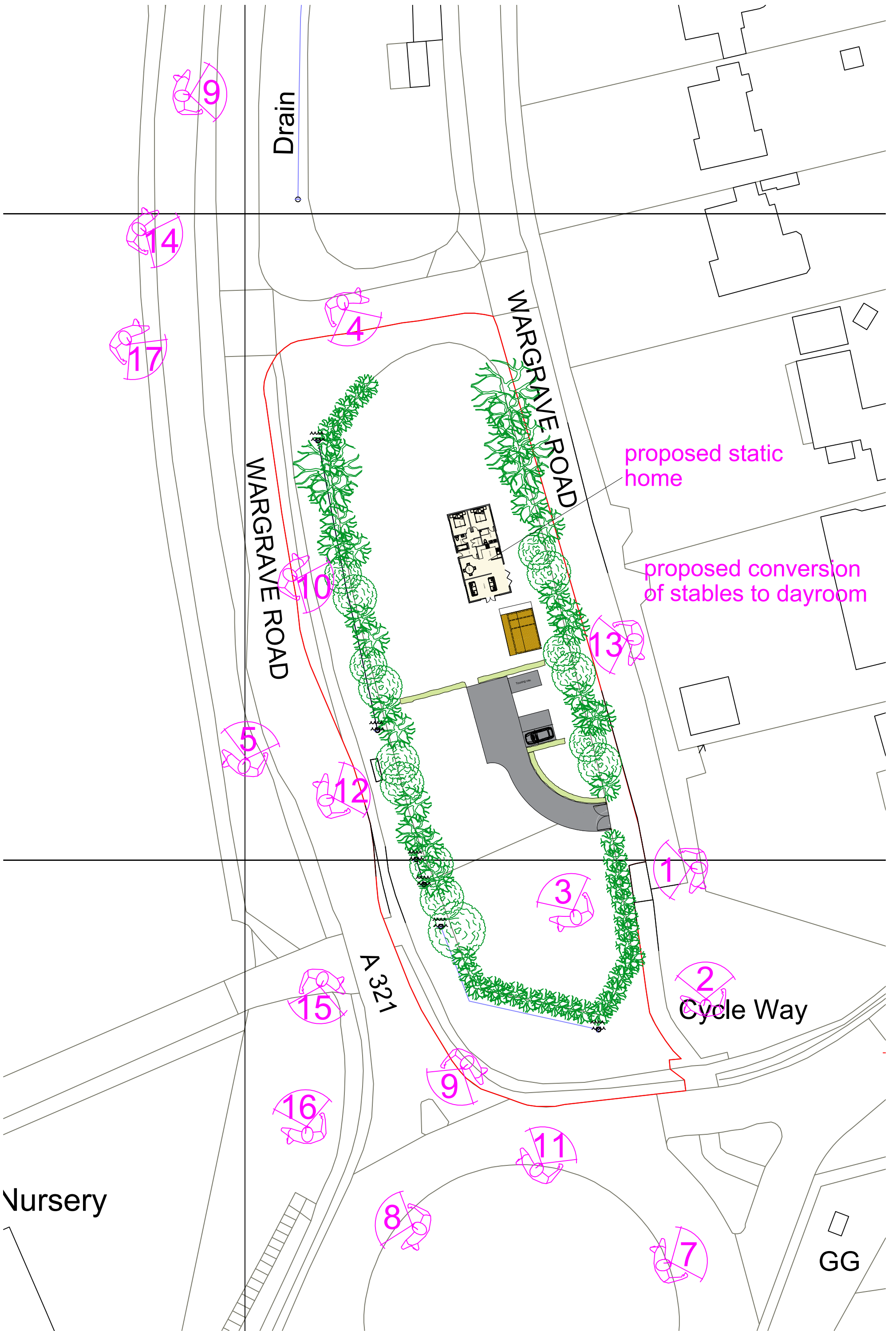


Appeal Documents

Application Ref:230310





**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land opposite 130-144 Wargrave Road

Address Line 1

Address Line 2

Address Line 3

Town/city

Twyford

Postcode

RG10 9PN

Description of site location must be completed if postcode is not known:

Easting (x)

478525

Northing (y)

177173

Description

Siting of a residential mobile home and conversion of existing stable to a utility building to provide accommodation for a Romany Gypsy/Traveller family on Equestrian Land.

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Smith

Company Name

Address

Address line 1

Land opposite 130-144 Wargrave Road

Address line 2

Address line 3

Town/City

Twyford

County

Country

Postcode

RG10 9PN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

tony

Surname

white

Company Name

White Planning

Address

Address line 1

Wey Bank

Address line 2

Alton Road

Address line 3

Town/City

Farnham

County

Country

Postcode

GU10 5EL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

2280.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Siting of a mobile home on equestrian land to provide residential accommodation for a romany gypsy/traveller family and conversion of a stables to provide a day room

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

equestrian stables and equestrian paddocks

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes

☒ No

Land where contamination is suspected for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

na

Proposed materials and finishes:

timber effect finish

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

DAS Planning Statement and drawings

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type: Cars Existing number of spaces: 0 Total proposed (including spaces retained): 2 Difference in spaces: 2
Vehicle Type: Other Other (please specify): caravan touring Existing number of spaces: 0 Total proposed (including spaces retained): 1 Difference in spaces: 1

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☒ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

3 Bins for waste and recycling

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

separate bins

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☒ Self-build and Custom Build

Self-build and Custom Build

Please specify each type of housing and number of units proposed

Housing Type: Other 1 Bedroom: 0 2 Bedroom: 0 3 Bedroom: 1 4+ Bedroom: 0 Unknown Bedroom: 0 Total: 1
--

Proposed Self-build and Custom Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	1	0	0	1

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units	1
Total existing residential units	0
Total net gain or loss of residential units	1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☒ Yes

☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

equestrian

Existing gross internal floorspace (square metres):

24

Gross internal floorspace to be lost by change of use or demolition (square metres):

24

Total gross new internal floorspace proposed (including changes of use) (square metres):

0

Net additional gross internal floorspace following development (square metres):

-24

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	24	24	0	-24

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

J

Surname

Smith

Declaration Date

07/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

tony white

Date

07/02/2023

Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.

There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:

https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Mr Jim Smith

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Land Opposite 130-144 Wargrave Road, Twyford, RG10 9PN

Description of development:

Siting of a residential mobile home and conversion of existing stable to a utility building to provide accommodation for a Romany Gypsy/Traveller family on Equestrian Land.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 3** ☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐

No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐

No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 4** ☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☒

No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☒

No ☐

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☒ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☒

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☒ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☒

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)			118.5	
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential	24.5	24.5		
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	stable	24.5	day room	o	Yes ☒	No ☐	Date: or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace							

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☒

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☒

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Mr Jim Smith

Date (DD/MM/YYYY). Date cannot be pre-application:

10 February 2023

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Tony White
White Planning
Wey Bank
Alton Road
Farnham
GU10 5EL

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Application Number: 230310
Applicant Name: Mr J Smith
Site Address: Land Opposite 130-144 Wargrave Road, Wargrave Road, Twyford, RG10 9PN
Proposal: Full application for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate.
Date of Decision: 6 April 2023

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **refuses permission** for carrying out the above development as stated in the application and the accompanying plans submitted to the Council for the reason(s) specified hereunder.

Reasons

1. The development is, by definition, inappropriate development within the Green Belt and the additional built form and the change of use of the land to residential use would result in harm to the openness of the Green Belt. It has not been demonstrated that there are very special circumstances or benefits that would outweigh the identified harm to the openness of the Green Belt and the development is therefore contrary to the Section 13 of the National Planning Policy Framework, the Planning Policy for Traveller Sites 2015, Policy CP12 of the Core Strategy 2007 and Policy TB01 of the Managing Development Delivery Local Plan 2012
2. The development is located outside of development limits within the countryside and by virtue of the additional built form, its residential nature, additional hardstanding, parking of vehicles and the manicured nature of the landscaping, the proposal poses adverse harm to the landscape setting of the countryside, Green Belt and otherwise rural setting and open setting, contrary to Section 15 of the National Planning Policy Framework 2021, Policies CP1, CP2, CP11 and CP12 of the Core

Strategy 2007 and Policies TB03, TB10 and TB21 of the Managing Development Delivery Local Plan 2012.

Informatives

1. If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.
2. This decision is in respect of the unnumbered location plan and the plans numbered GP/01/22 and GP/02/22 (dated November 2022), GP/03/22, GP/04/22 and GP/05/22 (dated February 2023) and 950-LA-P-01 (dated January 2023).
3. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. The principle of the development fails, and further discussions were not entertained on this basis.

Signed

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 6 April 2023

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](#) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.



DELEGATED OFFICER REPORT

App Number:	230310
Site Address:	Land opposite 130-144 Wargrave Road, Wargrave Road, Twyford RG10 9PN
Expiry Date:	7 April 2023
Site Visit Date:	2 April 2023
Proposal:	Full application for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate
Recommendation:	Refusal

PLANNING CONSTRAINTS/STATUS

- Countryside
- Green Belt
- Green Route enhancement area
- Landscape Character Assessment H1 (Wargrave – Twyford Chalk Lowlands)
- Great Crested Newt consultation zone
- Flood Zone 1
- Surface flooding (western end of site)
- Radon affected area
- Groundwater zone
- Radon Affected Area
- Potentially contaminated land consultation zone
- Sand and gravel extraction consultation zone
- Non-classified road
- Adopted highway

PLANNING POLICY

National Policy	National Planning Policy Framework 2021(NPPF) National Planning Policy Guidance (NPPG) Planning Policy for Traveller Sites 2015 (PPTS)
Core Strategy 2010	Policy CP1 – Sustainable Development Policy CP2 – Inclusive Communities Policy CP3 – General Principles for Development Policy CP5 – Housing Mix, Density and Affordability Policy CP6 – Managing Travel Demand Policy CP7 – Biodiversity Policy CP9 – Scale and Location of Development Proposals Policy CP11 – Proposals Outside Development Limits Policy CP12 – Green Belt Policy CP17 – Housing Delivery
Managing Development Delivery Local Plan 2014	Policy CC01 – Presumption in Favour of Sustainable Development Policy CC02 – Development Limits Policy CC03 – Green Infrastructure, Trees and Landscaping Policy CC04 – Sustainable Design and Construction Policy CC06 – Noise

	Policy CC07 – Parking Policy CC09 – Development and Flood Risk Policy CC10 – Sustainable Drainage Policy TB01 – Development within the Green Belt Policy TB07 – Internal Space Standards Policy TB10 – Traveller Sites Policy TB21 – Landscape Character Policy TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document Affordable Housing Supplementary Planning Document Twyford Neighbourhood Development Plan* CIL Guidance
* The Twyford Neighbourhood Development Plan is currently being examined with the submission draft plan (Regulation 16) having been consulted on between 12 October and 23 November 2022. This sets out a range of policies but does not propose any specific policies regarding the Gypsy and Traveller communities.	

PLANNING HISTORY

An enforcement notice was issued on 5 April 2017 seeking the following steps within the land:

- 1) Cease the use of the land for the stationing of caravans for human habitation.
- 2) Remove all caravans (including the mobile home shown on Plan 1) and associated vehicles from the land.
- 3) Break up the hardstanding, excavate and remove the resulting debris from the land.
- 4) Spread topsoil to a depth of 20 centimetres over the area excavated in accordance with 5.3 above and sow with grass at 50 grammes per square metre.
- 5) Remove all fencing and gates from the land.
- 6) Remove all septic tanks, underground services, standpipes, electricity meters, cupboards and other utilities associated with the unauthorised use from the land.
- 7) Remove from the land all materials resulting from compliance with steps (1 to 6) above.

Concurrently, application 170278 sought retrospective permission for the change of use of land to a residential gypsy site (being the subject of the enforcement notice). It was refused on 24 March 2017. Documentation submitted with the application and references in the Council's report refer to the land being undeveloped until shortly before the breach was identified.

A linked appeal against the enforcement notice and refusal of the planning application was dismissed on 12 December 2017 with the Inspector noting the following at paragraph 36 of the appeal decision for APP/X0360/C/17/3174822 and APP/X0360/W/17/3174161:

“For the above reasons I conclude that the totality of the harm to the Green Belt and any other harm, is not clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.”

A 6.5m x 4m stables building on the eastern side of the site and the change of use of the land to equestrian use was then approved on 16 August 2021 in application 211880, with the officer report noting:

“The proposed change of use of the land for equestrian purposes would be considered an appropriate outdoor recreation use, and the provision of a single horse stable ancillary to this equestrian use would be an appropriate facility to support this use.”

The stables building has been erected.

The subject site was initially within one unit. Application F/2012/2141 granted approval for the use of the field to the north of the subject site for an equestrian use alongside a new stable building, hardstanding and access. The stables were intended to complement the keeping of horses on the southern paddock (subject site). This would imply that the southern paddock had a lawful equestrian use in 2012 and it is unclear why application 211880 included reference to a change of use to equestrian use. However, nothing turns on this aspect.

Two subsequent applications (202499 and 221405) for the change of use of the land to accommodate one Gypsy and Traveller pitch were refused on 11 June 2021 and 8 July 2022 respectively. An appeal against the former but with the proposed plans associated with the latter was upheld on 17 October 2022 (appeal ref: APP/X0360/W/21/3288874). In that decision, the Inspector offered the following observations:

“44. On the contrary, I do not regard that there has been a longstanding policy failure, and I do not consider that the unmet need is likely to be acute, given the number of permissions granted under MDD Policy TB10. But, in summary, with a further four years having elapsed since some aspects of the GTAA were found deficient, I cannot conclude that it is sufficiently reliable now.

45. Drawing together the findings above, in the absence of a GTAA need figure on which to base a robust finding, I conclude that the Council cannot demonstrate a five-year supply of traveller sites to meet the PPTS requirement.

56. Overall, the weight to be attached to the best interests of the children is no less than the substantial weight to be attached to the Green Belt harm. However, in my view, the Green Belt harm and other harms, are not outweighed by the range of other considerations and benefits when taken as a collective whole, such that they constitute the very special circumstances necessary to justify allowing the appeal on a permanent basis.

60. I find that a period of five years is likely to minimise harm whilst allowing the Council reasonable time to complete the process of formulating and adopting the eLP and for appropriate efforts to be made by the appellant to otherwise avoid homelessness.

61. I find that when all other material considerations are added together, they would clearly outweigh the temporary harm arising from a five-year occupation. Very special circumstances justifying the grant of a temporary five-year permission personal to the appellant and his family therefore exist.”

Condition 1 specified that the permission shall be for a limited period being the period of five years from the date of this decision. The approval is not yet enacted but an application to discharge approved details has been received and is being assessed. The

subject application was validated 10 February 2023.

App No.	Description	Decision/Date
Subject site		
F/2005/6357	Proposed widening of entrance to nursery with dropped kerb	Approved 24 January 2006
170278	CoU of land to a residential Gypsy site for one pitch, including static caravan, parking, hardstanding, fencing, gates and cesspit. (retrospective)	Refused 24 March 2017
W/17/3174161	Appeal against refusal of 170278 (linked with APP/X0360/C/17/3174822)	Dismissed 12 December 2017
211880	CoU of land from agricultural to equestrian with erection of stable	Approved 16 August 2021
Land adjoining to the north		
F/2012/0733	Stable building, hardstanding and access road	Refused 25 June 2012
F/2012/1715	Stable building and covered midden, hardstanding and access road	Refused 5 October 2012
F/2012/2141	CoU of land from grazing to keeping of horses with stable building, hardstanding and improvement of access	Approved 9 January 2013
202499	Demolition of existing building and CoU of land to a residential Gypsy and Traveller pitch including stationing of a mobile home and single storey utilities building	Refused 11 June 2021
221405	Demolition of existing building and CoU of land to a residential Gypsy and Traveller pitch including stationing of a mobile home and single storey utilities building	Refused 8 July 2022
W/21/3288874	Appeal against refusal of 202499	Upheld 17 October 2022
230519	Discharge of trees, landscaping, ecological and drainage conditions attached to 202499	Not yet determined

ENFORCEMENT HISTORY

172617	Without planning permission, the material change of use of land for the stationing of a mobile home for human habitation and the associated parking of a touring caravan and motor vehicles, erection of fencing and gates, formation of hard standing and installation of a septic tank and utilities	Notice issued 5 April 2017
C/17/3174822	Appeal against notice 172617 (linked with APP/X0360/W/17/3174161)	Upheld in part/varied 12 December 2017

CONSULTATION RESPONSES

WBC Ecology	Due to the small scale of the development and the A321 and
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		residential areas, the risk of impacting great crested newts is low and no objection is raised.
WBC Health	Env.	Additional information requested in relation to the following: • How waste is managed • Boundary vegetation to aid in acoustic protection • Disposal of foul sewage <u>Officer comment:</u> The scope of these concerns does not warrant refusal of the application. The principle of the change of use of the land for residential purposes would not be opposed in principle on the grounds of any adverse noise disturbance from road traffic. Waste collection would be kerbside, which is acceptable. Disposal of foul sewage is via Package treatment plant which is also acceptable. Details would be secured by condition. Thames Water raise no objection on these grounds.
WBC Highways		No objection in relation to parking and access, subject to conditions relating to provision of parking and cycle parking, surfacing of access and setback location of any gates.
WBC Trees and Landscaping		Objection raised due to in principle impact to the landscape character of the area. Refer to comments in 'Trees and Landscaping'.
WBC Drainage		No objection, subject to SuDS details by condition.
WBC Policy		Objection raised in principle. See comments in 'Principle of Development'.
Thames Water		No objection in relation to surface water drainage, wastewater and sewerage capacity, water and water treatment capacity.

REPRESENTATIONS

Twyford Parish Council	Objection on the following grounds: Inappropriate development in the Green Belt • Overdevelopment of green space. • Impact to the street scene. <u>Officer comment:</u> The proposal represents inappropriate development in the Green Belt with harm to the openness of the Green Belt that requires consideration of very special circumstances in the planning balance. Refer to comments in 'Principle of Development' and 'Character of the Area'. • Proximity to the safer route to school. • Conflict with safe cycling route <u>Officer comment:</u> The level of additional traffic is minimal, and the Council's Highways Officer does not raise objection. By extension, there is unlikely to be any unreasonable harm to movement of pedestrians and cyclists. Refer to comments in 'Highway Access and Parking Provision'.
Ward Member	No comments received.

Neighbours	The application was consulted to neighbours from 10 February to 3 March 2023. Submissions were received from the following properties: 1) 130 Wargrave Road, Twyford RG10 9PN 2) 132 Wargrave Road, Twyford RG10 9PN 3) 134 Wargrave Road, Twyford RG10 9PN 4) 140 Wargrave Road, Twyford RG10 9PN 5) 142 Wargrave Road, Twyford RG10 9PN 6) 144 Wargrave Road, Twyford RG10 9PN The issues raised include the following • Inappropriate development in the Green Belt without any very special circumstances • Over development of green space • Harm to the openness and reduction in gap within the Green Belt and the area • Cramped development <u>Officer comment:</u> The proposal represents inappropriate development in the Green Belt with harm to the openness of the Green Belt that requires consideration of very special circumstances in the planning balance. Refer to comments in 'Principle of Development' and 'Character of the Area'. • Land has not been used for equestrian purposes • Original stables being was never granted permission <u>Officer comment:</u> The land has a lawful equestrian use dating from August 2021 even if it does not currently have any horses on the land. • Unsustainable location <u>Officer comment:</u> The previous appeal decisions for the subject site and the site to the immediate north have both found the site to be sustainably located close to facilities and services. There is nothing for the Council to reach a different conclusion. • Traffic conflicting with pedestrians and cyclists heading to school <u>Officer comment:</u> The level of additional traffic is minimal, and the Council's Highways Officer does not raise objection. By extension, there is unlikely to be any unreasonable harm to movement of pedestrians and cyclists. Refer to comments in 'Highway Access and Parking Provision'. • Harm to landscape character of the area • Loss of habitat • Lack of tree and hedgerow protection
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	<u>Officer comment:</u> There is harm to the landscape setting of the Green Belt, and this is consistent with the findings in the two previous appeal decisions. - Land to the north does not act as a default precedent <u>Officer comment:</u> The proximity and similarities of the appeal decision granting approval for a gypsy and traveller site on the adjoining land to the north is a relevant consideration though it does not automatically assume a precedent for development on the subject site. - Loss of acoustic and visual privacy <u>Officer comment:</u> The proposal does not present unacceptable neighbour impacts, as noted in 'Neighbour Amenity'. - Inconsistency within the plans and documentation (relating to number of bedrooms) <u>Officer comment:</u> For the purposes of this assessment, the proposal includes a two-bedroom mobile home. - Will lead to increased flooding <u>Officer comment:</u> The land is not subject to flood risk and surface flooding is concentrated on the western boundary away from the proposed mobile home. The Council's Drainage Officer has reviewed the proposal and raises no objection, subject to sustainable drainage measures (eg on site infiltration). - Brownfield sites should be considered before altering or adding development to the Green Belt before considering changes to Green Belt <u>Officer comment:</u> The application does not seek to amend the boundaries of the Green Belt, which can only occur as part of revisions to the Local Plan. Further, if the application is acceptable when considering the policies of the Development Plan and the NPPF, there is no requirement to consider brownfield sites.
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APPRAISAL

Proposal

The proposal involves the following:

- Change of use of the land from equestrian use to residential use (gypsy and traveller site consisting of one pitch)

- Stationing of one single storey mobile home comprising two bedrooms and measuring 14m x 6.7m
- Reuse of the existing stables building to accommodate a day room comprising utility/boot room, WC, kitchen and storage
- Parking for three vehicles with driveway access leading to the existing entrance onto Wargrave Road to the east
- Associated site works including access, landscaping and tree planting

Site Description

The site is relatively level and extends to approximately 0.3 hectares. It is within designated Green Belt though with the boundaries to Wargrave Road to the west and the A4/Bath Road to the south, with these roads meeting at a roundabout to the south west of the site. The settlement limits of Twyford, which include residential development and a petrol station are located to the southern site of the A4. A row of eight detached dwellings on large plots with the Green Belt adjoins to the east and a mobile home, with permission (currently unimplemented) for use as a gypsy and traveller pitch, is located on the land to the north.

The site is framed by hedgerow and some fencing and includes a single stable building was approved in August 2021 with access obtained from the Wargrave Road offshoot cul de sac in the south-eastern corner.

Principle of Development

Site Sustainability

Policies CP1, CP6, CP9 and CP11 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the promotion of sustainable transport. It is reiterated in Paragraphs 79 and 104 and 110 of the NPPF.

In the 2017 appeal decision for the subject site, the Inspector noted the following at paragraph 18:

“In these respect the development is socially, economically and environmentally sustainable, but the environmental role also includes the contribution of the planning system to protecting and enhancing the natural and built environment.”

The more recent upheld 2022 appeal decision for the land to the north included the following comment at paragraph 25:

“In this case, the appeal site is very near the settlement of Twyford, reportedly only around 150 metres away. It is also adjacent to the highway infrastructure that forms a gateway to the settlement and adjacent to Nos 138 – 144 Wargrave Road which are part of a short ribbon form of development extending north from the defined settlement edge.”

Based on the above comments, there is no clear reason for the Council to conclude that the site is anything other than sustainably located. It is very near the mini supermarket at

the petrol station opposite, is walking distance to schools at Wargrave to the north and Twyford to the south and is within appropriate walking distance of Wargrave Town Centre. Moreover, the Council's Highways Officer notes that the site is in close proximity of the local services and buses and is moderately sustainable.

Location with the Green Belt

The site is located within the Green Belt and the countryside and development is ordinarily resisted or restricted by the following policies:

- Paragraph 80 of the NPPF notes that new isolated dwellings should be avoided, unless it is essential for a rural worker's dwelling, optimal use of a heritage asset, reuse of redundant or disused buildings or is of exceptional design
- Paragraphs 149-150 of the NPPF state that new buildings in the Green Belt are inappropriate, unless it involves buildings for agriculture or forestry, outdoor recreation, appropriate extensions replacement dwellings, limited infilling in villages, limited affordable housing or limited infilling or complete redevelopment where there is no greater impact upon the openness of the Green Belt
- Policy CP12 of the Core Strategy and Policy TB01 of the MDD Local Plan state that development must maintain the openness of and not conflict with or harm the purposes of the Green Belt

The relevant considerations for development in the Green Belt are outlined in Section 13 of the NPPF:

- (i) *Whether the proposal would be inappropriate development for the purposes of section 13 of the NPPF and development plan policy*

The applicant has suggested that the entire site is previously developed land by virtue of its lawful equestrian use, claiming that the stables are either agriculture or forestry. What this means for how the applicant has assessed the proposal against Section 13 of the NPPF is unclear because there is no reference to whether the development is inappropriate development though there is reference to very special circumstances existing.

Regardless, the consideration of the land as previously developed land is at odds with the definition of agriculture which does not include equestrian uses and the definition of previously developed land in the NPPF which includes land "*occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.*" It explicitly excludes land that is or was last occupied by agricultural or forestry buildings. The Council's assessment is that the stables building would be previously developed land and the vast majority of the site would remain greenfield.

The NPPF states that construction of new buildings in Green Belt constitutes inappropriate development and that inappropriate development is, by definition, harmful to the Green Belt. A number of exceptions to this are set out at paragraphs 149 and 150. None of the stated exceptions are applicable and the development is inappropriate development. This was not in dispute in either of the two previous appeals. The PPTS

also reiterates that Traveller sites (temporary or permanent) are inappropriate development in the Green Belt and should not be approved except in very special circumstances.

(ii) *The effect of the proposal on the openness of the Green Belt and Countryside*

The NPPF highlights that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence.

The 2018 appeal decision on the subject site was in relation to a similar scheme for one pitch though it included boundary fencing. Whilst there are some departures between the two schemes, the Inspector's comments in relation to harm to openness and landscape character are relevant:

12. Given the amount of development that has taken place on this previously open and undeveloped plot of land I consider that the development has a significant adverse impact on the openness of the Green Belt.

14. The appeal site is not within any settlement boundary and because the development of the site encroaches into the countryside it does not comply with one of the purposes of including land within the Green Belt which is to assist in safeguarding the countryside from encroachment⁴.

17. The development that has taken place on the appeal site has a harmful effect on both the landscape character of the area and visual amenity and I give this significant weight.

The more recent 2022 appeal decision for a new pitch on land to the north, which already included a stables building, is of greater relevance:

16. The spread of development across a greater area of the site would inevitably have an effect on the spatial dimension of openness. Moreover, the increase in area of hardstanding, the additional structures required to facilitate the change in use of land and the 1.8 metre timber acoustic fence that would enclose the site would also change the visual perception of the site's openness. Despite attempts to offer a solution that would minimise the effects on openness, the site would become more visually enclosed, other than at its southern edge for a period of time, and available views would be of an urbanising form of development of greater collective mass and spread than the existing small-scale building and hardstanding.

Policy CP12 of the Core Strategy acknowledges that alterations to existing buildings should be limited in scale to no more than a 35% in volume relative to the original building. Whilst the proposal does not involve an extension to the original building (ie stables building), it is of relevance as a rule of thumb. There should be little argument that the subject application would result in future erosion and harm to the openness of the Green Belt in a quantitative sense, as evidenced in the table below:

	Footprint	Volume	Height	Width	Length
Original	25m ²	75m ³	3.5m	4m	6.4m
Proposed	119m ²	420m ³	4.8m	6.7m	20.4m

% increase	376%	460%	37%	17.5%	218%
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The existing stables was approved on account of it not being inappropriate development. It comprised a modest footprint, was appropriately sited to the eastern edge of the site and had an architectural appearance that was not out of place and would be anticipated in the Green Belt.

By contrast, its conversion for residential use alongside a new mobile home (with the associated residential characteristics) with a footprint that is almost four times larger than the existing stables building will inevitably result in significant harm to the openness of the Green Belt. As noted in 'Character of the Area' other ancillary aspects such as additional hardstanding, parking and movement of vehicles, manicured landscaping, residential paraphernalia and external lighting will add to this harm.

(iii) If it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development

The NPPF states that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The PPTS additionally clarifies *that "subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances."* (Paragraph 16).

It is apparent that the applicant is the same applicant at the time of the 2018 appeal decision but with one additional child. The submitted Design and Access statement and supplementary confidential personal details document contend that the personal circumstances amount to very special circumstances. Information has been provided regarding the current living arrangements outside Wokingham Borough on a family site. No detail has been provided regarding current educational arrangements of the children that could be disrupted if permission was refused. Indeed, as the family currently live outside the borough, moving to this location may well in fact act to disrupt current educational arrangements rather than be a benefit, which might be weighed against granting permission. In addition, no detail has been provided of any personal circumstances relating to health or other issues which would be benefited by the family moving to this location.

The 2018 appeal decision deals in some detail with the very special circumstances, noting substantial weight to the harm arising from the loss of openness and the adverse impact on landscape character and visual amenity (paragraph 32) and substantial harm arising from the unmet need for gypsy and traveller sites in Wokingham, the lack of alternative or available accommodation for the Appellant and his family, the personal circumstances of the family, the best interests of the children and their need for permanent sites" before concluding that "the totality of the harm to the Green Belt and any other harm, is not clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development" (paragraph 36).

Insufficient justification has been provided to suggest any personal circumstances exist at all which are capable of constituting very special circumstances which clearly outweigh

harm to the Green Belt.

The development is therefore contrary to Green Belt policy in the Development Plan and national planning policy. This must then be balanced with a consideration against the need for gypsy sites as outlined below.

