Circle woodland's history

APPLICATION NO:

F/2001/3227

LOCATION:

Capital Products Dunt Lane, Hurst Reading.

APPLICANT:

Mr & Mrs K K Pang C/O W M Graham Associates

PROPOSAL:

Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

EARLIEST DATE FOR DECISION: **19/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/03/2001

CASE OFFICER: **Emy Circuit**

REFUSED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K K Pang
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3227

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.**

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

Reason
1. The proposal, by reason of its scale, location and layout would cause harm to the rural character of the area. As such, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.

Reason
2. The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason
4. The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

Reason
5. The proposals include development in close proximity to the Hatch Gate Ditch main river This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

Reason
6. The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C1, C2, H4 and H5.

Loddon Area Local Plan Policies LTV2, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC5, WOS3, WBE1, WT7, WEM18 and WRE4.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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

Applicationo	Name & Address
F/2001/3227	Dr S P Wilford 17 Copse Drive Wokingham RG41 1NA
F/2001/3227	Mr R Handy Woodlands Dunt Lane Hurst RG10 0TA

App. F/2001/3227
Letters sent
14-03-01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY MR AND MRS PANG

PLANNING APPLICATION FOR THE ERECTION OF 3 DETACHED DWELLINGS AND GARAGES CAPITAL PRODUCTS, DUNT LANE, HURST.

PLANNING APPLICATION No. F/2001/3227

DETR REF : APP/X0360/A/01/1070701

STATEMENT BY THE HIGHWAY AUTHORITY

1.0 SCOPE OF EVIDENCE

1.1 The evidence provided within this statement addresses reasons for refusal No's 2, 3 and 4 of planning application F/2001/3227 dated 6th March 2001. The reasons for refusal set out the Highway Authority's concerns that both the access and the surrounding highway network is unsuitable to accommodate the likely traffic generated by the development and that the development is unsustainable in terms of its location to local facilities and public transport services. The reasons for refusal state :-

The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic.

The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, Policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

1.2 The application as submitted is for the demolition of the existing warehouse and erection of three detached dwellings with garages. The site is located to the north-east of Dunt Lane approximately 0.5 km south of the junction Dunt Lane/Davis Street, Hurst.

2.0 EXISTING SITUATION

2.1 Dunt Lane is an unclassified rural lane, which is subject to the national speed limit for single carriageway roads (60 mph). It is devoid of any footways, street lighting and road markings and its width varies from between 5.0 and 5.5 metres. Approximately 0.5 km to the west of the appeal site, Dunt Lane joins Davis Street (B3030) which is defined as a district distributor road within the Berkshire Design Guide and is subject to the national speed limit for single carriageway roads of 60 mph. This Junction has an unusual

configuration which can often lead to some confusion to drivers as it is not clear who has priority (see appendix 1). Accident records are enclosed in appendix 2 and show that there have been 4 recorded personal injury accidents in the vicinity of this junction over the last three year period.

2.2 The DETR document 'Places, Streets & Movements (A companion guide to DB32)' sets out criteria with respect to visibility splays. In view of the speed limit of Davis Street (60mph), the standards require minimum visibility splays of 215 metres at an appropriate 'minor road distance' of 4.5 metres (Appendix 3).

2.3 On site measurements indicate that the visibility available from Dunt Lane onto Davis Street, from a minor road set back of 4.5 metres is 31 metre to the south (looking left) and 69 metres to the north (looking right). Even when measured at a 2.4 metre set back, visibility is still only 49 and 71 metres to the south and north respectively.

2.4 To the east of the appeal site, Dunt Lane leads onto Dunt Avenue and then onto Lines Road, where it eventually joins the A321 Wokingham Road forming a crossroad junction. Lines Road and Dunt Avenue leading from the appeal site are narrow, with widths varying between 3.0 and 5.5 metres and with sections where forward visibility is restricted.

2.5 Chapter 3 of Design Bulletin 32 (2nd Edition) 'Residential Roads and Footpaths' provides advice on satisfactory carriageway widths to enable vehicles, including cyclist to pass. It advises that carriageway widths below 4m will be too narrow for private cars comfortably to pass each other except at very low speed and may be uncomfortable for cyclists in conjunction with large vehicles.

2.6 Wokingham Road (A321) forms part of the primary distributor road network as defined within the Berkshire Design Guide and a 'road of more than local importance' within the Berkshire Structure Plan. It is subject to the national speed limit for single carriageway roads (60 m.p.h.), and is devoid of any street lighting and footways. However, speeds at this location are lower than the national speed limit due to the adverse horizontal alignment of the A321 to the south of the junction. It is therefore estimated from recent site visits that the speed of vehicles approaching the junction is likely to be around 35-40 mph and therefore the visibility requirement would be 4.5 x 120 metres.

2.7 On site measurements indicate that from the required 4.5 metre set back, there is virtually no visibility available, although when measured at a reduced set back distance of 2.4 metres visibility increases to 90 metres towards the south (looking right) and 120 metres to the north (looking left).

2.8 Accident records for this junction and the bend just to the south (appendix 2) show that in the last three year period there have been 7 recorded personal injury accidents. Clearly, as the visibility falls well below that required within the DETR Guidance, any increase in turning traffic at this point would not be in the interests of highway safety.

2.9 Chapter 7 of Department of Transport Technical Directive 42/95 (TD42/95) 'Geometric Design of Major/Minor Priority Junctions' acknowledges the importance of providing adequate visibility splays for minor roads in order to allow an emerging vehicle to see the on coming major road traffic in sufficient time to permit them to make their manoeuvres safely. Furthermore, the required minor road set back distance of 4.5 metres allows drivers on the major road to be aware of traffic entering from the minor road in time for them to be able to slow down and stop safely if necessary.

2.10 Access to the appeal site is proposed via the existing access road from Dunt Lane which is metalled and has a general width of 3.0 metres. There is however scope to widen the access drive to 4.0 metres such that two vehicles could pass, although this may prove difficult due to the deep invert level of the ditch running adjacent. In any event, the visibility available from the access onto Dunt Lane is substandard with only 32 metres and 50 metres being achieved to the north and south respectively when measured at a 2.4 metre set back. Even when measured at a 2.0 metre set back, visibility is not noticeably improved due to the horizontal alignment of Dunt Lane.

3.0 TRAFFIC GENERATION

3.1 Having inspected the site and the surrounding highway network, it would be reasonable to assume that the development traffic will be equally distributed between Davis Street and the A321 Wokingham Road. Information contained within TRICS (Trip Rate Information Computer System) provides figures of the likely level of traffic generated by a residential dwelling of between 7-10 trips per day. Therefore, a development of 3 dwellings is likely to generate in the order of 30 trips per day.

3.2 At the request of the Highway Authority, information regarding the existing level of traffic associated with the warehouse use was submitted by the appellant's agent by letter dated 12th February 2001 (see appendix 4). This demonstrated that under the existing permitted use of the site, there would be approximately 9 vehicles visiting the site each day (5 day week), of which one would be an articulated vehicle. This would equate to a total of 18 vehicle movements associated with the site which is significantly less than that estimated for development of 3 dwellings. It can therefore be demonstrated that the proposed development would represent a material increase in traffic entering and leaving the site, using the substandard access and surrounding highway network.

3.3 It is important to note that whilst there is planning permission to extend the warehouse which was originally granted on appeal in 1989 (T/APP/H030/A/89/115480/F4A), it is unlikely there will be any changes in traffic generation from the site if this were implemented. This is evident from the Inspectors' decision letter in which he refers (para 10) to the likely number of movements generated and states :-

'It seems to me that if there is to be no material alteration in vehicle turning movements at this junction the appeal scheme should have no material impact on the safety and convenience of highway users and therefore the proposed development need not be resisted on this ground'.

3.4 Moreover, restrictive conditions were imposed by the inspector making the consent personal which would, amongst other things, control vehicle movements to and from the site. In any event, even if there were no traffic increase as a result of the proposed development the sightlines at the access and adjacent junctions are so inferior that it would be inappropriate to permit new development that would perpetuate a standard falling well short of that in the national advice. This is a principle that has been endorsed by other Inspectors when dealing with similar proposals involving personal consents.

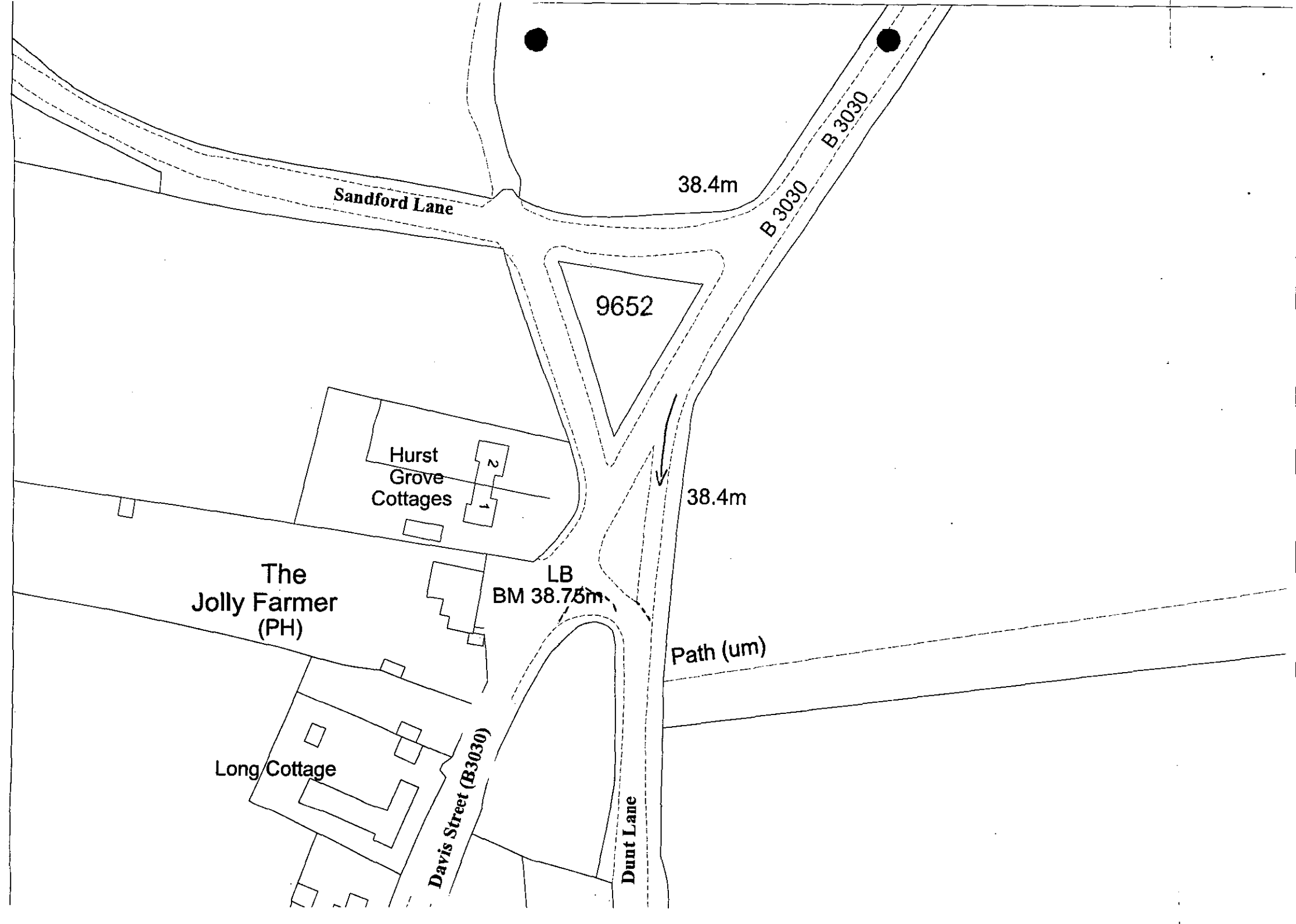
3.5 Given the location of the appeal site and its proximity to local facilities, it is reasonable to assume that most, if not all movements to and from the site will be dependent on the use of the private car. This conflicts with both local and national guidance contained within the Wokingham District Local Plan Deposit Draft (Policy WT2), Berkshire Structure Plan (Policy LD5) and PPG 13.

4.0 CONCLUSION

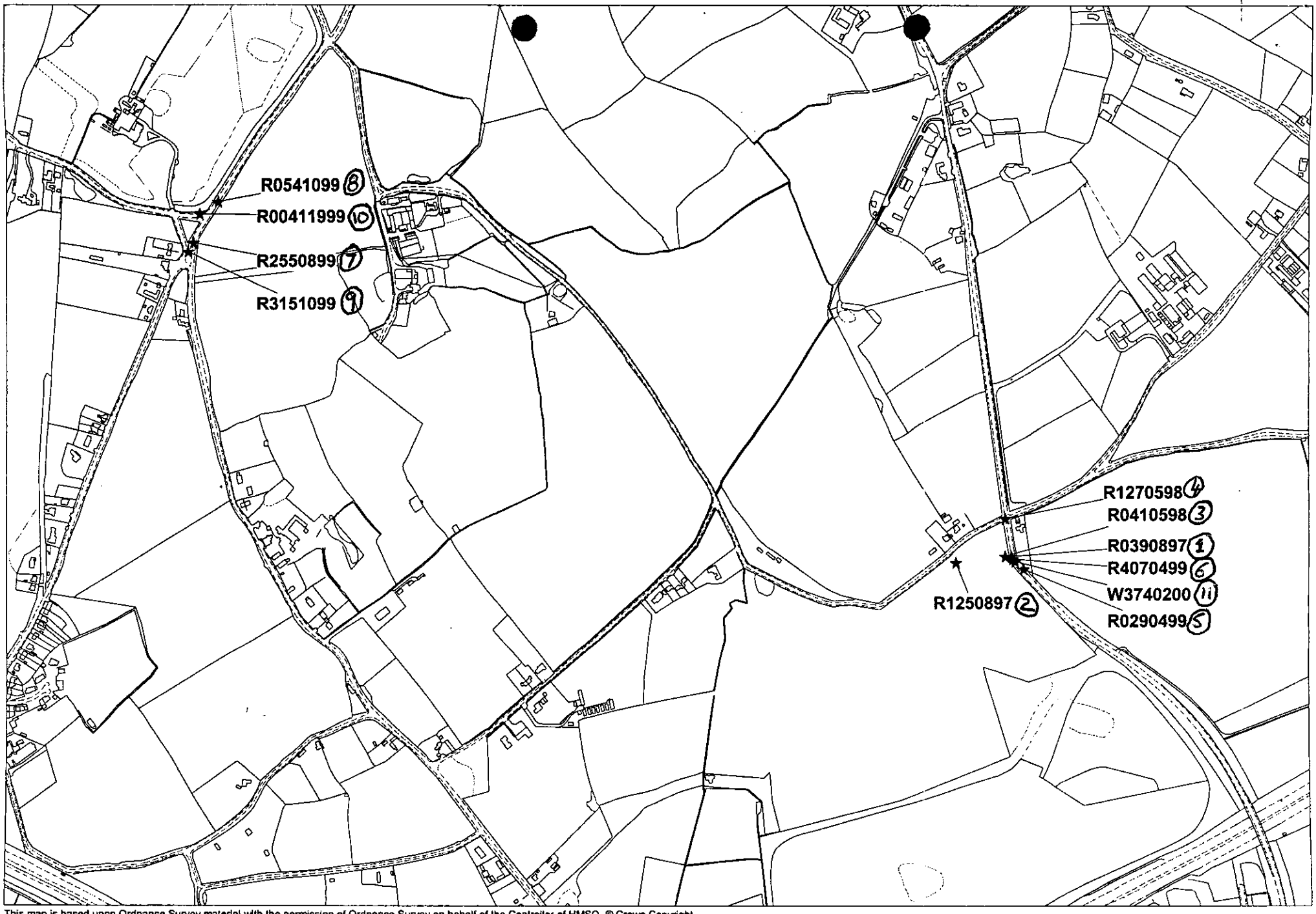
4.1 As demonstrated within this statement, the proposed development would result in a material increase in traffic using the existing sub standard access serving the appeal site and surrounding highway network. Furthermore, the proposed development would conflict with both local and national policy regarding sustainable development and would increase the dependency on the private car. Therefore, in view of the above I request that the appeal be dismissed.

Tom Callaghan
17th September 2001.

APPENDIX 1
PLAN SHOWING JUNCTION DUNT LANE/DAVIS STREET (B3030)


Sandford Lane
38.4m
B 3030
B 3030
9652
Hurst
Grove
Cottages
2
1
38.4m
The
Jolly Farmer
(PH)
LB
BM 38.75m
Path (um)
Long Cottage
Davis Street (B3030)
Dunt Lane

APPENDIX 2
ACCIDENT RECORDS



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Development Control Section, Environmental Services, Wokingham District Council.

