My ref: F/2002/6101

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

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Proposed construction of outdoor menage for use of disabled riders.

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Councillor P Lewis

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Tel: (0118) 974 6445

Date: 21 March 2002

My ref: F/2002/6101

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

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Ravenswood Village, Nine Mile Ride, , Crowthorne.
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Development Control Manager

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Signed: _____ Date: _____

Councillor P Helliar-Symons

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6101

Proposal:
Proposed construction of outdoor menage for use of disabled riders.

Location:
Ravenswood Village, Nine Mile Ride, , Crowthorne.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6101 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

21 March 2002

6101

11.MAR2002* 6101

AGRIQUESTRIAN consultants

AGRICULTURAL & EQUESTRIAN BUILDING DESIGN & PLANNING CONSULTANTS

129 Reigate Road, Ewell, Epsom, Surrey KT17 3DE
Tel & Fax: 020 8393 0516 Mobile: 0831 402121
and at Aylesbury Road, Princes Risborough, Buckinghamshire HP27 0JP
Tel: 01844 345572 Fax: 01844 347080

E.Mail: David.Agriquestrian@Virgin.Net

AEL/djw. (Epsom). 8th March 2002.

Wokingham District Council,
Planning Department, PO Box No. 157.,
Council Offices,
Shute End,
WOKINGHAM,
Berks.
RG40 1WR

For the attention of the District Planning Officer.

Dear Sir,

Re:- **Proposed manege at the Riding for the Disabled Centre, Ravenswood Village, Crowthorne, Berks.**

Enclosed with this letter please find the enclosed documentation in support of a planning application for the above development.....

6 No copies of planning application form Part 1 & 2.

1 No copy Section 66 Certificate.

6 No copies of Drg. No.2125/1 .

My clients cheque in the sum of £ 95.00., being the appropriate fee for this application, and for which I would appreciate your official receipt.

Yours sincerely,

David J. Wood.
Managing Director.

cc. Norwood Ravenswood

ADDRESS ~~RAVENSWOOD AVENUE~~ WOK/WITHAM PARISH ~~WOKINGHAM/WITHAM~~

PLOT No. Ravenswood. NINE MILE RIDE ORD. SHEET No. SU.8264 108

BUILDER 834/57 720/55

Plan No.	Applicant	Description of Development	Date of Decision	Decision
163/60	JEWISH ASS. TO AID BACKWARD CHILDREN	FARMWORKERS COTTAGE	14.9.60	APP. C/A
1521/72	RAVENSWOOD FOUNDATION	REMOVAL COND. ON 163/60	28.9.72	N/A REF.
09714	"	FARMHOUSE TO DWELLINGS	14.12.78	N/A C/A
BR 11190	"	"	10.7.79	APP. N/A
12218	"	STABLE & BARN TO AID SITTERS - DATE OF AUTOM BARN	13.12.79	N/A C/A
12165	"	FARMHOUSE CONV.	17.1.80	N/A C/A
BR 13114	"	FARMHOUSE CONV./EXTENSION	25.6.80	APP. N/A
13461	"	FARM BLDGS TO RES	5.6.80	N/A C/A
BR 15210	"	"	11.7.80	APP. N/A
18159	"	REMOVAL 11067	21.10.82	N/A 31.10.85 TP
34677/8				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS JEWSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ WOK/WITHAM PARISH ~~WOKINGHAM/WITHAM~~

PLOT No. NINE MILE RIDE ORD. SHEET No. E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
343/48	MISS SIMMONDS	SUN ROOM	16.9.48	APP. APP.
591/51	MRS. D GREEN	CONVERT HOUSE TO FORM 3 FLATS	19.11.51	APP. APP.
802/53	RAVENSWOOD SCHOOLS LTD.	ALTERATIONS	8.12.53	APP. N/A
736/54	JEWISH ASS. TO AID BACKWARD CHILDREN	O/APP. PRE-FAB. DWELLING	14.10.54	C/A
998/54	MR. L. ABRAHAMS	PRE-FAB. DWELLING	17.1.55	APP. APP.
834/55	SUPERCEDED BY			
1060/57	L. ABRAHAMS	PRE-FAB. DWELLING	14.1.58	APP. T.P. 31.12.63
O/123/59	RAVENSWOOD SCHOOLS LTD.	EXPANSION OF SCHOOL	7.7.59	N/A C/A
R/42/60	JEWISH ASS. TO AID BACKWARD CHILDREN	MEDICAL UNIT	12.4.60	APP.
R/197/61	"	CLINIC & WORKSHOP	11.10.61	APP. C/A
126/61	"	3 BUNGALOWS	28.9.61	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ PARISH WOLL/WARRAWEE ~~EASTERN ROAD~~ E