Gypsy Sites

Policy CP2 of the Core Strategy seeks to provide sustainable and inclusive communities Including those of Gypsies, Travellers and Travelling Showpeople and black and minority ethnic groups. Proposals for gypsies, travellers and travelling showpeople are required to be either within or close to the development limits to maximise the possibilities for social inclusion and sustainable patterns of living; and not be disproportionate to the scale of the existing settlement whether singly or cumulatively with any existing sites in the area.

Policy TB10 of the MDD and R24 of the Borough Design Guide SPD states that the layout and design of gypsy sites should provide a safe living environment that meets the needs of residents, while respecting the character of the local area.

- Demonstrated need

Whilst the application seeks permission for one Gypsy and Traveller pitch, the planning statement accompanying the application does not specifically set out whether the applicants constitute a household which meet the definition of Gypsy and Travellers set out in the national planning policy document Planning Policy for Traveller Sites (PPTS). Notwithstanding, the planning statement seeks to rely upon the PPTS.

- Need and supply

The PPTS requires local planning authorities to ensure they have a supply of specific deliverable sites sufficient to provide 5 years' worth of pitches/plots against a locally set requirement. The adopted development plan does not include a locally set requirement. The council therefore considers the sufficiency of supply against assessed need. The council's most recent Gypsy and Traveller Accommodation Assessment is that which was updated and published in September 2017 (2017 GTAA). The study dealt with both the overall cultural accommodation needs of all Gypsy and Traveller households, as well as the specific need of households which meet the PPTS definition and for which a 5-year supply is required. It is clear from PPTS paragraph 9 that locally set targets and therefore the specific 5-year supply should be based on the Gypsies and Travellers that meet the definition contained in PPTS Annex 1.

The 2017 GTAA identified a need for 90 net pitches between 2017/18 and 2035/36 of which 26 pitches represented the need based of households that meet the PPTS definition. An overview of the need identified in the 2017 GTAA is set out in the table below. The identified need calculates as a requirement for a single pitch each year in the first 5 years (2017/18 – 2021/22) and for 1.5 pitches per year for the period 2022/23 – 2035/36.

Pitch Need	Period	Cultural need	Of which PPTS need
5-year need	2017/18 to 2021/22	18	5

Longer-term need	2022/23 to 2035/36	72	21
Total need	2017/18 to 2035/36	90	26

Table 1: GTAA 2017: Pitch requirement 2017/18 to 2035/36

It is clear from PPTS paragraph 9 that locally set targets, and consequently the requirement to demonstrate a five-year supply of deliverable sites, should be based on the Gypsies and Travellers that meet the definition contained in Annex 1 of that document. People not meeting this definition do not form part of this specific requirement. Instead, for Gypsies and Travellers who are no longer nomadic, the NPPF is the relevant national policy framework (see paragraphs 61 and 62). There is no specific requirement to demonstrate a 5-year land supply for Gypsies and Travellers that are not covered by the PPTS definition.

The council's last assessment of the accommodation land supply position was at 31 March 2022. Completions since the 2017 base date of the GTAA totalled 17 pitches against a projected need of 5 pitches over the period, i.e. an oversupply of 12 pitches.

The deliverable supply for the forward looking five year period (2022/23 – 2026/27) was assessed to be 9 pitches (comprising planning permissions 192012, 180072, and 203626) against a projected need for the five-year period of 7.5 pitches, when not accounting for past oversupply.

In total, past completions from the 2017 base date plus the deliverable supply equates to 26 pitches (17+9). This significantly exceeds the projected need to date and for the next five years of 12.5 pitches (5+7.5). The cumulative projected need from the 2017 base date reaches 26 pitches in year 2035/36. Completions plus deliverable supply is therefore already sufficient to meet the projected need to year 2035/36, a 14-year period from the current monitoring base.

Notwithstanding the clear position of a single annual assessment of five-year supply, since 31 March 2022 planning permission has been granted for two pitches at 23a Nine Mile Ride, Finchampstead (application reference 212274) and a single pitch at Land Adjacent to Twin Oaks, Longwater Lane, Finchampstead (application reference 223021 once a s106 legal agreement is completed). These will be factored into future annual land supply positions.

In conclusion, the council can demonstrate a deliverable supply of Gypsy and Traveller pitched well in excess of assessed need, both over the forward looking 5-year period and beyond.

Notwithstanding the above, the Inspector made the following observations in the 2022 appeal decision on land to the north:

“42. Whilst there is a greater number of appeal decisions that suggest that the Council has been consistently proactive in seeking to meet the needs of travellers in its area, in my view, the effectiveness of this proactivity has waned recently, through perhaps the challenges of the COVID-19 Pandemic and, as highlighted at the hearing, the change in administration that the Council underwent in 2021. To this end, whilst the Council indicate that it has commissioned a new GTAA to provide an evidence base for the emerging Local Plan (eLP), the preparatory evidence-gathering is at very early stages and there is

currently no Local Development Scheme for the production of the eLP which has already slipped considerably. Notably, it was suggested that the eLP will contain pitch allocations for both PPTS and ethnic travellers.

43. Consequently, my view is that, despite the Council's proactive approach in recent years and the GTAA being the best available evidence, and the Council's acceptance that it has aged and will be replaced when possible, the GTAA and figures therein are not appropriate as a basis to calculate the five year supply of PPTS pitches. As a particular issue of relevance, the GTAA was found to be absent of a figure for in-migration which applies in this case. This highlights that there is at least one family who wish to migrate into the area whose needs have not been specifically accounted for.

44. On the contrary, I do not regard that there has been a longstanding policy failure, and I do not consider that the unmet need is likely to be acute, given the number of permissions granted under MDD Policy TB10. But, in summary, with a further four years having elapsed since some aspects of the GTAA were found deficient, I cannot conclude that it is sufficiently reliable now.

45. Drawing together the findings above, in the absence of a GTAA need figure on which to base a robust finding, I conclude that the Council cannot demonstrate a five year supply of traveller sites to meet the PPTS requirement."

The Council has commissioned a new GTAA to bring evidence up to the present day. This is part of the regular process of periodically reviewing and updating knowledge of development needs.

The Council disagrees with the conclusions of this Inspector and considers the 2017 GTAA to be the most appropriate need figure on which to calculate supply at this time. There is no national guidance which suggests a GTAA is out of date after 5 years. There is no alternative robust calculation of need against which the adequacy of supply can be calculated.

By way of comparison, the council's general 5-year housing land supply is assessed against the Local Housing Need calculated using Government's standard method. This calculation is underpinned by household projections data from 2014 which the government considers to be robust.

Moreover, the Inspector recognises and fails to apply sufficient weight to the continued delivery of pitches.

In short, there is no alternative robust calculation of need against which the adequacy of supply can be calculated, and the Council therefore can demonstrate a 5-year supply of pitches against a robustly assessed need.

- Alternative sites

The Council has approved a number of pitches in recent years which, once delivered, could be available to the applicants (planning permissions 192012, 180072, and 203626 referenced above). These unimplemented and non-personal permissions represent suitable sites for Gypsy and Traveller pitches.

Additionally, permissions at Belvedere Park (173022, 192174) are understood to have been implemented, but there is a reasonable possibility pitches may be available on this site also given the non-personal nature of the permission and likely turnover on this private site. Finally, as referenced above, though approved post the base date of the land supply position, a further 2 pitches for non-personal development are unimplemented at land to the rear of 23a Nine Mile Ride. Together, all of these pitches comprise potential alternative sites.

The conclusion that suitable and deliverable alternative pitches exist was supported by the recent appeal decision at Land opposite 136 – 144 Wargrave Road (APP/X0360/W/21/3288874) referred to above.

It is recognised that there is no requirement in planning policy, or case law, for an applicant to prove that no other sites are available or that particular needs could not be met from another site. However, the lack of evidence of a search and the clear availability of alternative sites in more suitable locations elsewhere (as is demonstrated above), can undoubtedly weigh against the appellant where there are strong development plan and national policy which states development should be refused unless very special circumstances are demonstrated. While it is stated that a search has been carried out, information should be provided which clearly demonstrates the process of exploring alternatives sites and the reason for their being rejected.

Conclusion

The site is located within the Green Belt and the development proposed is 'inappropriate development' in accordance with national policy and is, by definition, harmful to the Green Belt. Development can only be acceptable where very special circumstances exist. The Council can demonstrate sufficient supply of pitches and very special circumstances cannot be demonstrated from the information submitted. The development is contrary to the development plan and national planning policy and this forms the basis of Reason for Refusal 1.

Character of the Area

Paragraph 174(b) of the NPPF requires that planning applications enhance the natural and local environment by '*recognising the intrinsic character and beauty of the countryside...*'

Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. R1 and RD1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area and R11 requires a coherent street character, including in terms of scale, rhythm, proportion and height.

As noted above in 'Principle of Development', the proposal involves a significant increase in building volume and associated residential activity, including parking of vehicles, associated residential paraphernalia and extension of the curtilage. Measured against the lawful equestrian use, there is a clear urbanisation of the site which contributes to the

gradual erosion of the character of the countryside and the green gap between Wargrave to the north and Twyford to the south. This forms the basis of Reason for Refusal 2.

On landscape grounds, Policy CC03 of the MDD Local Plan requires high quality, ideally, native planting and landscaping and aims to avoid the loss and fragmentation of green infrastructure; and seeking the integration of the scheme with any adjoining public open space or countryside. Policy TB21 seeks to retain or enhance the condition, character and features that contribute to the landscape.

The site is a Green Route Enhancement Area. It falls within Landscape Character Assessment H1 'Wargrave – Twyford Chalk Lowlands' with the following notable characteristics which apply to the site:

- Dominated by intensive working arable farmland, including market gardening, defined by extensive field units of no apparent pattern and with no obvious boundary divisions
- Farmland with strong sense of openness and homogeneity due to the lack of field divisions or vertical elements across the landscape and maintains separation between and setting of settlements
- Transport corridors both road and rail including the A4 and A3032 running through the landscape create a sense of disturbance in an otherwise peaceful landscape
- Scrubby margins where fields align roads give an indication of poor management.
- Enclave of plant nurseries with their associated car parks

The landscape strategy is for enhancement on the farmed landscape whilst keeping its openness intact. In terms of development, the aim is to conserve the rural setting and gaps between settlements and maintain the integrity of settlement identity, particularly enhancing the character along the A4 Bath Road.

Dwellings to the east are generally detached, large in size on extensive plots with gated access. The planted character of mature tree planting and hedging to plot boundaries both screen and provide a setting to the established plots from the A4 and A321. The semi-permeable quality of the paddocks reflects the open flat landscape of the character area, and open views to and from the edge of the settlement area.

The site previously contained a mobile home and was inappropriately landscaped with exotic species to the boundaries. The 2017 appeal was dismissed in part because of the adverse impact of the development and the change of use of the countryside and harm posed to the openness of the Green Belt.

The proposal includes removal of non-native hedging and planting of native hedging to provide screening along the A321 boundary. This is likely to be in keeping with the type of hedgerows in the area. However, there is a very manicured and managed appearance to the landscape scheme requiring frequent attention and an altered appearance that is at odds with the character of the countryside and the openness of the Green Belt.

On parking grounds, P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character. The hardstanding extends to 245m², all of which is proposed given the previous equestrian use implies very limited movements. The extent of hardstanding and vehicle parking and movements

would not be unreasonable in a residential setting but because of the location within the Green Belt and countryside, the harm is significant and adds to the cumulative impacts that form Reason for Refusal 2.

On external lighting grounds, paragraph 185 of the NPPF aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. Whilst it is feasible that details of external lighting would be conditioned and could be managed to protect against local amenity and nature conservation, there is still a likely requirement for some lighting as part of the mobile home. Whilst minimal in its nature, it still contributes to the urbanisation of the site within the Green Belt, adding to other concerns noted above.

Housing Affordability

Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 40% for any development involving five dwellings or more or where the site has a total area of 0.16 hectares or more. In this case, the plot measures 0.3 hectares and a contribution, in lieu of on-site provision, would be applied.

Paragraph 64 of the NPPF notes that the *'provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).'*

Whether a commuted sum is a disproportion burden because of the small scale of the development is unclear. However, no such affordable housing contribution was sought under the 2017 application or appeal and having regard to the inconsistency between the policies in the Development Plan and the NPPF, it is reasonable to forgo any contribution.

Accessibility

The floor plans and elevations suggest that there is step free access to the mobile home and there are good levels of internal circulation to all rooms except the bathrooms. On this basis, it is accepted that there would be suitable levels of accessibility for future occupiers.

Resident Amenity

Internal amenity

Policy TB07 of the MDD and R17 of the SPD require adequate internal space of 61m² to ensure the layout and size achieves good internal amenity. The mobile home has an internal area of 88m², which complies with the standard. There is one double and one single bedroom, both of which accord with the standards relating to area and width. Storage is provided and there is ample living space.

External amenity

R16 of the SPD requires a minimum depth of 11m for outdoor amenity space. Ample amenity space is provided and there are no objections on these grounds.

Acoustic amenity

Policy CC06 of the MDD Local Plan and paragraphs 174 and 185 of the NPPF seek to ensure a satisfactory living arrangement on acoustic grounds. The site is close to and surrounded by roads along the west, east and south boundaries and is likely to be affected by high levels of road traffic noise. Often, mobile homes do not have good acoustic properties compared to a conventional dwellings and future residents may be adversely by noise.

The application was accompanied a Noise Assessment (Sound Licensing Limited, dated 8 December 2022). The measured ambient noise level on the site varies between 52db at night and 61db during the day. The minimum standards required in BS8233:2014/WHO internal noise guidelines are 30db-35dB respectively.

Through the use of appropriately specified glazing, ventilation systems and external façade construction (as required by conditioning compliance with the recommendations of the noise assessment), the proposal will achieve levels in the vicinity of 20dB during the night and 26dB during the day. On this basis, no objection is raised on acoustic grounds.

Application 202499 for a new pitch on land to the north was complemented by a noise assessment which reached a similar acoustic conclusion though it relied upon a 2m high acoustic fence along the western boundary. This has not been proposed for the subject site although the requirement in that case was over cautious due to the unknown nature of the background noise level because measurements were undertaken during the Covid lockdown when vehicle movements were well below average.

Neighbour Amenity

Policy CP3 of the Core Strategy aims to protect neighbouring amenity. There is a row of eight detached residential dwellings on large plots to the east on the opposite side of Wargrave Road.

The proposed mobile home is of single storey height and is sited 5m from the eastern boundary. The day room is an existing building to the south of the mobile home and is setback 3.3m from the same boundary.

The eastern boundary is framed by mature vegetation and having regard to the 2-bed density of the proposed scheme and a separation distance of at least 40m to properties to the east. there are no realistic neighbour amenity concerns, whether by sense of enclosure, dominance, noise or loss of privacy. Similarly, traffic movements will be low, and the parking of vehicles will not pose adverse harm.

Highway Access and Parking Provision

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum parking standards, including provision for charging facilities and cycle parking. The proposal includes parking for at least two vehicles, which meets the minimum standards. In the absence of any information, details of a lockable shed for two bikes and an EV charging point would be required in the event of an approval.

The existing access is from the 'offshoot' of Wargrave Road, which is located to the front of the residential properties at 144-150 Wargrave Road. This is a no through road which only serves those immediate properties, a cycle path and footpath. Due to the location of the access, the Council's Highways Officer is content with no setback, however the proposed gate will need to open inwards/ Permeable surfacing to a distance of 10m from the kerb would be required.

Several resident objections raise concern about conflict between the additional vehicle movements and pedestrians and cyclists, including students visiting the nearby Piggott School. The Council's Highways Officer has noted ample turning for forward movement from the site and that there would not be an adverse impact on the highway network. Policy CP6 of the Core Strategy deals with this aspect but Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The impact at this section of Wargrave Road would not be severe because of the anticipated low traffic movements. On this basis, no objection is raised.

Trees

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

There are no protected trees on the site and no trees are proposed for removal. The site is divided into two sections and the submitted landscape strategy shows the majority of the southern end covered with wildflower grassland, native hedgerow planting in place of previous exotic plantings and the addition of a wider swathe of native shrub buffer planting, including six new trees. A hedgerow frames the boundary of the residential garden alongside the converted stables. The northern part of the site is set in a wider area of amenity grassland with four new trees and orchard and proposed native hedgerow planting to enhance/plug gaps to the boundaries. Notwithstanding comments relating to the principle of the development and character of the area, as raised above, the landscape scheme achieves a satisfactory landscape outcome though the manicured setting of the site adds to the basis behind Reason for Refusal 2.

Ecology and Biodiversity

Policy CP7 of the Core Strategy states that sites designated as of importance for nature conservation are to be conserved and enhanced and inappropriate development will be resisted. Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

An Ecological Impact Assessment (Darwin Ecology, dated December 2022) refers to semi-improved grassland, species poor hedgerow and recently cleared scrub. The site is within an amber risk for great crested newts with two ponds within 500m, suitable habitat

and a high likelihood of great crested newt presence. There is also suitable habitat for bats, birds, hedgehogs and badgers though the existing stables building exhibits no potential for bat habitat.

The stationing of a mobile home on the site and associated access would not present an unacceptable ecological impact. There is low ecological value within the site and potential impacts to protected species are minimal. The report recommends removal of invasive species and biodiversity enhancements including bird and bat boxes, wildlife and insect friendly landscaping alongside precautionary measures during the construction phase. Most importantly, any future permission would be conditional on submission of an external lighting scheme that limits any light spill onto vegetation of foraging routes for bats.

Due to a combination of the small scale of the proposed works and the presence of dispersal barriers around the site (the A321 and the residential area), The Council's Ecology Officer agrees with the findings of the ecology report and raises no objection. This would be conditional on submission of details of biodiversity enhancements.

Application 202499 for a new pitch on land to the north was complemented by a Biodiversity Net Gain assessment. The report concluded that the neutral grassland on the site is relatively poor quality with undesirable species present within the sward though with a net loss of habitat on the site. Additional native hedging would result in a positive increase in hedgerow units alongside additional enhancement measures of a bird and bat boxes, a bee brick and a log pile. The overall outcome as an acceptable ecological outcome.

Whilst a metric assessment was not submitted with this application, there is no legislative requirement at this stage beyond policy reference in paragraph 174 of the NPPF. The site characteristics of the subject site are very similar, and it is reasonable to conclude ecological benefits in the same manner.

Waste Storage

Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste, recycling and green waste. There is no specified location for the storage of bins but there is ample space within the site for this to occur. Roadside collection via Wargrave Road is feasible and no objection is raised, and no conditions are necessary.

Flooding and Drainage

Policy CC09 of the MDD Local Plan requires consideration of flood risk from historic flooding. The site and access thereto are located within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability. The western boundary experiences low to medium surface water flooding but the Council's Drainage Officer raises no objection on the basis that the development is concentrated on the eastern part of the site, thus limiting any likely risk.

Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow. The proposal involves a modest increase in

impermeable surfacing associated with the footprint of the new mobile home. The application form states that surface water will be managed via soakaway and foul water will be managed via a package treatment plant. The Council's Drainage Officer and Thames Water raise no objection to this arrangement subject to sustainable drainage details that accord with the drainage hierarchy by condition.

Contamination and Remediation

Paragraph 183 of the NPPF and Policy CP1 of the Core Strategy seek to ensure that the site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. The area is listed as potentially contaminated on Council's inventory and the proposed residential use presents increased potential risks. However, given the residential development to the south and east and the recent approval for a pitch on land to the north, the absence of any objection from the Council's Environmental Health Officer and with limited groundworks associated with the static mobile home, there are concerns are raised.

Community Infrastructure Levy

The application is not liable for CIL payments because of the non-permanent status of the mobile home.

Planning Balance

The NPPF and paragraph 13 of the PPTS reference economic, social and environmental considerations as strands in ensuring that development is sustainable.

The development delivers minor economic benefit via a net increase of one pitch but this should be measured against the fact that the Council is of the view that they are delivering the required pitches against projected need. The construction brings limited economic growth and job creation, particularly given it has a limited construction phase and some expenditure in the town centre location.

There is a limited social impact, with family type housing adequately close to services and facilities in Twyford and schools to the north but no there is provision (via commuted sum) for affordable housing.

There are adverse environmental impacts, when weighing the harm to the Green Belt against the minimal biodiversity benefits arising from the removal of less desirable species.

Overall, the scheme does not contribute to sustainable development. This is consistent with the findings of the Inspector in the 2018 appeal decision, where it was stated at paragraph 19 that:

"I do not consider that the development of the appeal site contributes to the protection or enhancement of the natural and built environment and it does not comply with the environmental element of sustainability. I give this finding significant weight."

It has already been demonstrated that there are no very special circumstances that would

outweigh the harm to the Green Belt and countryside. These very special circumstances extend to personal circumstances (which have not been demonstrated in any meaningful way) and the Council's ability to deliver a five year supply of gypsy pitches. The Council acknowledges that there is disagreement with the Inspector's conclusions in the 2022 appeal decision on the land to the north. The Council's reasons for departing from this stance are outlined in 'Principle of Development' above.

There is also measurable difference in the scale of the proposed mobile home on land to the north which has a footprint that is 60% smaller and a volume that is 70% smaller than the subject proposal. The subsequent harm to the Green Belt and weight applied to this harm is much greater.

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Humans Rights considerations are of significant importance in all planning decisions.

There is a lack of detail in support of the application on this point on how, or to what degree, Human Rights might be impacted. Article 8 of the European Convention on Human Rights provides a right to respect for one's "private and family life, his home and his correspondence".

Notwithstanding, Article 8 is a qualified right that requires a balance between the rights of the individual and the needs of the wider community or state interest. As was made clear in the case of Buckley v The United Kingdom (ECHR No 20348/92), Article 8 does not necessarily go so far as to allow individuals' preferences as to their place of residence to override the general interest.

Given there would be harm to the Green Belt, and other impacts on amenity and there is little in the way of personal circumstances that go some way to demonstrating very special circumstances, it cannot be concluded that the applicants' preference to live on this site overrides its otherwise harmful general impacts.

Finally, the 2022 appeal decision reached a conclusion that when applying a temporary permission, the harm was reduced to the extent that the benefits outweighed the harm. This cannot be the case here because of the increased disparity between the harm (additional built form) and the benefits (lack of personal circumstances).

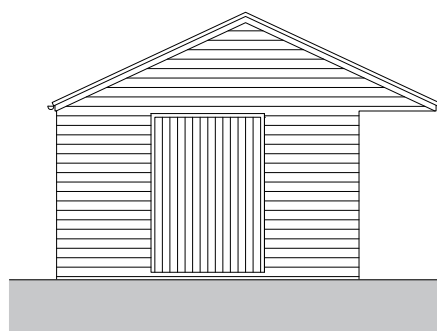
RECOMMENDATION

Recommendation:	Refusal for the following reason(s): 1) Inappropriate development in the Green Belt The development is, by definition, inappropriate development within the Green Belt and the additional built form and the change of use of the land to residential use would result in harm to the openness of the Green Belt. It has not been demonstrated that there are very special circumstances or benefits that would outweigh the identified harm to the openness of the Green Belt and
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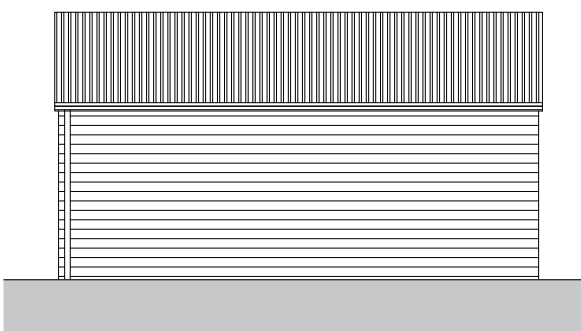
	the development is therefore contrary to the Section 13 of the National Planning Policy Framework, the Planning Policy for Traveller Sites 2015, Policy CP12 of the Core Strategy 2007 and Policy TB01 of the Managing Development Delivery Local Plan 2012. 2) Harm to the landscape character and rural setting of the countryside The development is located outside of development limits within the countryside and by virtue of the additional built form, its residential nature, additional hardstanding, parking of vehicles and the manicured nature of the landscaping, the proposal poses adverse harm to the landscape setting of the countryside, Green Belt and otherwise rural setting and open setting, contrary to Section 15 of the National Planning Policy Framework 2021, Policies CP1, CP2, CP11 and CP12 of the Core Strategy 2007 and Policies TB03, TB10 and TB21 of the Managing Development Delivery Local Plan 2012.
Informatives:	1) Refused plans This decision is in respect of the unnumbered location plan and the plans numbered GP/01/22 and GP/02/22 (dated November 2022), GP/03/22, GP/04/22 and GP/05/22 (dated February 2023) and 950-LA-P-01 (dated January 2023). 2) Positive and proactive discussion The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought. The principle of the development fails, and further discussions were not entertained on this basis.
Date:	6 April 2023
Earliest date for decision:	4 March 2023

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	06.04.23

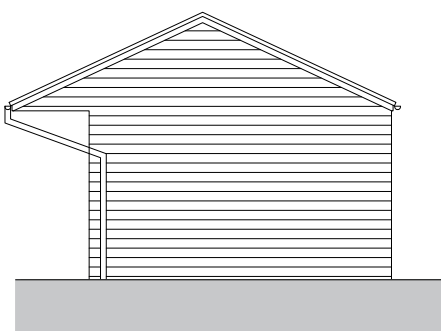
EXISTING ELEVATIONS @1:100



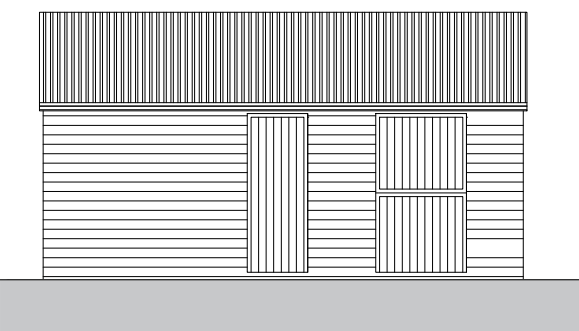
FRONT (north)



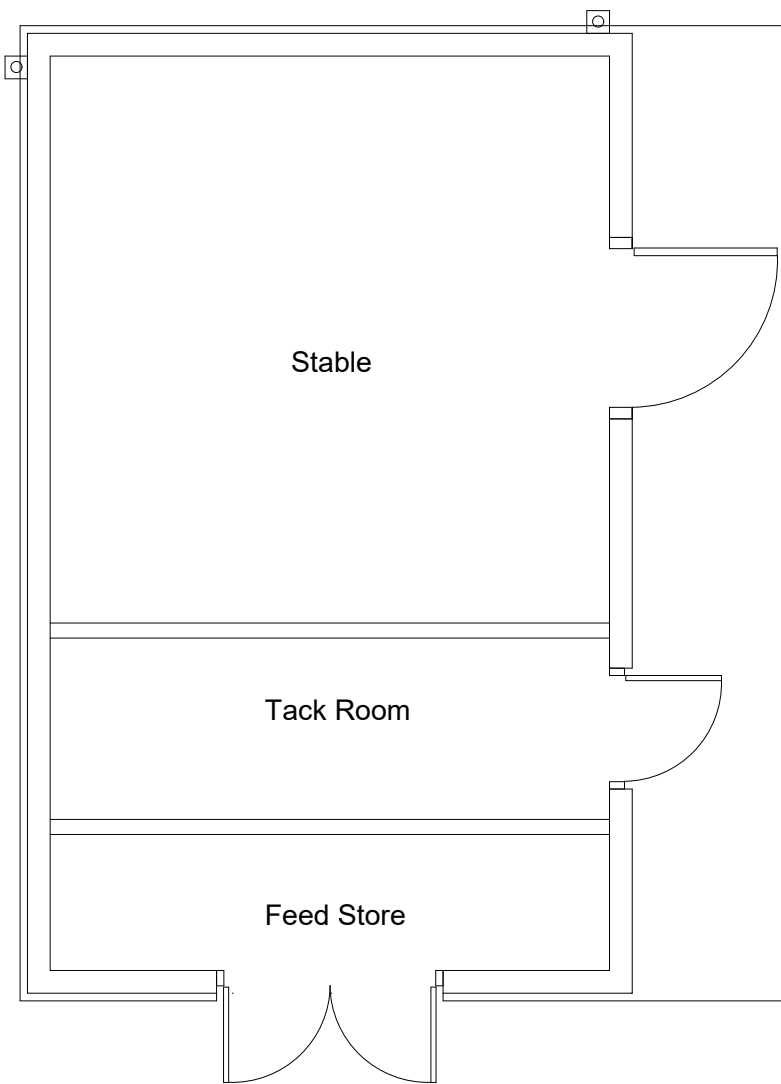
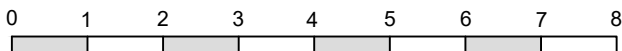
SIDE (east)