13 September 2001

N
W E
S

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)

Selected by:

Police Ref.	Date	Cas.	Sev.	Cycs	Peds	Ch	OAPs	Vis.	Manv.	Road Cond.	Time	Easting	Northing	Location
1 R0390897	8/11/97	1	Serious	0	0	0	0	Light	No turn	Dry	1938	480300	171990	TWYFORD RD APP 75M S JNC POUND WAY WOKINGHAM
2 R1250897	8/31/97	1	Slight	0	0	0	0	Light	No turn	Dry	1459	480210	171980	TWYFORD RD 100M S JNC LINES RD WOKINGHAM
3 R0410598	5/9/98	2	Slight	0	0	1	0	Light	No turn	Dry	1930	480290	171990	A321 TWYFORD RD APP 70YD S JNC LINES RD WOKINGHAM
4 R1270598	5/27/98	2	Slight	0	0	0	0	Light	No turn	Dry	1950	480290	172050	WOKINGHAM RD JNC POUND LN WOKINGHAM
5 R0290499	4/3/99	2	Slight	0	0	0	0	Light	No turn	Wet/Damp	1445	480320	171970	A321 WOKINGHAM ROAD, 60M SE LINES RD, HURST
6 R4070499	4/27/99	1	Slight	0	0	0	0	Light	No turn	Dry	1850	480302	171986	A321 WOKINGHAM ROAD 80YDS SOUTH OF LINES ROAD, HURST. RE/
7 R2550899	8/21/99	2	Slight	0	0	0	0	Light	Left	Dry	1245	478965	172494	B3030 DAVIS ST JNC SANDFORD LN HURST
8 R0541099	10/4/99	1	Slight	1	0	0	0	Light	No turn	Dry	0750	479005	172559	B303 DAVIS ST 50YD NE JNC SANDFORD LN HURST.
9 R3151099	10/27/99	1	Slight	0	0	0	0	Light	Right	Dry	0840	478956	172480	SANDFORD LANE JW DAVIS STREET. HURST.
0 R0041199	11/1/99	2	Serious	0	0	0	1	Light	Right	Wet/Damp	1420	478975	172540	DAVIS STJNC SANDFORD LANE.HURST
1 W374020(	2/16/00	1	Slight	0	0	0	0	Light	No turn	Dry	1450	480306	171982	A321 WOKINGHAM RD 70M S JNC LINES RD - POUND LANE
Column Totals		16		1	0	1	1							
No. of Accidents				1	0	1	1							

Total number of accidents listed: 11

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by:

(1)

R0390897 11/08/1997 Time 1938 Vehicles 2 Casualties 1 Serious
E: 480300 N: 171990 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors: 2
C1 TRAV N AT SPEED LST CONT ON RT BND & HIT ONCOMING C2
Occurred on TWYFORD RD APP 75M S JNC POUND WAY WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(2)

R1250897 31/08/1997 Time 1459 Vehicles 1 Casualties 1 Slight
E: 480210 N: 171980 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors: 2
C1 TRAV N AT SPEED ON RT BND HIT KRB & LEFT CWAY NSIDE
Occurred on TWYFORD RD 100M S JNC LINES RD WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by:

(3)

R0410598 09/05/1998 Time 1930 Vehicles 2 Casualties 2 Slight
E: 480290 N: 171990 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors: 0
C1 TRAV N (DRIVER INTOX) TOO WIDE ON RHBEND HIT C2 TRAV S
Occurred on A321 TWYFORD RD APP 70YD S JNC LINES RD WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(4)

R1270598 27/05/1998 Time 1950 Vehicles 1 Casualties 2 Slight
E: 480290 N: 172050 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Crossroads Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lights present Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors:
C1 TRAV N ON RT BND CLIPPED KRB LST CONT & LEFT CWAY OSIDE INTO DTCH
Occurred on WOKINGHAM RD JNC POUND LN WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**
Selected by:

(5)

R0290499 03/04/1999 Time 1445 Vehicles 2 Casualties 2 Slight
E: 480320 N:171970 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:Not at junction
Crossing: Control None Facilities: None within 50m Road surface Wet/Damp
Daylight: no street lighting Raining without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 21
C1 TRAV SE AT SPEED ON LT BND, BRKD, SKIDD & HIT ONCOMING C2
Occurred on A321 WOKINGHAM ROAD, 60M SE LINES RD, HURST

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(6)

R4070499 27/04/1999 Time 1850 Vehicles 1 Casualties 1 Slight
E: 480302 N:171986 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 23 27 39 24
MC1 (HONDA) TRAV N LST CONT ON RT BND, HIT KRB & RIDER FELL OFF
Occurred on A321 WOKINGHAM ROAD 80YDS SOUTH OF LINES ROAD, HURST. READING.

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**
Selected by:

(7)

R2550899 21/08/1999 Time 1245 Vehicles 2 Casualties 2 Slight
E: 478965 N: 172494 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Multiple junction Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 15 12
C2 TRAV SW HIT BY C1 TRNG RT FRM SE TO SW
Occurred on B3030 DAVIS ST JNC SANDFORD LN HURST

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(8)

R0541099 04/10/1999 Time 0750 Vehicles 2 Casualties 1 Slight
E: 479005 N: 172559 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 09 14
C1 TRAV SW & OVTKG OSIDE HIT REAR PC2
Occurred on B303 DAVIS ST 50YD NE JNC SANDFORD LN HURST.

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**
Selected by:

(9)

R3151099 27/10/1999 Time 0840 Vehicles 3 Casualties 1 Slight
E: 478956 N:172480 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:T or staggered junction Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 18
C1 TRNG RT FRM NW TO SW STALLED. ON RE-STARTING ENT CWAY WAS HIT BY C2 TRAV NE, C2 HIT ONCOMING C3
Occurred on SANDFORD LANE JW DAVIS STREET. HURST.

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(10)

R00411999 01/11/1999 Time 1420 Vehicles 2 Casualties 2 Serious
E: [redacted]975 N:172540 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:T or staggered junction Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Wet/Damp
Daylight: no street lighting Raining without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 12 15
C1 TRNG RT FRM NW TO SW HIT BTG HGV2 TRAV NE
Occurred on DAVIS STJNC SANDFORD LANE.HURST

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**
Selected by:

(11)

W3740200 16/02/2000 Time 1450 Vehicles 2 Casualties 1 Slight
E: 480306 N: 171982 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lighting unknown Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: Elsewhere DETR Special Projects:
Contributory factors: 21 25 26 27
C1 TRAV SE OVTKNG 2 VEHS HIT C2 TRAV NW
Occurred on A321 WOKINGHAM RD 70M S JNC LINES RD - POUND LANE

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents involving:

	Fatal	Serious	Slight	Total
Vehicles only	0	2	9	11
Motor cycles	0	0	0	0
Bicycles	0	0	0	0
Total	0	2	9	11

Casualties:

	Fatal	Serious	Slight	Total
Vehicle Driver	0	0	0	0
Passenger	0	0	0	0
Motorcyclist	0	0	0	0
Cyclist	0	0	0	0
Pedestrian	0	0	0	0
Total	0	0	0	0

APPENDIX 3

AN EXTRACT FROM DETR

"PLACES, STREETS & MOVEMENT"
(A COMPANION GUIDE TO DB32)

Sightlines at Road Junctions

The design of sightlines at junctions is discussed in detail in both DB32 and PPG13, annex D. This section draws together the advice in those two documents. The guidance given here needs to be assessed in the circumstances of each case. Sightlines should never be reduced to a level where danger is likely to be caused.

The diagrams and commentary given here describe the most salient points involved.

To enable drivers emerging from a minor road or access to see and be seen by drivers proceeding along the major road, unobstructed visibility is needed within the shaded area (x/y) in plan. Vertical visibility is also required as shown in the section.

Requirements for X and Y dimensions are summarised as:

X dimension (minor road distance)

9m: The normal requirement for major new junctions and for the improvement of existing junctions between access roads and district or local distributor roads - for instances where the minor road is busy (ref. PPG13 annex D para. 2).

4.5m: For less busy minor roads and busy private access points.

2.4m: The minimum necessary for junctions within development to enable a driver who has stopped at a junction to see down the major road without encroaching onto it.

2.0m: For single dwellings or small groups of up to half a dozen dwellings or thereabouts.

Only in exceptional circumstances should a distance of less than 2.0m be considered.

The advice in this section supersedes that contained in both PPG13 and DB32.

Y dimension (major road distance)

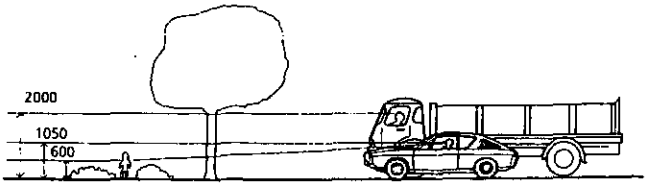
Table A

Major road speed (kph)	120	100	85	70	60	**50**	**40**	**30**
Major road distance (m)	295	215	160	120	90	**70**	**45**	**33**

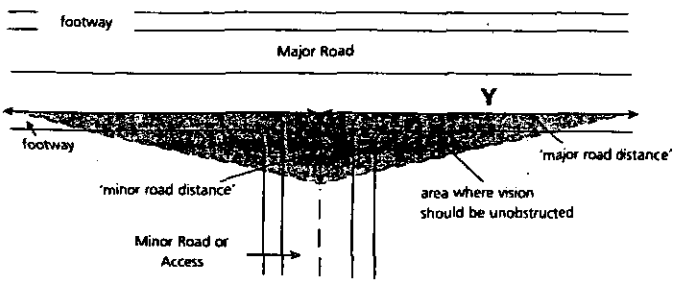
Table B

Speed Limit (mph)	70	60	50	40	**30**	**20**
Major road distance (m)	295	215	160	120	**90***	**45***

Reference: DB32 pp.50–53 and PPG13 Annex D



Clear horizontal sightlines should take account of both what the driver can see and what pedestrians (especially children) can see. Sightlines need to be determined from an eye height of 1.05m – 2m, to an object height of 0.6m – 2m.



** includes an allowance for motorists travelling at 10kph above the speed limit.*

Tables A and B are drawn from Annex D of PPG13 with the speeds for residential areas shown in bold. In addition to the dimension quoted, where it can be shown that vehicle speeds will be contained to either 30mph or 20mph the respective Y distances in table B can be amended to 60m and 33m respectively.

Sightlines for Cycle Tracks
When a new cycle track meets a local road the X and Y distances can be shorter than for road junctions. The relevant dimensions are given in Sustrans, *The National Cycle Network,* Issue 2 (1997), pp.142-3.

Sightlines at Access Ways
For vehicles crossing a footway at lightly-used access points (for example, entrances to courtyards of no more than 10 vehicles or driveways to individual dwellings) a splayed entrance is required. In such cases the minimum X and Y distances should both be 2.0m, with the Y distance measured along the back of the footway. There should be clear visibility at a level of 0.6m above road level for areas used by children.

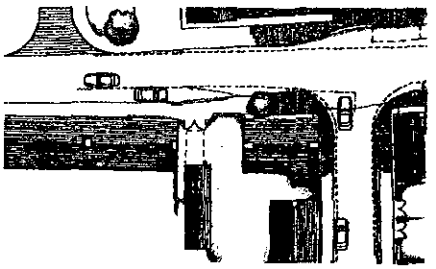


Access way

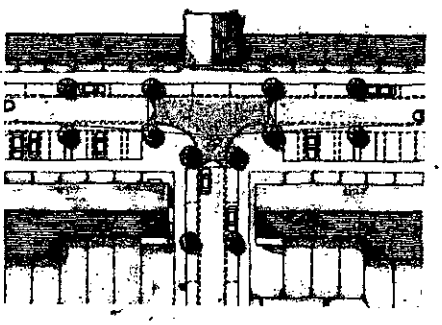
In many places, where there are few vehicles involved, it may be appropriate to have a crossover at footway level with a drop kerb at the entrance to an access way. This has the clear effect of symbolising that priority should be given to pedestrians.

Arrangement of Junctions
Two alternative designs for junctions constructed within the last few years are described here by way of example.

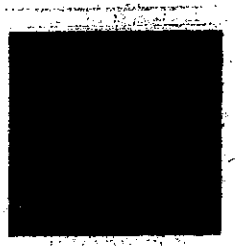
The junction of two streets, the minor with a designed vehicle speed of 20mph and the major a designed vehicle speed of 30mph. Buildings have been arranged to create an urban junction with a variable width carriageway. Casual parking in front of terrace housing is allowed for in increased carriageway widths, and the relevant sightlines are provided within added carriageway and footway space.



Terraced housing arranged in a linear form in keeping with local Victorian suburban streets. Car parking is provided on the street (within the adopted boundary) both parallel to and end on to the carriageway. Traffic calming in the form of raised tables at junctions and other points in the street is used to keep traffic speeds under 20mph. Parked cars do not interfere with the visibility splays.



APPENDIX 4
CORRESPONDENCE FROM APPLICANTS' AGENT DATED 12th FEBRUARY 2001 RE: EXISTING TRAFFIC GENERATION



PLANNING SERVICES	HPT 39847
POL	TLS
DC ETC	ENF
CS	
13 FEB 2001	
COPIES TO:	ACK:
	FILE:

... ASSOCIATES *CHARTERED ARCHITECTS*

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

... Planning
...trict Council
...ment

ADDITIONAL PLAN
3227

...n of Miss E Circuit

...uit

...MENT AT DUNT LANE HURST

...e to Town Planning application No. F/2001/3227 and your recent call ... to confirm the following: -

... note that if the dwellings are granted Town Planning approval the ... warehouse will be demolished.

... traffic movements our client has confirmed that during an average ...ay week, four (occasionally five) articulated lorries visit the site. In ...on smaller vans and cars distribute from the warehouse making upwards ...ven to eight visits per day. The warehouse is open from 8 a.m. to 6 p.m. ...s a week.

... we have provided sufficient information but should you require any ... please do not hesitate to contact us.

...rely

...ham

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**Mr and Mrs K Pang**
APPEAL SITE:	**Capital Products, Dunt Lane, Hurst**
REASON FOR APPEAL:	**Refusal of planning permission for the erection of three dwellings and garages. Demolition of existing buildings.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/3227

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1070701

1.00 SITE DESCRIPTION

1.01 The appeal site is a 0.31 hectare piece of land, located in a rural area, within the Parish of Hurst. The site is lies on the eastern side of Dunt Lane and is separated from it by a field. To the north of the site, a cluster of dwellings front the road. The area is characterised by sporadic groups of dwellings fronting rural lanes.

A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 There is existing building on the site that was originally used as a potato store. Following refusal of an application for a change of use to storage of plastic materials in 1980, change of use to storage of food products was allowed at appeal in 1982. This proposal was considered acceptable due to its specific nature and was subject to conditions limiting the use of the building, preventing external activity, limiting the hours of work and making the permission personal to the applicant. In 1989 an extension to the building was allowed at appeal, subject to similar conditions. This consent has subsequently been renewed but the extension has not been constructed.

2.02 In 1999 an outline proposal (including details of siting) for erection of five detached dwellings on the site was refused (O/1999/0155) for the reason that *"The proposal by reason of its scale and location would cause harm to the rural character of the area".*

2.03 On 6 March 2001 an application for demolition of the existing building and the erection of three, 4-bedroom detached houses, with detached double garages, was refused. A copy of the decision notice is contained in Appendix 2. Of the six reasons for refusals the first was:

"The layout and form of the proposed residential development would be out of keeping with the surrounding rural area and have an urbanising impact that would be detrimental to its character. Therefore, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and

LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1."

This reason will be addressed in this report. Reasons 2, 3 and 4 relate to Highway issues and will be addressed in a separate report by the Highway Officer. Reasons 5 and 6 relate to the management of the Hatch Gate Ditch main river. Reason 5 will be addressed in a separate report by the Environment Agency. Reason 6 is no longer valid.

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Berkshire Structure Plan (BSP) was adopted on 4 November 1995. The following BSP policies are relevant to this appeal.

C2 Development Outside Built-Up Areas and Settlements

Copies of these policies are contained in Appendix 3.

3.03 The Loddon Area Local Plan (LALP) was adopted on 5 May 1995 and, on 26 November 1996, the Planing and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following LALP policies are relevant to this appeal.

LTV2 Development in Rural Areas
LBE1 Design of New Development
LBE2 Inappropriate Design

Copies of these policies are contained in Appendix 4.

3.03 The emerging local plan is the Wokingham District Local Plan Deposit Draft (WDLPDD). Berkshire County Council issued a statement of

general conformity with the structure plan in May 1997 and the plan was placed on deposit in 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase took place during 2000. The Inspector's report on the local plan inquiry is not expected until the end of 2001 (with the exception of policy WSM1). The following policies are relevant to this appeal:

WOS2 General Development Principles
WOS3 Development Control Principles
WCC1 Development in the Countryside (Outside the Metropolitan Green Belt)
WBE1 Development in its Local Context

A copies of these policies are contained in Appendix 5.

4.00 THE COUNCIL'S CASE

Principal of Development

4.01 The appeal site lies in a rural area. Policies C2 of the BSP, LTV2 of the adopted local plan and WOS2 and WCC1 of the emerging local plan establish that development outside the boundaries of the Identified Settlements will be strictly controlled. Residential development will only be acceptable in certain circumstances. In this case parts F) and H) of policy WCC1 are of greatest relevance.

4.02 Policy WCC1 paragraph F) allows for redevelopment proposals, providing the scale, form, materials, design and character of the development are appropriate to the location in the countryside. There is a building, with established commercial use, on the site and, hence, some sort of redevelopment may be acceptable. However, policy WCC1 goes on to state that *"where development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design and character, to its location in the countryside....."* The existing building is not inappropriate in the countryside whereas the proposal to erect three dwellings would have an unacceptable

urbanising effect to the detriment of the countryside and so could not be considered as satisfying WCC1 (F).

4.03 Policy WCC1 paragraph H) allows for infilling of one or two dwellings in a small gap in a built up frontage, where development would not adversely affect the character and appearance of the area.