PLOT No. Rx RAVENSWOOD HOUSE NINE MILE RIDGE ORD. SHEET No. SU.8264 1/8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/79/62	JEWISH ASS. TO AID BACKWARD CHILDREN	SCHOOL HOUSE	17.5.62	APP	APP
R/226/63	RAVENSWOOD FOUNDATION	CONT. USE OF TEMP. AWNING	31.10.62	N/A	T.P. 3.12.68
R/153/65	"	EXT. TO WORKSHOP	5.7.65	APP	APP
R/186/65	"	RECTAG. BUILDING FOR STORAGE	5.8.65	APP	APP
84/66	"	NEW DWELLING (MANAGER'S HOUSE)	9.6.66	APP	APP
85/66	"	STAFF ACC. BLOCKS 1 & 2	9.6.66	APP	APP
86/66	"	DORMITORY ACC	9.6.66	APP	APP
R/154/66	"	EXT. TO SPECIAL CARE WING	9.6.66	APP	APP
R/185/66	"	TEACHING UNIT, WORKSHOP MEDICAL CONSULTATION, CANTEEN FOR CHILDRENS' ACC	7.7.66	APP	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ PARISH WOLL/WARRAWEE ~~EASTERN ROAD~~ E

PLOT No. Rx RAVENSWOOD HOUSE NINE MILE RIDGE ORD. SHEET No. SU.8264 2/8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/10/68	RAVENSWOOD SCHOOL LTD	RENEWAL CONSENT	WITHDRAWN		
R/171/68	RAVENSWOOD FOUNDATION	BLOCK OF 4 GARAGES	9.5.68	APP	APP
R/369/68	"	"	31.10.68	APP	APP
R/374/68	"	RENEWAL CONSENT - TEMP. SLEEPING ACC	31.10.68	N/A	APP
R/259/69	"	WORKSHOP	7.8.69	APP	C/A
51/70	"	STAFF FLATS	23.6.70	APP	APP
R/220/70	"	GARAGE BLOG. (31 CARS)	23.6.70	APP	APP
01799	"	HOUSE UNITS ETC.	19.12.74	N/A	C/A
01905	"	LAUNDRY	20.2.75	REF.	N/A
BR 2015	"	RESIDENTIAL UNIT	24.2.75	REF.	N/A
AR 2015	"	"	15.3.75	REMOVED & APP.	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ WOK/WITHOUT ~~[illegible]~~ E PARISH ~~WOKINGHAM/WITHOUT~~ ~~LL 86~~

PLOT No. Ex RAVENSWOOD HOUSE NINE MILE RIDE ORD. SHEET No. SU.8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 2607	RAVENSWOOD FOUNDATION	LAUNDRY UNIT	29.5.75	APP.	N/A
08888	" "	Kitchen & Store	3.8.78	N/A	C/A
BR 9475	"	ALTS & EXT. OF " " & OFFICE	17.10.78	REF.	N/A
BR 9750	"	" "	10.11.78	APP.	N/A
09714	"	FARMHOUSE INTO DWELLINGS	14.12.78	N/A	C/A
BR 11190	"	" " "	10.7.79	APP	N/A 30.6.82
11067	"	TEMP. INTENSIVE DAY CENTRE	5.7.79	N/A	T.P.
BR 11333		S/STOREY TEMP. BLDG. (DAY CARE CENTRE)	29.8.79	APP.	N/A
12165	"	CONV. OF FARMHOUSE & ADD. S/ST.	17.1.80	N/A	C/A
12218	"	Con of Stable & barn to 9 bed sitters demo of Dutch Barn. erection of Staff common room & kitchen	13.12.79	N/A	C/A
BR 13114 (SEC. 66)	"	"	25.4.80	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ WOK/WITHOUT ~~[illegible]~~ E PARISH ~~WOK/WITHOUT~~ ~~LL 86~~