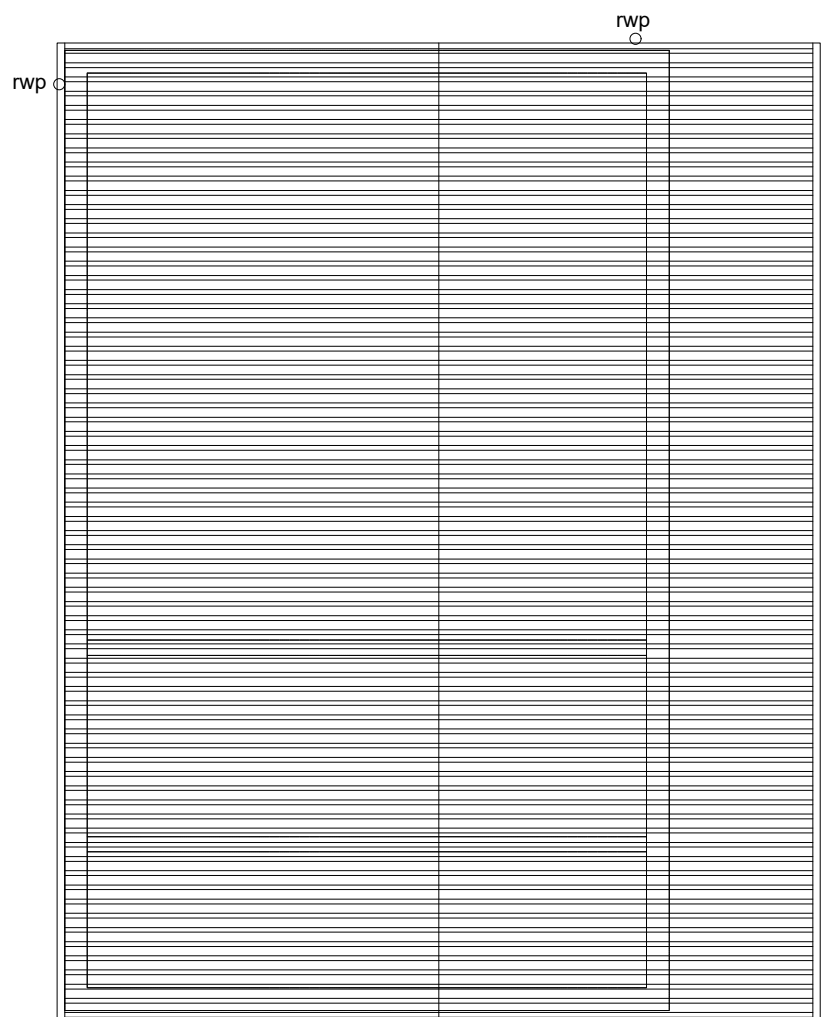
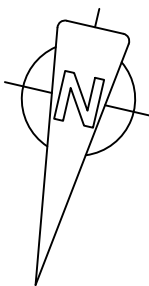
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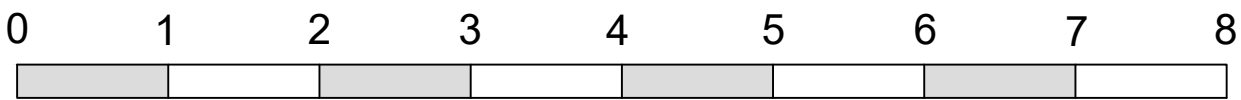
SIDE (west)



EXISTING GROUND FLOOR PLAN 1:50

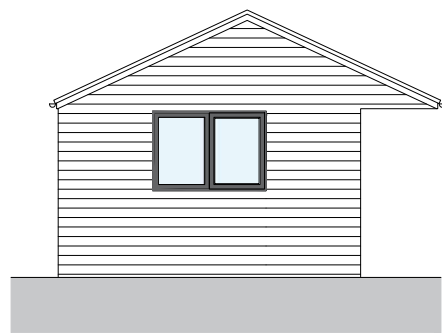


EXISTING ROOF PLAN 1:50

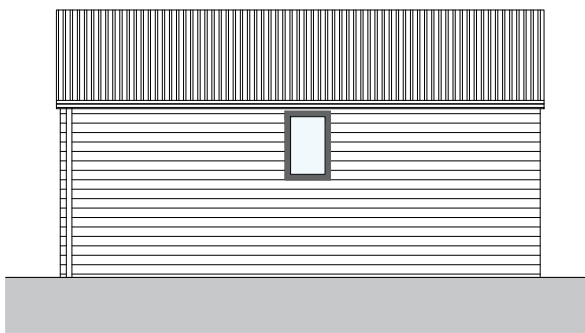


Drawing title	Existing floor plans and elevations	
Project	Existing stables	
Address	Wargrave Road, Twyford RG10 8PN	
Client		
Scale	1:50 and 1:100	
Date	November 2022	
Drawing Number	GP/01/22	Rev
Architectural drawings Imagicon Design Ltd La Caverne, Southwold Avenue, Twyford, RG10 8PN, 27260 Tel: office 0207 183 1616, mobile 077 91 62 31 email: imagicondesign@btinternet.com www: www.imagicondesign.co.uk		

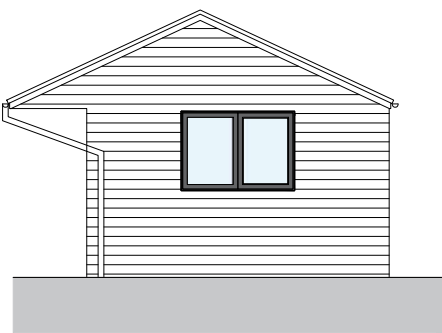
PROPOSED ELEVATIONS @1:100



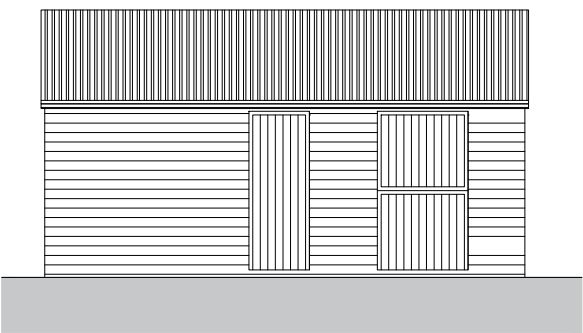
FRONT (north)



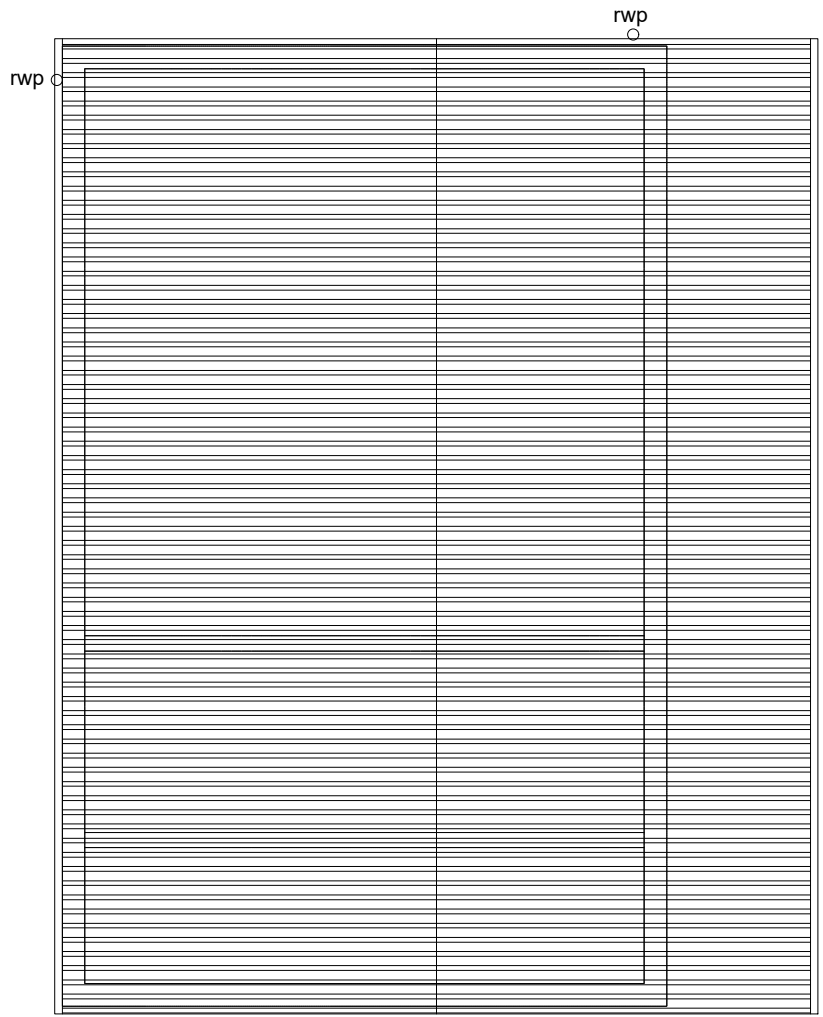
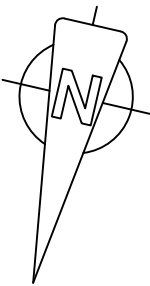
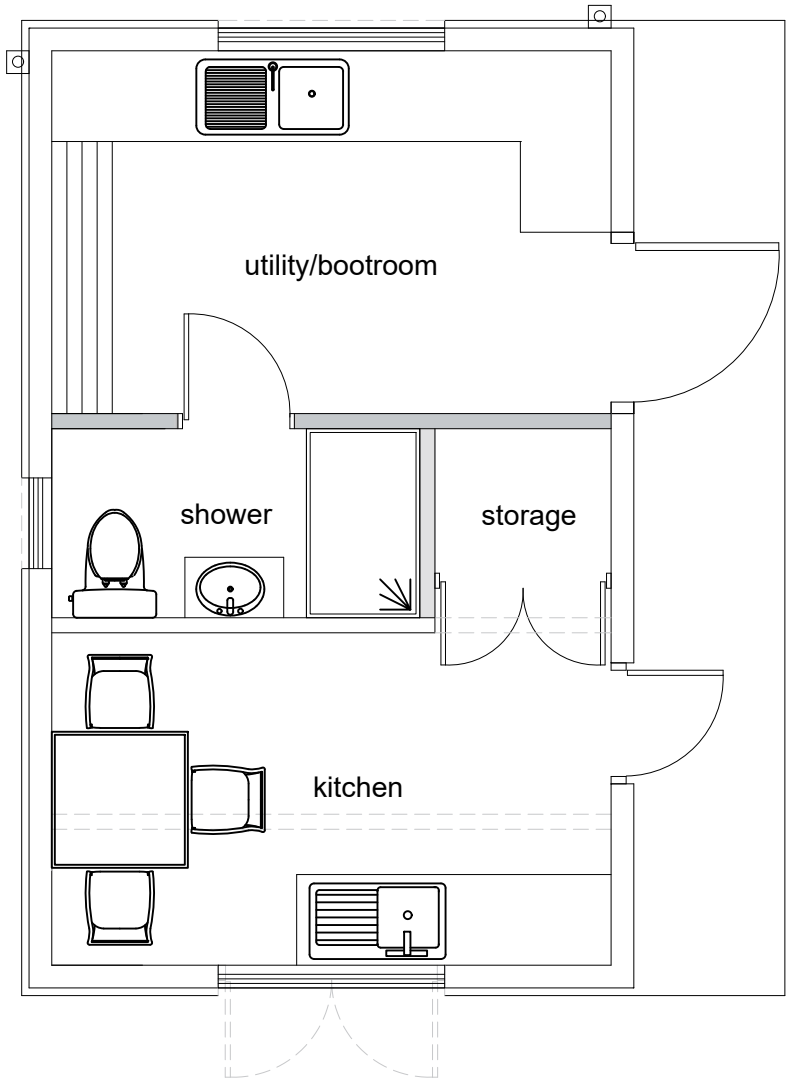
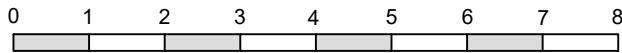
SIDE (east)



REAR (south)

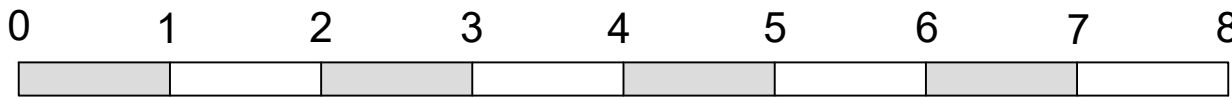


SIDE (west)



PROPOSED GROUND FLOOR PLAN 1:50

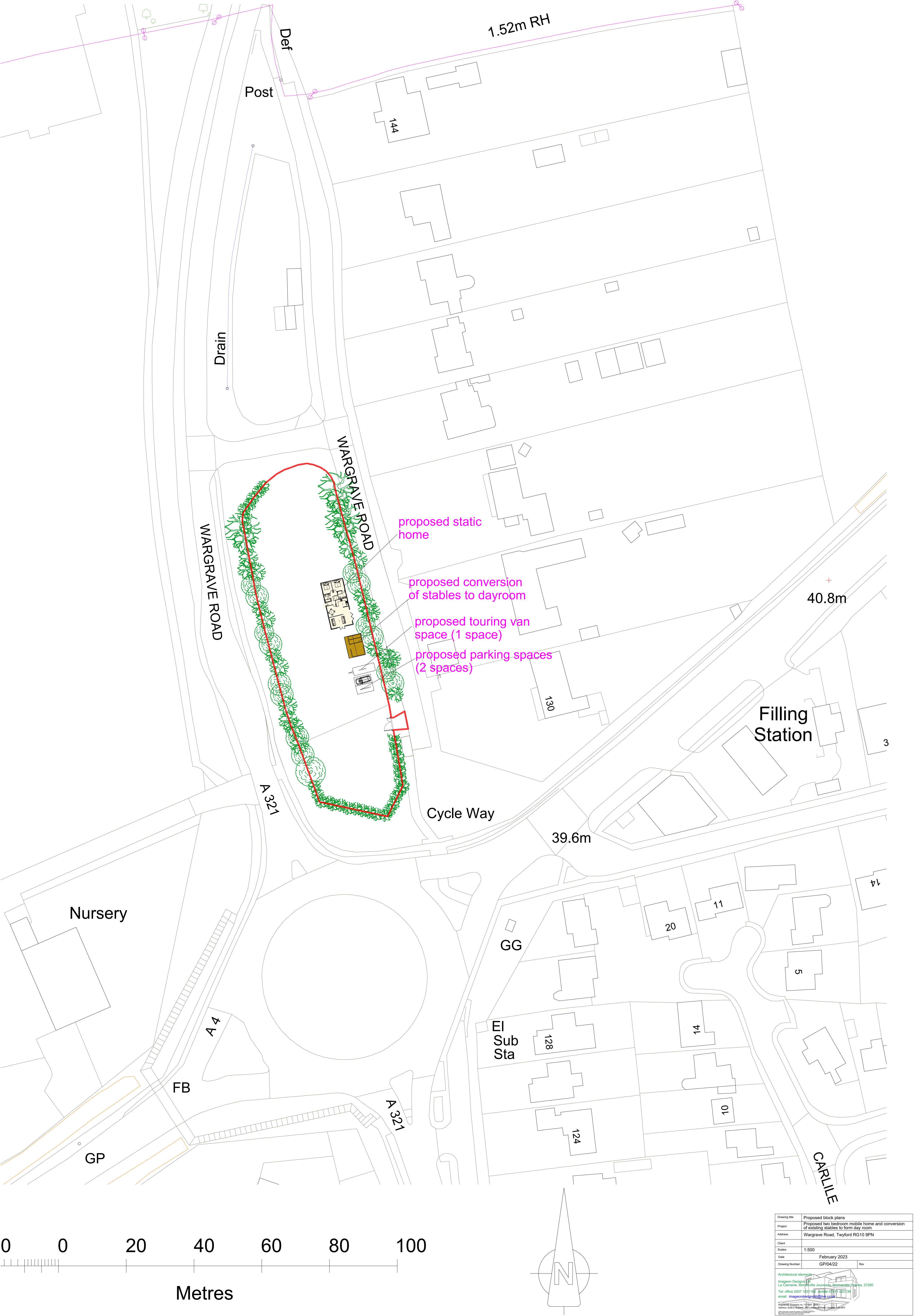
PROPOSED ROOF PLAN 1:50



Drawing title	Proposed floor plans and elevations	
Project	Proposed day room	
Address	Wargrave Road, Twyford RG10 9PN	
Client		
Scales	1:50 and 1:100	
Date	November 2022	
Drawing Number	GP/02/22	Rev
Architectural information		
Imagery Design Ltd La Caverne, Monteville, Jorinda, Llanelli, Carmarthenshire, SA31 2YD Tel: 01554 820111 email: imagerydesign@imagerydesign.co.uk		
		

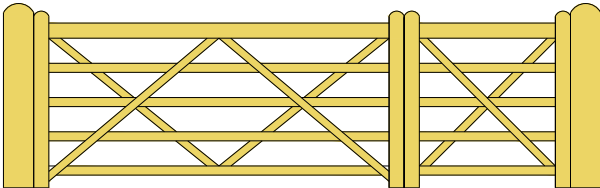
PROPOSED BLOCK PLAN @1/500

Licence no OI1568863



Drawing title	Proposed block plans	
Project	Proposed two bedroom mobile home and conversion of existing stables to form day room	
Address	Wargrave Road, Twyford RG10 9PN	
Client		
Scale	1:500	
Date	February 2023	
Drawing Number	GP/04/22	Rev
Architectural elements Images Design Ltd La Caverne, Woodville, Twyford, Reading, RG10 9PN Tel: office 0207 1831168 mobile 07811 922138 email: imagesdesign@bt.com Registered Surveyors no 11167 & 11168 Address Unit 7, Millers, 20, Millers, 11167 & 11168		

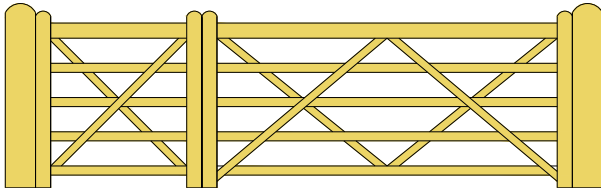
PROPOSED ELEVATIONS FOR 5 BAR FIELD TIMBER GATE



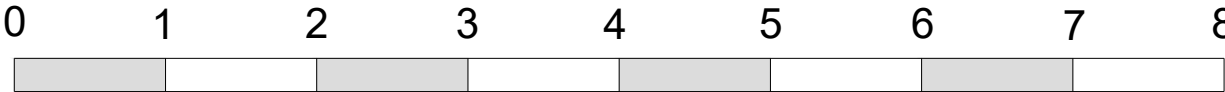
FRONT



SIDE



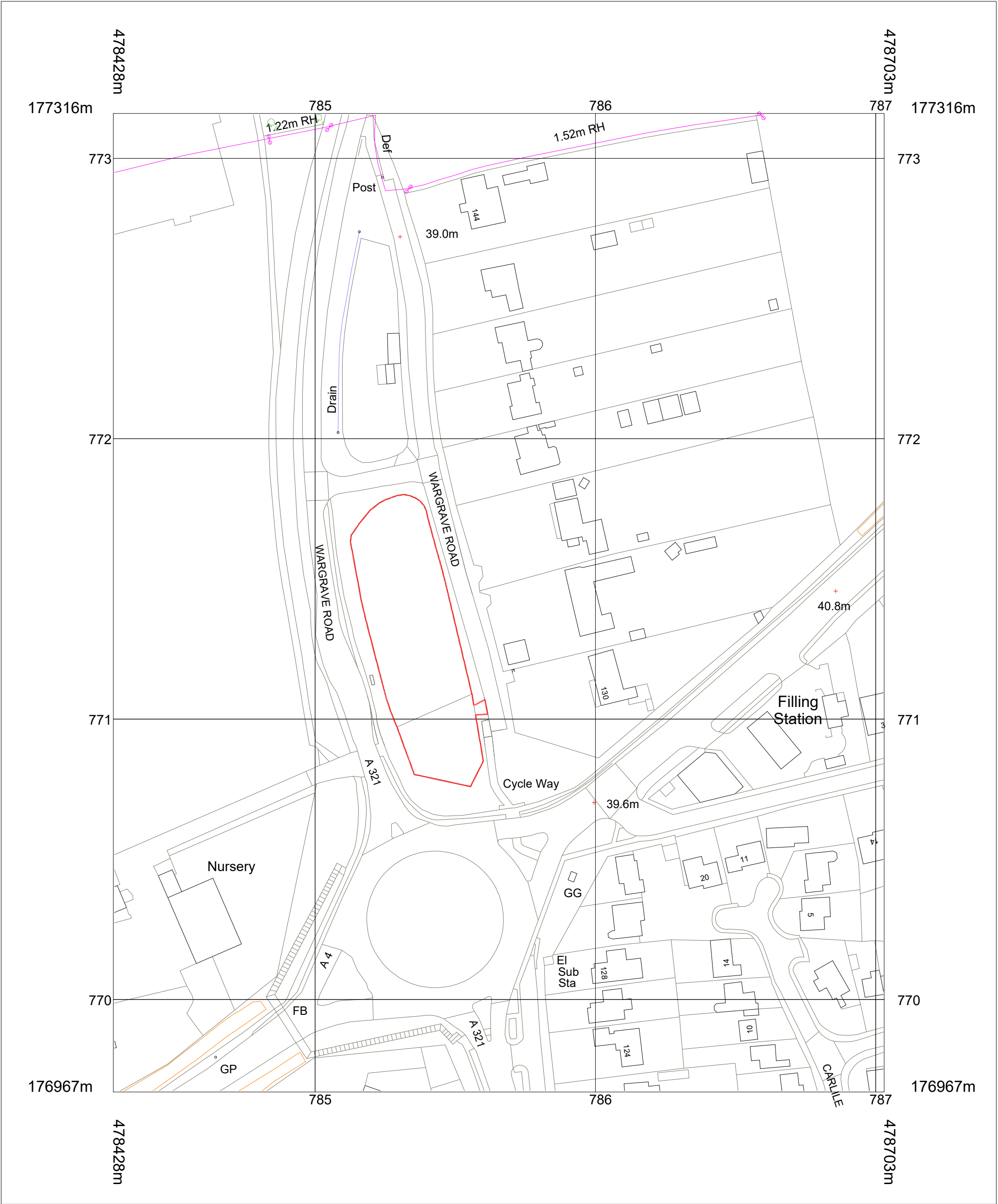
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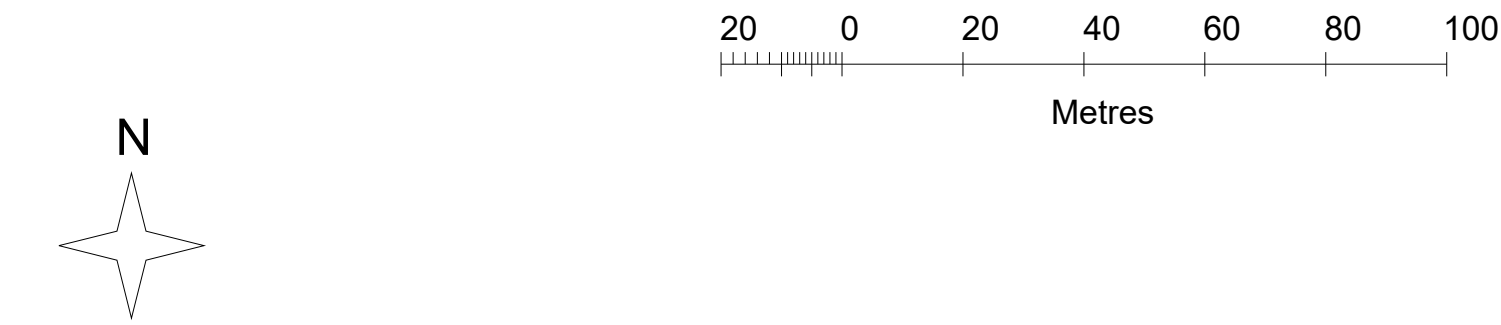
SCALE @1:50

Drawing title	Proposed elevations	
Project	Proposed 5 bar field timber gate	
Address	Wargrave Road, Twyford RG10 9PN	
Client		
Scales	1:50	
Date	February 2023	
Drawing Number:	GP/05/22	Rev
Architectural elements Imageon Designs Ltd La Cannerie, Montville Jouvaux, Normandie, France, 27260 Tel: office 0207 1831145, Mobile 07811 022139 email: imageondesigns@bt.com Registered Company no 711167 8001 Address: Suite 2, Regent, 100, Lutetia Road, London, W1K 6DY 		

Latitude VectorMap



Location plan 1/1250
Licence no OI1568863

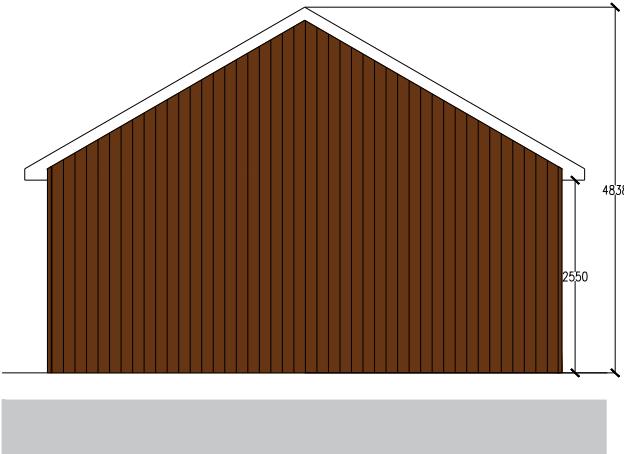


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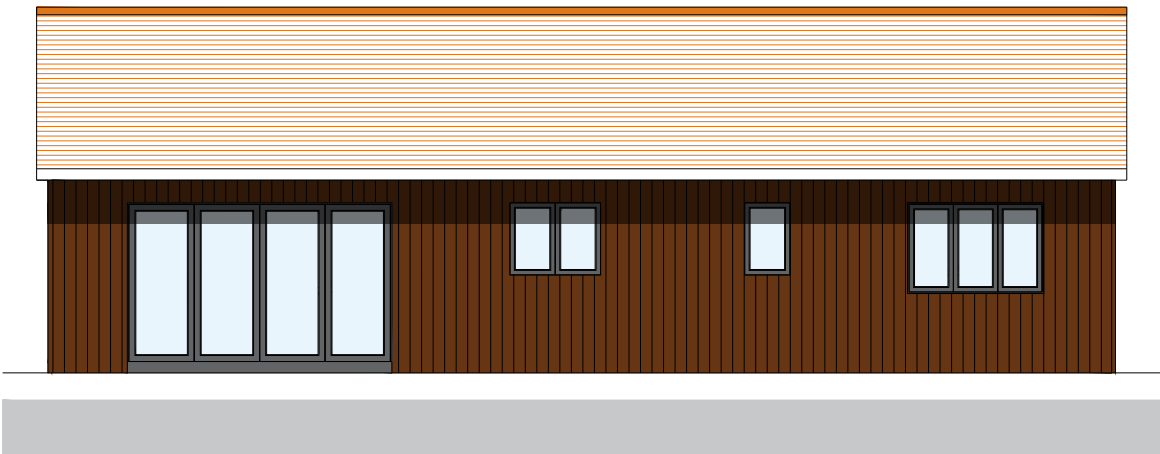
PROPOSED ELEVATIONS @1:100



FRONT



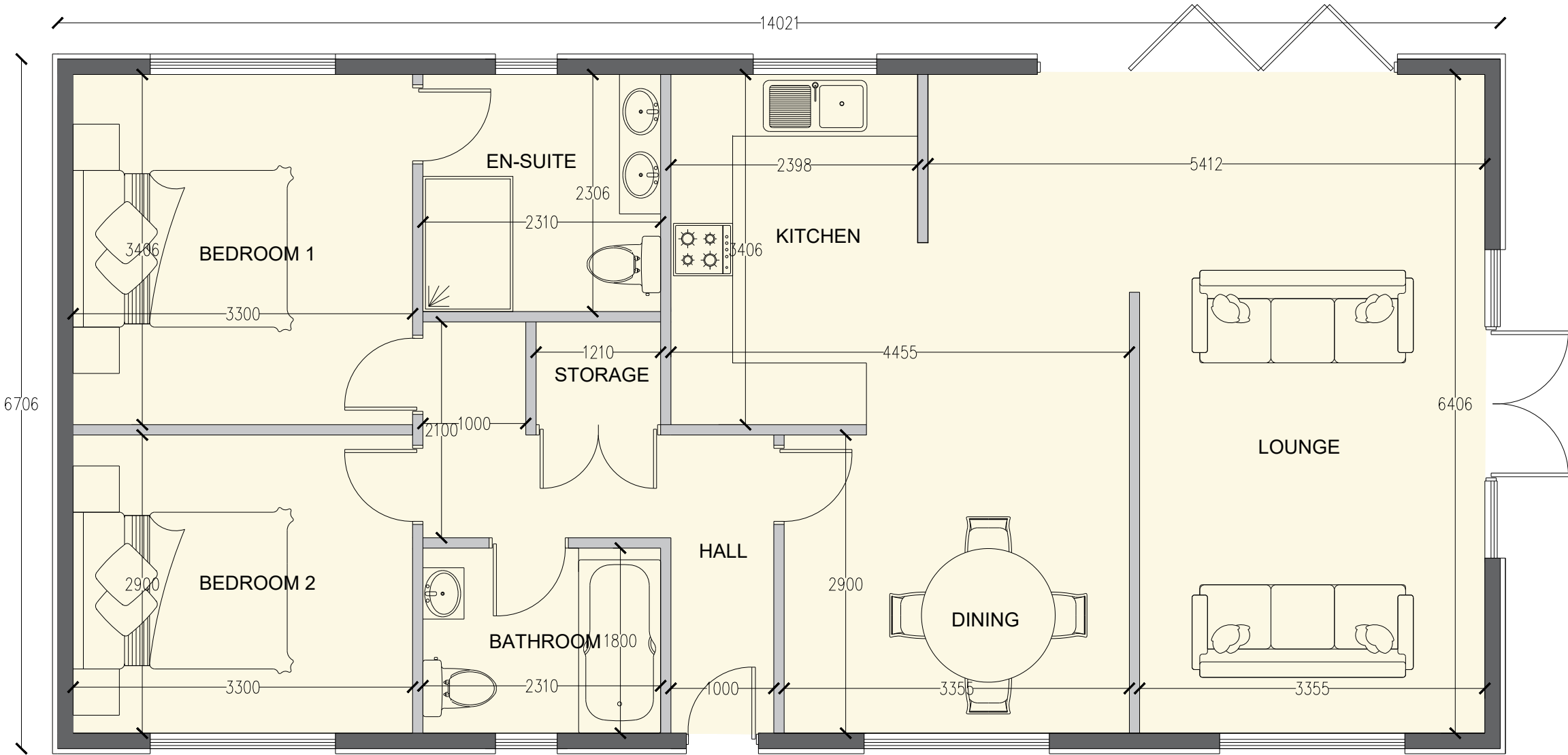
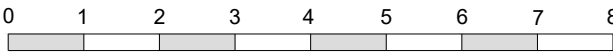
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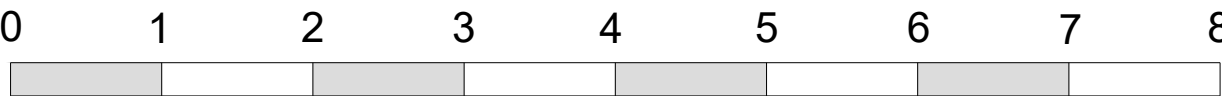
REAR



SIDE



PROPOSED GROUND FLOOR PLAN 1:50



	STABLES/DAYROOM	MOBILE HOME	TOTAL
EXISTING BUILDING VOLUME (m3)	78,264		78,264
PROPOSED BUILDING VOLUMES (m3)		367,255	367,255
TOTAL BUILDING VOLUMES (m3)	78,264	367,255	445,519

Drawing title	Proposed floor plans and elevations	
Project	Proposed two bedroom mobile home	
Address	Wargrave Road, Twyford RG10 9PN	
Client		
Scales	1:50 and 1:100	
Date	February 2023	
Drawing Number:	GP/03/22	Rev. B

Architectural elements

Imageon Design Ltd
La Cannerie, Morpville Jouvaux, Normandy, France, 27260
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email: imageondesigns@live.co.uk

Registered Company no. 7111667 2021
Address: Suite 72, Hildesheim, 100, Lillington Road, Lillington, LE19 6DY

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NOTES
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Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the work shown on the drawing. All levels in meters.
Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority's and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.
Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

Newly planted birch trees relocated further south to enable native hedgerow species to be planted along the boundary to increase screening, enclosure and biodiversity

BIODIVERSITY : Ecological Enhancement Recommendations



BIODIVERSITY: Ecological Enhancement Recommendations

- Throughout the application site, habitat enhancements are intended to increase the value of the site for wildlife and ecological benefit. The ecological enhancements will provide opportunities to create habitat links along the existing boundaries, provide new habitats and biodiversity within the site by planting trees, hedgerows and wildlife friendly planting to increase the value of the proposed vegetation for wildlife and ecological benefits on the site.
- Fruit and nut bearing species.
- Nectar and pollen-rich species.
- Bird and Bat boxes.
- Log piles , Insect Towers/ Bee Hotel: Good for a wide range of invertebrates.
- Wildlife Friendly Shrub Planting: provides shelter and screening for development. Nesting sites, food and shelter for birds, insects and small mammals. Provide corridors for wildlife linking areas of habitat.