4.04 There are a number of dwellings in Dunt Lane but the existing development has a sporadic, linear form with dwellings fronting the lane and gaining access directly from it. The appeal proposal would relate most closely to the properties on the north-east side of the road, to the north-west of the appeal site. However, the site is set back from the road by over 60 metres, and separated from it by a field. The site lies at the end of rather than within the existing group of dwellings and the boundary closest to the road is level with the end of the gardens of the nearest existing dwellings. Therefore, the proposed houses could not be considered as infilling of a gap in the existing developed frontage and would extend residential development further into the surrounding countryside.

4.05 Therefore, in principle, the erection of three dwellings on this site is unacceptable.

Impact on the character of the surrounding area

4.06 Policies C2 of the BSP, LTV2 of the adopted local plan and WCC1 of the emerging local plan specify that, where development in the Countryside is acceptable in principle, it should be appropriate to its location. Policies LBE1 and LBE2 of the adopted local plan and WOS3 and WBE1 of the emerging plan provide further guidance regarding assessment of the character of development proposals. These policies aim to promote a high standard of design, which respects its local context. New development should be appropriate to the character of the area in which it is situated and make a positive contribution to its setting. In assessing the impact of proposals, the Council will have regard to their siting, scale, form, layout and massing. Proposals that would have an adverse impact on the character of an area will not be acceptable.

4.07 The existing building has a simple form, typical of many agricultural buildings, and, hence, in keeping with the rural character of the area. The enclosure of the site by post and rail fencing and hedges is also in keeping with this character and Inspectors at previous appeals have concluded that the limited use of the land around the building for parking does not cause undue harm.

4.08 Existing development tends to front Dunt Lane as described in paragraph 4.04. Access to the appeal dwellings would be via a shared drive/cul-de-sac perpendicular to the road and parallel to the side boundary of Woodlands. The siting of the three dwellings would be in a line, fronting the shared access. This layout would result in a pattern of development more typically found in suburban areas and out of keeping with its surroundings.

4.09 Although the dwellings would not be taller than the existing building, the spread of built development on the site would be greater and the clearly residential form of the development, together with the domestic use of the land around the buildings would have an urbanising effect, harmful to the rural character of the area. Because the proposed houses would be out of keeping with their surroundings they would appear prominent in the landscape, unlike the existing low key building.

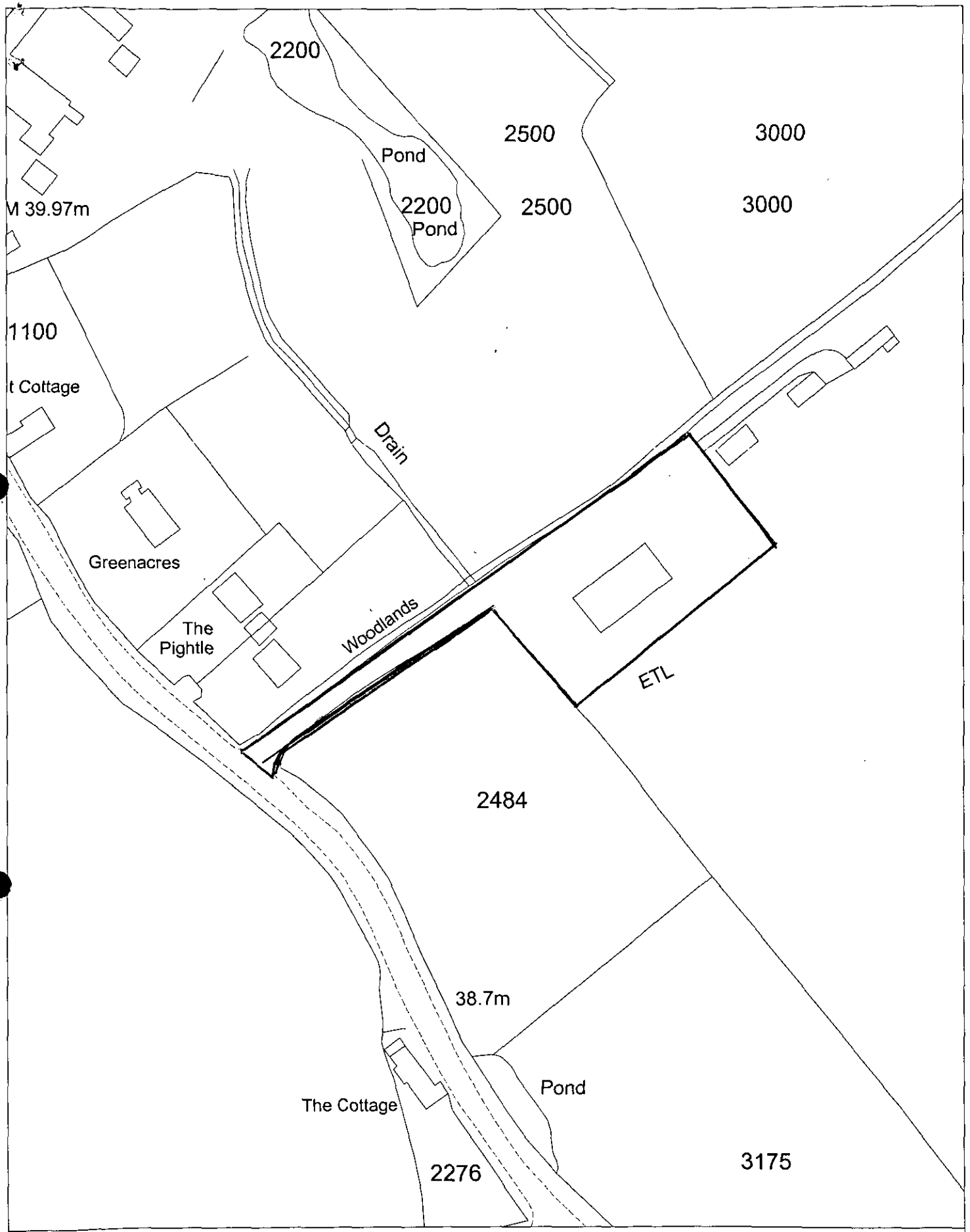
5.00 CONCLUSION

5.01 Redevelopment of an existing rural building may be acceptable in principle but in this case it is considered that the erection of three dwellings on the site is unacceptable in principle. Furthermore, the location of the site in relation to nearby dwellings and the nature and layout of the proposal would cause it to have an urbanising impact, harmful to the openness and character of the rural area. For these reasons the proposals are contrary to the policies cited and the Inspector is respectfully requested to dismiss this appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.
2. Relevant decision notices.
3. Extracts from the Berkshire Structure Plan.
4. Extracts from the Loddon Area Local Plan.
5. Extracts from the Wokingham District Local Plan Deposit Draft.
6. Proposed conditions of appeal if allowed.

Appendix 1 -
Location plan at 1:1250



Site Plan, Scale: 1 to 1250

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Date: 17 September 2001

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Appendix 2 -
Relevant decision notices.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Impluse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: O/1999/0155

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed demolition of existing buildings and erection of 5 detached dwellings.**

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

Reason
1. The proposal by reason of its scale and location would cause harm to the rural character of the area. As such, the proposal is contary to Policies C2 of Replacement Berkshire Structure Plan, LTV2 of Loddon Area Local Plan and WCC1 of Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development would result in the increased use of a sub standard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additoinal traffic on the surrounding highway network which is substandard in width, alignment and geometry and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason

4. The proposed development is contrary to Policy LD5 of the Berkshire Structure Plan, WT2 of Wokingham District Local Plan (Deposit Draft) and PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilties.

Head of Planning and Transportation
Date: 02 February 2000

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

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K K Pang
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3227

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.**

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

Reason
1. The proposal, by reason of its scale, location and layout would cause harm to the rural character of the area. As such, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.

Reason
2. The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason
4. The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

Reason
5. The proposals include development in close proximity to the Hatch Gate Ditch main river This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

Reason
6. The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C1, C2, H4 and H5.

Loddon Area Local Plan Policies LTV2, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC5, WOS3, WBE1, WT7, WEM18 and WRE4.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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

D/1423/DML/P

File (2) TA

Department of the Environment and
Department of Transport
Common Services
Room 1319 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218875
Switchboard 0272-218811

Copies to Records DCIMS RG.

Messrs D Miles Griffiths, Piercy and Company, Solicitors
415 Green Lanes
Harringay
LONDON N4 1EZ

PLANNING DEPT.
PASSED TO
COPIES TO
ACTION
FILE No.

Your reference
ES/LC(PANG)
Our reference
T/APP/5131/A/81/10624 and 15541/G7
Date

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY CAPITAL PRODUCTS
APPLICATION NOS 15269 AND 16180

1. I refer to the 2 appeals which I have been appointed to determine, against the decisions of the Wokingham District Council to refuse planning permissi . for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and ii. the change of use from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst. I held a local inquiry into the appeals on Wednesday 19 May 1982 at the Council Offices, Shute End, Wokingham.

2. Both appeals concern the same site and building and are identical, other than the second includes the installation of a 5,000 gallon tank. From my inspection of the appeal site and the surrounding area and bearing in mind the representations made, including those contained in the letters from the parish council and local residents forwarded to me, I consider that the main issues are the effect of the proposed changes of use on i. the character of the area and ii. the policies adopted by the district council.

3. The character of the area is rural; and the policies adopted by the district council for the area are mainly concerned with its rural character.

4. It is contended on behalf of your client, Mr Awok Pang who is trading as Capital Products, that his use would be similar to the use to which the building on the site has been put to for several years, in that foodstuffs would be delivered to, then re-packaged, and distributed from the premises. The original use was in connection with potatoes whereas your client's use would concern edible oil (the reception tank being within the building), flour, wrapping paper and minor items eg salt, pepper, vinegar etc which could be classed as catering sundries. More importantly it is maintained, the change of use would generate less vehicular traffic than before, even if Mr Pang were to increase his present 20 catering outlets in the area to 50 or so. His use is a particular one and the building is ideally located for his business: and I am also advised that conditions relating to the uses now proposed and normal working hours would be acceptable to him, as part and parcel of planning permissions of which the latest application includes installation of a 5,000 gallon tank.

5. The district council's apprehension, and this is also reflected in views of local residents, is that your client's use is in no way whatsoever connected with a rural area. And that it could lead to an intensification, notably by an increase in vehicular traffic movements, if the venture proved very successful; or was exploited by a concentration on one of the items proposed to be stored and redistributed, perhaps by some other firm.

6. I consider that the building itself is not obvious and detracts little from the rural scene. Its approved uses have however been rather specific; and it is the likely comings and goings associated with its use that would have the most impact on the area. I do not think that your client's intentions would be of such significance as to harm the character of the area or the rural policies adopted by the council: the building is there and its use has not been entirely related to the adjoining farmlands. Having said that, I consider that it is your client, and his specific proposals and likely potential for his increased business, that are important considerations: in other hands a greater potential, for the building has the capacity, could lead to quite a different situation particularly with the regard to the traffic generated and numbers employed. In other words your client's use is unlikely to be more than a modest use of the premises, and it is such modest use, which I think is the favourable consideration in allowing the present appeals.

7. In addition therefore to the specific items which should be contained within the building and the normal hours of activity at the site, I consider the permissions should be personal to your client. I have also considered the other matters raised at the inquiry or in the correspondence, but the considerations that have led me to my decision are not outweighed by these other matters.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby allow these appeals and grant planning permission for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour, wrapping paper and catering sundries at Storage Depot, Dunt Lane, Hurst and ii. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour, wrapping paper and catering sundries and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst in accordance with the terms of the applications (No 15269 and 16180) dated 26 January 1981 and 26 June 1981 and the plans submitted therewith, subject to the following conditions in each case:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items shall take place within the existing building on the site: unloading of such goods shall take place either in this building or under the canopy at its northern end. No storage, re-packaging or unloading shall take place at the site other than hereby specified;

3. the building on the site shall be used for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Classes III, IV or X of the Schedule to the Town and Country Planning (Use Classes) Order 1972;

4. the hours of work in connection with the use hereby permitted shall be between 8.00 am and 6.00 pm on Mondays to Fridays and 8.00 am and 1.00 pm on Saturdays: no activity shall take place at the site outside these hours or on Sundays or bank holidays;

5. this permission enures only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

9. Your client's attention is drawn to the enclosed note relating to the Chronically Sick and Disabled Persons Act 1970.

10. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

C.C. Eyre

C.C EYRE FRTPI
Inspector

ENC

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

DCH/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Capital Products
c/o D Miles Griffiths Piercy & Co
415 Green Lanes
Harringay
London

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No: 15269

Proposal Change of use of building from washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper at Storage Depot Dunt Lane Hurst

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture forestry, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values. There is insufficient evidence submitted to justify a departure from this policy. (R135)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that:

"The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area and will not detract from the environmental quality of the area" (Policy E6) (R201)

Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories

21 APR 1981

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

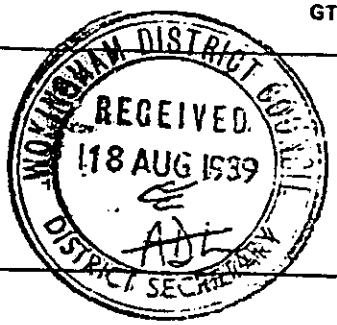
Application 15269 continued

A Development associated with agriculture or forestry
B Mineral extraction
C Development associated with recreation appropriate to the countryside
D Public utility undertakings
E Any other purpose which is appropriate to the countryside
(Policy ENV5) (ENV6)

3. The District Planning Authority are of the opinion that this proposal would be detrimental to the amenities and character of the area and consider that insufficient evidence has been advanced by the applicant to justify a departure from the policies stated above.

A/820X/DH/P

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374



Washbourne & Co
7 Burkes Court
Burkes Road
BEACONSFIELD
Bucks
HP9 1NZ

Your reference
G Tier
Our reference
T/APP/H0330/A/89/115480/P4A
Date
17 AUG 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR K K PANG
APPLICATION NO: 31550

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the Wokingham District Council to refuse planning permission for extension to existing warehouse used for storage of catering products, at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire. I have considered the written representations made by you and by the Council and also those made by the Berkshire County Council, the St Nicholas Hurst Parish Council and the Hurst Village Society. I inspected the site on 30 June 1989.

2. The appeal site lies south-east of Reading in a rural area approximately one mile north-east of Winnersh. Hurst comprises a scatter of residential and other buildings mainly along various country roads. Your client's property is surrounded by flat open mainly pasture land and is set well back from Dunt Lane and separated from it by a horse paddock. Access is by a single vehicle width roadway. Within the site is a building of some 400 sq m floorspace which has a loading bay at the north-east end and open space on all sides which looks no more than partially used for vehicular circulation and parking. Planning permission for the present use of the existing building was granted on appeal in 1982 subject to conditions which made the permission personal to Mr Awok Pang (trading as Capital Products) and restricted to use for "the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items".

3. Having read the representations and made my inspection I consider that this case turns on the likely impact of the proposal on the rural character and visual amenity of the area and on the aims of the Council's rural policies, and on the effects of the proposal on traffic safety and convenience.

4. The Council takes the view that your client's proposal would lead to intensification of development in the countryside and would damage the rural character and the appearance of the area. It also maintains that the scheme is contrary to Structure and Local Plan policies which seek to protect the countryside from the effects of unnecessary and inappropriate development.

5. You argue that the commercial use already exists on the site, that the existing building is in a secluded and relatively well screened location and that the proposed extension would be equally inconspicuous. Moreover you submit that the proposed development would have no material impact in the locality; vehicles which deliver to and collect from the site currently carry only part loads and therefore the increase in storage space need not generate more traffic movements.

6. I saw when I made my visit that the site and the access road are screened from view by tall overgrown hedges on the north and west sides but the building is visible across a field from Dunt Avenue 250 m or so to the south-east. The proposed

100% Recycled Paper

extension is on the north-west side of the existing building and although 1.4 m higher would be largely hidden from view from outside the site. Provided that the existing materials were of suitably discreet colours I therefore believe that the appearance of the locality would not be noticeably affected by this scheme.

7. As to its impact on the character of the area this would, in my view, depend chiefly on changes in the levels of external activity which might ensue. That the existing level of traffic movements generated by your client's business here is relatively low is not in dispute among the parties. Given that the new building would have a greater roof height in order to accommodate more efficient use of a fork-lift truck and palletised storage the increase in storage capacity on the site would be somewhat in excess of the 60% increase in floorspace envisaged. Nevertheless, if as you submit, this would not lead to a significant increase in vehicle movements to and from the site, and provided that the extension were to remain ancillary to, and subject to the same restrictions of use and operation as, the existing building, I am confident that the proposed development would have no material effect on the character of the locality.

8. National as well as local policies with regard to rural areas seek to protect the countryside for its own sake by normally excluding development which neither is appropriate to such an area nor has a special reason for locating there. Whilst the proposed development is not for a purpose normally acceptable in open countryside, it is intended for an undertaking which already exists on this site, which has operated here for several years without complaint, and which is particularly modest in the levels of external activity generated. Moreover, whilst the proportional increase in covered floorspace would be substantial, in absolute terms the building as extended would still be relatively small and the impact on the appearance and character of the local area insignificant. In this particular instance therefore I am satisfied that the appeal scheme would not conflict with the aims of the Council's rural policies.