PLOT No. Ex RAVENSWOOD HOUSE NINE MILE RIDE ORD. SHEET No. SU.8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 13336	RAVENSWOOD FOUNDATION	REFURBISH STABLES; BUILD COMMON ROOM	30.4.80	REF	N/A
13045	"	2 NEW STAFF BUILDINGS	2.5.80	N/A	C/A
BR 15020	"	REFURBISH STABLES: NEW COMMON ROOM	6.6.80	APP	N/A
13461 ?	"	FARM BLDGS. TO DES (12165)	5.6.80	N/A	C/A
BR 15210	"	"	11.7.80	APP	N/A
BR 15435	" "	6 Bedsitter for Staff.	26.8.80	APP	N/A
14147	" "	Display bd. to entrance.	25.9.80	N/A	Ref
14565	"	REFURBISHMENT, ALTS & EXTS. TO SPECIAL CARE WING	18.12.80	N/A	C/A
BR 16988	" "	" "	28.7.81 19.6.81	APP. Ref	N/A
BR 23297	"	ALTS & EXTS. (CHANGING ROOMS, TOILETS, LIFT)	31.8.84	APP	N/A
28104	"		14.7.87		C/A
BRA 2860	"	FOODSTORE EXT (COVERED WAY)	18.5.87	APP	
BRA 2877	"	TROLLEY STORE	18.5.87	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

*31434 " TRAINING HOUSES/ELDERLY DAY CENTRE/19.88 C/A

1764 (0)

ADDRESS RAVENSWOOD VILLAGE NINE MILE RIDE PARISH ~~St. Thomas~~ WOR/WITHOUT

PLOT No.

BUILDER

ORD. SHEET No. 108

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA6935	RAVENSWOOD SCHOOLS	2 x S/St. DWELLINGS	6.6.89	APP
BRA7246	"	PRECINCT/STORAGE/WORKSHOP & OFFICE/CENTRE	5.6.89	APP
34677/8	APPEAL WITHDRAWN HOUSE O/L	RES DEV.	23.11.89	Ref
37589	RAVENSWOOD SCHOOL	1/St Ext TO THE BUNGALOW/NEW ROOF	8.5.91	CIA
BRA10414	"	— " "	19.6.91	APP
38114	"	Ext. TO 3 RES. UNITS/ " " SWIMMING POOL	28.8.91	CIA
38574/5	W/DR.			
38692	" ANNIE LAWSON SCHOOL	S/St. Ext.	2.1.92	CIA
BRA11062	"	Ext & ALTS. TO 3 RES. HOMES	23.12.91	APP
BRA11158	" "	POOL SHOWER ROOM AT SWIMMING POOL	13.1.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 37589 - PD RIGHTS REMOVED

DRAINAGE

38928	RAVENSWOOD SCHOOLS	S/St Ext. TO SCHOOL	21.2.92	CIA

(1) ADDRESS RAVENSWOOD VILLAGE PARISH WOR/WITHOUT

PLOT No. NINE MILE RIDE ORD. SHEET No. SU 8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39004	RAVENSWOOD VILLAGE	S/St. Ext. TO RES. ACCOM	3.6.92	CIA
39014	RAVENSWOOD SCHOOLS		19.3.92	CIA
BRA11248	RAVENSWOOD SCHOOLS	ALTS/EXTS. TO THE HOSTEL/ NORTHERN WING	21.2.92	APP
BRA11289	"	REAR Ext. - ANNIE LAWSON SCHOOL	6.3.92	APP
FP/92/0138	"	2 Exts (OFFICE, PLAYROOMS)	25.3.92	APP
39284	"	ALTS/EXTS. TO HOME & HOSTEL	11.5.92	CIA
FP/92/0143	"	Ext. TO Ex. RES ACCOM.	18.2.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (10)