WARGRAVE ROAD

Existing wide grass verge

Bramble

T6 - Oak

T5 - Hazel

T4 Sycamore

G2 - Existing hawthorn, bramble & ivy hedgerow approximately 2.5m high; poor form and structure due to hawthorn being smothered by ivy

T3 - Sycamore

Existing boundary post and rail fence retained and new mixed native tree and shrub planting to increase boundary vegetation within the site to provide additional screening, enhancements and ecological value of the site

G7 - Existing group of ash, oak, Hawthorn and Field maple on the banks of the ditch

Proposed conversion of existing stable to dayroom

Existing dry ditch

Proposed fruit trees and wildflower grassland to increase biodiversity and ecological value of the site

LEGEND

SOFT LANDSCAPE WORKS

- Existing trees to be retained & protected - refer to Tree Survey & Arboricultural Statement
- Root protection Area (RPA)- refer to Land Arb Solutions Tree Survey
- Existing boundary vegetation retained and protected
- Existing boundary laurel vegetation removed
- Proposed tree planting
- Proposed fruit tree planting
- Proposed species rich hedgerow planting
- Proposed native shrub buffer structural planting
- Proposed ornamental shrub and groundcover planting
- Proposed amenity grass areas - Species rich grass
- Proposed mix of taller perennials and taller tussocky rough grass wildflower areas

HARD LANDSCAPE WORKS

- Gravel driveway & parking area
- Paved patio areas
- Timber 5 bar pedestrian and vehicular gate
- Site boundary

Existing bus shelter

G8 - Purple plum

New buffer planting strip of mixed native tree and shrub planting species to provide additional screening, biodiversity and ecological value of the site.

A 321

Clipped hedgerow

Proposed Static home

Existing overhead electricity cables

Ash

T9 - Willow

Existing wide grass verge & ditch

G2 - Existing hawthorn, bramble & ivy hedgerow approximately 2.5m high; poor form and structure due to hawthorn being smothered by ivy

G2 - Existing boundary Hawthorn, ivy and bramble retained

Existing entrance retained, proposed granite threshold and a new 5 bar field timber gate

H1 - Existing laurel hedge (species poor) to be removed and replaced with new mixed native hedgerow planting to enhance the ecological value of the site

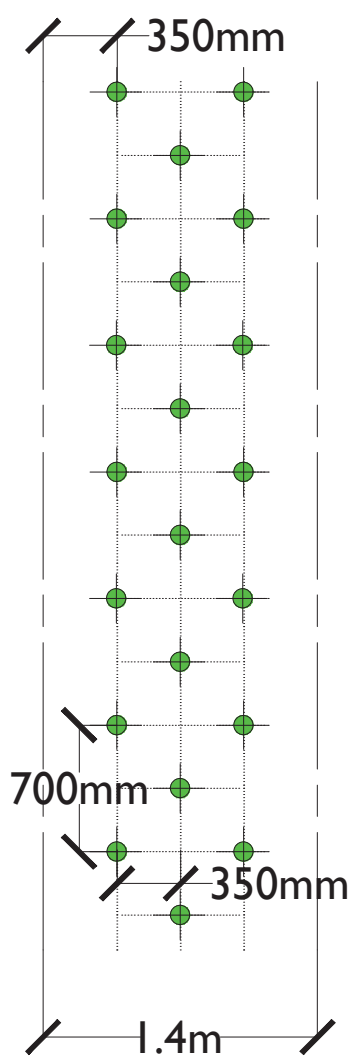
5 4 3 2 1 0 5 10 15m
SCALE 1: 250 @ A2



Land opposite 130-144 Wargrave Road, Twyford, RG10 9PN |
950-LA-P-01 |
|LANDSCAPE STRATEGY PLAN|January 2023 |



NATIVE HEDGE PLANTING MATRIX



NATIVE HEDGE PLANTING MIX
The section shown is a typical layout for the northern, eastern and southern boundary proposed hedgerows.

Objectives
To create mixed species native hedgerows which reinforce the existing boundaries around the site. The existing laurel hedge (species poor) along the southern end of the site to be removed and replaced with new mixed native hedgerow planting to provide wildlife corridors, enhancements and increase the ecological value of the site.

	Hedge Mix - 100% of mix 10% Acer campestre 10% Corylus avellana 50% Crataegus monogyna 10% Ilex aquifolium 10% Prunus spinosa 10% Viburnum opulus	Size: Feathered to base 90 /120cm 90 /120cm 90 /120cm 40 / 60 cm 90 /120cm 90 /120cm	Stock BR BR BR BR BR BR
---	--	---	--

At Planting
Plant the stock in two / three staggered rows depending on location (northern and southern boundaries three staggered rows and eastern boundary two staggered rows. Rows 350mm apart and plants within rows 350 -400mm apart. Plant in groups of single species groups to reduce competition between species.
Allow for a 1.0 -1.5m minimum wide strip cleared of vegetation, 1.0-1.5m wide cultivated strip 300mm deep.

Protection
Hedge plants protected by guards canes supported by canes.
Rabbit spiral guards/ shelters
Rabbit guards for native planting: Each plant within the native hedge mix shall be individually protected with a spiral shrub rabbit guard, supplied by Tubex Ltd, Aberamen Park, Aberdare, South Wales, CF44 6DA (www.tubex.com) or similar approved.
All spiral rabbit guards shall be secured with square softwood stakes, driven well into the ground by a minimum of 300mm to resist strong winds. The base of each shelter shall be buried by soil to a sufficient depth to ensure there is no gap between the soil level and the shelter.

MANAGEMENT
Years 0- 5 (Establishment)
In the first spring after planting trim all lateral branches back by 50%. Prune damaged, diseased or dead wood immediately after first leaf break. Follow with a light trim every second or third year, allowing the hedge to increase in size each time.
Maintain the 1.4m wide strip in a weed free condition for at least three years, to reduce competition from grass and weeds.
Failures are replaced after first year with the same species.
Guards shall be removed once the plants are well established (3-5 years).
Years 5 +
Weed control is stopped as vegetation establishes.
Annual trim in late winter to promote dense, bushy growth.

BOUNDARY HEDGEROWS (refer to Matrix)



Boundary hedges:
Height at planting: 900 - 1200mm high (Holly - Ilex aquifolium 400-600mm high)
Planting height after 5-7years approximately 2-3m high (managed height).

INTERNAL CLIPPED HEDGEROWS



Internal clipped boundary hedgerows shall be instant hedgerows:
Height at planting: minimum 1.5m high
Planting trough lengths: 1.0m
Supplier: Readyhedge or similar equivalent
Maintained height: 1.5-1.8m

NATIVE SHRUB STRUCTURAL PLANTING

The mixed native shrub structural planting predominately along the western and southern boundaries of the site. Width of planting varies between approximately 1.8m and 5.0metres (corners of southern boundary) depending on location.

Objectives
To create a mixed native shrub species mix to provide visual screening, biodiversity and ecological enhancements along the western and southern boundaries.

The shrub vegetation shall be of native shrub species and planted on a 1.0m - 1.5m grid.

Native Structural Shrub Mix - 100% of mix	Size: Planting heights	Stock
10% Acer campestre	120/150cm	BR
10% Corylus avellana	120/150cm	BR
20% Crataegus monogyna	90 /120cm	BR
10% Ilex aquifolium	40 / 60 cm	BR
10% Malus sylvestris	150/180cm	BR
10% Prunus spinosa	120/150cm	BR
10% Cornus sanguinea	120/150cm	BR
10% Prunus avium	150/180cm	BR
10% Viburnum opulus	90/120cm	BR

INDIVIDUAL TREE PLANTING

EXTRA HEAVY STANDARD TREES: 14-16cm girth; 4.5-5.0m high; 1.8-2.1m clear stem; root balled.

Tree Species:
Acer campestre
Quercus robur

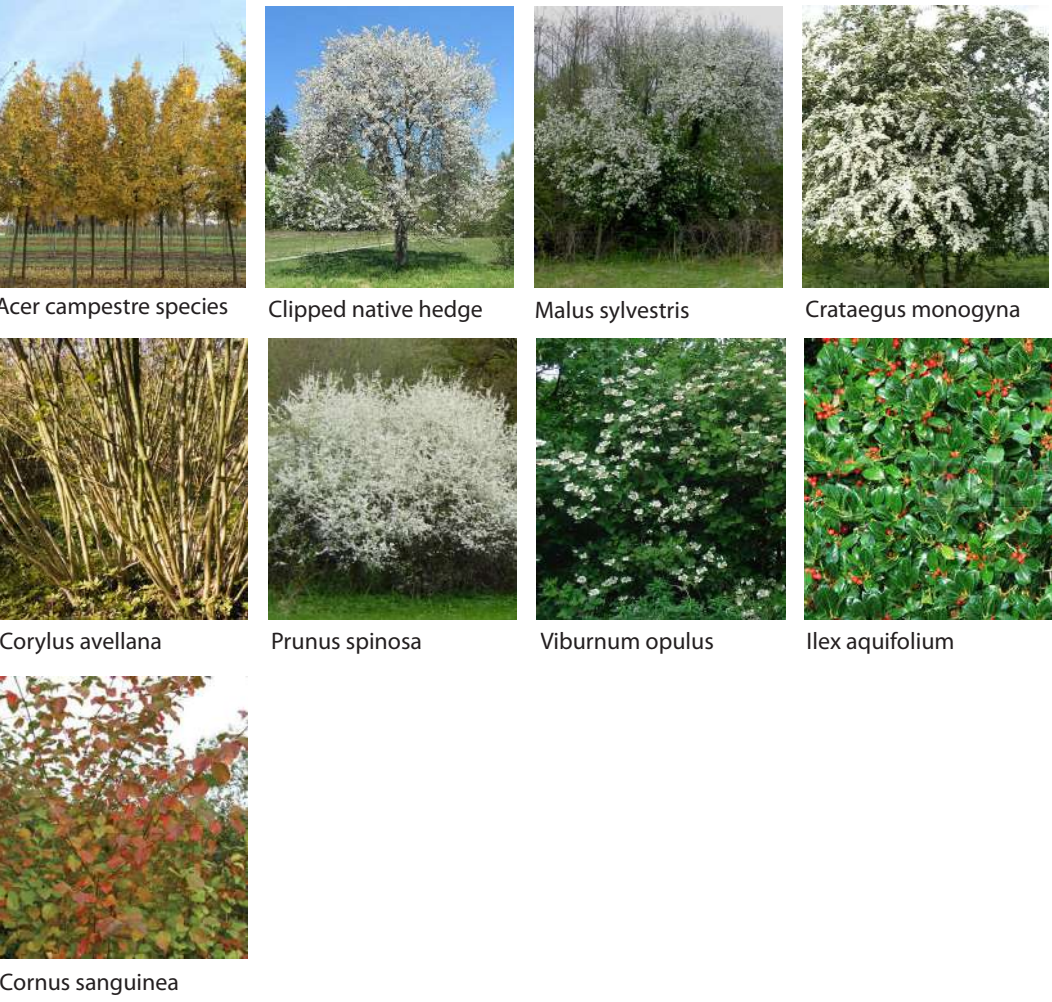
MULTI- STEMMED TREES: 3-5 stems; 3.0-3.5m high; root balled.

Tree Species:
Amelanchier species
Betula utilis species

FRUIT TREES: STANDARD & SELECTED STANDARDS: 8-10cm /10-12cm girth; 2.5-3.0m high.

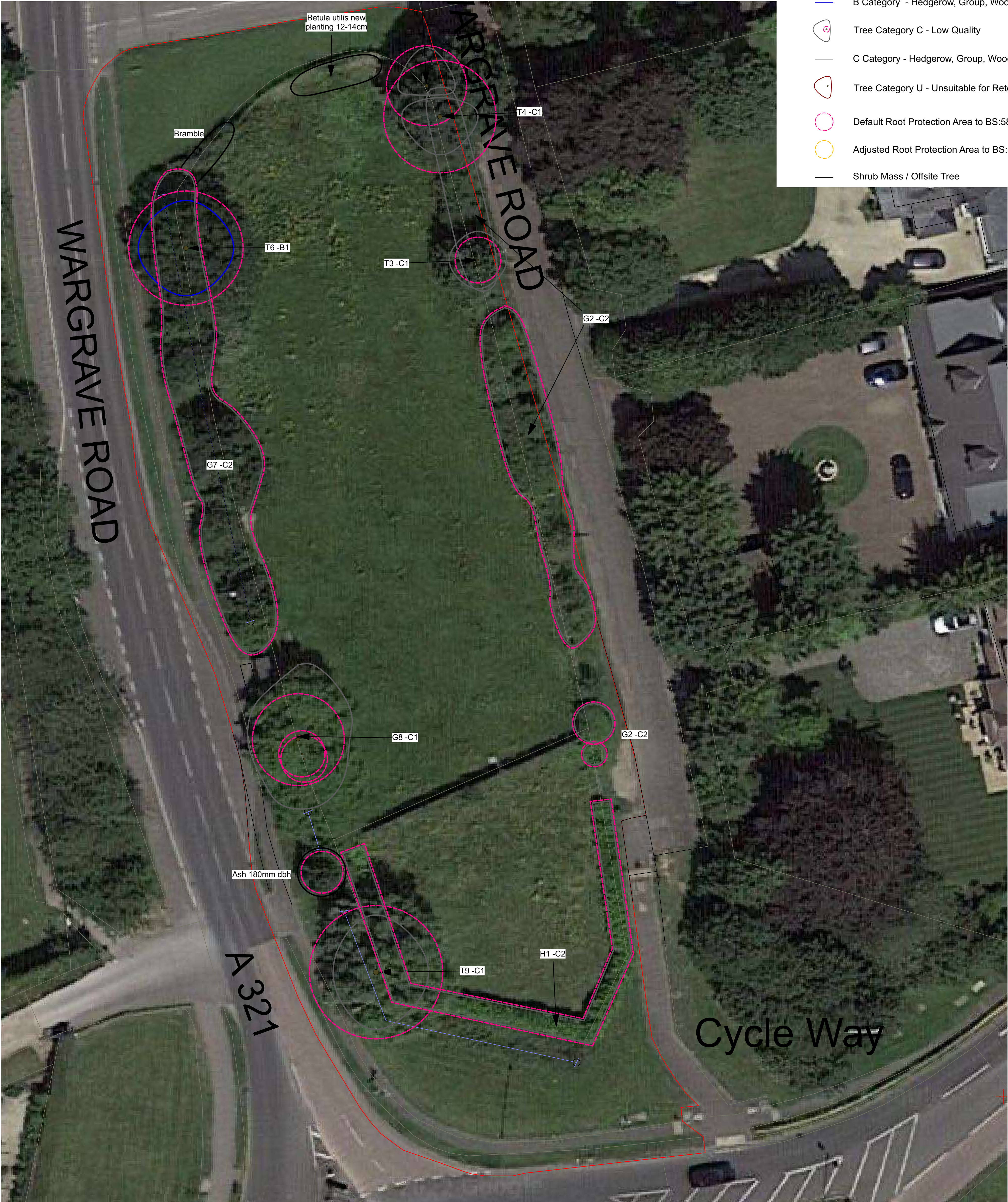
Tree Species:
Apples - Malus species

NATIVE STRAUCTURAL SHRUB PLANTING MIX



KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	15/12/22

LANDARB SOLUTIONS

Project:
Land Opposite 130 to 144 Wargrave Road,
Twyford

Description:
Tree Survey and Constraints Plan
Status:
For Planning

Scale: 1:200 @A1	Drawn I Checked DP MP	Date: 15/12/2022
Job Number: LAS 558	Drawing Number: 01	Revision: -



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NOISE IMPACT ASSESSMENT REPORT– FACADE NOISE ASSESSMENT

LAND ADJACENT TO 130 WARGRAVE ROAD, TWYFORD RG10 9PN

FOR

MR J SMITH



ISSUE STATUS: FINAL
DATE OF ISSUE: 08/12/2022
AUTHOR: L ANKERS AMIOA
CHECKED BY: M LAUEZZARI, MIOA MIOL
APPROVED: M LAUEZZARI, MIOA MIOL

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	7.2	Glazed Elements
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Appendix B	Proposed Plans	
Appendix C	Noise Monitoring Data	
Appendix D	Sound Insulation Prediction	

The preparation of this report by Sound Licensing Ltd. has been undertaken within the terms of the proposal using all reasonable skill and care. Sound Licensing Ltd accepts no responsibility for the data provided by other bodies and no legal liability arising from the use by other persons of data or opinions contained in this report.

1. EXECUTIVE SUMMARY

The Client intends to seek planning approval for the construction of a static home for residential use (C3 Usage) at Land Adjacent to 130 Wargrave Road, Twyford RG10 9PN.

Sound Licensing were instructed to undertake a noise assessment at the site to determine the internal ambient noise levels that would be representative of the proposed residential premises and to assess compliance with Local Authority planning policy and BS8233:2014/WHO internal noise guidelines.

A noise survey and assessment has been undertaken for the proposed residential premises. Existing external noise levels at the site have been measured and compared to the relevant criteria. The results of the noise survey are considered reasonable given the location of the measurement positions and the existing noise sources in the local vicinity.

The assessment has indicated that internal noise levels within the proposed units will comply with the BS8233:2014/WHO internal noise guidelines through the use of appropriately specified glazing, ventilation systems and external façade construction.

2. INTRODUCTION

The Client proposes to construct a single-storey static home at Land Adjacent to 130 Wargrave Road, Twyford RG10 9PN. The existing ambient noise climate could have the potential to affect the proposed noise sensitive property.

The purposes of this report are:

- To determine and assess prevailing ambient and maximum noise levels affecting the development due to nearby noise sources (e.g. road traffic, commercial premises operations, aircraft etc);
- Based on the above, to present the internal noise levels to be achieved within the residential premises in accordance with the BS 8233:2014/WHO standards, and
- To demonstrate that internal noise levels comply with the local authority planning policy.

3. SITE DESCRIPTION

The client intends to seek planning approval for the construction of a static home for residential use (C3 Usage) at Land Adjacent to 130 Wargrave Road, Twyford RG10 9PN (hereafter referred to as 'the site'). The proposed site is located next to a roundabout on the A321 with a bus stop adjacent to the site.

Figure 3.1 shows the site and its surroundings with the site highlighted approximately in red.

Figure 3.1 Site Location and Surrounding Land Use



Source: Google Maps

4. ENVIRONMENTAL NOISE SURVEY METHODOLOGY

An unmanned environmental noise survey was undertaken at a single measurement location at first-floor level. The survey was undertaken between 11:30 hours on 22nd November and 11:30 hours on 24th November 2022. A survey at this time represents typical day, evening and night at the site.

Ambient, background and maximum noise levels (L_{Aeq} , L_{A90} and L_{Amax} respectively) were measured throughout the noise survey in continuous 15-minute periods. The approximate measurement position is indicated in orange on Figure 4.1 below.

Figure 4.1 Site Plan Showing Approximate Location of Measurement Positions



Source: Google Maps

The sound level meter microphone was positioned on a tripod at a height of 3.5m at the approximate location of the proposed static home. This position is considered to be in free field therefore no façade correction will be applied. The monitoring position is considered representative of noise levels experienced at the proposed property. The monitoring position was chosen for equipment security reasons also.

The equipment used for the noise survey is summarised in Table 4.1.

Table 4.1 Description of Equipment used for Noise Survey

Equipment	Description	Quantity	Serial Number
Larson Davis Sound Expert LxT1	Type 1 automated logging sound level meter	1	0003814
Larson Davis 377B02	½" microphone	1	142503
Larson Davis	Pre-amplifier	1	028032
Larson Davis CAL200	Class 1 Calibrator	1	11706

The noise survey and measurements were conducted in accordance with BS 7445-1:2003 '*Description and measurement of environmental noise. Guide to quantities and procedures*'.

Weather conditions throughout the entire noise survey period were noted to be cold (approximately 1 - 12° Celsius), 10-30% cloud cover approximately and a light wind (<5m/s). These weather conditions were checked against and confirmed by the use of the Met Office mobile application available on smart phone technology. These conditions were maintained throughout the majority of the survey period and are considered reasonable for undertaking environmental noise measurements.

The noise monitoring equipment was field-calibrated before and after the noise survey period. No significant drift was recorded (±0.3dB). Equipment calibration certificates can be provided upon request.

5. NOISE SURVEY RESULTS AND OBSERVATIONS

5.1 Results

The time-based ambient and maximum sound pressure levels at the measurement position during the survey are provided in Table 5.1. A full listing of the noise monitoring data recorded during the measurement survey is provided in Appendix C.

Table 5.1 External Noise Monitoring Results Summary

Period	Measured External Sound Pressure Level, dB
22/11/2022 & 24/11/2022 Daytime (07:00 - 23:00)	60dB $L_{Aeq(16Hr)}$
22/11/2022 – 23/11/2022 Night-time (23:00 - 07:00)	63dB $L_{A_{fmax}}^*$
22/11/2022 – 23/11/2022 Night-time (23:00 - 07:00)	52dB $L_{Aeq(8Hr)}$
23/11/2022 Daytime (07:00 - 23:00)	61dB $L_{Aeq(16Hr)}$
23/11/2022 – 24/11/2022 Night-time (23:00 - 07:00)	65dB $L_{A_{fmax}}^*$
23/11/2022 – 24/11/2022 Night-time (23:00 - 07:00)	52dB $L_{Aeq(8Hr)}$

*10th highest $L_{A_{fmax}}$ sound pressure level

BS 8233:2014 does not provide specific guidance on night time $L_{A_{fmax}}$ criteria therefore this assessment is based on World Health Organisation (WHO) guidance that states for suitable sleeping conditions 45dB $L_{A_{fmax}}$ should not be exceeded by more than 10-15 times a night within a bedroom. As such, the $L_{A_{fmax}}$ noise levels presented above are the 10th highest measured between 23:00 and 07:00 hours.

5.2 Observations

During the unmanned noise survey, noise sources could not be identified. However, at the beginning and end of the survey background noise was dominated by noise from the vehicles on the local road network. These noise sources are considered normal to the site location. It is considered that the measured noise levels are reasonable given the location of the measurement positions.

6. GUIDANCE & LOCAL AUTHORITY REQUIREMENTS

6.1 NATIONAL PLANNING POLICY

NOISE POLICY STATEMENT FOR ENGLAND (NPSE)

The Noise Policy Statement for England (NPSE) was published on 15th March 2010. It sets out the long-term vision for government noise policy. The Noise Policy aims, as presented in this document, are: *“Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:*

- *Avoid significant adverse impacts on health and quality of life;*
- *mitigate and minimise adverse impacts on health and quality of life; and*
- *where possible, contribute to the improvement of health and quality of life.’*

It highlights the underlying principles on noise management already found in existing legislation and guidance. The NPSE should apply to all forms of noise including environmental noise.

The NPSE makes reference to the concepts of NOEL (No Observed Effect Level) and LOAEL (Lowest Observed Adverse Effect Level) as used in toxicology but applied to noise impacts. It also introduces the concept of SOAEL (Significant Observed Adverse Effect Level) which is described as the level above which significant adverse effects on health and quality of life occur.

The first aim of the NPSE is to avoid significant adverse effects. The second aim seeks to provide guidance on potential noise impacts that falls between the LOAEL and the SOAEL, in which case:

“...all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development.”

Importantly, the NPSE goes on to state that:

‘It is not possible to have a single objective noise-based measure that defines SOAEL that is applicable to all sources of noise in all situations. Consequently, the SOAEL is likely to be different for different noise sources, for different receptors and at different times. It is acknowledged that further research is required to increase our understanding of what may constitute a significant adverse impact on health and quality of life from noise. However, not having specific SOAEL values in the NPSE provides the necessary policy flexibility until further evidence and suitable guidance is available.’

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

A revised National Planning Policy Framework (NPPF2) was published in July 2021. The revised edition contains no new directions with respect to noise, and all previous references remain. The references quoted below relate to the new July 2021 edition.

Paragraph 180 states that “planning policies and decisions should aim to:

- *Mitigate and reduce to a minimum potential adverse impact resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.’*

Paragraph 47 of the NPPF states that “*planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.*”

The NPPF document does not refer to any other documents or British Standards regarding noise other than the NPSE.

PLANNING PRACTICE GUIDANCE (PPG)

In March 2014, the Department for Communities and Local Government (DCLG) launched a national planning practice guidance (PPG). The guidance advises that when plan-making and decision-taking, the Local Planning Authority should consider the acoustic environment in relation to:

- Whether or not a significant adverse effect is occurring or likely to occur;
- Whether or not an adverse effect is occurring or likely to occur; and
- Whether or not a good standard of amenity can be achieved.

The section on noise includes a table that summarises ‘the noise exposure hierarchy, based on the likely average response’ which offers ‘examples of outcomes’ relevant to the NOEL, LOAEL and SOAEL effect levels described in the NPSE (see above). These outcomes are in descriptive form and the guidance offers no numerical definition of the NOEL, LOAEL and SOAEL, or any further detailed advice regarding methodologies for their determination.

6.2 Local Authority Requirements

Local Authorities usually stipulate internal noise criteria for residential uses based on British Standard 8233:2014 'Guidance on Sound Insulation and noise reduction for buildings'. BS 8233:2014 provides references and guideline values for desirable indoor ambient noise levels for dwellings as shown in Table 6.2 below.

Table 6.2 BS 8233:2014 Desirable internal ambient noise levels for dwellings

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB $L_{Aeq,16hour}$	—
Dining	Dining room/area	40 dB $L_{Aeq,16hour}$	—
Sleeping (daytime resting)	Bedroom	35 dB $L_{Aeq,16hour}$	30 dB $L_{Aeq,8hour}$

The table is noted to apply to external noise as it affects the internal acoustic environment from sources without a specific character. The above internal ambient noise levels are considered appropriate within this assessment.

7. FAÇADE SOUND INSULATION

With appropriate sound insulation measures and building construction as exemplified within this report, the site is more than capable of achieving the recommended internal noise levels inside the residential premises. This section of the report provides recommendations of the building fabric required to achieve the desired internal noise levels. All major building elements should be tested in accordance with BS EN ISO 140-3:1995.