9. To turn to the access question, the Local Highway Authority expresses concern about a possible increase in the number of vehicle movements to and from the site using an access road too narrow to allow 2 vehicles to pass and a junction with sub-standard visibility. You maintain that traffic flow is estimated to remain at the present level but that the appellant owns land on either side of the access road and would accept a planning condition requiring the road to be widened.

10. I saw for myself that junction visibility is substandard, especially in a northern direction along Dunt Lane, and that because of a curve in the road the trimming back of roadside vegetation could make only a marginal improvement. Dunt Lane is unlighted, derestricted and has no road markings, parking restrictions or footways. However it is also a quiet country road truncated some distance to the south by a motorway junction and serving only a few scattered houses and farms. Moreover, the traffic flow to and from your client's premises amounts, you say, to only 4 or 5 vehicle movements per day on average (presumably plus journey to work movements by his very small staff) and should not change significantly if the proposed scheme is implemented. Any change of occupation or use of the site would require planning consent and an assessment of the adequacy of the access for the new user would then be possible. It seems to me that if there is to be no material alteration in vehicle turning movements at this junction the appeal scheme should have no material impact on the safety and convenience of highway users and therefore the proposed development need not be resisted on this ground.

11. The Hurst Village Society fears that to grant permission for this extension would encourage other small businesses operating or contemplating operating in rural areas to believe that they would be able to expand on site but I believe that the particular circumstances which obtain here could distinguish this case from others which might arise and that the question of precedent would not justify the dismissal of this appeal.

12. Having taken into account the above and all other matters raised by all parties in the representations received I have found nothing which outweighs the factors which have led me to the conclusion that the planning permission which your client seeks might be granted. Because the modest nature of the present operation on the site and your statements about the intended future conduct of your client's business here have been major issues in my consideration of this appeal I take the view that the planning conditions imposed on the original grant of consent to your client should be repeated; you confirm that your client, Mr K K Pang, and Mr Awok Pang are one and the same person and I shall make the consent personal to the latter as before. In addition and in order to ensure that the appeal site continues to be suitably and adequately screened I shall impose a condition requiring the submission and implementation of a landscaping scheme.

13. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for extension to existing warehouse used for storage of catering products at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire, in accordance with the terms of the application No 31550 dated 1 August 1988 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun not later than 5 years from the date of this letter.

2. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any building works on site.

3. The proposed extension shall remain ancillary to the principal use of the premises for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

4. The storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items, together with the storage of pallets and waste products, shall take place only within the proposed and existing buildings on the site; unloading and loading of goods shall take place only within the proposed and existing buildings or under the canopy at the northern end of the existing building. No storage, re-packaging or unloading shall take place at the site other than hereby specified.

5. The hours of work in this building shall be between 0800 and 1800 on Mondays to Fridays and 0800 and 1300 hrs on Saturdays; no activity shall take place outside these hours or on Sundays or Bank Holidays.

6. This permission shall enure only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

7. A landscaping scheme for this site, which shall indicate existing trees and shrubs to be retained and new and/or replacement trees and shrubs to be planted shall be submitted to and approved in writing by the Local Planning Authority and be implemented within the first available planting season after the commencement of the development hereby approved. The scheme shall provide for species, siting and planting distances; trees and shrubs dying or becoming diseased, removed or being seriously damaged within 5 years of planting shall be replaced by comparable specimens during the first available planting season after the loss of the trees/and or shrubs.

14. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the

authority fail to give notice of their decision within the prescribed period. The developer's attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons' Act 1970. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

MISS N FARISH BA DipTP MRTPI
Inspector

ENC

REFUSAL OF PLANNING
PERMISSION

F
TPL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: K K PANG ESQ
50 CHATSWORTH AVENUE
WINNERSH
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 31550 (F)

Proposal:
EXTENSION TO EXISTING WAREHOUSE USED FOR STORAGE OF
CATERING PRODUCTS
CAPITAL PRODUCTS DUNT LANE ST NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposal represents an undesirable intensification of development in the countryside and will have an adverse effect on the rural character and visual amenity of the area.(R94F)

02 The area is predominantly rural in character and it is considered that the further intrusion of building development would be inappropriate, would tend to thicken the existing scatter of development and would detract from the character and visual amenity of the area. Furthermore, an undesirable precedent is likely to be created.(R184)

03 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

03 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

03 "It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages and suburbs that undeveloped land

continued -

Application 31550 continued

that has a special visual significance in relation to the character of the place is identified and safeguarded from development.
(d) To protect important open land between settlements particularly between Wokingham and Bracknell." Policy EN2)

03 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:
(a) Development essential to the use of land for agriculture or forestry.
(b) Mineral extraction.
(c) Development associated with recreation of a scale and type appropriate to the countryside.
(d) Public utilities which cannot be located elsewhere.
(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

04 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

04 Policy E3 (Provision for industry, warehousing and associated uses)(RV8)

04 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

04 Policy EN4 (General policies limiting the spread of development- Settlements and their setting)(RV20)

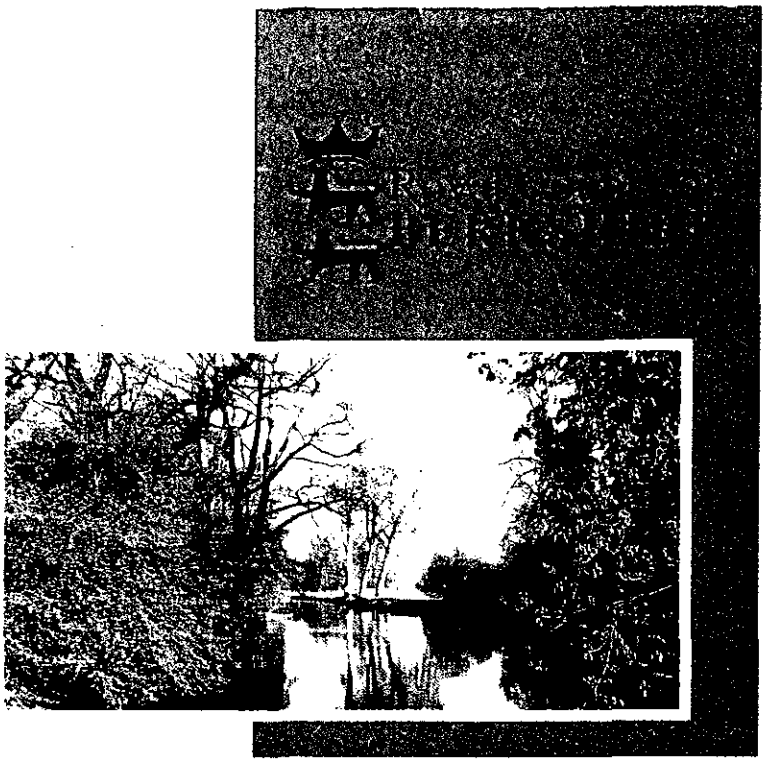
05 The proposal conflicts with the proposals contained in the approved Local Plan for Hurst and will be detrimental to the successful implementation of the principles of the plan.(R160)

06 The proposed development would generate additional vehicle turning movements at a junction which is substandard in respect of visibility and road width and this would cause interference with the safety and convenience of the users of Dunt Lane.

Date..... 03 NOV 1988 .....
Planning Officer

N.B. A statement of the applicant's rights is attached

Appendix 3 - Extracts from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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5 COUNTRYSIDE AND RURAL DEVELOPMENT

5.1 Much of Berkshire's attractiveness lies in the character and scale of its smaller towns and villages, and the countryside in which they are set. As part of the overall aims of this Plan, there is a need to adopt a sustainable approach in dealing with development affecting the countryside and the communities within it. In particular, there is a need to balance the protection of the countryside for its own sake with the need to accommodate changes necessary to ensure the health of rural communities.

RURAL DEVELOPMENT AND SERVICES

5.2 Despite an apparent air of relative prosperity, Berkshire's rural areas have not been immune from a number of pressures affecting the rural economy and society. As a result of these pressures, there is :

- a need to assist the rural economy, for example, through the diversification of farm businesses and the availability of reasonably priced premises suitable for small rural businesses;
- a need for more low cost residential accommodation for local needs - the majority of Berkshire's villages are attractive places to live but this has helped to raise the price of housing well above what many existing residents can afford, as well as fuelling pressures for land to be released for development; and
- a need to address the continuing decline of rural services brought about by factors such as increasing car ownership, the spread of large out-of-town retail stores, the general financial pressures on small businesses, and the changing social composition of rural settlements.

5.3 The County Council supports a vision of 'balanced rural communities', which are diverse both in terms of their social composition and the range of activities within them (villages which contain services and appropriate employment opportunities for local people, as well as housing). A mixture of people and activities can help support each other, and thereby help to maximise the 'quality of life' in rural areas. Access to local facilities can also make rural life more sustainable, by reducing the need to travel elsewhere.

Rural Development

Policy C1 **The nature and scale of development in rural areas should seek to encourage and sustain balanced rural communities. Development will normally be within rural settlements defined in local plans and be appropriate to the scale and character of a settlement.**

5.4 To help achieve this, other policies in this Plan :

(i) assist the maintenance of a range of employment opportunities in all parts of the County, including the rural areas (Policies BU1 and BU2);

(ii) help promote a supply of 'low-cost' housing for local needs in rural areas by :

- the provision (as elsewhere) of low-cost dwellings as part of new housing development (Policy H7);

- allowing some housing specifically to meet identified local needs, on sites where new dwellings would not normally be permitted (Policy H8); and

(iii) support public transport services in so far as resources allow, which can be justified by their level of use. In order to improve the overall effectiveness of public transport serving scattered communities, the County Council will encourage greater co-ordination of the services provided by the various operators and agencies (Policy T4).

Policy EN1 deals with the protection of the character and enhancement of the quality of the environment in villages and other rural settlements.

5.5 For the purposes of Policy C1, 'rural areas' may be defined as those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission, and has been adopted for the Berkshire Rural Community Strategy (see paragraph 5.7 below). Using this approach the following settlements are considered to fall outside the remit of Policy C1:

Reading urban area (including Purley, Tilehurst, Calcot, Woodley and Earley)
Maidenhead
Bracknell
Newbury/Thatcham
Wokingham/Winnersh
Windsor/Eton
Sunningdale/Sunninghill/Ascot
Crowthorne
Sandhurst
Slough

5.6 Whilst the availability of local services such as schools, shops and health facilities is an important factor in helping to sustain balanced rural communities, land-use planning policies themselves can do little to ensure that services remain in villages.

5.7 However, the County Council has worked with the Community Council for Berkshire, the Rural Development Commission and other relevant organisations to prepare a Rural Community Strategy. This was published by the Community Council on behalf of the Berkshire Rural Strategy Steering Group in October 1994. The Strategy looks beyond land use planning and examines in a comprehensive manner both the issues affecting Berkshire's rural communities and recommendations as to how they may be addressed by a wide range of agencies.

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Appendix 4 -
Extracts from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

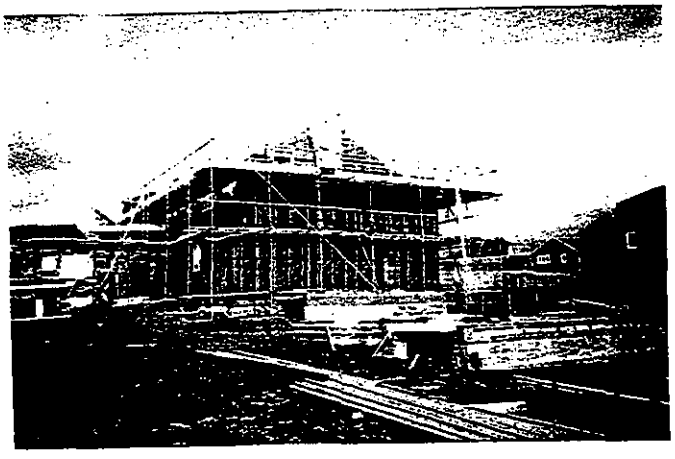
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

Appendix 5 -
Extracts from the Wokingham District Local Plan Deposit Draft



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- Proposed Amendments April 1999
- Additional Proposed Amendments September 1999
- Proposed Transport Amendments February 2000

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

IN ALL CASES, THE FOLLOWING FACTORS WILL NEED TO BE COMPLIED WITH:

I. THE BUILDING IS SUITABLE FOR RESIDENTIAL USE WITHOUT MAJOR REBUILDING OR ALTERATIONS AND THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS

II. CONVERSION DOES NOT LEAD TO A DISPERSAL OF ACTIVITY ON SUCH A SCALE AS TO PREJUDICE TOWN OR VILLAGE VITALITY

III. THERE ARE NO OVERRIDING AMENITY, ENVIRONMENTAL, HIGHWAY OR OTHER PLANNING OBJECTIONS THAT CANNOT BE OVERCOME BY IMPOSING REASONABLE CONDITIONS ON A PLANNING PERMISSION.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Re-Use of Rural Buildings for Non-Residential Uses

2.36 National policy is set out in PPG 7. The re-use of rural buildings for new commercial, industrial, tourism, sport and recreational uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Farmers increasingly look to diversify beyond the agricultural industry in order to supplement their farm incomes. Farm shops or any related enterprise issues and policies are contained in the Rural Economy section of the Economic Development and Employment chapter of this plan.

New Dwellings required for Countryside Land Uses

2.37 The principle of allowing new dwellings in the countryside where they are essential to a viable agricultural enterprise is established in the adopted local plans. As a result of the trend towards diversification, there may in future be other uses in rural areas that may require a continuous presence on the site, for operational or security reasons. In such instances, as for agricultural dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests. Detailed guidance on this issue is contained in Annex I (paras. I6 - I13) of PPG 7.

2.38 If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally for the first three years be provided by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation. It will need to comply with detailed guidance set out in Annex I (paras. I14 - I21) of PPG 7.

2.39 Where the need to provide accommodation to enable farm or forestry workers to live at *OR* **(PA 2/18)** near to their place of work has been accepted as justifying isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for this need. As a result the planning permission will be subject to an occupancy condition. This can be imposed not only on a proposed dwelling but also on any existing dwellings on the unit, under the control of the applicant.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME..*

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* {T/12}

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

Introducing Flexibility and Vitality - Provision of Mixed Use Premises

7.50 Craft enterprises and one man businesses often operate from small workshops. Some of these activities have caused complaint when operated in adapted outbuildings attached to existing dwellings in residential estates, especially if power tools are used or the enterprise attracts deliveries or calls from customers. Many of these difficulties can be overcome if places of work are insulated against noise transfer, and road layout and parking provision are suitable for the purpose. Consideration should therefore be given to the provision of new mixed use premises and areas. These would be dwellings with appropriately designed access, highway infrastructure and purpose built workshops. Workshops could be attached to the houses or within their grounds. Use of these premises would be controlled by planning conditions designed to protect residential amenity. The issues covered would ~~be~~ *INCLUDE* **(PA 7/21)** those contained in Policy WEM15. Particularly suitable locations would be adjacent to shopping parades or employment areas or as part of major new housing developments. In order to maintain the stock, a condition would be required to prevent separation of the workshops from the dwelling.

POLICY WEM17: MIXED USE PREMISES

IN THE FOLLOWING LOCATIONS:

A) DISCRETE MIXED USE AREAS IDENTIFIED THROUGH A PLANNING BRIEF WITHIN MAJOR NEW HOUSING DEVELOPMENTS

B) WHERE NEW HOUSING IS TO BE DEVELOPED ADJACENT TO EXISTING OR PROPOSED SHOPPING AND EMPLOYMENT AREAS, AND WHERE ACCESS TO WORKSHOPS WOULD NOT BE TAKEN THROUGH PREDOMINANTLY RESIDENTIAL ROADS **(PA 7/22)**

THE COUNCIL WILL CONSIDER THE PROVISION OF NEW DWELLINGS WITH ASSOCIATED WORKSHOPS TO FORM MIXED USE PREMISES. THE BUSINESS USE SHOULD HAVE AN ANCILLARY RELATIONSHIP TO THE DWELLING IN BUILT FORM, FLOORSPACE AND SCALE *AND BE INTEGRATED INTO ITS LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS.* **(PA 7/22)**

Implementation: Use of land in public and private ownership, identification in development briefs.

Monitoring: Annual housing and employment monitoring.

ALTERNATIVE USES FOR BUILDINGS AND LAND IN EMPLOYMENT USE

Alternative Uses for Land and Premises with a Commitment for, or in Existing B Class Use

7.51 Berkshire Structure Plan Policy BU3 states that existing permissions for BIDS uses will not automatically be renewed where a site could be beneficially used to achieve other desirable planning objectives. Whilst this may be appropriate where planning permissions have been granted on free-standing sites, it has implications for premises in existing employment areas. To remove employment floorspace in established industrial areas permanently would result in a dilution of their character. It could also either divert employment generating uses to less

well located existing premises or put pressure on greenfield sites in the future. Either outcome would be likely to increase the need to travel. It is proposed to set criteria to protect those sites that are seen of particular importance to the health and diversity of the local economy whilst not opposing the principle of change of use elsewhere. *POLICY WEM18 DOES NOT PRECLUDE THE IMPLEMENTATION OF THE PROVISIONS OF WEM3, WHICH APPLIES TO THE CORE EMPLOYMENT AREA AT GREEN PARK, OR POLICIES WEM14 AND WR10 THAT SEEK TO PROVIDE A LIMITED RANGE OF ANCILLARY FACILITIES THAT COMPLEMENT THE MAIN BUSINESS USE OF NEW AND EXISTING EMPLOYMENT AREAS.* **(PA 7/23)** In line with advice in PPG 6 inappropriate proposals for retail use on land allocated for other purposes will be resisted.