ADDRESS RAVENSWOOD VILLAGE PARISH WOIK/WITHOUT

PLOT No NINE MILE ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/69984/02	NORWOOD (RAVENSWOOD)	D. to C. - Appl of Materials (Farmhouse)	19. 1. 2000	APP
FP/2000/0232		Drain alterations	26. 01. 00	App
F/2001/5533	The Ark Charitable Trust.	ch of use from Res. to art studio	19.2.02	C/A

MINISTRY DECISION PD Enq - C. of U. from Res to Arts studio - 27/11/01 - (4)

SPECIAL ORDERS

1933

(9)

ADDRESS Ravenswood Village. **PARISH** WOK / WITHOUT.

PLOT No. Nine Mile Ride **ORD. SHEET No.** 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41583	RAVENSWOOD FOUNDATION CONV	EXT. TO RES CHALET	13.12.93	C/A
FP94/2640	"	GESHER	20.7.94	APP
FP94/2209	"	REFURB. PART OF CHALET 7	28.1.94	APP
FP94/2406 A	"	ELARGE/ALT. GR. FLOOR TOILETS	~~26.4.94~~ 9.5.94	~~REF~~ APP
FP94/3115	"	INT. ALTS. CHALET GESHER	21.11.94	APP
43861	"	RES. ACCOMM. FOR 53	17.3.95	C/A
94/60034/F				
FP94/3260	"	INT. ALTS AT SHELANLI	23.1.95	APP
FP95/3626 A	"	5 RES. BUILDINGS	~~20.8.95~~	~~REF~~ C/APP
45110				
95/61202/A	"	DISPLAY BOARD	13.12.95	REF
98/68852/F	Orange Pcs Ltd.	Erect 30m h. Telecomms Mast	15.2.99	REF
98/68853/F	"	& Assoc. Dev. (Dup App. 98/68853/F	"	"
99/69935/F	"	Erect 25m.h. Telecomms. mast & Assoc. Works	15.9.99	C/A
99/69984/F	Norwood Ravenswood Farmhouse.	S/St Ext to Res. Care facility	29.7.99	C/A

1789/a

SECTION 66 CERTIFICATE

Application No.

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

11 MAR 2002* 6:01

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

  (b) .....

  .....

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

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

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . David Wood . . . . . .

On behalf of . Nathaniel Lichfield . . . . . .

Date . 8th March 2002 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

11.MAR2002* 6701

1.	APPLICANT'S NAME	THE RIDING FOR THE DISABLED CENTRE,
	ADDRESS	RAVENSWOOD VILLAGE, NINE MILE DRIVE, CROWTHORNE, BERKSHIRE.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAVID J. WOOD,
	ADDRESS	AGRIEQUESTRIAN CONSULTANTS, 429, REIGATE ROAD EWELL, EPSOM, SURREY
	POST CODE	KT17 3DE PHONE 020. 8393. 0516.
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND TO THE NORTH OF RAVENSWOOD VILLAGE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		THE CONSTRUCTION OF AN OUTDOOR MANEGE FOR THE USE OF DISABLED RIDERS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.20 HECTARES.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER / OCCUPIERS.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 NO COPIES DRG NO. 2125.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

N/A.

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EQUESTRIAN PURPOSES.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED:

PRESSURE TREATED TIMBER POST & RAIL PERIMETER FENCING. (DARK STAINED)
EQUESTRIAN SAND & PVC GRANULES SURFACING. (DARK BAY/BLACK)

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

PERIMETER FENCING AS ABOVE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING STORM WATER DITCH.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: NOT APPLICABLE.

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

EXISTING ESTATE ROADS TO SITE
NEW ACCESS ROAD TO MANEGE.

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

FOR THE USE OF THE DISABLED

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	N/A *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 95.00.

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

SIGNED [signature] ON BEHALF OF RAVENSWOOD VILLAGE DATE 8th March 2002.