Sound reduction performance calculations have been undertaken to specify the minimum performance required from glazed elements as outlined in Table 7.1. The specification has been adopted to achieve the night time level (23:00 – 07:00 hours) for bedrooms, 30dB $L_{Aeq,8hr}$, and the day time level (07:00 – 23:00) for living rooms and bedrooms, 35dB $L_{Aeq,16hr}$. L_{Amax} values of the night time period have been also applied to the calculated sound reduction index of the glazed elements to confirm the limit of 45 L_{Afm} is achieved for single events during the night.

Suggested glazing units other than those provided below may also be suitable. The analysis is provided to demonstrate that a design solution is feasible at the site for the purposes of meeting the requirements of the Local Authority.

Table 7.0 Façade Elevations Required Sound Insulation Performance

Period	Measured Ambient Noise Level, dB	Internal Noise Level Requirement, dB	Minimum Sound Reduction Performance Requirement, dB $Rw+Ctr$
Daytime (07:00 - 23:00)	61dB $L_{Aeq(16Hr)}$	35 $L_{Aeq(16Hr)}$	26dB
Night-time (23:00 - 07:00)	65dB L_{Afm} *	45 L_{Afm}	20dB
Night-time (23:00 - 07:00)	52dB $L_{Aeq(8Hr)}$	30 $L_{Aeq(8Hr)}$	22dB

*10th highest L_{Afm} sound pressure level

7.1 Non-glazed elements

The external walls of the residential element of the development will be constructed of timber framed stud with composite cladding & plywood externally and 50mm (min) of mineral wool with two layers of 12.5mm acoustic plasterboard mounted on resilient rail internally. The construction would be anticipated to provide a sound reduction performance of at least 40dB $R_w + C_{tr}$.

Given the above build and construction of the external walls, it is predicted that this element would provide sufficient attenuation to achieve the internal noise levels.

Roof

Roofs generally have a lower SRI than masonry façade walls but they are required to reduce noise from external sources such as aircraft or road traffic. It is proposed to install a traditional style apex roof. Typical construction and sound insulation values of roofs can be gained from BS 8233:2014. For example, a traditional pitched roof with tiles on felt with 100mm mineral wool on plasterboard ceiling has an SRI of approximately 43dB R_w . Given the typical extensive build and construction of the roof it is predicted that this element would achieve the internal noise levels.

7.2 Glazed Elements

A minimum of 26dB $R_w + C_{tr}$ noise reduction is required for all glazed elements in habitable rooms at of the proposed development. The performance is specified for the whole window unit, including the frame and other design features such as the inclusion of trickle vents. Glazing performance calculations have been based on achieving the measured ambient (L_{Aeq}) noise levels and for maximum (L_{Amax}) night-time noise levels as given in the noise criteria.

Example glazing specifications which can attain the minimum sound insulation requirements are:

- Pilkington Double Glazed Units – 6/(6-16)/4 – 28dB $R_w + C_{tr}$

7.3 Ventilation

Further to any new glazing requirements, if required internal noise levels should be considered in the context of room ventilation requirements. At the time of writing, full details regarding any ventilation strategy are not available. Notwithstanding this, the Building Regulations' Approved Document F (2010) presents whole dwelling ventilation rates. In this context ventilation can be provided by passive wall or window ventilators. The Building Research Establishment (BRE) has published an Information Paper on the acoustic performance of such passive ventilation systems. 'IP4/99: Ventilators: Ventilation and Acoustic Effectiveness' (October 1999) details a study into the sound reduction performance of fourteen different window mounted trickle ventilators and seven different through-wall passive ventilators. The measured sound reduction performance, after taking into account flanking sound paths (i.e. sound paths that do not travel directly through the vent) and the effective area of the ventilator, ranged up to 46dB Dne,w. Attenuation performance for ventilation openings is specified in terms of Dne,w. Passive vents to provide ventilation are therefore available that meet or exceed the sound reduction required by the glazing elements and can be constructed into the proposal accordingly.

8. CONCLUSION

Sound Licensing has undertaken noise monitoring at the proposed development site at Land Adjacent to 130 Wargrave Road, Twyford RG10 9PN. The resultant noise levels have been used to specify glazing requirements to ensure that suitable noise levels are achieved within the proposed residential premises in line with Local Authority planning policy & BS 8233:2014/WHO noise guidelines.

A minimum of 26dB $R_w + C_{tr}$ noise reduction is required for all glazed elements in habitable rooms at of the proposed development.

Example glazing specifications which can attain the minimum sound insulation requirements are:

- Pilkington Double Glazed Units – 6/(6-16)/4 – 28dB $R_w + C_{tr}$

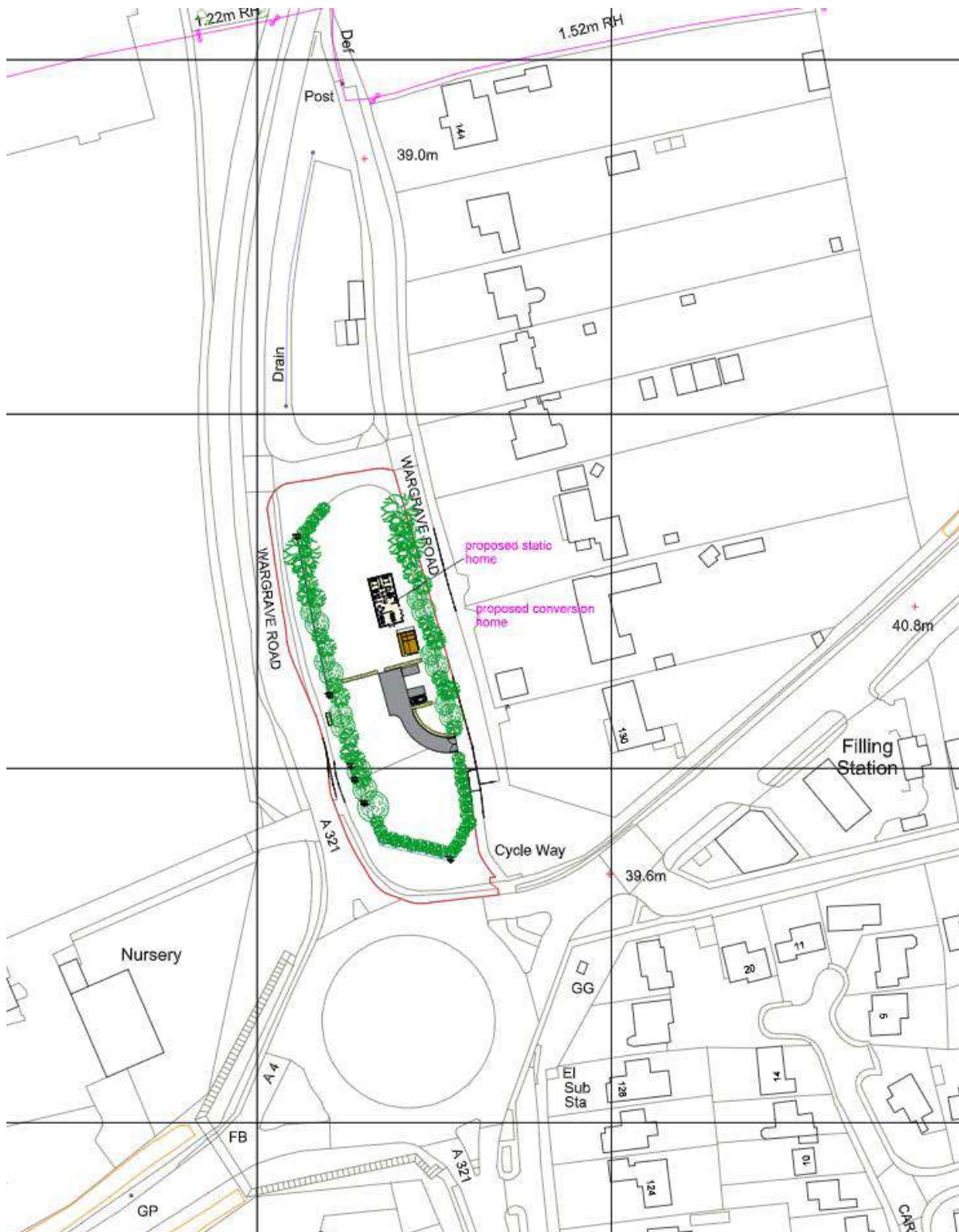
With appropriate sound insulation measures installed, the habitable rooms in the proposed development are more than capable of achieving the internal noise level criteria specified in BS8233:2014 and WHO noise guidelines.

APPENDIX A – ACOUSTIC TERMINOLOGY

Parameter	Description
Acoustic environment	Sound from all sound sources as modified by the environment
Ambient sound	Totally encompassing sound in a given situation at a given time, usually composed of sound from many sources near and far.
Ambient sound level, $L_a = L_{Aeq,T}$	Equivalent continuous A-weighted sound pressure level of the totally encompassing sound in a given situation at a given time, usually from many sources near and far, at the assessment location over a given time interval, T
Background sound level, LA_{90}, T	A-weighted sound pressure level that is exceeded by the residual sound at the assessment location for 90% of a given time interval, T, measured using time weighting F and quoted to the nearest whole number of decibels
Decibel (dB)	A logarithmic scale representing the sound pressure or power level relative to the threshold of hearing (20×10^{-6} Pascals).
Equivalent continuous A-weighted sound pressure level, $L_{Aeq,T}$	Value of the A-weighted sound pressure level in decibels of continuous steady sound that, within a specified time interval, $T = t_2 - t_1$, has the same mean-squared sound pressure as a sound that varies with time
Facade level	Sound pressure level 1 m in front of the facade NOTE Facade level measurements of L_pA are typically 1 dB to 2 dB higher than corresponding free-field measurements because of the reflection from the facade.
Free-field level	Sound pressure level away from reflecting surfaces NOTE Measurements made 1.2 m to 1.5 m above the ground and at least 3.5 m away from other reflecting surfaces are usually regarded as free-field.
L_{Amax}	Maximum noise level (dB)
Measurement time interval, T_m	Total time over which measurements are taken
Noise criteria	Numerical indices used to define design goals in a given space.
Noise rating (NR)	Graphical method for rating a noise by comparing the noise spectrum with a family of noise rating curves.
Reference time interval, T_r	Specified interval over which the specific sound level is determined
Weighted sound reduction index (R_w)	Single-number quantity which characterizes the airborne sound insulating properties of a material or building element over a range of frequencies. NOTE The weighted sound reduction index is used to characterize the insulation of a material or product that has been measured in a laboratory

References:

- British Standard 8233:2014 'Guidance on Sound Insulation and noise reduction for buildings'
- World Health Organisation 2009 'WHO Guidelines for Community Noise'
- National Planning Policy Framework 2021 – Controller of HM Stationery Office
- Noise Planning Statement for England 2010 - Controller of HM Stationery
- Planning & Policy Guidance – Controller of HM Stationery



Proposed Static Home Floor Plan and Elevations



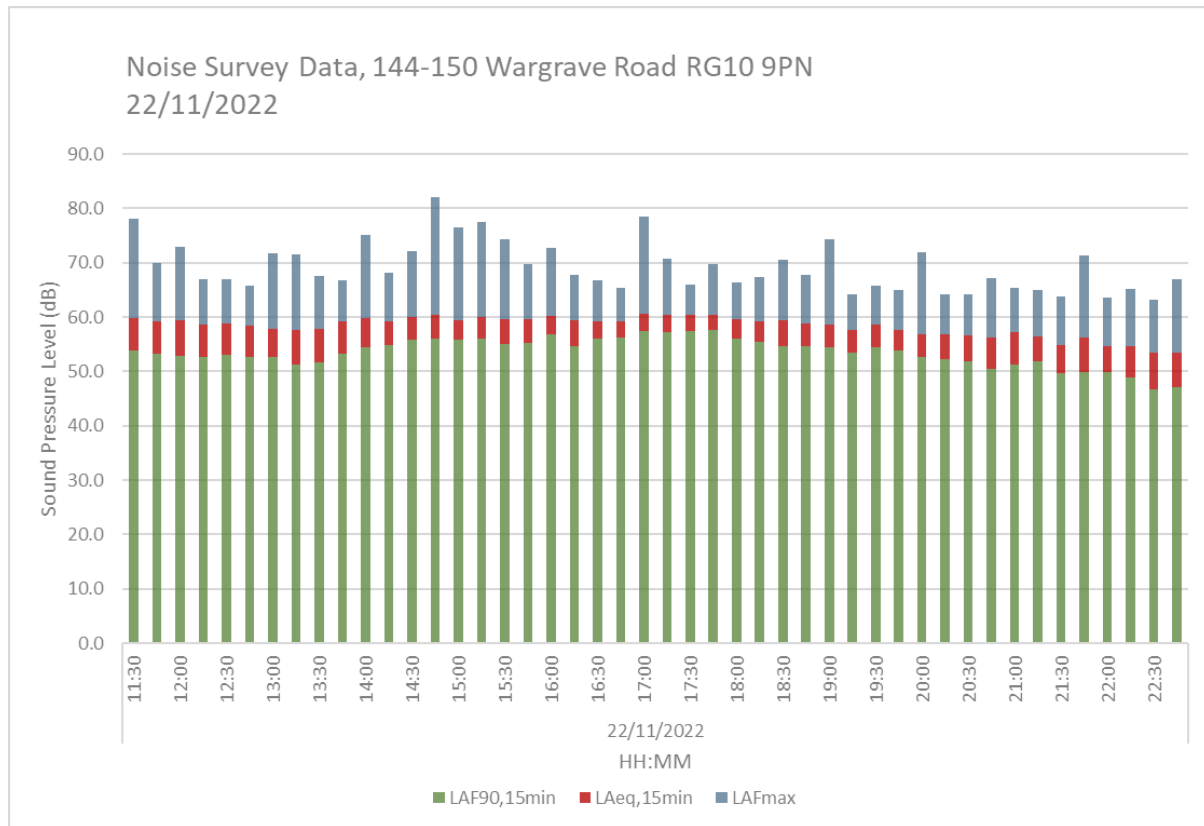
Pilkington Double Glazing Data Sheet

Sound insulation data for standard products

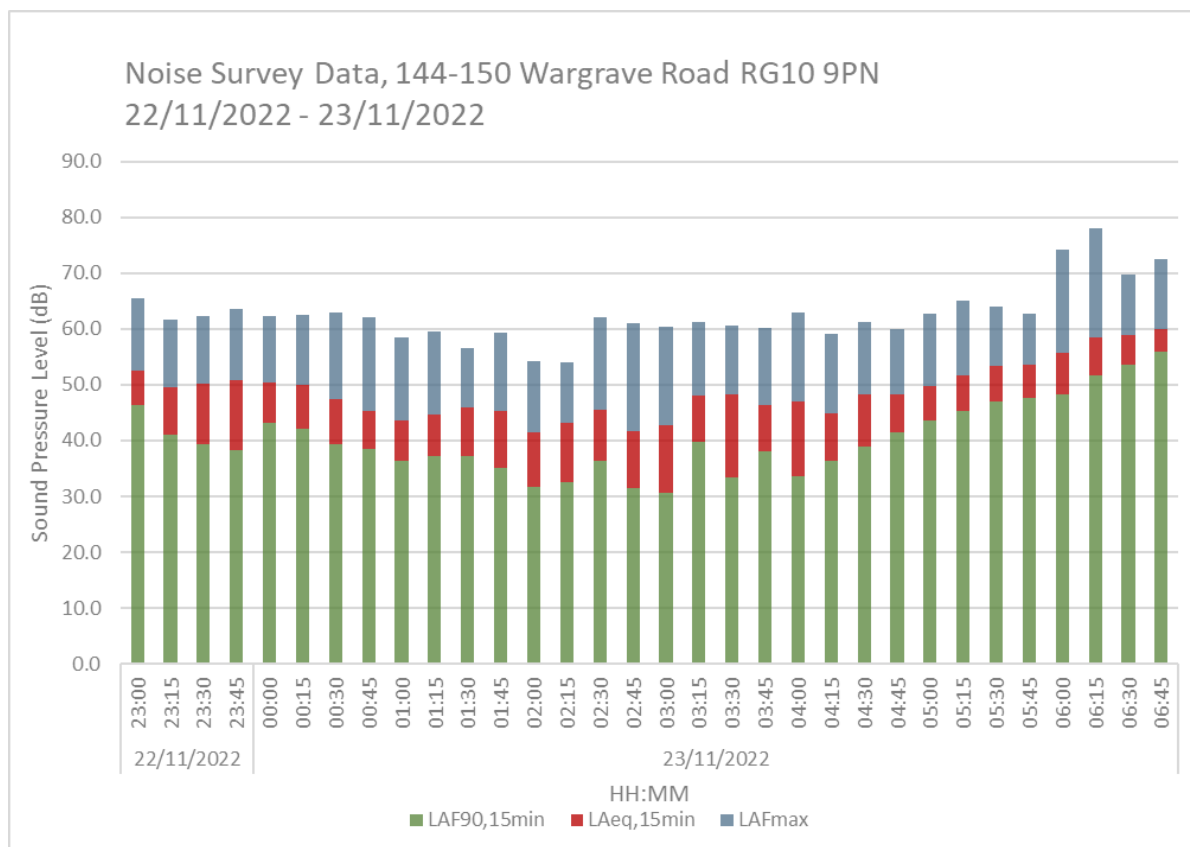
Glass	Sound reduction index (dB)									
	Octaveband Centre Frequency (Hz)						R _w (C; C _{tr})	R _w	R _w + C	R _w + C _{tr}
	125	250	500	1000	2000	4000				
Single glazing										
4 mm Float Glass	17	20	26	32	33	26	29 (-2; -3)	29	27	26
6 mm Float Glass	18	23	30	35	27	32	31 (-2; -3)	31	29	28
8 mm Float Glass	20	24	29	34	29	37	32 (-2; -3)	32	30	29
10 mm Float Glass	23	26	32	31	32	39	33 (-2; -3)	33	31	30
12 mm Float Glass	27	29	31	32	38	47	34 (0; -2)	34	34	32
6 mm Laminated Glass	20	23	29	34	32	38	32 (-1; -3)	32	31	29
8 mm Laminated Glass	20	25	32	35	34	42	33 (-1; -3)	33	32	30
10 mm Laminated Glass	24	26	33	33	35	44	34 (-1; -3)	34	33	31
12 mm Laminated Glass	24	27	33	32	37	46	35 (-1; -3)	35	34	32
16 mm Laminated Glass	26	31	30	35	43	51	36 (-1; -3)	36	35	33
Insulating glass units										
4 mm / (6 - 16 mm) / 4 mm	21	17	25	35	37	31	29 (-1; -4)	29	28	25
6 mm / (6 - 16 mm) / 4 mm	21	20	26	38	37	39	32 (-2; -4)	32	30	28
6 mm / (6 - 16 mm) / 6 mm	20	18	28	38	34	38	31 (-1; -4)	31	30	27
8 mm / (6 - 16 mm) / 4 mm	22	21	28	38	40	47	33 (-1; -4)	33	32	29
8 mm / (6 - 16 mm) / 6 mm	20	21	33	40	36	48	35 (-2; -6)	35	33	29
10 mm / (6 - 16 mm) / 4 mm	24	21	32	37	42	43	35 (-2; -5)	35	33	30
10 mm / (6 - 16 mm) / 6 mm	24	24	32	37	37	44	35 (-1; -3)	35	34	32
6 mm / (6 - 16 mm) / 6 mm Laminated	20	19	30	39	37	46	33 (-2; -5)	33	31	38
6 mm / (6 - 16 mm) / 10 mm Laminated	24	25	33	39	40	49	37 (-1; -5)	37	36	32

The above are generally accepted values for generic products taken from EN 12758. They are conservative values that can be used in the absence of measured data.
Data for laminated glass is based on pvb interlayers (excluding acoustic pvb interlayers). Glass thickness for laminated glass excludes interlayer thickness.
Data can be adopted for air or argon gas-filled cavities

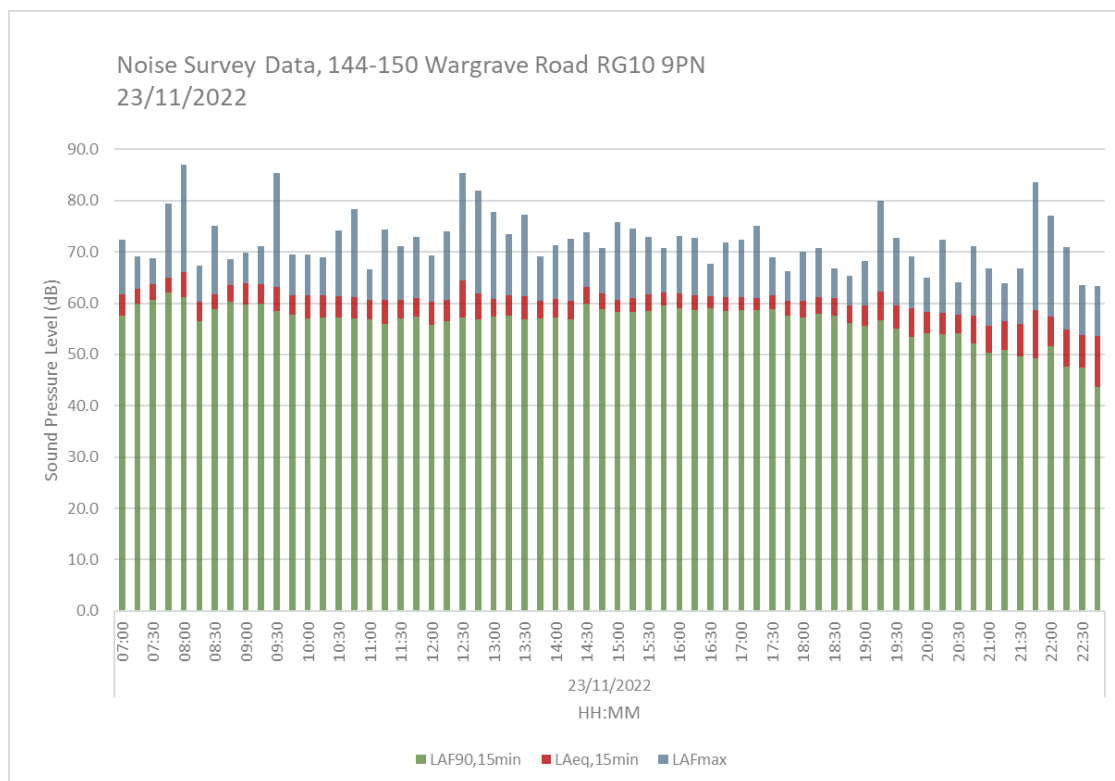
APPENDIX C – Noise Monitoring Data



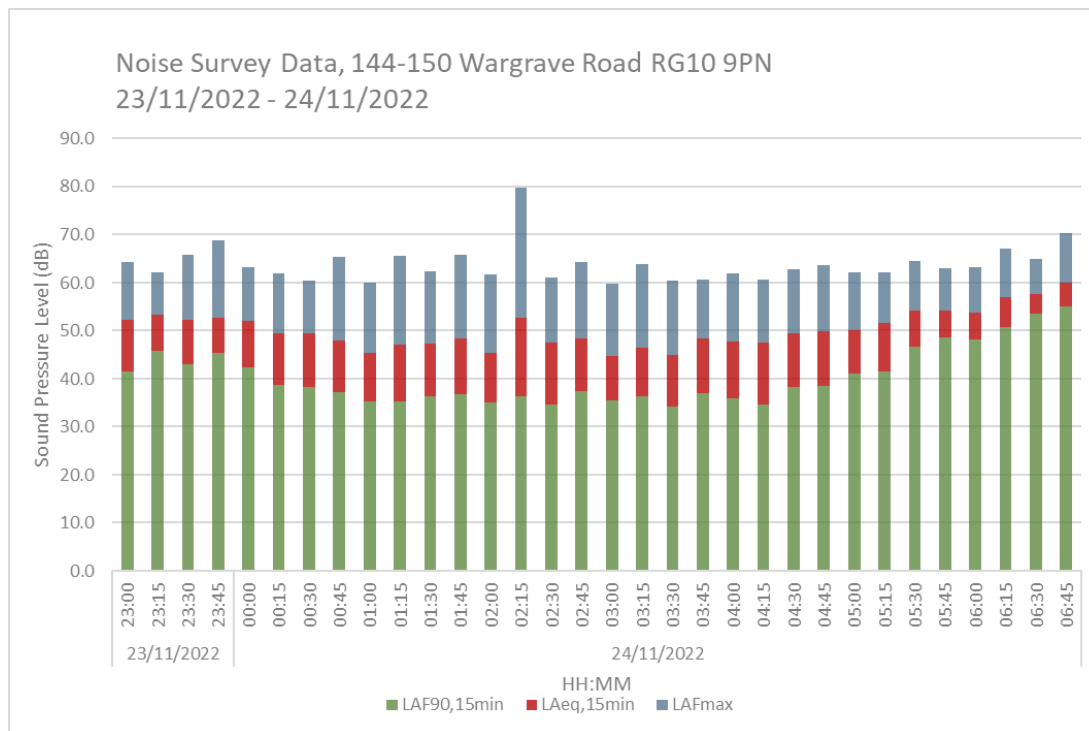
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	11:45	59.2	70.0	53.3			17:30	60.4	66.0	57.4	
	12:00	59.5	72.9	52.9			17:45	60.5	69.8	57.6	
	12:15	58.7	67.0	52.6			18:00	59.7	66.4	56.0	
	12:30	58.9	66.9	53.1			18:15	59.3	67.3	55.5	
	12:45	58.3	65.8	52.6			18:30	59.5	70.5	54.6	
	13:00	57.8	71.7	52.6			18:45	58.9	67.8	54.7	
	13:15	57.7	71.6	51.3			19:00	58.6	74.3	54.4	
	13:30	57.8	67.5	51.7			19:15	57.7	64.2	53.4	
	13:45	59.2	66.8	53.3			19:30	58.7	65.9	54.4	
	14:00	59.8	75.0	54.5			19:45	57.7	65.1	53.8	
	14:15	59.3	68.2	54.9			20:00	56.8	71.9	52.6	
	14:30	60.1	72.1	55.8			20:15	56.9	64.2	52.2	
	14:45	60.4	82.0	56.1			20:30	56.6	64.2	51.9	
	15:00	59.4	76.5	55.9			20:45	56.2	67.1	50.4	
	15:15	60.1	77.6	56.0			21:00	57.3	65.5	51.2	
	15:30	59.7	74.4	55.1			21:15	56.5	64.9	51.9	
	15:45	59.7	69.8	55.3			21:30	54.9	63.8	49.7	
	16:00	60.2	72.7	56.9			21:45	56.3	71.3	49.9	
	16:15	59.4	67.8	54.7			22:00	54.7	63.7	49.9	
	16:30	59.3	66.8	56.0			22:15	54.6	65.1	48.9	
	16:45	59.3	65.5	56.2			22:30	53.5	63.1	46.7	
	17:00	60.6	78.5	57.4			22:45	53.5	67.1	47.2	



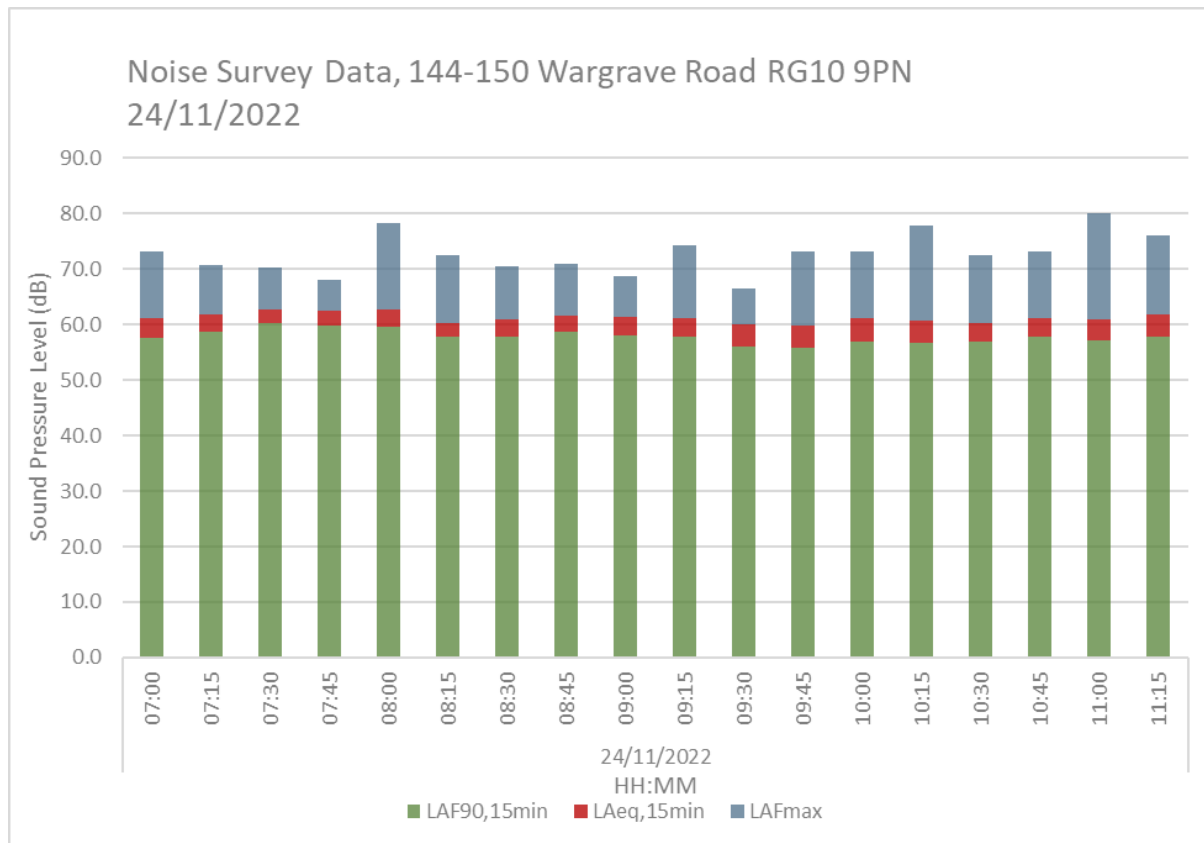
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	23:45	50.9	63.6	38.3	
23/11/2022	00:00	50.3	62.4	43.1	
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	01:45	45.3	59.2	35.0	
	02:00	41.5	54.3	31.6	
	02:15	43.1	54.1	32.5	
	02:30	45.5	62.2	36.4	
	02:45	41.8	61.1	31.5	
	03:00	42.8	60.4	30.7	
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	05:15	51.6	65.1	45.3	
	05:30	53.3	64.1	46.9	
	05:45	53.6	62.7	47.6	
	06:00	55.7	74.2	48.2	
	06:15	58.6	78.0	51.7	
	06:30	58.9	69.8	53.7	
	06:45	60.0	72.5	55.9	