POLICY WEM18: ALTERNATIVE USES FOR LAND AND PREMISES WITH A COMMITMENT FOR, OR IN EXISTING, B1 - B8 USE

THE COUNCIL WILL ACCEPT THE PRINCIPLE OF CHANGE AWAY FROM BUSINESS EMPLOYMENT GENERATING USE (CLASSES B1 - B8) TO MEET RESIDENTIAL OR, COMMUNITY NEEDS EXCEPT:

Cont.

a) IN CORE EMPLOYMENT AREAS *UNLESS DEVELOPMENT IS TO MEET THE PROVISIONS OF PROPOSAL WEM3; OR TO PROVIDE THE SUPPORTING USES IDENTIFIED IN POLICIES WEM14 OR WR10.* **(PA 7/24)**

b) ON THOSE ESTABLISHED EMPLOYMENT SITES WITHIN THE SETTLEMENT BOUNDARIES OF VILLAGES WHICH CAUSE NO ENVIRONMENTAL NUISANCE

c) IN EMPLOYMENT AREAS IDENTIFIED FOR DEVELOPMENT IN POLICY WEM1

d) ON LAND AND BUILDINGS PROPOSED FOR GENERAL INDUSTRIAL (B2) OR WAREHOUSING USE (B8) AND AT HERON INDUSTRIAL ESTATE, SPENCERS WOOD

e) WHERE SMALL UNITS WOULD BE LOST

IN ADDITION THE PRINCIPLE OF CHANGE OF USE OF LAND COMMITTED FOR B1 -B8 USE WILL BE ACCEPTABLE ~~IN~~ *WITHIN* **(PA 7/25)** TOWN CENTRE ~~OR EDGE OF TOWN CENTRE LOCATIONS~~ *BOUNDARIES AS DEFINED ON THE INSET MAPS THAT FORM PART OF THIS PLAN,* **(PA 7/25)** TO MEET RECREATION AND LEISURE DEFICIENCIES UNLESS THE LAND IS IDENTIFIED FOR B1-B8 EMPLOYMENT DEVELOPMENT IN THIS PLAN.

Implementation: Through the development control process.

Monitoring: Annual employment monitoring.

THE RURAL ECONOMY

INTRODUCTION

7.52 As in many other areas where countryside lies close to major urban development, there is no identifiably different workforce in the country as opposed to the town. Within the plan area employment in agriculture and related rural industries has declined over many years. New employment opportunities have become available to those living in rural areas through changes in communication technologies, increased mobility allowing access to the centres of employment in our built up areas and the availability of premises in farm buildings. However, the physical character of town and countryside remain distinct. There are strong pressures for development in the rural areas of the plan area. This has the potential to erode the character of these areas if not controlled.

7.53 The following Policies, WRE1 - WRE6, relate to job creating development in the countryside outside the settlement areas defined in this plan but, with the exception of Policy WRE1 do not apply within the Metropolitan Green Belt. Although the same pressures and trends affect countryside within the Metropolitan Green Belt, development is more strictly controlled on land there. All policies covering that designation appear together in chapter 3, The Metropolitan Green Belt. Relevant Policies are WGB1, WGB4, ~~WGB5~~ **(PA 7/26)** WGB7 and WGB10. The proposals map clarifies where the Metropolitan Green Belt policies apply.

7.54 A diverse and balanced rural economy has benefits for people living in village or countryside. The Rural White Paper and PPG 7 affirm the need to accommodate change while continuing to conserve the countryside. Economic development must be balanced against the maintenance of an undeveloped landscape and in particular the prevention of deterioration in

PROPOSAL WRE3: NEW USES FOR RESEARCH ESTABLISHMENTS OUTSIDE THE SETTLEMENT OF SHINFIELD

~~WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED A CHANGE OF USE OF LAND AND BUILDINGS TO EDUCATIONAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATION ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE PROVIDING~~

WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED, A CHANGE OF USE, OR REDEVELOPMENT OF LAND AND BUILDINGS TO EDUCATIONAL, RESIDENTIAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ENCOURAGED. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATIONAL ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND POLICY BU1 OF THE STRUCTURE PLAN PROVIDING: **(PA 7/29)**

~~A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT WITHIN THE AREA COVERED BY EXISTING PERMANENT BUILDINGS~~

A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT. THE GROUND COVERAGE OF ANY REDEVELOPMENT SHALL BE NO GREATER THAN THAT CURRENTLY OCCUPIED BY EXISTING BUILDINGS AND HARDSTANDINGS. **(PA 7/29)**

B) THE PROPOSALS PROVIDE FOR THE REMOVAL OF EXISTING TEMPORARY BUILDINGS OR UNSIGHTLY ADDITIONS FROM THE SITE

C) THE USES DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE AREA BY REASON OF VISUAL INTRUSION, THE GENERATION OF NOISE OR OTHER DISTURBANCE, OR EXCESSIVE TRAFFIC GENERATION

~~D) SCHEMES INCLUDE THE RETENTION AND MAINTENANCE OF EXISTING UNDEVELOPED AREAS WITHIN THE SITE AS LANDSCAPED AREAS.~~

D) SCHEMES DO NOT ENCROACH SIGNIFICANTLY ON EXISTING UNDEVELOPED AREAS OF THE SITE. THESE UNDEVELOPED AREAS SHALL BE RETAINED AND MAINTAINED AS OPEN OR INFORMAL LANDSCAPED AREAS IN KEEPING WITH THE CHARACTER OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET. **(PA 7/29)**

Implementation: Through the development control process and negotiation with the landowner.

Monitoring: Annual employment monitoring.

Redevelopment, Extension and Infilling at Existing Employment Sites Outside Settlement Boundaries

7.64 The principle of redevelopment, minor extension and infilling of existing sites in the countryside is allowed by Berkshire Structure Plan Policy C2 in order to assist the rural

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

7.65 In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against Policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

10.17 Whilst there is considerable emphasis in national and strategic guidance on the reduction in the use of cars, this must be applied in the context of already high car ownership and the limited availability of public transport services in some locations. At present in many parts of Wokingham District there is simply no practical alternative to the private car. The problems of the lack of a suitable alternative have been clearly made by many respondents to the consultation exercises. Non-car users are disadvantaged in comparison with car users.

Access to Development

10.18 It is important to ensure that all development is accessible both for all modes of transport and by all users irrespective of any handicap.

POLICY WT2: ACCESS TO DEVELOPMENT

ALL DEVELOPMENT MUST BE PROVIDED WITH A SATISFACTORY ACCESS INCLUDING FOR THOSE WHO ARE HANDICAPPED IN MOBILITY TERMS AND PROVISION FOR ACCESS BY FOOT AND BY CYCLE. IN LARGER DEVELOPMENTS THE PROVISION OF BUS ACCESS AND SUITABLY LOCATED BUS STOPS WITH SHELTERS WILL ALSO BE REQUIRED.

Implementation: Through the development control process.

Monitoring: Through the evaluation of development on site.

10.19 Accessibility to development in terms of the built environment is covered by Policy WBE9 in Chapter 4, Built Environment, Design and Heritage.

Alternatives to the Private Car

10.20 One of this plan's main targets, in accordance with government guidance, is to reduce the use of the private car and to increase the use of modes such as rail, bus, cycling and walking. ~~The approach of the Council to reducing car use is by ensuring the provision of alternatives rather than by measures of restraint. At present there are many trips made by car for which no adequate alternative exists.~~ *THE ROAD TRAFFIC REDUCTION ACT REQUIRES LOCAL HIGHWAY AUTHORITIES TO REVIEW EXISTING AND FORECAST LEVELS OF TRAFFIC ON LOCAL ROADS IN THEIR AREAS. TARGETS ARE TO BE SET THROUGH THE LOCAL TRANSPORT PLAN WITH REGARD TO REDUCING ABSOLUTE LEVELS OF TRAFFIC OR REDUCING THE RATE OF GROWTH IN TRAFFIC LEVELS.* {T/3}

10.21 Information on the use of other modes is limited. The Wokingham shoppers survey in 1992 found the use of other modes to be: on foot 21%; bus 5%; cycle 3%; and train 1%. Journey to work methods for the District as a whole are: foot 6%; bus 5%; cycle 3%; and train 5% (1991 census). These figures disguise variations across the District. The highest proportions are: foot 30% in Barkham; bus 15% in Whitegates (Earley); cycle 9% in Arborfield; and train 12% in Winnersh.

~~10.22 No targets have been set for the District as a whole. The Berkshire Transport Plan sets the following percentage modal targets for 2015 by urban area.~~

~~Mode~~	~~Reading (%)~~	~~Wokingham (%)~~
~~Walk~~	~~16~~	~~13~~
~~Cycle~~	~~9~~	~~9~~
~~Bus~~	~~28~~	4

Appendix 6 -
Proposed conditions of appeal if allowed.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
6. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which

within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. To safeguard the visual amenities of the locality
4. To safeguard the visual amenities of the locality
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. To safeguard the rural character of the area.
7. In the interests of visual amenity.
8. In the interests of visual amenity.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3227

Applicant : Mr & Mrs K K Pang C/O W M Graham Associates.

Location : Capital Products, Dunt Lane, Hurst, Reading.
Proposal : Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....5 February 2001.....

Date Registered : 26/01/2001

Earliest Date for Decision : 19/02/2001

Latest Consultation Date/Site Notice Expiry Date : 19/02/2001

This application will have expired on: 23/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Hurst Village Soc. - Object + reasons
Policy - need to ~~develop~~ demonstrate no material adverse effect on countryside character
Landscape - out of character
Minerals - no comments
Wokingham CPRE - rural area, no/scale of houses contrary to policy
Highways - request additional info
Environmental Health - conditions
Local resident - traffic, should keep light ind use, skyline would change, overlooking, many listed buildings

Planning Issues :
Countryside - site in commercial use.
Highways ?

Hurst PC - rural area + doesn't apply with criteria for exceptions : refuse

F/2001/3227
Capital Products, Dunt Lane, Hurst

History:

1967	O/148/67 + R/247/67	temporary permission for a potato store
1971	909/71	2 agricultural workers bungalows refused
1972	107/72	permanent retention of building allowed at appeal
1979	00219	extension to store approved
1980	13800	CoU to storage refused
1982	15269/16180	CoU to storage + tank allowed at appeal
1981	16541	making furniture frames (B1(c)/B2?) refused
1989	31550	extension allowed at appeal, renewed 1994 & 30/9/99
1999	O/1999/0155	5 Dwellings refused

The existing building on the site was originally a potato store but has since received approval for storage use, subject to a number of restrictive conditions including a personal condition, limits on the hours of operation, range of materials that may be stored and packed and external activities, including loading.

The existing building has an area of 402.92m^2, plus a canopy covering an area of 60m^2. The main building has a pitched roof with a 9 metre ridge line and 5.5 metre eaves. The canopy has a gently sloping mono-pitched roof, the height of which is between 9.4 and 10 metres. The approved extension has a floor area of 235.8m^2.

The proposal is for three detached dwellings with detached double garages.

Appraisal:

Principal of development

Loss of the existing commercial use is acceptable in terms of WDLPDD policy WEM18, since the unit would not be considered small, as defined in policy WEM7. The site is located in the countryside – residential development is not acceptable in principal except in certain circumstances. In this case parts F) and H) of policy WCC1 may be relevant:

F) allows for redevelopment proposals, providing the scale, form, materials, design and character of the development are appropriate to the location in the countryside. There is a building, with established commercial use, on the site and hence, redevelopment may be acceptable, subject to compliance with other policies, in particular the character and amenities of the surrounding area.

H) allows for infilling of one or two dwellings in a small gap in a built up frontage, where development would not adversely affect the character and appearance of the area (LALP policy LTV2 (A) allows for rounding off on the edge of settlements but this is not relevant in this case as the site is not adjacent to an Identified Settlement). There are a number of dwellings in

Dunt Lane but the existing development has a sporadic, linear form with dwellings fronting the lane and gaining access directly from it. The application site would relate most closely to the properties on the NE side of the road, to the NW of the site. The access to the application site is adjacent to the most southerly of this group of dwellings. However, the site is set back from the road by over 60 metres, and separated from it by a field, and access would be via a shared drive/cul-de-sac perpendicular to the road. Because of this the proposed dwellings could not be considered as infilling of a gap in the existing developed frontage and the pattern of development would clearly be alien to the surroundings. Hence, the proposals are not considered to be acceptable in terms of WDLPDD Policy WCC1 H).

Impact on the character and amenities of the surrounding area

The existing building has a simple form, not dissimilar to many agricultural buildings, and, hence, characteristic in rural areas. For the reasons described above it is considered that the proposed layout of the development would be out of character with the surrounding area. The siting of the three dwellings would result in a line of development perpendicular to the existing development on Dunt Lane and extending further into the open countryside than existing development fronting the road. Although the dwellings would not be taller than the existing building, the spread of built development on the site would be greater and the clearly residential character of the development would have an urbanising effect, out of character with the rural setting.

The neighbouring dwelling, Woodside has a living room adjacent to the boundary, close to the access to the site.

Recommendation: refusal

Application Number F/2001/3227
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

(1) The proposal, by reason of its scale, location and layout would cause harm to the rural character of the area. As such, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.

2. The proposed development would result in the increased use of a sub standard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason

3. The proposal would generate additoinal traffic on the surrounding highway network, which is substandard, [illegible] and would result in the increased risk of accidents to road users and impede the free flow of traffic.

4. The proposed development is contrary to Policy LD5 of the Berkshire Structure Plan, WT2 of Wokingham District Local Plan (Deposit Draft) and PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilties.

			+ Reasons 5+ 6 overleaf.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2 / LBE1 / LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES: / WCC1 WCC5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2 / [illegible] / WOS3 / WBE1 / WT7, WEMR, WRE4
GREEN BELT LOCAL PLAN POLICIES: /
BERKSHIRE STRUCTURE PLAN POLICIES: C1 / C2 / H4 / H5
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 6/3/01

PTO

5. **REASON**: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

6. **REASON**: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

RECORD OF SITE VISIT

SITE ADDRESS: Capital Products
Dunt Lane Hurst Reading.

APPLICATION NUMBER: F/2001/3227

OFFICER: Emy Circuit

DATE OF SITE VISIT: 5/2/01

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole in access lane.

2. DESCRIPTION OF SURROUNDINGS rural setting, flat landscape, except to SW where land rises, open fields with views broken to an extent by field hedges, sporadic dwellings and farm buildings (Hurst Grange)

3. DESCRIPTION OF SITE/BUILDING
low level, pitched roof building, site contained by post + rail fences + hedges, views from road limited

4. RELATIONSHIP TO ADJOINING PROPERTIES
no direct impact from buildings, Woodlands — consider disturbance from vehicles?

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOODLANDS

ADDRESS DUNT LANE PARISH HURST

PLOT No. O.S. SHEET No. SU. 7971 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
119/68	Shipmans Farms Ltd	Detached Bungalow	20.3.68	APP. C/A.
BR 7267	Mr. J.K. Marshall	erection of 2 loose boxes	4.10.77	APP C/A
40943	WITHDRAWN.			
42197	MR & MRS. R. HANDY	D/S i. EXTENSION	18.2.94	C/A
FP94/2347	"	"	11.4.94	C/APP
42965	"	RELAX. COND. 3 ON 119/68 TO LIKE AGR. CONSTRUCTION	21.7.94	C/A
FP94/2981	MR. C. STEWART	NEW DRAINAGE	18.11.94	APP

DATE OF COMPLETION

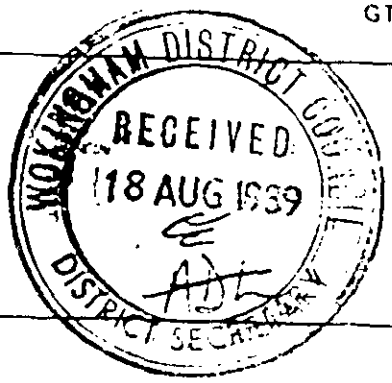
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

GTN 1374

Bashbourne & Co
7 Burkes Court
Burkes Road
BEACONSFIELD
Bucks
HP9 1NZ



Your reference
G Tier

Our reference
T/APP/H0330/A/89/115480/P4A

Date
17 AUG 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR K K PANG
APPLICATION NO: 31550

1. I have been appointed by the Secretary of State for the Environment to deter the above mentioned appeal which is against the decision of the Wokingham Distric Council to refuse planning permission for extension to existing warehouse used fo storage of catering products, at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire. I have considered the written representations made by you and by the Council and also those made by the Berkshire County Council, the St Nicholas Hurst Parish Council and the Hurst Village Society. I inspected the site on 30 June 19

2. The appeal site lies south-east of Reading in a rural area approximately one mile north-east of Winnersh. Hurst comprises a scatter of residential and oth buildings mainly along various country roads. Your client's property is surrounde by flat open mainly pasture land and is set well back from Dunt Lane and separated from it by a horse paddock. Access is by a single vehicle width roadway. Within the site is a building of some 400 sq m floorspace which has a loading bay at the north-east end and open space on all sides which looks no more than partially used for vehicular circulation and parking. Planning permission for the present use of the existing building was granted on appeal in 1982 subject to conditions which ma the permission personal to Mr Awok Pang (trading as Capital Products) and restrict to use for "the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items".