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

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

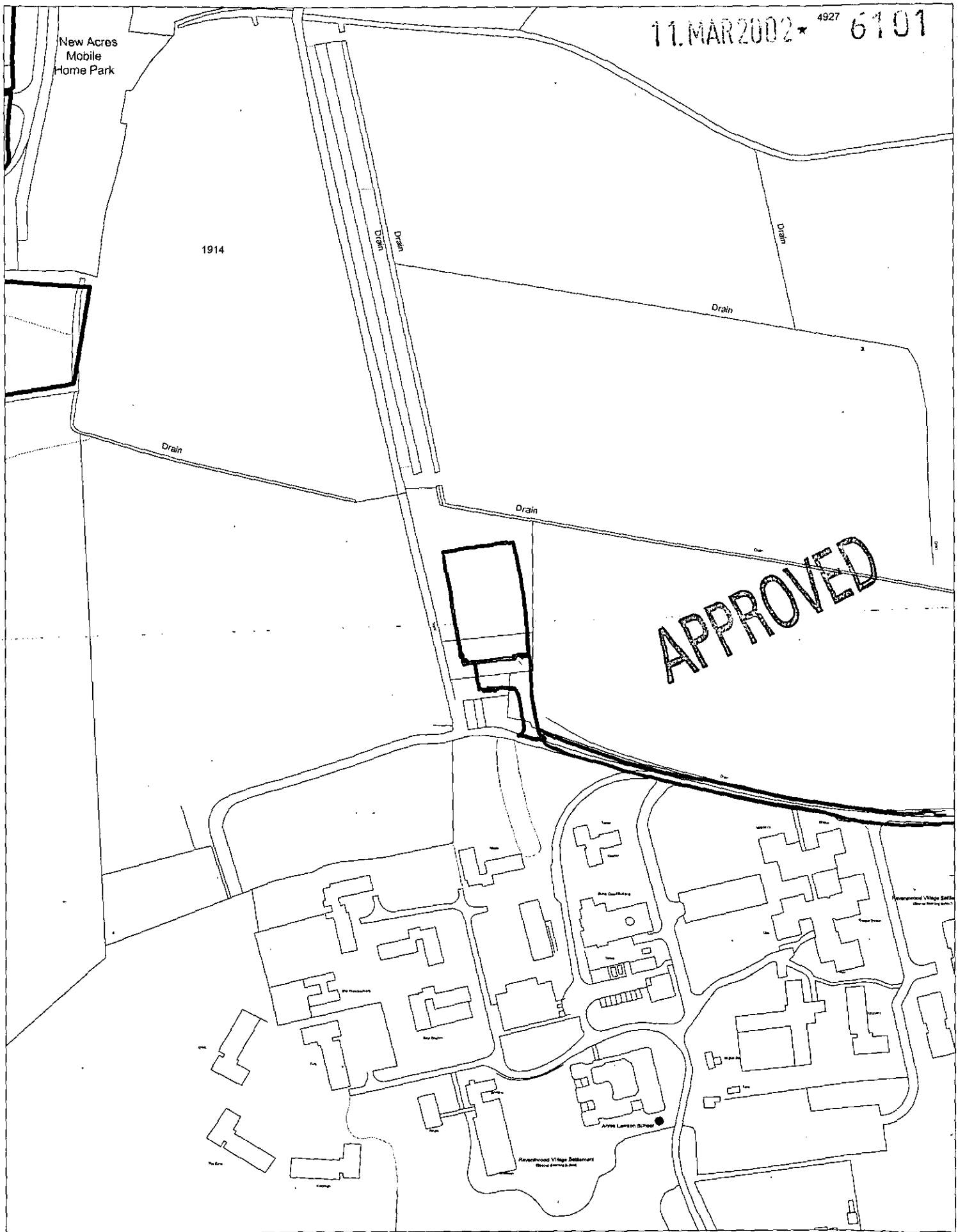
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

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

Existing Staff	Transferred Staff	New Staff	Total

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

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



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002

Scale: 1 : 2500

N
W E
S