Date	Time	L _{Aeq,15min}	L _{AFmax}	L _{AF90,15min}	L _{Aeq,15hour}	Date	Time	L _{Aeq,15min}	L _{AFmax}	L _{AF90,15min}	L _{Aeq,15hour}
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	07:15	62.7	69.1	59.9			15:15	61.1	74.5	58.3	
	07:30	63.6	68.8	60.6			15:30	61.8	72.8	58.5	
	07:45	64.9	79.4	62.0			15:45	62.1	70.8	59.6	
	08:00	66.0	87.1	61.1			16:00	61.9	73.1	59.1	
	08:15	60.4	67.4	56.4			16:15	61.6	72.7	58.7	
	08:30	61.8	75.0	58.8			16:30	61.4	67.7	59.0	
	08:45	63.5	68.6	60.3			16:45	61.2	71.9	58.5	
	09:00	63.9	69.8	59.8			17:00	61.2	72.4	58.6	
	09:15	63.7	71.1	59.9			17:15	61.1	75.0	58.6	
	09:30	63.1	85.4	58.5			17:30	61.5	68.9	58.9	
	09:45	61.6	69.6	57.8			17:45	60.5	66.2	57.6	
	10:00	61.5	69.5	57.1			18:00	60.4	70.0	57.2	
	10:15	61.6	68.9	57.2			18:15	61.2	70.7	58.0	
	10:30	61.3	74.2	57.2			18:30	61.0	66.7	57.5	
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	11:30	60.7	71.1	57.0			19:30	59.6	72.8	55.1	
	11:45	61.0	73.0	57.3			19:45	59.0	69.1	53.4	
	12:00	60.4	69.4	55.8			20:00	58.3	65.0	54.1	
	12:15	60.6	74.0	56.5			20:15	58.1	72.4	54.0	
	12:30	64.4	85.4	57.2			20:30	57.7	64.1	54.1	
	12:45	62.0	81.9	56.9			20:45	57.5	71.2	52.1	
	13:00	60.9	77.8	57.3			21:00	55.6	66.7	50.4	
	13:15	61.5	73.5	57.6			21:15	56.6	63.9	50.9	
	13:30	61.3	77.3	56.8			21:30	55.9	66.7	49.7	
	13:45	60.5	69.0	57.0			21:45	58.6	83.5	49.3	
	14:00	60.8	71.2	57.2			22:00	57.4	77.0	51.6	
	14:15	60.5	72.5	56.8			22:15	54.8	70.9	47.7	
	14:30	63.1	73.8	60.0			22:30	53.8	63.4	47.5	
	14:45	61.9	70.7	58.9			22:45	53.7	63.4	43.7	



Date	Time	L _{Aeq,15min}	L _{AFmax}	L _{AF90,15min}	L _{Aeq,8hour}
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	23:15	53.4	62.1	45.8	
	23:30	52.2	65.9	42.9	
	23:45	52.6	68.8	45.3	
24/11/2022	00:00	52.0	63.2	42.3	
	00:15	49.4	62.0	38.8	
	00:30	49.4	60.5	38.3	
	00:45	48.0	65.3	37.3	
	01:00	45.4	60.0	35.2	
	01:15	47.0	65.5	35.3	
	01:30	47.3	62.3	36.3	
	01:45	48.3	65.9	36.7	
	02:00	45.3	61.7	35.0	
	02:15	52.7	79.7	36.4	
	02:30	47.6	61.0	34.7	
	02:45	48.4	64.3	37.5	
	03:00	44.8	59.7	35.5	
	03:15	46.5	64.0	36.4	
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	05:00	50.1	62.2	41.0	
	05:15	51.5	62.1	41.5	
	05:30	54.3	64.5	46.7	
	05:45	54.1	63.0	48.5	
	06:00	53.7	63.2	48.1	
	06:15	57.0	67.2	50.7	
	06:30	57.7	65.0	53.5	
	06:45	59.9	70.4	55.1	



Date	Time	L _{Aeq,15min}	L _{AFmax}	L _{AF90,15min}	L _{Aeq,16hour}
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	07:30	62.7	70.3	60.2	
	07:45	62.4	68.1	59.9	
	08:00	62.8	78.4	59.5	
	08:15	60.3	72.5	57.8	
	08:30	60.8	70.4	57.9	
	08:45	61.5	70.9	58.6	
	09:00	61.3	68.7	58.0	
	09:15	61.1	74.4	57.9	
	09:30	60.0	66.4	56.0	
	09:45	59.9	73.1	55.8	
	10:00	61.2	73.1	56.9	
	10:15	60.6	77.8	56.7	
	10:30	60.3	72.4	56.9	
	10:45	61.2	73.2	57.7	
	11:00	61.0	79.9	57.2	
	11:15	61.8	76.0	57.9	

Design and Access Statement Planning Statement

Applicant: Mr James Smith and Mrs Martina Smith

Application Site Address: Land Opposite 130-144 Wargrave Road, Twyford, RG10 9PN

Proposal: Siting of a residential mobile home and conversion of existing stable to a utility building to provide accommodation for a Romany Gypsy/Traveller family on Equestrian Land.

Supporting Documents

- 1. Phase 1 Ecology Report**
- 2. Arbicultural Tree Survey**
- 3. Enhanced Landscape Design and Survey**
- 4. Acoustic Sound Report**
- 5. Location Plan**
- 6. Floor & Elevation Plan**
- 7. Personal Details supporting Very Special Circumstances**

This Design & Access, Planning Statement provides the necessary evidence and reasoning to demonstrate that the planning application complies with the Development Plan in so far as it is consistent with National Planning Policy.

The applicant has very special circumstances that demonstrates that planning permission ought to be granted.

Site Relevant Planning History

Wokingham Borough Council Ref: 170278 - Refused and Appeal Dismissed

Proposal: "Permission is sort for change of use of land to a residential Gypsy site for one Romani Gypsy family.

Site to contain one static caravan and parking for two vehicles with associated hardstanding and cesspit."

Conclusion

This application site was substantially smaller and located in an area where the visual harm was considered to be unable to be mitigated. Since that refusal, the remainder of the field adjacent to the property has been purchased by the applicant and it is considered that this new application, clearly demonstrates that any perceived harm is mitigated.

Wokingham Borough Council Ref: 211880 - Granted

Full application for the proposed change of use of land from agricultural to equestrian with erection of a stable.

Nearby Relevant Planning History

Wokingham Borough Council Ref:202499 Refused

The applicant appealed and it was Allowed

Appeal Ref: APP/X0360/W/21/3288874

Land opposite 136 - 144 Wargrave Road, Twyford RG10 9PN

The appeal is allowed and planning permission is granted for a temporary period for full application for the proposed demolition of existing building and change of use of land for the stationing of a mobile home for residential purposes (one Gypsy and Traveller pitch) and the erection of a single storey utilities building at Land opposite 136 - 144 Wargrave Road, Twyford, RG10 9PN, in accordance with the terms of the application Ref: 202499, dated 23 September 2020, and subject to the conditions in the attached schedule.

Planning Constraints and Policies

Green Belt
Countryside
Potentially Contaminated Land Consultation Zone
Green Routes and Riverside Paths - Wargrave Road
Bat Roost Habitat Suitability

National Planning Policy Framework
National Planning Policy Guidance

Core Strategy

MDD Local Plan

Borough Design Guide

Application Site

The application site extends to a total area measuring 2280 sq meters and sits adjacent to the A321 Wargrave Road, on the urban edge of the settlement of Twyford, opposite existing residential houses numbered 130 - 144 which are located in an offshoot of Wargrave Road, this being treelined with a pedestrian and cycle route between Twyford and nearby Pigott School.

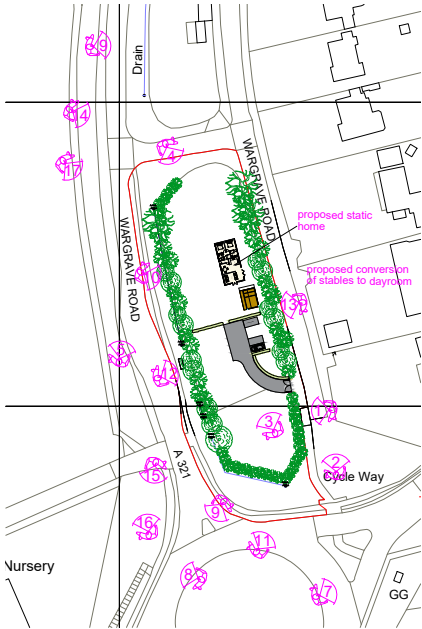
To the South of the A4 Road is broadly where the settlement boundary of Twyford ends and the extent of the metropolitan greenbelt begins, the application site lies in the greenbelt but is situated closer to the settlement boundary than the allowed appeal site next door APP/X0360/W/ 21/3288874.

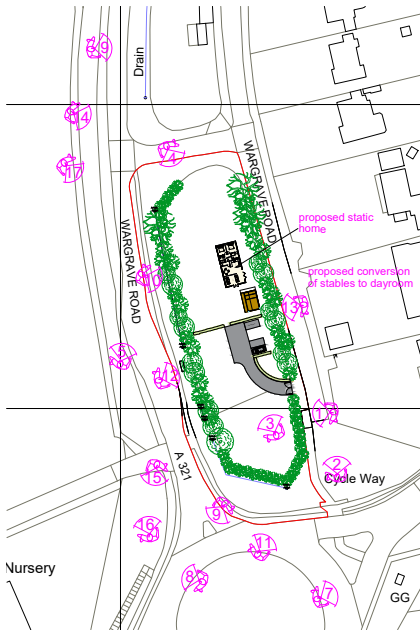
The land's planning use, is equestrian following the granting of application 211880 August 2021 with the field arranged a paddock grazing, for the purposes of NPPF this use is considered to Previously Developed Land as both the land use and the stables are related to either Agriculture or Forestry.

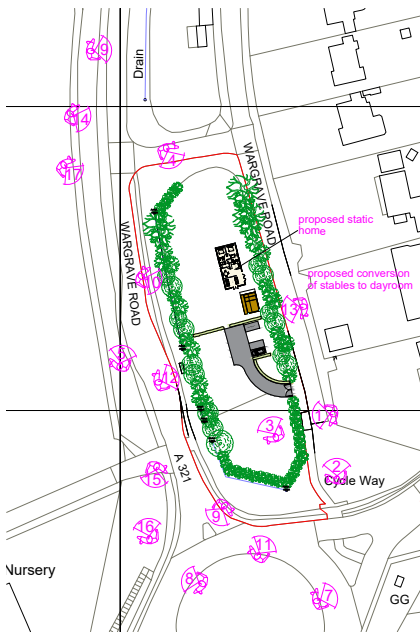
The site is relatively flat and located nearer to the roundabout junction with the A4, previously more visually permeable, the application site has been the subject of extensive planting and has undergone a full enhanced landscape design review with the production of an accompanying plan to mitigate and screen the site, the removal of non native hedging and replacement with native hedging will also deliver an aesthetic and bio diversity gain.

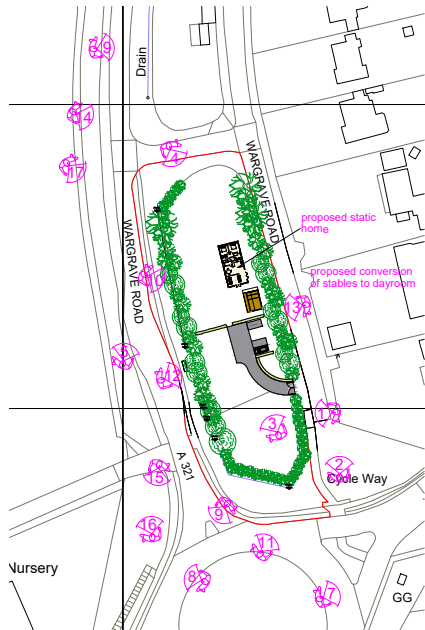


Application Site - Visuality









Screening

The imagery shows that the site is considerably well screened from visual intrusion in most directions, by established native and non native hedging and trees. The proposal includes the removal of the non native hedging and increased planting which will deliver a comprehensive bio diversity gain and most importantly, a full and natural screening of the site, which will serve to enhance the green corridor along the Wargrave Road travel route. This planting by virtue of the type of native hedging as detailed, will retain full screening even in winter months as deciduous trees will be supplemented, as shown. The details within the enhanced landscape block plan detail the type of hedging and that it will be planted as a 'ready hedge' affording maximum screening from day one.

If the planning Officer is unsure on any aspect of the screening, I would be happy to provide further detail when requested or my client would be happy to consider a suitably fair and proportionate planning condition to ensure that any planting and visual amenity mitigation was secured to the LPA satisfaction.

In addition to the enhanced landscaping and the plan, the applicant provides 3D visual imagery which goes to show how the use of sympathetic external material treatments, will further mitigate the potential intrusion of the home and impact on the landscape, presenting what could be easily seen as an agricultural/equestrian stable type building within the context of the current use.

The following 3d Imagery is not an exact replication of all tree planting, existing or proposed



The external treatments can be secured by planning condition as it is considered a material mitigation factor, in reducing the impact to the openness of the greenbelt.





The introduction of internal screen planting in the form of native hedgerows, will ensure that wider spatial visual impacts will be significantly reduced, with cars and the like being screened and softened within the site.



Greenbelt

The site is located in the Greenbelt, but it is adjacent to the settlement boundary of Twyford and is neighboured by residential housing, a Gypsy site, single pitch, Garden Centre, significant street furniture by way of a high rise pedestrian bridge and a very prominent and well lit petrol filling station and services and a bus stop.

Greenbelt Openness

The framework sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts, are there openness and there permanence. The openness of the greenbelt is generally regarded as the absence of development that has both spatial and visual dimensions.

The application site has a stable building and post and rail fencing as well there being a substantial bus shelter viewed adjacent to the site which clearly demonstrates that the site and the surroundings are not entirely free from development.



This is clear evidence that the site and the surroundings have been partially developed, and demonstrates that the 'openness' of the site has already been compromised, which should carry substantial weight as a baseline for the planning balance assessment.

It is acknowledged that additional development at the site would inevitably have an effect on the spatial dimension of openness, but with the careful implementation of planting and mitigation screening, it is considered that the effects of the Green Belt would be modest.

Greenbelt Exception - Para 145

The site is Previously Developed Land (PDL) by virtue of its current planning use within the context of both the NPPF and Planning Policy for Traveller Sites PPTS.

PDL is defined as

Land which is or was occupied by a permanent structure, including the curtilage of developed land.....

NPPF Para 85

*“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). **The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.**”*

PPTS Para 26

Local Planning Authorities *should attach weight to the following matters:*

Effective use of previously developed untidy or derelict land.

Planning Weight

The position of the application site as Previously Developed Land, attracts significant weight in its own right and when combined with the VSC that exist, the planning balance should clearly show that any harm is mitigated.

The proposal complies with the Development Plan policy for traveller sites TB10, as both National Policy in both the PPTS and the Framework, accept that Traveller sites can be located in the greenbelt provided that very special circumstances exist. The applicants VSC are set out in a separate document Headed PRIVATE, this information should not be made available on the planning portal but should be considered by the LPA in the determination of the application.

TB10 WBC - Gypsy and Traveller Sites states:

Planning permission may be granted for new gypsy and traveller pitches or travelling showpeople plots or extensions to existing sites where it can be demonstrated that:

The site is located in the Borough's existing settlements or is adjacent to an existing settlement either within or adjacent to the Borough

Avoids impacting on the separate identity of settlements

The site has access to a range of local services such as shops; health facilities including doctors, schools, and a range of amenities including play areas and other recreation facilities

No significant barriers to development exists in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable

Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme

The proposals will not result in an unacceptable loss of amenity of neighbouring land uses

Mixed use proposals (which are sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity

The scheme avoids any adverse impacts on the Special Protection Area.

The Inspector when dealing with appeal (Appeal Decision APP/X0360/W/21/3288874) on neighbouring land concluded,

23. *The Council allege that whilst the site's location meets the expectations of (c) in that it has reasonable access to a range of local facilities, that there is still conflict with (a), in that it is neither within or adjacent to an existing settlement. I regard that Policy TB10 requirements are likely to be challenging to meet, given the high land values for residential land within or adjacent to settlements. However, it is clear that the site is not within or directly adjoining the settlement.*

24. *The PPTS sets out that new traveller site development should be strictly limited in open countryside that is away from existing settlements. However, it also goes on to state that sites in rural areas should not dominate the nearest settled community and avoid placing an undue pressure on the local infrastructure. In this sense, it is clear that the PPTS, published in 2015 and therefore after the MDD, envisages that some traveller sites will be in rural or semi-rural settings.*

25. *In this case, the appeal site is very near the settlement of Twyford, reportedly only around 150 metres away. It is also adjacent to the highway infrastructure that forms a gateway to the settlement and adjacent to Nos 138 – 144 Wargrave Road which are part of a short ribbon form of development extending north from the defined settlement edge.*

26. *Though there is technical conflict with MDD Policy TB10 (a), the weight to be attached to this is reduced given its degree of inconsistency with PPTS. Given the site's limited distance from Twyford, I consider that the proposal would accord with the expectations of the PPTS so as not to dominate the nearest settled community or place undue pressure on local infrastructure.*

The application site is closer to the settlement boundary than that of the judged appeal site which was allowed and it is therefore considered to be acceptable against the conflict with TB10 WBC - Gypsy and Traveller Sites.

Area Summary

Appeal Decision APP/X0360/W/21/3288874

34. I have had regard to the submitted Landscape Statement of Evidence and the analysis of viewpoints therein, which I also visited as part of my site visit. **I am mindful that traveller sites should not need to be completely screened and that the PPTS advises that positive weight can be attached when sites are well planned or landscaped.** The replacement of the conifers would be an enhancement which would have a negligible positive effect on openness. However, with the filtered views that would remain and slight additional degree of openness, the site's further urbanised qualities would be more apparent and there would be a further weakening of the settlement edge of Twyford. This weakening effect would not equate to harm to the separate identities of Twyford or nearby Wargrave, **but to a degree that would constitute localised visual harm of a low to modest magnitude.**

35. In view of the above, I consider that the proposal would result in negative effects on the character and appearance of the area which brings it into conflict with, in particular, Core Strategy Policy CP3 and MDD Policies TB10 and TB21. These Policies seek to ensure that proposals are of an appropriate scale and character to the area with a high quality of design, and ensure that the unacceptable impacts on the character and appearance of the surrounding landscape are minimised through the sensitive and appropriate design of the scheme. **However, the relative containment of these effects to a localised area lessen the degree of harm and weight that attaches to this conflict.**

Application Site

The replacement of a large expanse of established Laurel hedging on the most prominent aspect of the site adjacent to the roundabout junction with the A4, will provide a significant positive effect to the overall area and the green corridor.

This revised proposal has addressed the previous reasons refusal and offers a much higher level of enhanced landscaping and screening which will ensure that it is viewed no less positively than the appeal site above and most importantly, this application contains external treatments which mitigate the effects on the openness further.

Need For Traveller Pitches

It is unclear as to the latest position of the councils 5 year plan and identified need 'minimum' number of pitches for traveller's.

The Appeal Decision APP/X0360/W/21/3288874,

43. Consequently, my view is that, despite the Council's proactive approach in recent years and the GTAA being the best available evidence, and the Council's acceptance that it has aged and will be replaced when possible, the GTAA and figures therein are not appropriate as a basis to calculate the five year supply of PPTS pitches. As a particular issue of relevance, the GTAA was found to be absent of a figure for in-migration which applies in this case. This highlights that there is at least one family who wish to migrate into the area whose needs have not been specifically accounted for.

NB: The applicant's are migrating in to the area

45. Drawing together the findings above, in the absence of a GTAA need figure on which to base a robust finding, I conclude that the Council cannot demonstrate a five year supply of traveller sites to meet the PPTS requirement.

In addition to this appeal decision, the Council have released statements via the local press and sent letters to existing site owners as part of a 'call for sites', clear evidence that ongoing work to identify sites to try and meet the need has not yet reached a conclusion.

<https://www.getreading.co.uk/news/reading-berkshire-news/call-people-wokingham-find-sites-25940686>

Quote January 2023

New sites for Travellers and Gypsies are being sought in Wokingham. The [borough council](#) wants people to suggest places that may be suitable for pitches "either now or in the future".

The authority has put out a call to individuals, landowners, parish and town councils and housing developers. It comes as part of efforts to update Wokingham's Local Plan, which will set out a blueprint for development in the borough for years to come in line with Government requirements.

The council said it is "aware that it will need to provide more homes that are suitable for Gypsy and Traveller communities in the future," adding: "While a few sites have previously been suggested by interested parties, these might not be enough to meet local need so the council wants to know about any further opportunities that it should be considering.

<https://wokingham.today/council-calls-for-gypsy-and-traveller-sites/>

WOKINGHAM Borough Council is calling for potential Gypsy and Traveller pitch sites. The few sites already promoted for this purpose may not be sufficient to meet future needs, so the council would like to hear of any other potential site opportunities they should be considering. As part of their Local Plan Update they invite individuals, landowners, parish and town councils, or developers to suggest suitable and available locations. Suggestions will be carefully considered through the Local Plan Update, but may not necessarily be found to be suitable for future Gypsy and Traveller pitches. Suggestions can be made on the [Call For Sites Submission Form](#) which must be returned to Wokingham Borough Council by 5pm on Friday, February 17 2023. This should be done either by email to: LPU@wokingham.gov.uk

In addition to the clear evidence and findings of the appeal Inspector, there has been a significant and relevant recent High Court Legal determination and Judgement handed down which Wokingham Borough Council has not considered in the preparation of its previous plan.

This is not to suggest that the Council have been negligent or malicious in its approach, simply that legal determination now means that previous approaches to identifying need is unsafe when the Lisa Smith Judgement is taken in to account fully.

High Court Judgement Lisa Smith v SSLUHC & Ors [2022] EWCA Civ 1391

Summary in brief - Traveller Sites (PPTS) 2015 (Discrimination - by applied planning definition) The case was then taken to the Court of Appeal, where the planning definition was declared 'discriminatory'. In a hearing on 29th-30th June 2022, the Court of Appeal ruled that, "the nature of the discrimination...was the negative impact on those Gypsies and Travellers who had permanently ceased to travel due to old age or illness, but who lived or wanted to live in a caravan.

This discrimination was inextricably linked to their ethnic identity."The Court of Appeal concluded that the Government had failed to justify the discrimination involved in the new definition

Alternative Sites

Local Planning Authorities when attempting to justify the possibility of local available pitches, look to those consents granted that have yet to be delivered. This fails to understand and recognise that Travellers have traditional and set ways of dealing when it comes to their property and assets. Influencing factors can be generational historic family disputes, down to less complicated arrangements as certain families only dealing with known and respected families their elders dealt with.

In short it, is extremely rare that a consented Gypsy site would be made available to a family that finds itself needing to submit a planning application elsewhere.

The applicant and his family reside outside of the Borough on their Sisters Gypsy pitch, the address and details of which are contained within the PRIVATE document. This goes to show and demonstrate why there is a need for the applicant to find alternative accommodation.

The application site is self funded and the applicant has acquired the property in its entirety over a number of years, having limited means the applicant is unable to secure alternative accommodation or possible sites.

The value of equestrian land in this location is considered to be too low to facilitate a sale and purchase of land that is either consented or has a clear indication of a likely consent, the difference in values is too great and the applicant could not afford such a difference.

The applicant is a well respected and connected member of the Travelling community, he has enquired extensively with all known local families and people who own land locally and in the area he currently lives, this search has yielded not a single available pitch.

As a planning agent that works with a large number Gypsy and Traveller clients, I too have carried out a similar exercise and I am unable to provide details of any available or suitable pitch.

Flood

The property is located in Flood Zone 1 and is considered to be at low risk of flooding, accordingly there is no flood risk assessment included.

Noise

The location of the application site combined with the intended use requires that a suitable sound test survey be conducted, the findings of which are included with the application and the recommendations will be incorporated, a condition protecting its implementation will be acceptable to the applicants.

Summary

7.1 Non-glazed elements

The external walls of the residential element of the development will be constructed of timber framed stud with composite cladding & plywood externally and 50mm (min) of mineral wool with two layers of 12.5mm acoustic plasterboard mounted on resilient rail internally. The construction would be anticipated to provide a sound reduction performance of at least 40dB $R_w + C_{tr}$.

Given the above build and construction of the external walls, it is predicted that this element would provide sufficient attenuation to achieve the internal noise levels.

Roof

Roofs generally have a lower SRI than masonry façade walls but they are required to reduce noise from external sources such as aircraft or road traffic. It is proposed to install a traditional style apex roof. Typical construction and sound insulation values of roofs can be gained from BS 8233:2014. For example, a traditional pitched roof with tiles on felt with 100mm mineral wool on plasterboard ceiling has an SRI of approximately 43dB R_w . Given the typical extensive build and construction of the roof it is predicted that this element would achieve the internal noise levels.

7.2 Glazed Elements

A minimum of 26dB $R_w + C_{tr}$ noise reduction is required for all glazed elements in habitable rooms at of the proposed development. The performance is specified for the whole window unit, including the frame and other design features such as the inclusion of trickle vents. Glazing performance calculations have been based on achieving the measured ambient (L_{Aeq}) noise levels and for maximum (L_{Amax}) night-time noise levels as given in the noise criteria.

Example glazing specifications which can attain the minimum sound insulation requirements are:

- Pilkington Double Glazed Units – $6/(6-16)/4$ – 28dB $R_w + C_{tr}$

7.3 Ventilation

Further to any new glazing requirements, if required internal noise levels should be considered in the context of room ventilation requirements. At the time of writing, full details regarding any ventilation strategy are not available. Notwithstanding this, the Building Regulations' Approved Document F (2010) presents whole dwelling ventilation rates. In this context ventilation can be provided by passive wall or window ventilators. The Building Research Establishment (BRE) has published an Information Paper on the acoustic performance of such passive ventilation systems. 'IP4/99: Ventilators: Ventilation and Acoustic Effectiveness' (October 1999) details a study into the sound reduction performance of fourteen different window mounted trickle ventilators and seven different through-wall passive ventilators. The measured sound reduction performance, after taking into account flanking sound paths (i.e. sound paths that do not travel directly through the vent) and the effective area of the ventilator, ranged up to 46dB $D_{ne,w}$.

Attenuation performance for ventilation openings is specified in terms of $D_{ne,w}$. Passive vents to provide ventilation are therefore available that meet or exceed the sound reduction required by the glazing elements and can be constructed into the proposal accordingly.

8. CONCLUSION

Sound Licensing has undertaken noise monitoring at the proposed development site at Land Adjacent to 130 Wargrave Road, Twyford RG10 9PN. The resultant noise levels have been used to specify glazing requirements to ensure that suitable noise levels are achieved within the proposed residential premises in line with Local Authority planning policy & BS 8233:2014/WHO noise guidelines.

A minimum of 26dB $R_w + C_{tr}$ noise reduction is required for all glazed elements in habitable rooms at of the proposed development.

Example glazing specifications which can attain the minimum sound insulation requirements are:

- Pilkington Double Glazed Units – 6/(6-16)/4 – 28dB $R_w + C_{tr}$

With appropriate sound insulation measures installed, the habitable rooms in the proposed development are more than capable of achieving the internal noise level criteria specified in BS8233:2014 and WHO noise guidelines.

Ecology

The area suggests that there is a likelihood of roosting bats or suitable habitats, a phase one ecology survey has been undertaken and the report is included. The applicant accepts the enhancement recommendations and is prepared to accept a suitable condition to ensure its implementation.

Summary

Darwin Ecology Ltd was commissioned by White Planning Ltd to undertake an Ecological Impact Assessment (EclA) of the site at a plot of land opposite 144 to 150 Wargrave Road, Twyford, RG10 9PN.

The assessment was required to support a planning application for the siting of a static home and was informed by a desk study and Phase 1 habitat survey.

1.2. A desk study was conducted to identify protected or notable sites, habitats or species (both within the site or local vicinity), which could potentially be affected by the proposals.

1.3. The Phase 1 habitat walkover survey comprised recording the habitat types present within the site, including features of interest for protected or notable species.

1.4. During the Phase 1 habitat survey, habitats on site included semi-improved grassland, a species-poor hedgerow, young trees, a pile of recently cleared scrub, bare earth and a manmade structure.