3. Having read the representations and made my inspection I consider that this c turns on the likely impact of the proposal on the rural character and visual ameni of the area and on the aims of the Council's rural policies, and on the effects of the proposal on traffic safety and convenience.

4. The Council takes the view that your client's proposal would lead to intensification of development in the countryside and would damage the rural character and the appearance of the area. It also maintains that the scheme is con trary to Structure and Local Plan policies which seek to protect the countryside from the effects of unnecessary and inappropriate development.

5. You argue that the commercial use already exists on the site, that the existin building is in a secluded and relatively well screened location and that the propos extension would be equally inconspicuous. Moreover you submit that the proposed development would have no material impact in the locality; vehicles which deliver t and collect from the site currently carry only part loads and therefore the increas in storage space need not generate more traffic movements.

6. I saw when I made my visit that the site and the access road are screened from view by tall overgrown hedges on the north and west sides but the building is visible across a field from Dunt Avenue 250 m or so to the south-east. The propose

extension is on the north-west side of the existing building and although 1.4 m higher would be largely hidden from view from outside the site. Provided that the existing materials were of suitably discreet colours I therefore believe that the appearance of the locality would not be noticeably affected by this scheme.

7. As to its impact on the character of the area this would, in my view, depend chiefly on changes in the levels of external activity which might ensue. That the existing level of traffic movements generated by your client's business here is relatively low is not in dispute among the parties. Given that the new building would have a greater roof height in order to accommodate more efficient use of a fork-lift truck and palletised storage the increase in storage capacity on the site would be somewhat in excess of the 60% increase in floorspace envisaged. Nevertheless, if as you submit, this would not lead to a significant increase in vehicle movements to and from the site, and provided that the extension were to remain ancillary to, and subject to the same restrictions of use and operation as, the existing building, I am confident that the proposed development would have no material effect on the character of the locality.

8. National as well as local policies with regard to rural areas seek to protect the countryside for its own sake by normally excluding development which neither is appropriate to such an area nor has a special reason for locating there. Whilst the proposed development is not for a purpose normally acceptable in open countryside, it is intended for an undertaking which already exists on this site, which has operated here for several years without complaint, and which is particularly modest in the levels of external activity generated. Moreover, whilst the proportional increase in covered floorspace would be substantial, in absolute terms the building as extended would still be relatively small and the impact on the appearance and character of the local area insignificant. In this particular instance therefore I am satisfied that the appeal scheme would not conflict with the aims of the Council's rural policies.

9. To turn to the access question, the Local Highway Authority expresses concern about a possible increase in the number of vehicle movements to and from the site using an access road too narrow to allow 2 vehicles to pass and a junction with sub-standard visibility. You maintain that traffic flow is estimated to remain at the present level but that the appellant owns land on either side of the access road and would accept a planning condition requiring the road to be widened.

10. I saw for myself that junction visibility is substandard, especially in a northern direction along Dunt Lane, and that because of a curve in the road the trimming back of roadside vegetation could make only a marginal improvement. Dunt Lane is unlighted, derestricted and has no road markings, parking restrictions or footways. However it is also a quiet country road truncated some distance to the south by a motorway junction and serving only a few scattered houses and farms. Moreover, the traffic flow to and from your client's premises amounts, you say, to only 4 or 5 vehicle movements per day on average (presumably plus journey to work movements by his very small staff) and should not change significantly if the proposed scheme is implemented. Any change of occupation or use of the site would require planning consent and an assessment of the adequacy of the access for the new user would then be possible. It seems to me that if there is to be no material alteration in vehicle turning movements at this junction the appeal scheme should have no material impact on the safety and convenience of highway users and therefore the proposed development need not be resisted on this ground.

11. The Hurst Village Society fears that to grant permission for this extension would encourage other small businesses operating or contemplating operating in rural areas to believe that they would be able to expand on site but I believe that the particular circumstances which obtain here could distinguish this case from others which might arise and that the question of precedent would not justify the dismissal of this appeal.

12. Having taken into account the above and all other matters raised by all part in the representations received I have found nothing which outweighs the factors which have led me to the conclusion that the planning permission which your clien seeks might be granted. Because the modest nature of the present operation on the site and your statements about the intended future conduct of your client's busi here have been major issues in my consideration of this appeal I take the view th the planning conditions imposed on the original grant of consent to your client should be repeated; you confirm that your client, Mr K K Pang, and Mr Awok Pang a one and the same person and I shall make the consent personal to the latter as before. In addition and in order to ensure that the appeal site continues to be suitably and adequately screened I shall impose a condition requiring the submiss and implementation of a landscaping scheme.

13. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for extension to existing warehous used for storage of catering products at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire, in accordance with the terms of the application No 31550 dated 1 August 1988 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun not later than 5 years from the date of this letter.

2. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any building works on sit

3. The proposed extension shall remain ancillary to the principal use of th premises for the storage and re-packaging of edible oil, flour, wrapping pape and sundry catering items and for no other purpose, including any other purpo in Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Us Classes) Order 1987.

4. The storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items, together with the storage of pallets and waste products shall take place only within the proposed and existing buildings on the site; unloading and loading of goods shall take place only within the proposed and existing buildings or under the canopy at the northern end of the existing building. No storage, re-packaging or unloading shall take place at the site other than hereby specified.

5. The hours of work in this building shall be between 0800 and 1800 on Mondays to Fridays and 0800 and 1300 hrs on Saturdays; no activity shall take place outside these hours or on Sundays or Bank Holidays.

6. This permission shall enure only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

7. A landscaping scheme for this site, which shall indicate existing trees a shrubs to be retained and new and/or replacement trees and shrubs to be plante shall be submitted to and approved in writing by the Local Planning Authority and be implemented within the first available planting season after the commencement of the development hereby approved. The scheme shall provide for species, siting and planting distances; trees and shrubs dying or becoming diseased, removed or being seriously damaged within 5 years of planting shall replaced by comparable specimens during the first available planting season after the loss of the trees/and or shrubs.

14. Attention is drawn to the fact that an applicant for any consent, agreement or

authority fail to give notice of their decision within the prescribed period.
developer's attention is drawn to the enclosed note relating to the requireme
the Chronically Sick and Disabled Persons' Act 1970. This letter does not co
approval or consent which may be required under any enactment, byelaw, order
regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

MISS E N FARISH BA DipTP MRTPI
Inspector

ENC

PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: K K PANG ESQ
50 CHATSWORTH AVENUE
WINNERSH
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1

Application No. 31550 (F)

Proposal:
EXTENSION TO EXISTING WAREHOUSE USED FOR STORAGE OF CATERING PRODUCTS
CAPITAL PRODUCTS DUNT LANE ST NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Act hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposal represents an undesirable intensification of development in the countryside and will have an adverse effect on the rural character and visual amenity of the area.(R04F)

02 The area is predominantly rural in character and it is considered that the further intrusion of building development would be inappropriate, would tend to thicken the existing scatter of development and would detract from the character and visual amenity of the area. Furthermore, an undesirable precedent is likely to be created.(R184)

03 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

03 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

03 "It is the County Council's policy that local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages or suburbs that undeveloped land

continued -

Application 31550 continued

that has a special visual significance in relation to the character of the place is identified and safeguarded from development.

(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

03 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:

(a) Development essential to the use of land for agriculture or forestry.

(b) Mineral extraction.

(c) Development associated with recreation of a scale and type appropriate to the countryside

(d) Public utilities which cannot be located elsewhere.

(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

04 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

04 Policy E3 (Provision for industry, warehousing and associated uses)(RV8)

04 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

04 Policy EN4 (General policies limiting the spread of development- Settlements and their setting)(RV20)

05 The proposal conflicts with the proposals contained in the approved Local Plan for Hurst and will be detrimental to the successful implementation of the principles of the plan.(R160)

06 The proposed development would generate additional vehicle turning movements at a junction which is substandard in respect of visibility and road width and this would cause interference with the safety and convenience of the users of Dunt Lane.

Date..... 03 NOV 1988 .....

Planning Officer

N.B. A statement of the applicant's rights is attached

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

GAF/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Nagro Frames Ltd
Building 86
Headley Road East
Woodley
Reading, Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 1654)

Proposal Use of building for the making of furniture frames - Former Potato Sorting Depot, Dunt Lane, Hurst

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture, forestry, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values. There is insufficient evidence submitted to justify a departure from this policy. (R135)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that:

"The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area, and will not detract from the environmental quality of the area". (Policy E6) (R201)

Date 13 JAN 1982

District Secretary

/....

"Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories

A. Development essential to the use of land for agriculture or forestry.
B. Mineral extraction.
C. Development associated with recreation of a scale and type appropriate to the countryside.
D. Public utilities which cannot be located elsewhere.
E. Any other purpose wholly appropriate to a rural area." (Policy EN5) (R206)

3. The proposal represents an undesirable intrusion of a business use into a predominantly rural area and as such will be inappropriate and the cause of harm to the character and amenities of the area. The proposal will furthermore be likely to create an unfortunate precedent. (R125)

Machinery to be installed.	
If the proposal forms a stage of a larger scheme, for which planning permission is not at present sought, please give what information you can about the ultimate development.	No.
Is the proposal related to an existing use, on or near the site ? If so, please explain the relationship.	YES / ~~NO~~ WE WILL BE FORCED TO MOVE FROM OUR PRESENT
a) Is the proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory ? If so, give details including location and gross floor area, and state your intentions in respect of those premises.	YES / ~~NO~~ ADDRESS AT WOODLEY. OWING TO REDEVELOPMENT
b) Is the proposed occupier already established in this District Council area ? If not, please state present location or whether the firm is a new one.	YES / ~~NO~~

Give the Gross Floorspace of all buildings to which this application relates, in total and subdivided by use, as shown.

All figures are in square feet/~~square metres~~ (*delete whichever does not apply*)

	Existing floorspace to be retained (if any)	Proposed additional floorspace	Existing floorspace to be lost (through demolition or change of use)
Industrial	4000		
Office	—		
Retail	—		
Warehousing	—		
Storage	—		
Ancillary residential	—		
Please specify any other uses			
.....			
TOTAL			

(a) Give the number of staff to be employed on the site, when the proposed development is complete, sub-divided as shown.

	Office staff	Industrial staff	Other staff
New			
Transferred			
Existing	1	14	
TOTAL	1	14	

In the case of transferred staff, give the location(s) of premises affected. —

In the case of industrial or office development, if the application is accompanied by an Industrial Development Certificate or an Office Development Permit, give the certificate number and floorspace permitted.	IDC/ —	sq.ft./sq.m.
	ODP/ —	sq.ft./sq.m.

What provisions have been made for parking, loading and unloading of vehicles on the site ? (Please show their location on the plans and distinguish between parking for operational needs and other purposes.)	AMPLE ALREADY EXISTING
What is the estimated vehicular traffic flow to the site during a normal working day ? (Please include all vehicles except those used by individual employees driving to work.)	AVERAGE 1 VAN PER DAY
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse ?	SAWDUST TO PIG FARMER ALMOST ADJACENT
Will the proposal involve the use or storage of any of the materials mentioned in the Note ? If so, please state materials and approximate quantities.	YES / ~~NO~~ BEECH LOGS CUT INTO BOARDS ON 20 TONS

Department of the Environment and
Department of Transport
Common Services
Room 1319 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218875
Switchboard 0272-218811

Copies to
Refusals
PCIMS
RG.

Messrs D Miles Griffiths, Piercy
and Company, Solicitors
115 Green Lanes
Harringay
LONDON N4 1EZ

Your reference
ES/LC(PANG)
Our reference
T/APP/5131/A/81/10624 and
15541/G7
Date

PLANNING
PASSED TO
COPIES TO
ACK
FILE No.

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY CAPITAL PRODUCTS
APPLICATION NOS 15269 AND 16180

1. I refer to the 2 appeals which I have been appointed to determine, against the decisions of the Wokingham District Council to refuse planning permission for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and ii. the change of use from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst. I held a local inquiry into the appeals on Wednesday 19 May 1982 at the Council Offices, Shute End, Wokingham.

2. Both appeals concern the same site and building and are identical, other than the second includes the installation of a 5,000 gallon tank. From my inspection of the appeal site and the surrounding area and bearing in mind the representations made, including those contained in the letters from the parish council and local residents forwarded to me, I consider that the main issues are the effect of the proposed changes of use on i. the character of the area and ii. the policies adopted by the district council.

3. The character of the area is rural; and the policies adopted by the district council for the area are mainly concerned with its rural character.

4. It is contended on behalf of your client, Mr Awok Pang who is trading as Capital Products, that his use would be similar to the use to which the building on the site has been put to for several years, in that foodstuffs would be delivered to, then re-packaged, and distributed from the premises. The original use was in connection with potatoes whereas your client's use would concern edible oil (the reception tank being within the building), flour, wrapping paper and minor items eg salt, pepper, vinegar etc which could be classed as catering sundries. More importantly it is maintained, the change of use would generate less vehicular traf than before, even if Mr Pang were to increase his present 20 catering outlets in the area to 50 or so. His use is a particular one and the building is ideally located for his business: and I am also advised that conditions relating to the us now proposed and normal working hours would be acceptable to him, as part and parc of planning permissions of which the latest application includes installation of a 5,000 gallon tank.

The district council's apprehension, and this is also reflected in views of l residents, is that your client's use is in no way whatsoever connected with ral area. And that it could lead to an intensification, notably by an increase ehicular traffic movements, if the venture proved very successful; or was oited by a concentration on one of the items proposed to be stored and stributed, perhaps by some other firm.

I consider that the building itself is not obvious and detracts little from rural scene. Its approved uses have however been rather specific; and it is likely comings and goings associated with its use that would have the most ct on the area. I do not think that your client's intentions would be of such ificance as to harm the character of the area or the rural policies adopted by council: the building is there and its use has not been entirely related to the ining farmlands. Having said that, I consider that it is your client, and his ific proposals and likely potential for his increased business, that are impor- considerations: in other hands a greater potential, for the building has the city, could lead to quite a different situation particularly with the regard he traffic generated and numbers employed. In other words your client's use is kely to be more than a modest use of the premises, and it is such modest use, h I think is the favourable consideration in allowing the present appeals.

In addition therefore to the specific items which should be contained within building and the normal hours of activity at the site, I consider the permissions uld be personal to your client. I have also considered the other matters raised the inquiry or in the correspondence, but the considerations that have led me to ecision are not outweighed by these other matters.

For the above reasons, and in exercise of the powers transferred to me, I eby allow these appeals and grant planning permission for i. the change of use building from use for washing, storage and packing of potatoes to storage of ble oil flour, wrapping paper and catering sundries at Storage Depot, Dunt Lane, st and ii. the change of use of building from use for washing, storage and king of potatoes to storage of edible oil, flour, wrapping paper and catering dries and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst accordance with the terms of the applications (No 15269 and 16180) dated January 1981 and 26 June 1981 and the plans submitted therewith, subject to the lowing conditions in each case:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items shall take place within the existing building on the site: unloading of such goods shall take place either in this building or under the canopy at its northern end. No storage, re-packaging or unloading shall take place at the site other than hereby specified;

3. the building on the site shall be used for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Classes III, IV or X of the Schedule to the Town and Country Planning (Use Classes) Order 1972;

4. the hours of work in connection with the use hereby permitted shall be between 8.00 am and 6.00 pm on Mondays to Fridays and 8.00 am and 1.00 pm on Saturdays: no activity shall take place at the site outside these hours or on Sundays or bank holidays;

5. this permission enures only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

9. Your client's attention is drawn to the enclosed note relating to t
Chronically Sick and Disabled Persons Act 1970.

10. This letter does not convey any approval or consent which may be re
under any enactment, byelaw, order or regulation other than section 23 o
Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

C. C. Eyres

C C EYRES FRTPI
Inspector

ENC

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

DCH/CP/

TOWN AND COUNTRY PLANNING ACT, 1971

Capital Products
c/o Burrows Griffiths Pitcrov & Co
415 Green Lanes
Harringay
London

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 15265

Proposal Change of use of building from washing, storage and packing of potatoes to storage of edible oil flour and wrapping paper at Storage Depot Mant Lane Hurst

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an annotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture or some recreation or other use as appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values. There is insufficient information submitted to justify a departure from this policy (R/35)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that

The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area and will not detract from the environmental quality of the area. (Policy 10) (R/36)

Where an area is wholly or mainly given over to rural uses (whether or not productive) or has a rural character such consideration of productive land and the landscape should be predominant and there is a presumption against development except in the following categories

21 APR 1981

Date .....

.....
District Secretary

The applicant's rights is set out overleaf.