1.5. The site provided suitable habitat for bats, birds, hedgehogs, [REDACTED], great crested newts & common amphibians and reptiles, however, the site is bounded by busy roads and it is unlikely that great crested newts & common amphibians or reptiles are present.

1.6. Outline enhancement recommendations have been made in order to ensure that opportunities are available for protected species following the completion of the development, and that the ecological value of the site is enhanced in the long-term.

Trees

The site is not covered by a tree preservation order (TPO), The applicant commissioned the services of Landarb Solutions to carry out a site specific tree survey, that survey findings and report are included.

Summary

Tree Retention/Loss

5.2 No trees need to be removed to enable development. All trees are retained.

Impact to retained trees.

5.4 No tree work is required to enable development.

5.5 The location of the new static home is located within the existing field and away from boundary vegetation. It is fully outside of any RPA.

Construction of the driveway and parking

5.6 All new hard surfacing for the driveway and parking area is fully outside of any retained vegetation and associated RPAs.

Services

5.7 No services information has been provided. However, given all existing trees and vegetation are at the site perimeter, it would be possible to locate any services within the field to avoid any retained trees.

Access & Parking

The property benefits from two existing gated vehicular access points, the chosen access is shown in the site layout plans and is shown in the photo inserted below.

The access gateway is approached via the 'offshoot' of Wargrave Road, which is located to the front of the residential properties numbered 144-150. This is a no through road which only serves those immediate properties, a cycle path and footpath.

It is considered that there are no negative or adverse impacts to highway safety when entering and exiting the site.

The layout shows adequate parking for the intended occupants of the site and no commercial activity is planned for the site, the applicants are content to agree to a planning condition restricting the use of the site for commercial activities.

Personal Circumstances

See Separate Document

Summary

Planning Balance on Harm

It is considered that the applicant has made the case for the planning application to be consented in the format requested, however, it is recognised that in some circumstances it may be appropriate to grant a temporary consent of 5 years where the identified harm cannot be fully mitigated to the satisfaction of the LPA.

It is believed the identified harm to the Green Belt has been mitigated, but the applicant accepts that differing views may be taken by the LPA. In that instance the applicant considers it appropriate for the LPA to consider granting a temporary 5 year planning permission which would allow the applicants and the LPA time with which to find an alternative site.

This approach is entirely consistent with the approach taken by the appeal inspector for the neighbouring land.



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Ecological Impact Assessment

Land Opposite 130 to 144 Wargrave Road,
Wargrave Road,
Twyford,
RG10 9PN

December 2022

Darwin Ecology Ltd
Registered Office: 8 Layton Lane, Shaftesbury, Dorset SP7 8EY
Company No. 07654823

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
Prepared by	Assistant Ecologist Abigail Harrington BSc (Hons)	16.12.22
Reviewed by	Senior Ecologist Olatz Gartzia BSc MSc ACIEEM	18.12.22
This report remains valid for 12 months from date of issue.		
The survey results provided in the report are valid for 12 - 18 months from date of survey.		

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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

1. EXECUTIVE SUMMARY

- 1.1. Darwin Ecology Ltd was commissioned by White Planning Ltd to undertake an Ecological Impact Assessment (EclA) of the site at a plot of land opposite 130 to 144 Wargrave Road, Twyford, RG10 9PN. The assessment was required to support a planning application for the siting of a static home and was informed by a desk study and Phase 1 habitat survey.
- 1.2. A desk study was conducted to identify protected or notable sites, habitats or species (both within the site or local vicinity), which could potentially be affected by the proposals.
- 1.3. The Phase 1 habitat walkover survey comprised recording the habitat types present within the site, including features of interest for protected or notable species.
- 1.4. During the Phase 1 habitat survey, habitats on site included semi-improved grassland, a species-poor hedgerow, young trees, a pile of recently cleared scrub, bare earth and a manmade structure.
- 1.5. The site provided suitable habitat for bats, birds, hedgehogs, [REDACTED] great crested newts & common amphibians and reptiles, however, the site is bounded by busy roads and it is unlikely that great crested newts & common amphibians or reptiles are present.
- 1.6. Outline enhancement recommendations have been made in order to ensure that opportunities are available for protected species following the completion of the development, and that the ecological value of the site is enhanced in the long-term.

2. INTRODUCTION

Background

- 2.1. Darwin Ecology Ltd was commissioned by White Planning Ltd to undertake an Ecological Impact Assessment (EclA) of the site at a plot of land opposite 144 to 150 Wargrave Road, Twyford, RG10 9PN¹. The assessment was required to support a planning application for the siting of a static home and was informed by a desk study and Phase 1 habitat survey.
- 2.2. The habitat walkover survey followed the Chartered Institute for Ecological and Environmental Management (CIEEM) Guidelines for Preliminary Ecological Appraisal (2017).
- 2.3. The subsequent Ecological Impact Assessment (EclA) follows the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (2018).
- 2.4. This assessment was based on the proposed plans provided which are shown on **Appendix 1**.

Site Overview

- 2.5. The site is located on the northern outskirts of the Twyford residential area and approximately 1.5km south of Wargrave village.
- 2.6. The site comprises a large area of grassland, a small area of recently cleared scrub, a hedgerow, newly planted trees and a manmade structure (see **Figure 1**). The immediate area directly outside the fence line consists of scrub habitat and hedgerows.
- 2.7. The wider landscape comprises residential dwellings with associated amenity gardens, commercial development, agricultural land and connecting hedgerows (see **Figure 2**).

Scope of Assessment

- 2.8. The process of EclA aims to identify, quantify and evaluate the potential effects of development-related or other proposed actions on habitats, species and ecosystems.
- 2.9. Potential effects on the following ecologically sensitive receptors have been considered during the EclA of Land at Wargrave Road:
 - Statutory designated sites;
 - On-site habitats of intrinsic importance (such as priority habitats); and
 - Habitats with the potential to support protected and notable species

¹ Ordnance Survey (OS) grid reference SU 78536 77129.



Figure 1: Site location within the local landscape (Copyright Ordnance Survey Leisure Maps, 2022)



Figure 2: Site location within the wider landscape (Copyright Ordnance Survey Leisure Maps, 2022)

3. LEGISLATION & POLICY

General Wildlife Legislation

- 3.1. Wildlife in the United Kingdom (UK) is protected through European and national legislation, supported by national and local policy and guidance. Development can contribute to conservation and enhancement goals outlined by these various legislation and policy by retaining and protecting the most valuable ecological features within a site and incorporating enhancements to provide biodiversity net gain.
- 3.2. This section provides a brief summary of the principle legalisation and policy that triggers the requirement for Ecological Impact Assessment in the UK. The presence of protected species within a site are a material consideration during the planning process. Protected species and habitat surveys provide an ecological baseline for a site and evaluation of the potential impact of proposals.
- 3.3. It is the responsibility of those involved with development works to ensure that the relevant legislation is complied with at every stage of a project. Such legislation applies even in the absence of related planning conditions or projects outside the scope of the usual planning process (i.e. permitted development projects or projects requiring Listed Building Consent only).

Relevant Legislation

- 3.4. The principal pieces of legislation relating to wildlife and of relevance to this report are:

1. *EU Habitats Directive (1992);*
2. *EU Birds Directive (1979);*
3. *Conservation of Habitats and Species (Amendment) Regulations 2017;*
4. *The Wildlife and Countryside Act 1981 (as amended);*
5. *The Natural Environment and Rural Communities Act 2006; and*

- 3.5. The above legislation aims to protect sites and species and give detailed descriptions of exactly how these features are protected and what actions would constitute an offence.
- 3.6. See the **Appendix** for full details of protected species legislation.

National Planning Policy

- 3.1. The *National Planning Policy Framework (2021)* aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.
- 3.2. Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications.

3.3. Planning policies and decisions should contribute to and enhance the natural and local environment by:

174 a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

174 b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

174 d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

175) Plans should: distinguish between the hierarchy of international, national and local designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries;

176) Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and Broads. The scale and extent of development within all these designated areas should be limited, while development within their settings should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.

3.4. Specific policies regarding habitats and biodiversity comprise:

179) To protect and enhance biodiversity and geodiversity, plans should:

a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species and identify and pursue opportunities for securing measurable net gains for biodiversity.

180) When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside of Sites of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the feature of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

3.5. *Circular 06/05: Biodiversity and Geological Conservation* provides guidance on the application of the law relating to planning and nature conservation and complements the *National Planning Policy Framework*.

3.6. *Biodiversity 2020: A strategy for England's wildlife and ecosystem services* provides the *UK Biodiversity Action Plan* and country level biodiversity strategies for England, based on the list of habitats and species listed on *Section 41* of the *Natural Environment and Rural Communities Act 2006*. These are considered the habitats and species of principal importance requiring conservation action.

Local Planning Policy

- 3.7. The local planning policy for the site is the Wokingham Borough Local Development Framework, with relevant policies comprising:

CP7 - Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

- A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or
- B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or
- C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:
 - Mitigation measures can be put in place to prevent damaging impacts; or
 - Appropriate compensation measures to offset the scale and kind of losses are provided.

CP8 - Thames Basin Heaths Special Protection Area

Development which alone or in combination is likely to have a significant effects on the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

- 3.8. The Thames Basin Heaths SPA Avoidance Strategy may also be relevant to this site. Development resulting in an increase in residential units at a distance of up to 5km from the SPA can cause significant disturbance to the breeding success of rare bird populations due to the impact of residents using the site for recreational activities. All housing developments within 5km of the SPA will be subject to stringent tests and impact assessments and Waverley Borough Council has worked with Natural England to produce this Strategy to enable housing developments to continue.

- 3.9. The local biodiversity action plan relevant to the site is Wokingham Borough Council. It aims to set out a long-term strategy for biodiversity conservation within Wokingham and provide a series of objectives and actions for achieving successful conservation of habitats and species across the county.

Wokingham Biodiversity Action Plan

- 3.10. The Wokingham Borough Council BAP is a critical part of our local planning policy, paragraph 4.42 of the Core Strategy states “....All developments should take account of the biodiversity, and where possible developments should contribute to the enhancement of the borough’s biodiversity. The Wokingham District Biodiversity Action Plan highlights targets where proposals can contribute towards their achievement...” The Wokingham Borough Biodiversity Action Plan is also listed as part of the policy background to Policy TB23: Biodiversity and Development in the emerging Managing Development Delivery (MDD) DPD.
- 3.11. The new Wokingham Biodiversity Action Plan retains the structure of the former plan, featuring the five Habitat Action Plans (HAPs) including a Communities, Towns and Villages HAP, Woodland HAP, Grassland and Hedgerow HAP, Wetland HAP and Heathland HAP. All the HAPs include targets for the protection, management/enhancement and creation of their respective broad habitats types across the Borough. The management/enhancement elements of the HAPs will be measured through the statutory national indicator on management of Local Wildlife Sites (LWS), known as Single Data List 160. The HAPs will set a target to achieve 60% of LWS in appropriate management by 2024. The targets for habitat creation have been set with regard to SDL SANG proposals that are likely to come forward within the plan period.

4. METHODOLOGY

Desk Study

4.1. A desk study was undertaken for designated sites and protected species and habitats records within 2 km of the site:

- The MagicMap website was reviewed, to obtain information on any designated sites of nature conservation interest within 2 km of the site and details of any European Protected Species licences issued within 2 km for bats and 1 km for dormice and great crested newts;
- The Wokingham Borough Council Planning Portal was searched for past and pending planning applications that may have associated ecological documents detailing results of bat surveys; and
- Google Maps and Ordnance Survey (OS) Leisure Maps was utilised to view aerial photographs and maps, and to assess the ecological context of the site within the wider landscape.

Habitat Walkover Survey

4.2. Senior Ecologist Olatz Gartzia BSc MSc ACIEEM conducted a walkover survey at Bluebell Farm on 6th December 2022.

4.3. This survey assessed habitats present within the application red line boundary for their potential to support protected species, including:

- Bats;
- Great crested newts (*Triturus cristatus*);
- Common amphibians;
- Reptiles;
- Dormice (*Muscardinus avellanarius*);
- Other terrestrial mammals, including hedgehogs [REDACTED];
- Breeding birds; and
- Invertebrates.

4.4. As there is no running water within the site, in combination with their nationally sparse distribution, it is considered highly unlikely that white-clawed crayfish (*Austropotamobius pallipes*) would be using the site and they are therefore not considered further in this report.

4.5. Otters (*Lutra lutra*) and water voles (*Arvicola amphibious*) are not considered further in this report due to the lack of running water on site, distance to the nearest river, and the small scale of the application site.

- 4.6. The site was also searched for non-native, invasive plant species, with particular care to search for the most commonly occurring and problematic species, such as Japanese knotweed (*Fallopia japonica*), Indian balsam (*Impatiens grandiflora*) and giant hogweed (*Heracleum mantegazzianum*).

Limitations

- 4.7. Ecological surveys are limited by factors that affect the presence of plants and animals such as the time of the year, weather, migration patterns. The survey was undertaken in October and therefore represents a valid sample of ecological evidence present on that date/season. The report is not designed, nor is it required to present a completed inventory of flora/fauna.
- 4.8. The desk study does not include data from the local environmental records centre (LERC). However, following CIEEM guidelines (2017) it is possible to conduct a robust assessment without the need of LERC data, for example for small-scale projects or on sites such as;
- A field in active arable cultivation where there is no impact on any hedges, trees or water bodies;
 - A small area of cultivated garden/amenity grassland, as above; or
 - A small urban site comprising mostly asphalt or compacted hardstanding.
- 4.9. Ecological data is typically deemed valid for 18 months. This report remains valid for 2 years from the date of the survey, however, a walkover survey after 18 months may be required to demonstrate whether or not the habitats have remained as described.

5. SURVEY RESULTS

Desk Study

- 5.1. The data search showed that there are no statutory designated site within 2km of the application site.
- 5.2. There are multiple areas of priority deciduous woodland within 2 km of the site, the closest of which is an unnamed area approximately 600m west of the application site. Further priority habitats within 1 km of the site comprise coastal and floodplain grazing marsh, and traditional orchards.
- 5.3. There are no areas of ancient woodland within 1 km of the application site.

Phase 1 Habitat Survey

Habitats

- 5.4. During the walkover survey habitats present on site included semi-improved grassland, a species-poor hedgerow, young trees, a pile of recently cleared scrub, bare earth and a manmade structure.

Semi-improved Grassland

- 5.5. Two distinct grassland areas were identified on site as a result of a distinct management practice on each:
 - Grassland 1 - the dominant habitat on site was a tussocky grassland comprising common grassland species and no forb species. Species present in this grassland included cocksfoot (*Dactylis glomerata*), meadow fescue (*Schedonorus pratensis*) and tufted hair-grass (*Deschampsia cespitosa*).
 - Grassland 2 - a grassland with abundant nutrient loving forbs, including daisy (*Bellis perennis*), ribwort plantain (*Plantago lanceolata*), bristly oxtongue (*Helminthotheca echioides*), cowparsley (*Anthriscus sylvestris*) and cranesbill species (*Geranium spp.*).
- 5.6. Satellite imagery shows that the two grasslands were separated at one point by a fence, with grassland 1 likely being used as pasture for a horse.

Hedgerow

- 5.7. The southern boundary of the site was composed of a species-poor hedgerow dominated by a single species cherry laurel (*Prunus laurocerasus*) and was approximately 50m long. This is considered an invasive species despite it not listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), it spreads fast in woodlands and outcompetes native species.

Trees

- 5.8. There were recently planted birch (*Betula sp.*) trees along the northern boundary of the site (Target Note 1) with bare earth directly below them due to recent disturbance. A single hawthorn (*Crataegus monogyna*) was also present in the centre of the site.

Bare ground / Recently cleared scrub

- 5.9. There was an area of recently cleared scrub in the northern end of the site which had been cut back to the fence line leaving a patch of bare earth. The scrub was dominated by bramble (*Rubus fruticosus*).

Manmade Structures

- 5.10. There was one large wooden stable block on site that appeared to have been installed recently and was in very good condition.



Image 1: Tussocky grassland.



Image 2: Hawthorn.



Image 3: Newly planted birch trees.



Image 4: Recently cleared scrub habitat.



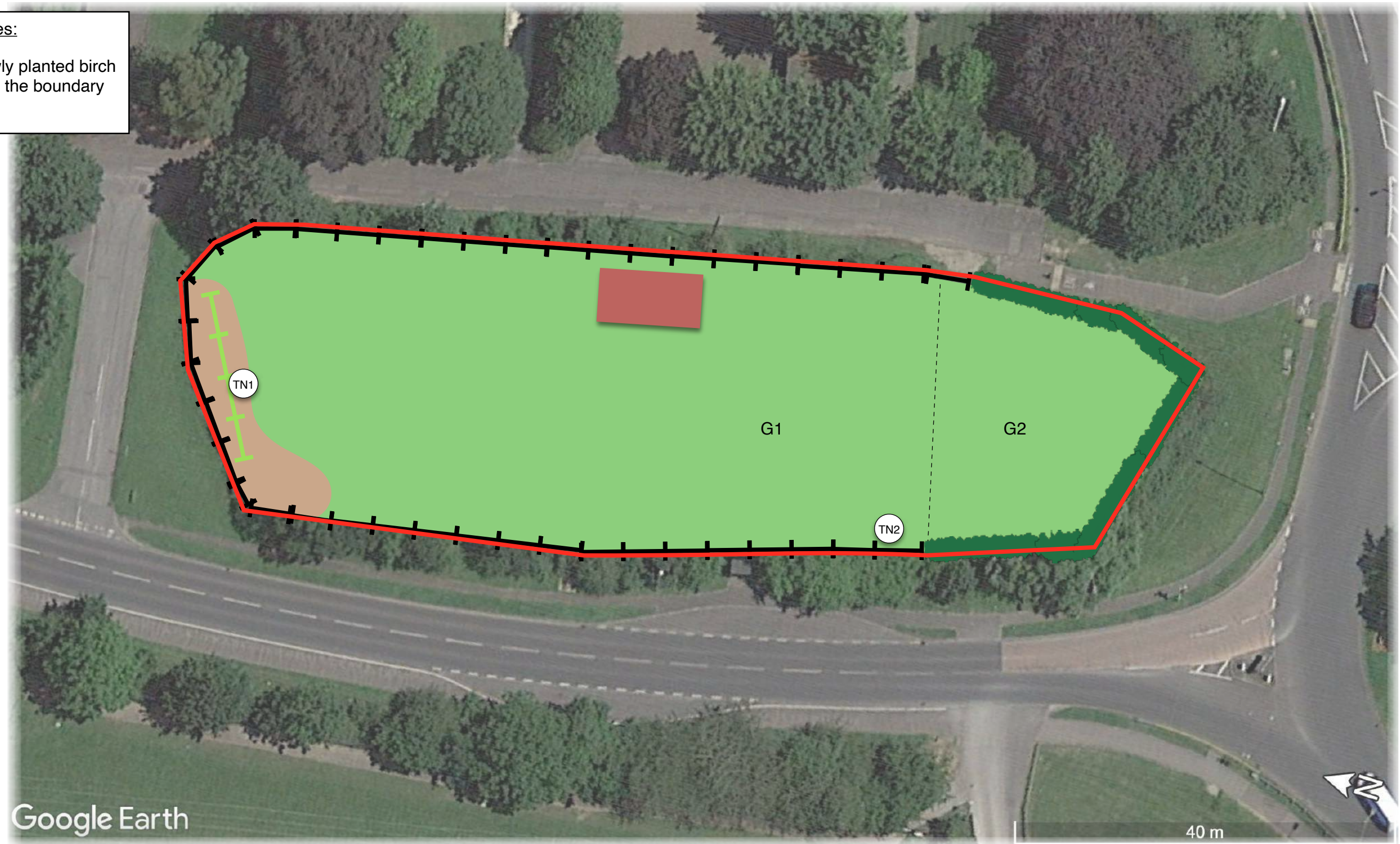
Image 5: Stable block.



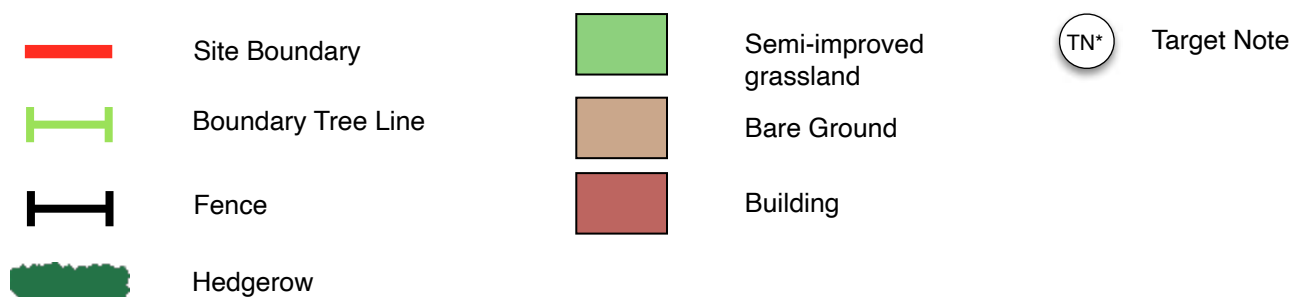
Image 6: Rabbit holes.

Target Notes:

TN1 = Newly planted birch trees along the boundary fence line



*NOTE Areas are indicative and are not shown to exact scale.



Protected Species

Bats

- 5.11. There are records of five EPS licences for licensable works impacting bats within 2km of the application site inducing:
- EPS mitigation licence (2020-44644-EPS-MIT) to allow for the destruction of a resting place for common pipistrelle and brown long-eared, approximately 430m southeast of the site.
 - EPS mitigation licence (2020-49294-EPS-MIT) to allow for the destruction of a resting place for common pipistrelle and soprano pipistrelle, approximately 1.3 km southeast of the site.
 - EPS mitigation licence (EPSM2010-2250) to allow for destruction of a breeding site and a resting place for brown long-eared, approximately 1 km south of the site.
 - EPS mitigation licence (2019-43241-EPS-MIT) to allow for the destruction of a resting place for common pipistrelle, soprano pipistrelle and brown long-eared, approximately 1.6 km southwest of the site.
 - EPS mitigation licence (2014-2526-EPS-MIT) to allow for the destruction of a resting place for soprano pipistrelle, approximately 1.8 km southwest of the site.
- 5.12. A search of the Wokingham Borough Council planning portal shows that there are no relevant planning applications with associated ecological documents within the last two years in the nearby area.
- 5.13. The hedgerow on-site and the scrub immediately surrounding the site provided suitable foraging and commuting habitat for bats within the wider area.
- 5.14. The trees within the site boundary did not have any potential roosting features (PRFs).

Dormice and Terrestrial Mammals

- 5.15. There are no records of EPS licences for licensable works impacting dormice within 1km of the application site. The hedgerow on site provided no potential for dormice as it was dominated by a non-native species with no foraging potential for this species. In addition, the site is surrounded on all sides by major roads and therefore, it is considered unlikely that dormice are present.
- 5.16. [REDACTED]
[REDACTED]
- 5.17. Rabbit holes were present throughout the site (Target Note 2).

Great Crested Newts and Other Common Amphibians

- 5.18. There are no records of EPS licences, Great Crested Newt Pond Survey 2017 - 2019 and licence returns recorded on Magic Maps within 1 km of the site.
- 5.19. There were no waterbodies present within the application site.
- 5.20. There is one waterbody within 250m of the site which is a pond located approximately 200m to the north, and there is one additional waterbody located within 500m. There is a dry ditch that runs outside the western boundary of the site and another approximately 500m northwest of the site.
- 5.21. The tussocky grassland on site provided suitable foraging habitat for great crested newts and common amphibians in their terrestrial phase. Recently cleared scrub habitat onsite would have provided suitable resting habitat for amphibians. However the site is surrounded by busy roads and lacks connectivity making it highly unlikely newts are present within the site.

Reptiles

- 5.22. The tussocky grassland present on site provided suitable foraging and resting opportunities for reptiles.
- 5.23. Recently cleared scrub habitat present on site would have provided structural diversity and created opportunities for reptiles.
- 5.24. There are several grassland areas nearby which are suitable for reptiles, however the site is bounded by main roads which isolates it from the wider area.

Breeding Birds

- 5.25. Hedgerows and trees on-site provide suitable nesting and foraging habitat for an assemblage of common garden birds. No bird nests were noted within the hedgerows or trees.

Invertebrates

- 5.26. The site likely supports a common assemblage of invertebrates.

6. IMPACT ASSESSMENT

Designated Sites

- 6.1. The site does not lie within any statutory designated sites or priority habitat and it is not anticipated that the proposed works will impact any statutory designated sites, priority habitats or ancient woodlands through land take.

Habitats

Baseline

- 6.2. Habitats present on site included grassland, a species-poor hedgerow, young trees, a pile of recently cleared scrub, bare earth and a manmade structure. These habitats offer low ecological value to the site and its wider area.
- 6.3. The hedgerow along the southern boundary contains cherry laurel which is an invasive species.

Potential Impacts

- 6.4. Invasive species are able to spread fast and outcompete native species.

Mitigation

- 6.5. It is recommended that invasive species are removed from the site and disposed of sensibly so as to not cause any further spread. Where new planting is considered in the plan, native tree and shrub species should be used to enhance the ecological value of the site.
- 6.6. Given the above mitigation strategies, it is considered likely that there will be no residual impacts on habitats within the site.

Bats

Baseline

- 6.7. Habitats on site including the hedgerow and trees provide suitable foraging and commuting opportunities for bats. There are no PRFs and bats are unlikely to be roosting on site.
- 6.8. The existing stable block on site provided no opportunities for roosting bats.
- 6.9. Given the above, it is considered likely that there will be no residual impacts on bats.

Terrestrial Mammals

Baseline

- 6.10. Rabbit holes were present on site and hedgehogs [REDACTED] may cross the site on occasion.

Potential Impacts

- 6.11. If [REDACTED] hedgehogs are able to access the site during proposed works, they may be injured due to the destructive activity or trapped in any excavations.

Mitigation

- 6.12. **Trenches and Excavations:** As a precautionary measure, during construction all trenches and holes are to be covered overnight to prevent wildlife falling in and becoming trapped. Contractors should also ensure that ramps are installed at any excavations or trenches, which must be checked before filling takes place.
- 6.13. Given the above mitigation strategies, it is considered likely that there will be no residual impacts on terrestrial mammals.

Great Crested Newts and Other Common Amphibians

Baseline

- 6.14. Terrestrial habitats including the grassland and recently cleared scrub on site provided opportunities for great crested newts and common amphibians, however, links to the wider area and potential breeding ponds are limited due to the site being bounded by main roads and residential/commercial development.
- 6.15. It is considered unlikely that amphibians are present on site and no further surveys will be required.
- 6.16. Given the above, it is considered likely that there will be no residual impacts on great crested newts and other common amphibians.

Common Reptiles

Baseline

- 6.17. Habitats including the grassland and recently cleared scrub provided structural diversity within the site and created opportunities for reptiles. However, links to the wider area are limited due to the site being bounded by main roads and residential/commercial development.
- 6.18. It is considered unlikely that reptiles are present on site and no further surveys will be required.
- 6.19. Given the above, it is considered likely that there will be no residual impacts on reptiles.

Birds

Baseline

- 6.20. The hedgerow and trees on site provided suitable foraging and nesting habitat for birds. Any clearance should be conducted outside nesting bird season (March to September inclusive).
- 6.21. Following the above, it is considered likely that there will be no residual impacts on birds.

7. ENHANCEMENT RECOMMENDATIONS

- 7.1. National planning policy states that all developments should seek to enhance onsite biodiversity whether impacts on protected species are recorded or not. Incorporating enhancement features into new or renovated buildings, and landscaping proposals, should be carefully considered. These features can be simple and inexpensive, please see below for specific recommendations.

Habitats

- 7.2. Landscape planting should seek to enhance biodiversity, improve connectivity to the surrounding habitats and provide food and shelter for a wide range of wildlife. All amenity planting and formally landscaped areas should be designed using a variety of plant species beneficial for wildlife. These do not necessarily have to be native but should be chosen for their ability to provide nectar or fruit and should be non-invasive species. There are a number of specialist seed mixes available specific to certain soil types, growing conditions and designed to benefit different groups of species such as bees or butterflies and moths.
- 7.3. All habitats should be managed in a suitable way to encourage a wide variety of insects and other wildlife to use the site. The main aim of management for invertebrates is to maintain a diverse structure, with areas of short sward, bare ground, tussocks and flowering herbaceous plants. Native plants should be allowed to set seed to enhance the ecological value of the site and increase the availability of food (nectar and pollen) for foraging insects.
- 7.4. Further information regarding habitat creation, enhancement and management can be provided on request and submitted with further survey results for the final planning application.

Bats

- 7.5. Lighting: Any new external lighting must not illuminate bat access points and must be directed to avoid light spillage onto vegetation, particularly linear habitat features such as the gardens and hedgerows at the east of the site. Bats are sensitive to light and could potentially avoid the area if access points or the surrounding areas become lit. Minimising the periods of lighting and using motion sensors is strongly recommended, using a short timer to reduce the duration of lighting and reduce disturbance to bats. It is important to direct the light only where it is needed and avoid light spillage onto vegetated margins. Upward lighting can be minimised by fitting lights with downward facing baffles to avoid light pollution. Preventing light spillage above an angle of 70 degrees can be achieved by using fixtures that shield the bulb and direct the light downward. Warm white LEDs are less harmful to bats than bright white LEDs. If appropriate measures are taken to reduce light spillage from the development, it is likely that there will be no negative impacts on local bat populations. See the **Appendix** for further guidance regarding bats and lighting.

- 7.6. *Habitats:* A wildlife friendly landscaping scheme is recommended to enhance the site for bat foraging.
- 7.7. *Bat Boxes:* Bat boxes can be installed on or integrated into the proposed buildings to provide new roosting opportunities for bats. See the **Appendix** for further information on bat boxes.

Birds

- 7.8. Bird boxes are recommended to be installed to ensure that there is breeding bird habitat onsite. Boxes suitable for blue tits and other common garden birds are recommended. Boxes should be installed at least 4m from ground level with unobstructed air space in front. Further details of bird boxes are provided in the **Appendix**.

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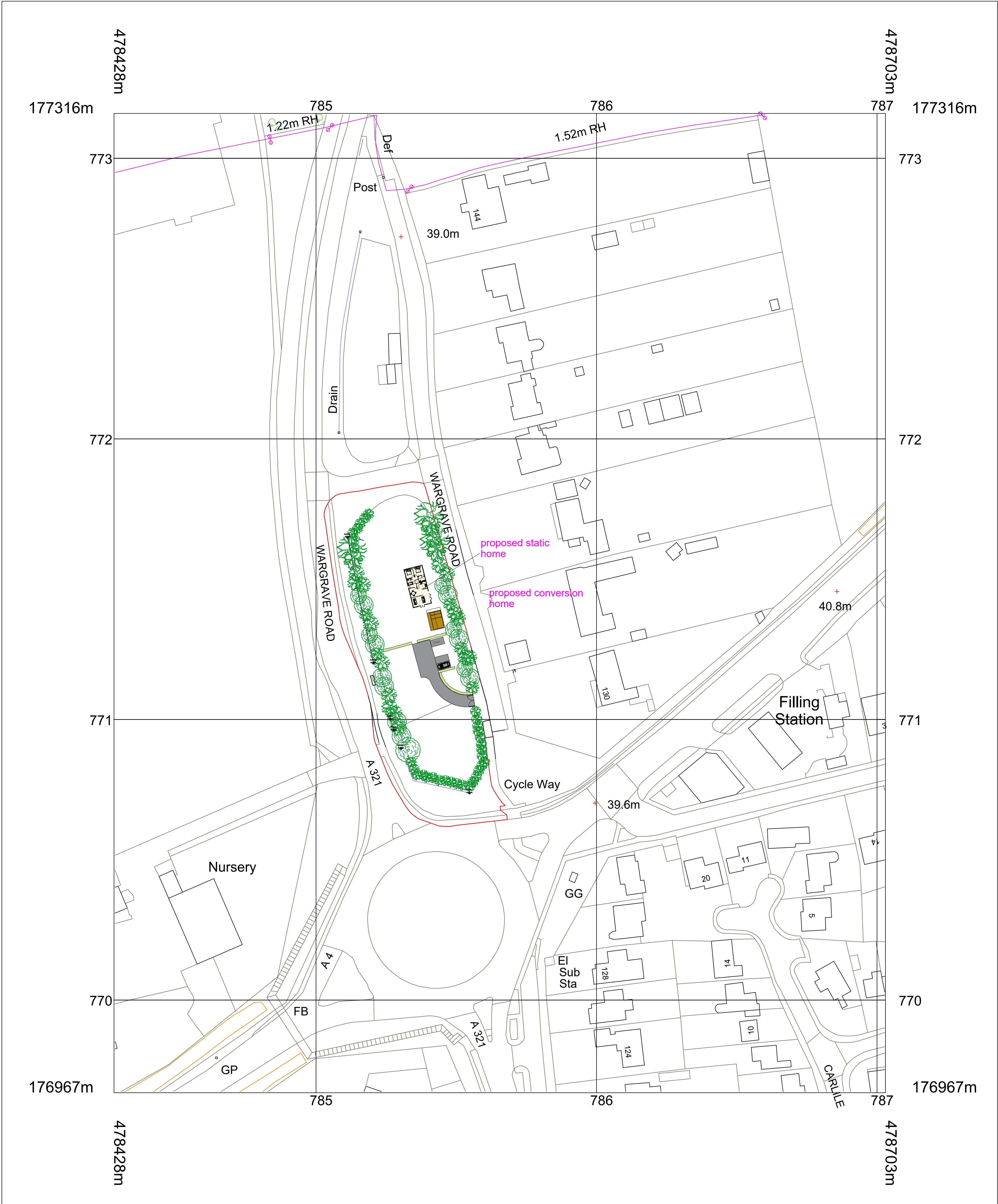
[REDACTED]
[REDACTED]
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APPENDIX 1 - PROPOSED BLOCK PLAN

Latitude VectorMap



APPENDIX 2 - ENHANCEMENTS



TYPES OF BAT BOXES



Schwegler 2F Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall



Schwegler 1FD Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall
- Small entrance hole discourages birds from using the box



Vincent Pro Bat Box

- Manufactured from timber and recycled plastic
- The front and the top of the box is black, which helps heat absorption
- Suitable for a range of species including pipistrelle species, Myotis species, and brown long-eared bats.
- No maintenance required



Schwegler 2FN

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle species, Myotis species, serotine, brown long-eared, noctule and Leisler's bats
- Dual entrance
- Birds and dormice have also been found using this box
- A newer model is now available, Schwegler 3FN, designed with smaller entrance holes which discourage birds and dormice



Schwegler 1FS Large Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of bats including pipistrelle species, Myotis species, Noctule, and brown long-eared bats
- Three grooved inner wooden panels are connected to the front panel, which are ideal for bats to cling to.
- Accommodates large summer colonies



Schwegler 1FF Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of crevice dwelling bats including pipistrelle species, barbastelle, noctule, and brown long-eared bats
- Rough wooden surface for bats to cling onto and climb



Greenwoods Ecohabitats Small Hollow Bat Box

- Manufactured from long-lasting ecostyrocete
- Lifetime - 20-25 years
- Suitable for a range of bats preferring a cavity space, including pipistrelle species, myotis species, noctule, and brown long-eared bats
- Suitable for hibernating bats



TYPES OF BIRD BOXES



Vivar Pro Seville 32mm WoodStone Nest Box

- Manufactured from woodstone - increases longevity and provides a consistent internal temperature
- The nest box compensates for the lack of natural cavities that are found in trees
- Suitable for blue tits, tree sparrows, house sparrows, great tits, crested tits, nuthatches, coal tits and pied flycatchers
- Should be installed between 1.5m and 3m high



House Martin Nest Cups



Swallow Nest Bowl

- Suitable nest building mud is difficult for house martins and swallows to find
- Alterations to house construction and roof design have resulted in a decrease of suitable nesting sites
- Install swallow nest bowls within an outbuilding or garage that has flight access - 6cm below the ceiling
- Install house martin nest cups under the eaves of a house - minimum of 2m high



Swift Nest Box

- Swift numbers are declining partly due to a loss of nesting sites
- The entrance hole discourages other birds such as starlings and sparrows
- Install a minimum of 5m high with unobstructed airspace in front of the nest
- Integrated models of swift nest boxes are also available



5KL Schwegler Nuthatch Nest Box

- Manufactured from woodcrete
- Nuthatches prefer nest boxes with larger cavities. They will often occupy owl nest boxes and fill the entrance hole with mud reducing the size to approximately 32mm
- Nuthatches plaster mud on the internal walls of the cavity and line the floor with wood chipping and leaves to nest
- To discourage nuthatches from using owl nest boxes try installing the 5KL immediately adjacent



Open-fronted Nest Box

- Manufactured from woodstone - lifetime of 20-25 years
- Suitable for robin, wren, spotted flycatchers, and black redstart
- Best installed hidden from view on the wall of a building or hidden within ivy/honeysuckle as the boxes open-front may attract predators
- Install at a height of 1-3m



Sparrow Terrace Next Box

- Sparrow populations are decreasing due to a lack of nesting sites
- Sparrows are a sociable species and prefer to nest in a colony
- Likelihood of uptake is increased if more nesting chambers are available (the example nest box shown contains three nesting chambers)
- Various other nest box designs are available
- Install at a minimum of 2m high



Tawny Owl Nest Box

- Install on a mature tree within a woodland (not on the outskirts)
- Install a minimum of 3m high
- Face the box entrance away from prevailing wind (generally avoiding west/south-west)



Little Owl Nest Box

- Prefer areas of mixed farmland and orchards
- Essential features; small entrance hole (70mm), narrow tunnel, and a dark nesting chamber
- Install on a horizontal tree branch/wall top or beam so that owlets can walk in/out prior to fledging
- Can be installed on any tree species apart from cherry - the cherry harvest coincides with the little owl breeding season
- Entrance hole should face the tree trunk
- Install at a minimum height of 3m



Community Involvement Statement

Applicant: Mr James Smith and Mrs Martina Smith

Application Site Address: Land Opposite 130-144 Wargrave Road, Twyford, RG10 9PN

Proposal: Siting of a residential mobile home and conversion of existing stable to a utility building to provide accommodation for a Romany Gypsy/Traveller family on Equestrian Land.

The application is for a single residential unit and is of a modest size and scale, it is considered that the supporting documents and the mandatory public consultation period are both sufficient and detailed enough to provide members of the public the opportunity to comment on the proposal.

Conclusion

No additional public consultation or involvement is required.

Ref: LAS_558
Date: 19.12.2022

Site: Land opposite 130-144 Wargrave Road, Twyford.

Arboricultural Statement

1 INTRODUCTION

- 1.1 LandArb Solutions Ltd were instructed to carry out a tree survey and Arboricultural Impact Assessment at 130-144 Wargrave Road, Twyford to accompany a planning application for a new static home with associated access.

2 TREE SURVEY

- 2.1 LandArb Solutions visited the site on 14.12.22 to carry out the tree survey.
- 2.2 A copy of the tree survey schedule and tree survey and constraints plan is shown in Appendix 1. A selection of site photographs is shown in Appendix 2.
- 2.3 To the south of the site is a young laurel hedge (H1) with off-site willow tree to the south west (T9). The eastern boundary comprises ivy clad and gappy hawthorn bushes with gaps (G2). On north end of the eastern boundary is a multi-stemmed sycamore (T4) and hazel stand (T5).
- 2.4 The north boundary is relatively open with brambles and an area of new birch tree planting.
- 2.5 On the western boundary are off site oak tree (T6) and mixed tree and shrub planting (G7). There is a group of purple plum stems (G7) on the banks of a drainage ditch. All stems in G7 and G8 are located outside of the field behind a post and rail fence.

3 STATUTORY PROTECTIONS / DESIGNATIONS

Conservation Area / Tree Preservation Orders

- 3.1 A review of Wokingham Borough Council online maps indicates that the site is not within a Conservation Area nor are there any trees subject to a TPO.

Felling licence

- 3.2 On many non-residential sites (excluding specific exemptions) there is a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.
- 3.3 Any proposed tree works that are planned to be carried out at the site must be carried out in accordance with any required statutory controls outlined above.

Statutory Wildlife Protection

- 3.4 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.
- 3.5 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as

recommended by a Statutory Nature Conservation organisation such as Natural England.

- 3.6 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

4 DEVELOPMENT PROPOSALS

- 4.1 Development proposals comprise the siting of a new static home with associated driveway.
- 4.2 A copy of the proposed site plan is shown in Appendix 3.

5 ARBORICULTURAL IMPACT ASSESSMENT

- 5.1 The proposed site plan has been overlaid with the tree survey to prepare a Tree Retention/Loss and Protection Plan (Appendix 4). This has been used to inform this assessment in terms of the proposed site plan and relationship with trees.

Tree Retention/Loss

- 5.2 No trees need to be removed to enable development. All trees are retained.
- 5.3 The proposed site access will utilise an existing field gate. This is to be widened on the north side which will require some laurel shrubs and area of bramble to be removed.

Impact to retained trees

Tree works

- 5.4 No tree work is required to enable development.

Construction of the static home

- 5.5 The location of the new static home is located within the existing field and away from boundary vegetation. It is fully outside of any RPA.

Construction of the driveway and parking

- 5.6 All new hard surfacing for the driveway and parking area is fully outside of any retained vegetation and associated RPAs.

Services

- 5.7 No services information has been provided. However, given all existing trees and vegetation are at the site perimeter, it would be possible to locate any services within the field to avoid any retained trees.

6 TREE PROTECTION AND METHOD STATEMENT

- 6.1 Tree protection measures are shown on the TPP in Appendix 4. Protection measures will rely on fencing.

Protection fencing

- 6.2 Tree protection fencing will need to be installed on west side of G2 as a precaution to prevent any accidental contact.
- 6.3 However, given the low impact nature of proposals (i.e. static home and gravel parking) there would not be significant construction activities or high intensity of heavy machinery being used. As such it is considered that installing heras fencing around

the perimeter of the site would not be proportionate. Instead, high visibility euromesh would act as a visual barrier to contain the working area. In any case, there is a post and rail fence around the site with vegetation located beyond.

- 6.4 The location of fencing and euromesh is shown on the TPP. This will need to be installed prior to works on site and remain in place until works are completed.

General rules for tree protection

- 6.5 Do not independently carry out any activity that is at odds with the site tree protection measures set out above.
- 6.6 Areas excluded by fencing form a construction exclusion zone. The following activities, are not permitted within a CEZ (or RPA unless detailed in this statement):
- No mixing of cement.
 - No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
 - No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection)
 - No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway)
 - No lighting of fires or disposal of liquids.
 - No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained trees.
- 6.7 All materials are to be dropped off and stored within the site away from retained tree RPAs.

Appendix 1:
Tree Survey Schedule and Tree Survey and Constraints Plan

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	15/12/22

LANDARB SOLUTIONS

Project:
Land Opposite 144 to 150 Wargrave Road, Twyford

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: 1:200 @A1	Drawn I Checked DP MP	Date: 15/12/2022
Job Number: LAS 558	Drawing Number: 01	Revision: -



Ref no.	Species	Ht. (m)				Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem dia. (mm)	RPA radius	RPA area	Category Grading	N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)				
H1	Laurel hedge	2.0	60	0.7	2	C2	As shown				N/A		0.0	SM	10+	Fair	Fair	Young to semi mature laurel hedge
G2	Hawthorn, ivy, bramble	2.5	120	1.4	7	C2	As shown				N/A		0.0	EM	10+	Fair	Poor	Bramble and ivy smothered hawthorn to east of post and rail fence. Poor structure, some hawthorn have failed and fallen over due to smothered in ivy.
	Sycamore	7.5	200	2.4	18	C1	3.0	3.0	3.0	3.0	N/A		1.0	SM	10+	Fair	Fair	Small semi to early mature tree, minor ivy, good shape.
T4	Sycamore	10.0	490	5.9	109	C1	2.0	4.0	4.0	4.0	N/A		0.0	EM	10+	Fair	Poor	Multi stem sycamore coppice, stems drawn up, poor form
T5	Hazel	7.0	346	4.2	54	C1	4.0	3.0	1.0	3.0	N/A		0.0	EM	10+	Fair	Poor	Hazel stand, multiple stems, poor form, overhead wires through canopy.
T6	Oak	10.0	500	6.0	113	B1	5.0	5.0	5.0	5.0	N/A		2.0	EM	20+	Fair	Fair	Dense bramble around base unable to access. Ivy on stem and into crown obscuring view,
G7	Oak, ash, hawthorn, field maple	7.5	200	2.4	18	C2	As shown				N/A		0.0	SM	20+	Fair	Fair	Group of oak, ash and hawthorn stems on banks of ditch, stems up to 200mm dbh, trees semi mature.
G8	Purple plum	6.5	464	5.6	97	C1	5.0	6.0	6.5	5.0	N/A		0.5	M	10+	Fair	Poor	Multi stemmed from base, stems lean, several are split and been pruned. Poor form. Southern stem leans south with included union
	Willow	10.0	580	7.0	152	C1	6.0	5.5	6.0	4.5	N/A		0.5	M	10+	Fair	Poor	Crowded union, some limbs split, pruned on western side

Appendix 2: Site Photos



Photo 1: View looking north towards H1 and T9.



Photo 2: View looking south east at newly planted birch on northern boundary.



Photo 3: View looking west at G2, T4 and T5.



Photo 4: View looking north west along G2.



Photo 5: View looking south east at G2.



Photo 6: View looking north at H1.



Photo 7: View looking east at H1 and G2.



Photo 8: View looking north west at G8.



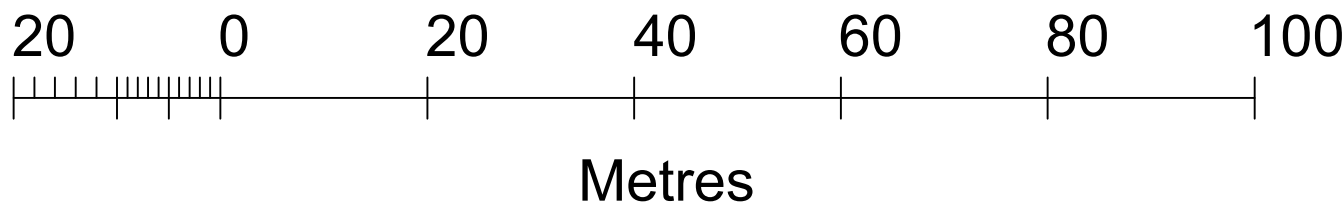
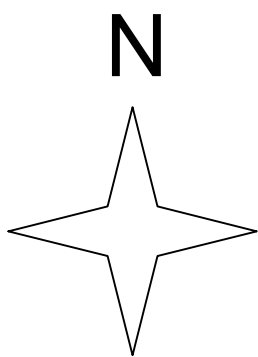
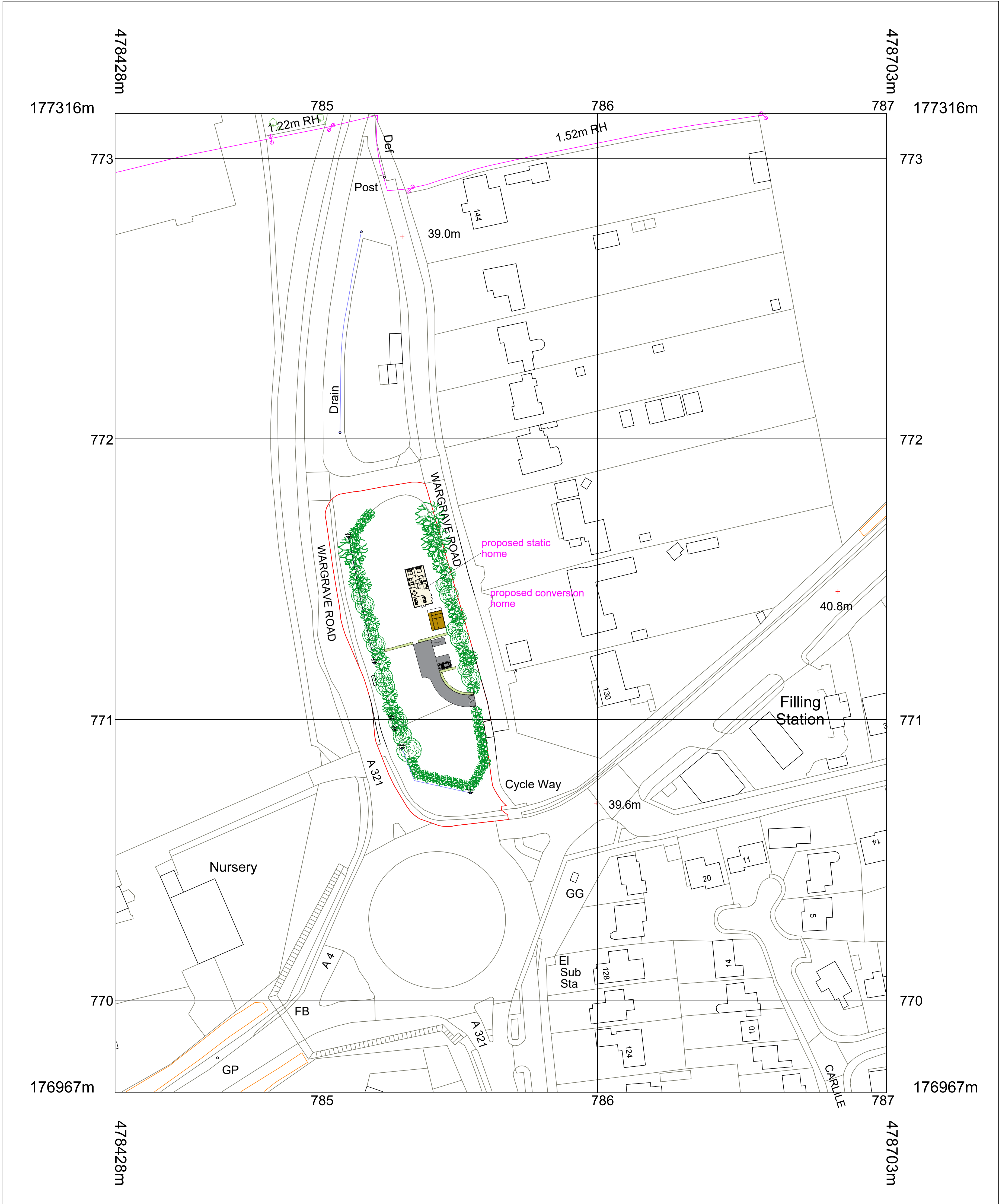
Photo 9: View looking west at G8.



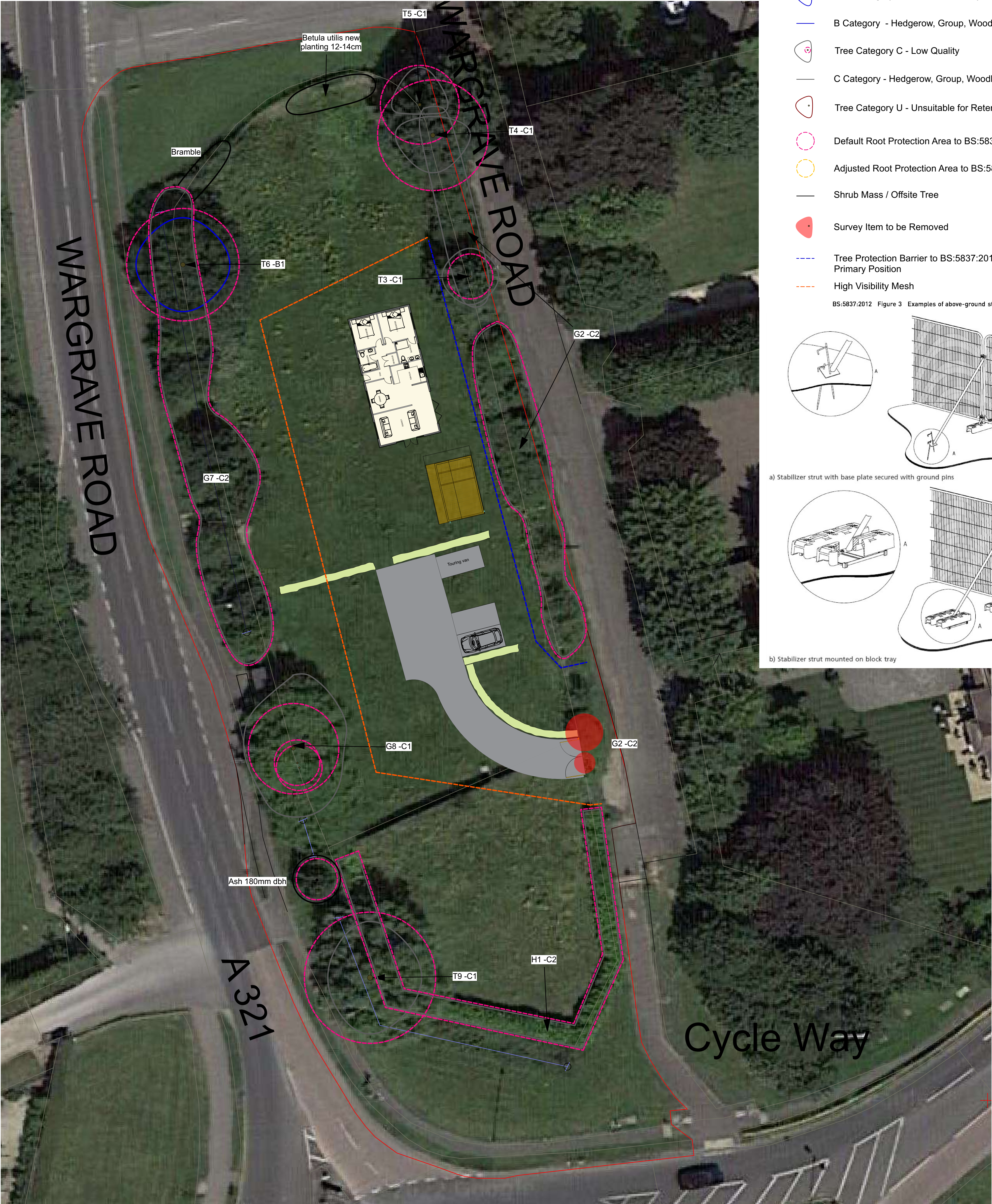
Photo 10: View looking north west at T6 and G7.

Appendix 3: Proposed Site Plan

Latitude VectorMap



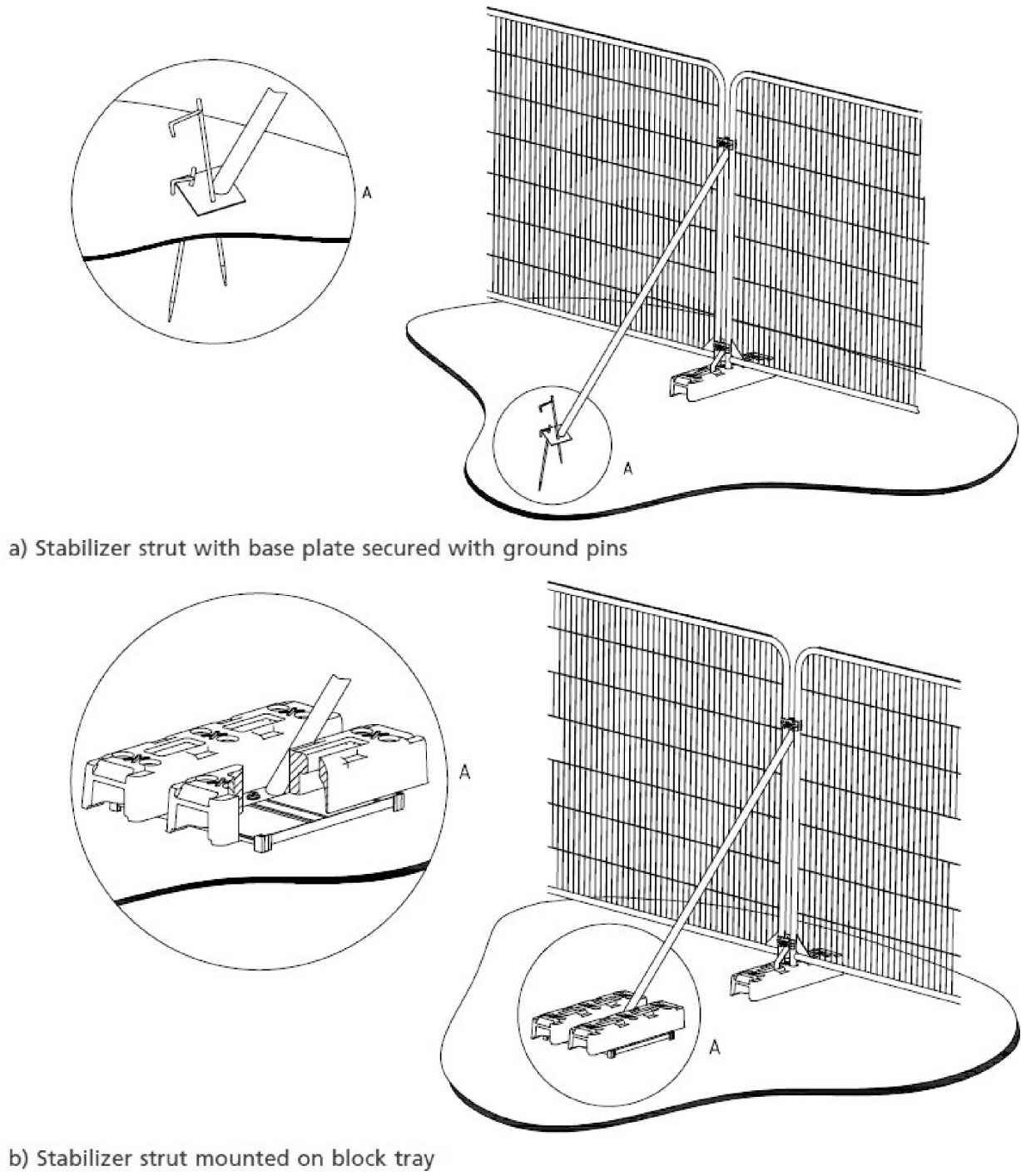
Appendix 4: Tree Retention/Loss and Protection Plan



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Survey Item to be Removed
- Tree Protection Barrier to BS:5837:2012 Primary Position
- High Visibility Mesh

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	15/12/22

LANDARB SOLUTIONS

Project:
Land Opposite 144 to 150 Wargrave Road, Twyford
Description:
Tree Retention, Loss and Protection Plan

Status:
For Planning

Scale: 1:200 @A1	Drawn I Checked DP MP	Date: 15/12/2022
Job Number: LAS 558	Drawing Number: 02	Revision: -