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

GAF/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Nagro Frames Ltd
Building 86
Headley Road East
Woodley
Reading Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 16541

Proposal Use of building for the making of furniture frames - Former Potato Sorting Depot, Dunt Lane, Hurst

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture, forestry, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values. There is insufficient evidence submitted to justify a departure from this policy. (R135)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that:

"The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area, and will not detract from the environmental quality of the area". (Policy E6) (R201)

"Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories

A. Development essential to the use of land for agriculture or forestry.
B. Mineral extraction.
C. Development associated with recreation of a scale and type appropriate to the countryside.
D. Public utilities which cannot be located elsewhere.
E. Any other purpose wholly appropriate to a rural area." (Policy ENS) (R20b)

3. The proposal represents an undesirable intrusion of a business use into a predominantly rural area and as such will be inappropriate and the cause of harm to the character and amenities of the area. The proposal will furthermore be likely to create an unfortunate precedent. (R20b)

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

JRS/CPW

TOWN AND COUNTRY PLANNING ACT, 1971

To: Kayvex Plastics Ltd
28 Bedford Crescent
Frimley Green
Camberley
Surrey

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 13800

Proposal Change of use of depot used for potato packaging and storage to storage, packaging and sorting of raw and scrap plastic materials at the Storage Depot, Dunt Lane, Hurst, Berks

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture, forestry, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values. There is insufficient evidence submitted to justify a departure from this policy. (R135)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that:

"The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area, and will not detract from the environmental quality of the area". (Policy E6) (R201)

"Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:

Date .....

.....
District Secretary

N.B. A statement of the ...

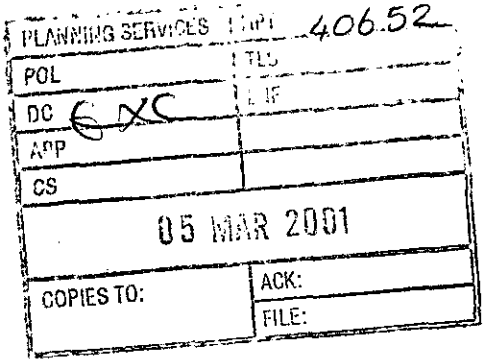
Our ref: SP\2001\003108\001
Your ref: F/2001/3227

Date: 28th February 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Emy Circuit



Dear Sir/Madam

ERECTION OF 3 DETATCHED DWELLINGS & GARAGES, DEMOLITION OF EXISTING - CAPITAL PRODUCTS, DUNT LANE, HURST

Thank you for your letter dated 26 January 2001 which was received on 31 January 2001. You are asked to quote the following reference in any correspondence: SU77SE/10/6. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

REASON: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

(Note to Local Planning Authority : Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of a main river, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case).

Conservation: Contact Liz Baldwin on 01276 45 4430

The submitted plans indicate development in close proximity to a main river watercourse, without provision of an adequate buffer zone. The Environment Agency normally requires a buffer zone at least 8 metres wide be provided between the top of the bank of a main river and any new development, including hardstanding. A reduced buffer zone 6 metres in width may be acceptable at this site, provided that additional native planting is undertaken within this zone.

Buffer zones to watercourses are required for the following purposes:

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

Domestic gardens should not be incorporated into the buffer zone to the watercourse, in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting the adjacent watercourse. This might include the use of gravel surfaces in the access road, parking spaces and driveways.

Development Control: Contact Amanda Reed on 01276 45 4331

The proximity of the proposed development to the watercourse would restrict necessary access for the Environment Agency to carry out its functions. Please note as stated above, that the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Hatch Gate Ditch main river, regardless of any planning permission granted. It is likely that such consent would be withheld in this case.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: W M Graham Associates, 1 Rectory Road, Wokingham, RG40 1DJ

Tel: (0118) 974 6479

Date: 7 March 2001

My ref: F/2001/3227

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Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2001/3227
Capital Products, Dunt Lane, Hurst, Reading.
Proposed erection of 3 detached dwellings and garages.
Demolition of existing buidlings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 19 March 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3227**
Capital Products, Dunt Lane, Hurst, Reading.
Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A Drake Date: 8.3.01

Councillor A Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

John Mitchell

Tel: (0118) 974 6479

Date: 7 March 2001

My ref: F/2001/3227

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2001/3227
Capital Products, Dunt Lane, Hurst, Reading.
Proposed erection of 3 detached dwellings and garages.
Demolition of existing buidlings.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

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This form must be received no later than 19 March 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3227**
Capital Products, Dunt Lane, Hurst, Reading.
Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

PLANNING SERVICES	HPT 39847
POL	TLS
DC GFC	ENF
AS	
CS	
13 FEB 2001	
COPIES TO:	ACK:
	FILE:

Ref: ~~2255~~ 2304/wmg/cm

12 February 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

ADDITIONAL PLAN
3227

For the attention of Miss E Circuit

Dear Miss Circuit

REDEVLOPMENT AT DUNT LANE HURST

With reference to Town Planning application No. F/2001/3227 and your recent call we are pleased to confirm the following: -

a) Please note that if the dwellings are granted Town Planning approval the existing warehouse will be demolished.
b) Regarding traffic movements our client has confirmed that during an average five-day week, four (occasionally five) articulated lorries visit the site. In addition smaller vans and cars distribute from the warehouse making upwards of seven to eight visits per day. The warehouse is open from 8 a.m. to 6 p.m. 5 days a week.

We trust that we have provided sufficient information but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Date: 14 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3227

Location: Capital Products, Dunt Lane, Hurst, Reading.

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Applicant: Mr & Mrs K K Pang C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: 1. Confirmation that the existing warehouse would be demolished.
□2. Details of existing traffic generation.
□Letter of 12.02.01.

Comments are required by 24/02/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/B227 (Planaps) / (Ludhouse) Date Rec. 13 Feb 01

Location: Capital Products, Sunt Lane, Hurst.

Parish Hurst

Applicant: Mr and Mrs Pang

Description of attached plans (1) confirmation that the existing warehouse would be demolished
(2) details of existing ~~vehicle~~ traffic generation

Drawing No's: letter of 12 February 2001

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☑
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 14.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2001/3227

Proposal:
Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Location:
Capital Products, Dunt Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 January 2001

Date: 14 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3227

Location: Capital Products, Dunt Lane, Hurst, Reading.

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Applicant: Mr & Mrs K K Pang C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: 1. Confirmation that the existing warehouse would be demolished.
□2. Details of existing traffic generation.
□Letter of 12.02.01.

Comments are required by 24/02/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

THE HIGHWAY AUTHORITY RECOMMEND REFUSAL FOR THE FOLLOWING REASONS:

(1) The proposed development would result in the increased use of a sub standard access which would adversely affect road safety and the free flow of traffic.

(2) The proposal would generate additional traffic on the surrounding highway network which is sub standard and would result in the increased risk of accidents to road user and impede the free flow of traffic.

(3) The proposed development does not provide adequate pedestrian, cycleway and public transport links between the site and the local facilities.

Adam Coggins 26/02/01

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 26 January 2001

Application Number: F/2001/3227

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Parish: HURST PARISH

Site Address:
Capital Products, Dunt Lane, Hurst, Reading.

Applicant:
Mr & Mrs K K Pang C/O W M Graham Associates.

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

✓ below as applicable;

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

Comment

(1) Could the applicant provide additional information about the number of movements to and from the site each day, and the times that these movements take place, for the existing use of the buildings.

(2) Confirm that the existing uses will cease and all existing buildings be demolished.

Signed: _____ **Print name:** Adam Coggins 1/2/01

Spoke to Bill Graham + requested information 7/2/01

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05 FEB 2001	
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	FILE:

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

1 February,2001.

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2001/3227 - ERECTION OF THREE DETACHED DWELLINGS AT DUNT LANE,HURST.DEMOLITION OF EXISTING BUILDINGS.

The land involved in the above application is designated as Rural in the Loddon Area Local Plan(LALP) and as Countryside in the draft Wokingham District Plan(1997).Although the application involves the demolition of the existing buildings,Wokingham District CPRE considers that the number and scale of the houses is inappropriate and would be contrary to Policy LTV2 of the LALP and to Policies WCC1,4,5,6 and 7 of the draft Wokingham District Plan(1997).

We therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

POLICY AND PLANS CONSULTATION

Case Officer: Emy Circuit

Location: Capital Products, Dunt Lane, Hurst, Reading

Application Number: F/2001/3227

Proposed erection of 3 detached dwellings and garages. Demolition of existing buildings

---

Planning History

There is an outstanding permission for the extension of the existing warehouse on the application site (99/70105/F - renewal of 31550). Permission was granted as an exception to countryside policy due to the limited impact on the character of the locality and the need for B8 warehouse space within the district. An application for the demolition of existing buildings and erection of 5 dwellings was refused due to the impact of the rural character of the area (0/1999/0155)

Countryside

The proposed development is located in the Countryside. Under Policies WOS2 and WCC1, development should only be allowed in exceptional circumstances. Policy WCC1 provides categories of possible exceptions, of which one is "Redevelopment proposal in the countryside". The proposal could be considered in this context, but only if it would result in no material harm to the rural character of the area.

Employment Use

Policy WEM18 states that the change of use away from Employment Generating Use to meet residential needs is acceptable in principle. However one of the exceptions is where small units would be lost. The proposed development would result in the loss of a small warehouse unit and would therefore be contrary to this Policy.

Policy WRE4 deals specifically with development on existing employment generating sites outside settlements. Redevelopment of the site could be considered appropriate in principle, subject to a number of conditions. Of particular relevance to the proposal is that redevelopment must not have a greater visual impact on the undeveloped character of the countryside than the existing development, and the proposal must not cover a larger area of the site. However this draft Policy was subject to objections at the recent Local Plan Inquiry.

Conclusions

The proposal can only be considered as an exception to Countryside Policy, if it can be demonstrated that it would not have a material adverse affect on the countryside character of the locality. While redevelopment of an employment site in the countryside may be acceptable in principle, the proposal would result in the loss of a small employment unit, contrary to Policy.

Michael Bell
31/1/01

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 1 February 2001

Location:	Capital Products, Dunt Lane, Hurst
Proposal:	Proposed erection of 3 detached dwellings and garages. Demolition of existing buildings
Application Number:	F/2001/3227

In response to your consultation dated 26 January 2001 for the above application, the landscape comments are as follows:

The application should be refused as it is contrary to Policy WCC1. The development is completely out of character with the predominantly agricultural landscape of the surrounding countryside, as well as there being no identified settlement or village that the dwellings can interrelate with both physically and visually. The location of the 3 dwellings is such that they do not relate to the existing pattern of properties along the road, in that they are set back from the road thereby extending development into the countryside.

Catherine Brimble

Catherine Brimble
Landscape Architect

[redacted]

See Part 1 plans.

To:
Minerals Consultation

From: Emy Circuit

Date: 26 January 2001

Application Number: F/2001/3227

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings..

Site Address:
Capital Products, Dunt Lane, Hurst, Reading.

Applicant:
Mr & Mrs K K Pang C/O W M Graham Associates.

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

---

no comments, thank you.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

22nd February, 2001

EXC
CS
23 FEB 2001
COPIES TO: ACK: FILE:
+Fax

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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2001/3227

I refer to the above-mentioned Application by Mr. and Mrs. K. K. Pang, Capital Products, Dunt Lane, Hurst: proposed erection of three detached dwellings and garages; demolition of existing buildings.

It will be noted that the site is in an area designated "Rural Area" (LALP) or "Countryside" (WDLP).

The proposed development does not comply with any of the criteria for exceptions in LALP Policy LTV2, Development in Rural Areas, or WDLP Policy WCC1, Development in the Countryside, and should, therefore, be refused.

A previous Application 0/1999/0155, for five dwellings, was refused on these grounds and also on highway objections. The present Application is not significantly different from the former Application and should be refused for the same reasons.

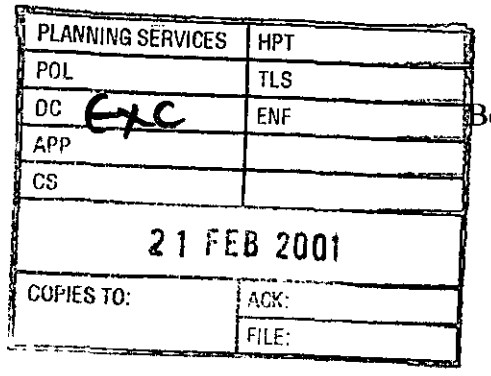
It should also be noted that the Application does not comply with Policy LBE2 of LALP, Inappropriate Design, in that, by virtue of its siting and scale it will adversely affect the rural character of the area.

Yours sincerely,

Clerk

The Hurst Village Society

The Old Pound
Whistley Green
Near Twyford
Berks RG10 0ES



Emy Circuit
Planning Department
P O Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

20th February 2001

Dear Ms Circuit

Application No F/2001/3227
Capital Products, Dunt Lane, Hurst.
Proposed erection three detached dwellings and garages, and demolition of existing buildings.

This Society has examined this Application and wishes to comment as follows.

The site lies well outside the Settlement Boundaries of Hurst, in an area designated "Rural" in the Loddon Area Local Plan, and "Countryside" on the draft Wokingham District Local Plan. There is a presumption against development in such areas, unless the proposal meets certain criteria.

This proposal meets none of these criteria for exception laid out in the relevant Policies: LTV 2 of LALP, and WCC1 of WDLP.

A previous Application, for the erection of five dwellings, O/1999/0155, was refused for these very reasons, together with others on highways grounds.

The present Application does not differ in any substantive way from that one, and we believe it should be refused for the same reasons.

We therefore wish to object to this Application.

Yours sincerely,

J E Lemon
on behalf of The Hurst Village society

***Tel**: 0118 934 3889* ***e-mail:** john@lemons.force9.co.uk* ***Fax:** 0118 932 1373*

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
20 FEB 2001	
COPIES TO:	ACK
	FILE:

Woodlands
Dunt Lane
Hurst
Reading
Berkshire
RG10 OTA

6th February 2001

Dear Sir / Madam,

With reference to planning application No. F/2001/3227 - Capital Products, Hurst

I am writing to object to the proposed three dwellings which will be situated on a light industrial site.

The developments would not be appropriate for the site as it is a rural area, outside of the village centre. They would attract many more cars travelling down roads Dunt Lane, Dunt Avenue and Lines Road which are already restricted roads.

The site should be left as a light industrial area as other small companies could use the space to set up like The Furze, Dunt Lane. This site was turned from a battery farm into separate units which small companies can rent out, but still used for light industry.

Also if the houses are built, the sky line will change from a single story building to second story height. There is little or no screening from trees around the location and will thus spoil our view and our garden will be overlooked. It will also spoil the character of Dunt Lane as many houses are listed buildings.

I opposed a similar application last year for five dwellings on this site and I have the same concerns. Additionally if any building work were to go ahead, there is only one entrance, along the roadway adjacent to my property. There is at present no screening from any proposed building work. Also lorries containing building materials will have problems turning down the drive, and could cause damage to my front verge.

Hurst village appears to be like one big building site at the moment with two main projects in School Road, and I contented with a new house being built on my other neighbouring side last year! I hope this letter has brought to your attention some of the problems of building a further three dwellings in this location.

Yours Sincerely,

R E Handy

Mr R E Handy.

WOKINGHAM DISTRICT COUNCIL

MEMORAND07 February 2001UM

PLANNING SERVICES | HPT 39729
DC
CS
09 FEB 2001
COPIES TO: | ACK: | FILE:

From: Joanne Ellis
Environmental Health

My Ref: jpe/capital

To: Emy Circuit
Planning

Your Ref: F/2001/3227

Date. February 7, 2001

PROPOSED: ERECTION OF 3 DETACHED DWELLINGS AND GARAGES. DEMOLITION OF EXISTING BUILDINGS

LOCATION: CAPITAL PRODUCTS, DUNT LANE, HURST

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.

Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(P) PRE-APP (P) ATTACHED

Valid

Start date:	26 JAN 2001 ~~12 JAN 2001~~

Officer: EXC	Application No. F/2001/3227

Map No. 54 Site 031

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 3 DETACHED DWELLINGS & GARAGES: DEMOLITION OF EXISTING BUILDINGS

Location: CAPITAL PRODUCTS DUNT LANE

Parish: HURST Ward: .....

Applicant:

MR & MRS K K PANG

Fee Received 510.00 Required ..... Additional ..... Refund .....

Enforcement Section (3) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	@ 2k Warehouse space lost by demolition?	in letter 2680 sq.m.	
4	Correct S 66 certificate			
5	Elevation plans	House 3B, 1st floor – 2 windows shown on floor plan, only one on elevation	requested 24/1	
6	Floor plans	~~Lack of elevation drawings~~	26 JAN 2001	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.01.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees .....
Conservation Officer .....
Environmental Health ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓
Strategic Planning (JSPU) .....
Minerals (INTERNAL) ✓ Min. consultation Area
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish ✓ : .....
Southern Electricity Board Overhead Power cables .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ .....
Environment Agency re Sewage disposal & drains .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

PRE-APP ATTACHED

— CPRE

NEIGHBOURS:

S/N + see map ✓
+ Darvells Farm } Dunt. lane, Hurst
+ Somerville Farm }
+ Capital Products, Dunt. lane (within red line)



25 JAN 2001 * 3227

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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2001

Scale: 1 : 2500

N
W E
S

Ref: 2304/wmg/cm

25 JAN 2001 * 3227

January 2001

REDEVELOPMENT AT DUNT LANE HURST

ADDITIONAL STATEMENT

With the removal of the warehouses heavy goods vehicles will no longer access the site.

The buildings on site including the proposed additional structure are approximately 2,680 M3.

The proposed replacement dwellings, if built with garages, are as follows: -

Type 1B -	731.3 M3
Type 2B -	745.8 M3
Type 3B -	837.8 M3
With garages -	352.8 M3
Total	2,667.7 M3

We consider that the new houses will be the same volume on site as the existing and proposed warehouse structures.

By hand 18.1.01

25 JAN 2001* 3227

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2304/wmg/cm

17 January 2001

The Director of Planning
Planning Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

REDEVELOPMENT AT DUNT LANE HURST

With reference to the above please find enclosed a completed Town Planning application comprising the following:-

a) Planning Application Part 1
b) Additional statement
c) Section 66 Certificate
d) OS extracts
e) Dwgs. Nos. 2304 – 08, 10 & 11
f) Fee note for £570 (cheque included)

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1789/a

SECTION 66 CERTIFICATE

Application No.

25. JAN. 2001 * 3227

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

~~CERTIFICATE D~~

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . W M Graham Assoc.

On behalf of . . . . . Mr and Mrs K K Pang

Date . . . . . 18 December 2000

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

① & POTATO DEPOT. NOW CAPITAL PRODUCTS

ADDRESS DUNT LANE PARISH HURST

PLOT No.

BUILDER

ORD. SHEET No. SU.7971 SW

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/96/67 }	MR. M.S. WOODCOCK	POTATO SORTING & DESPATCH SERVICES	NOT ISSUED	
0/148/67 }	"	" "	3.8.67	N/A T.P. 30.9.
R/2746/67	"	CONCRETE FRAMED BUILDING	31.8.67	APP T.P. 30.9.
909/71	"	2 MAN 2 STOREY OFFICE EXTENSIONS	28.10.71	N/A REF
107/72	"	RETENTION OF STORE	17.2.72	N/A T.P. 30.9.7
BR 215	CHIPPERS DAIRIES	EXTENSION FOR POTATO STORE	7.2.74	APP. N/A
00219	"	"	14.3.74	N/A CLA
13800	Kayvex Plastics Ltd	c/o/u to storage of plastic material etc.	31.7.80	N/A REF
15269	CAPITAL PRODUCTS		9.7.80	N/A Ref.
16180	"	1 5000 GALLON TANK	24.4.81	N/A Ref
6541	Magna Frames Ltd	Make furniture frames	17.12.81	N/A Ref
31550 APPEAL -	CAPITAL PRODUCTS	EXT. TO W. WAREHOUSE	28.9.88	Ref

DATE OF COMPLETION

MINISTRY DECISION 107/72 - APPEAL GRANTED - 4.10.73 PERMANENT ARRANGEMENT WITH CONDITIONS.

SPECIAL ORDERS 15269, 16180 - APPEALS GRANTED 8.82 31550 - APPEAL GRANTED - 25.8.89

DRAINAGE

091074

1933

② CAPITAL PRODUCTS

ADDRESS DUNT LANE PARISH HURST

PLOT No.

BUILDER

ORD. SHEET No. SU.7971 SW

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42990	MR. K. LANG	RENEWAL 31550 - EXT. TO WAREHOUSE	13.9.94	CLA
99/70105/F	Capital Products Hurst Ltd	Extn to warehouse. (renewal 31550).	30/9/99.	CLA
0/1999/0155	Impulse Design	Demolition existing buildings & erection of 5 det. dwellings	2/2/00	REF

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
25 JAN 2001 3127

1.	**APPLICANT'S NAME**	MR & MRS K K PANG
	ADDRESS	4 ASTOR CLOSE
		WINNERSH WOKINGHAM
	POST CODE	RG41 5JZ **PHONE** 0118 979 3714
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ **PHONE** 0118 977 0464
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	CAPITAL PRODUCTS
		DUNT LANE HURST RG10 0TA
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing buildings and erection of 3 detached dwellings with detached garages. Existing building - warehouse.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.26ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	See covering letter

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

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

WAREHOUSE FOR DISTRIBUTION OF FOOD PRODUCTS

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Brown-red brick and red tiles

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

Close boarded fencing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: SEPTIC TANKS

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

AS EXISTING

Please see drawings

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	3	24			NONE	
BUNGALOW						
FLAT/MAISONETTE						
OTHER						

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

£570.00

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

SIGNED W M Graham Associates ON BEHALF OF Mr & Mrs K K Pang DATE 18 December 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration *by the Committee or the Chief Officer.*

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required *for a complicated application.*

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, *(e.g. materials or landscaping).*
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

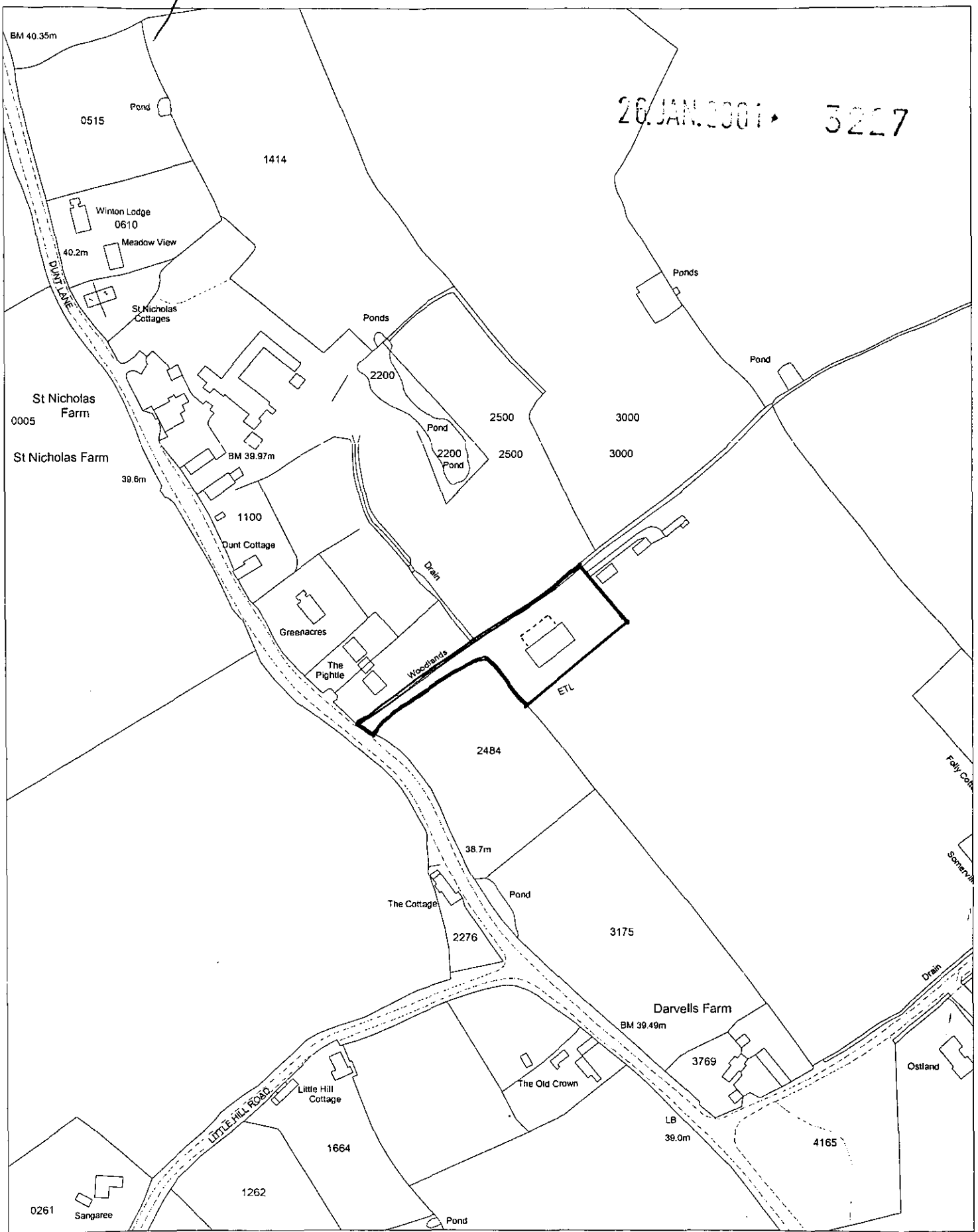
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



26 JAN 2001 3227

Site Plan, Scale: 1 to 2500

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Date: 12 December 2000

N
W E
S

SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.3227

Name of appellant:
Mr & Mrs K Pang

Site address:
Capital Products, Dunt Lane

Proposal:Proposed erection of 3 detached dwellings & garages. Demolition of existing buildings.

Case Officer:EXC

WITHDRAWN

The Planning Inspectorate

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

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

GTN 1371-6079

DG 47896

20 SEP 2001

COPIES TO | ACK | FILE

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

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

Date: 19 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

With reference to the above appeal, I am returning the Highway Authority's statement of case to you as the appeal above has now been withdrawn.

Yours faithfully

Simon Campbell

Mr Simon Campbell

211B(BPR)

The Planning Inspectorate

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

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

DC
47892
2 SEP 2001
COPIES TO:
FILE

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

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

Date: 19 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

With reference to the above appeal, I am returning these statements to you, as the appeal has now been withdrawn.

Yours faithfully

Simon Campbell

Mr Simon Campbell

Tel. (0118) 974 6448 (Direct Line)
Date: September 18, 2001
My ref: F/2001/3227
Your ref: APP/X0360/A/01/1070701

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

RECEIVED
10 SEP 2001
PINS AA PEP

Dear Miss Groves

APPEAL BY: Mr & Mrs Pang
SITE: Capital Products, Dunt Lane, Hurst

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

However, I have a copy of the appellant's agent's letter to you withdrawing the appeal.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
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GTN 1371-6079

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

DG

PLANNING SERVICES
POL
DC
APP
CS
19 SEP 2001
COPIES TO: Highways, Env. Health
Policy: landscape.

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

Date: 18 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

I am writing to tell you that the appeal, reference number APP/X0360/A/01/1070701 has been withdrawn and the file is closed.

The arrangements have been cancelled.

Yours faithfully

pp Mr Simon Campbell

208B

Tel. (0118) 974 6448 (Direct Line)
Fax. (0118) 974 6484
Date. September 19, 2001
My ref. F/2001/3227
Your ref: SU77SE/10/6

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

Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ
-FAO Sarah Paxman

Dear Madam

NOTICE OF WITHDRAWAL OF APPEAL BY: Mr & Mrs K Pang
SITE: Capital Products, Dunt Lane, Hurst

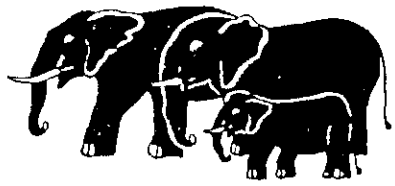
This is to inform you that the file on this appeal has been closed by The Planning Inspectorate, following its withdrawal by the appellant.

Yours faithfully

Denise Gumbrell
Appeals Assistant

SERVICE
APP
CS
17 SEP 2001

THE ELY



PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

COPY

17th September 2001

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

Dear Mr Campbell,

Appeal ref. no: APP/X0360/A/01/1070701
Appeal by Mr & Mrs K K Pang
Site at Capital Products, Dunt Lane, Hurst, Reading, Berkshire.

I write on behalf of my clients, the appellants, to inform you that they wish to withdraw this appeal. I would therefore be grateful if you would take no further action in respect of this appeal.

I confirm that I will send today a copy of this letter to the Local Planning Authority and the Environment Agency.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Mr & Mrs Pang
cc. Denise Gumbrell, Appeals Assistant, Wokingham District Council.
cc. Sarah Paxman, The Environment Agency

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
Mobile: 07798 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons. M.R.T.P.I.

Tel. (0118) 974 6448 (Direct Line)
Date: September 17, 2001
My ref: F/2001/3227
Your ref: APP/X0360/A/01/1070701

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
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BRISTOL
BS1 6PN

RECEIVED
19 SEP 2001
PINS AA PEP

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

Dear Miss Groves

APPEAL BY: Mr & Mrs K Pang
SITE: Capital Products, Dunt Lane, Hurst

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

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 18, 2001
My ref: F/2001/3227
Your ref: APP/X0360/A/01/1070701

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
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Dear Miss Groves

APPEAL BY: Mr & Mrs Pang
SITE: Capital Products, Dunt Lane, Hurst

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However, I have a copy of the appellant's agent's letter to you withdrawing the appeal.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: September 17, 2001
My ref: F/2001/3227
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Dear Miss Groves

APPEAL BY: Mr & Mrs K Pang
SITE: Capital Products, Dunt Lane, Hurst

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Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

Direct Line 0117-3728460
Switchboard 0117-3728000
Fax No 0117-3728804

GTN 1371-8460

DG 47055

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

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

Date: 21 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

I am writing to advise you that the hearing into this appeal will start at 10:00 on Tuesday 13/11/2001 at The Council Offices, Shute End, Wokingham. Please arrange a car-parking space for the Inspector. Could you send the details, together with a location plan of the venue, to the case officer quoting our appeal reference number.

done 29/08/01

The name of the Inspector will be confirmed to you at a later date.

Please write to those persons you consider appropriate, telling them about the hearing details at least 2 weeks before the hearing date. Your letter should cover:

done 26/10/01

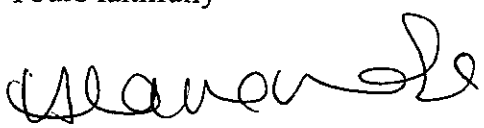
- An Inspector has been appointed by the Secretary of State to determine this appeal;
- The location of the site and a description of the appeal proposals;
- Where your, and the appellant's, statements and future comments can be inspected;
- that they may attend the hearing, and at the Inspector's discretion, give their views;
- that we will send a copy of the decision letter only to those who ask for one in writing;
- what facilities are available for people with disabilities e.g. parking spaces, access and seating arrangements etc.

If you have not already done so, please send 2 copies of your written statement to the case officer and one copy to any statutory party. We must receive it within 6 weeks of the starting date.

If you consider it appropriate, please notify the press of the hearing. Please also note that people with disabilities who may be concerned about facilities at the hearing venue have been advised to write to, or contact your Council to confirm that proper provisions are in place.

We aim to issue decisions within 7 weeks of the close of the hearing. If there is likely to be significant delay, we will let you know.

Yours faithfully



Miss Heather Langridge

206J(BPR)

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: August 29, 2001
My ref: F/2001/3227
Your ref: APP/X0360/A/1070701

Copy

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

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Miss Groves

APPEAL BY: Mr & Mrs K Pang

SITE: Capital Products, Dunt Lane, Hurst

HEARING DATE:

Enclosed with this letter is a leaflet showing the venue for the Hearing & the car park recommended for the Inspector's use. Both are circled in red.

Please forward this letter & the leaflet to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant
Enc.

Tel. (0118) 974 6448 (Direct Line)
Date. August 22, 2001
My ref: F/2001/3227
Your ref: SU77SE/10/6

Environmental Services Depa rtment
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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DX: 33506 – Wokingham

The Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ

-FAO Sarah Paxman

Dear Madam

APPEAL BY: **Mr & Mrs K K Pang**
SITE: **Capital Products, Dunt Lane, Hurst**

I write with reference to this appeal, following your conversation with Emy Circuit.

Enclosed is a copy of a letter from the Planning Inspectorate regarding the issue of flooding.

I confirm that statements are due at the Inspectorate by 18/09/01 & the Hearing is scheduled for 10:00 on Tuesday 13 November 2001. It will be held in Committee Room 6 at the Council Offices.

Please confirm that you will be attending.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc
cc Planning Inspectorate
Ely Planning Consultancy

The Planning Inspectorate

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

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

GTN 1371-6079

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

DG

PLANNING SERVICES
DEV 46781
POL
DC
APP
CE

16 AUG 2001

COPIES TO
FILE:

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

Date: 15 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

Flooding is given as a reason for refusing this proposal. The Inspector will therefore require information about your reasons for coming to this view in order to determine the appeal.

In your appeal statement, or in a separate document from the Environment Agency, please give full your full reasons for considering the site subject to flooding and the effects which are envisaged if the proposed development were to be allowed.

Please include the following information, where it is relevant to your reasoning:

1. Past Flooding

   - Is the site identified on the Environment Agency's Section 105 Flood Map?
   - If not, why do you consider the development would be liable to flood?
   - If so, give dates of the flood events, with their respective rainfall intensities and return periods and plans or photographs showing the extent of flooding on and around the site. Please give the depths of floodwater on the site for these events.
   - What is the source of the flood water e.g. river or the sea?

2. Recent Changes

   - Have there been any recent changes which would affect the flood risk in the area, e.g. other developments, changes in ground levels, flood banks or flood channels?

3. The Proposal

- What would be the effect of the proposed development, e.g. would it obstruct the flow of floodwater and/or occupy flood storage capacity? Please give the areas and volumes concerned.

- Can the effects of flow obstruction or loss of storage be quantified in terms of increased water levels in the catchment? If so, what would the effects be?

- Are any mitigation measures proposed? If so, why are they considered inadequate?

- Is any flood defence structure proposed? If so, please give details.

4. The Views of the Environment Agency

- What are the views of the Environment Agency? Include any relevant EA policies and an explanation of their status.

I have sent a copy of this letter to the appellant's agent.

Yours faithfully

Simon Campbell

Mr S P Campbell

WS7(BPR)

Our ref: SU77SE/10/6
Your ref: F/2001/3227

Date: 12 September 2001

ENVIRONMENT AGENCY

47777

F
PCL
DC
APP
CS DC

17 SEP 2001

COPIES TO: ACK
FILE:

Emy Circuit
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Madam

APPEAL BY MR & MRS PANG - CAPITAL PRODUCTS, DUNT LANE, HURST

I write with regard to the Environment Agency's objections to the above application (our letter dated 28 February 2001), which have been included as reasons for refusal by your Council, and are now subject to the above appeal.

I wish to confirm that the second objection reason as follows:

REASON: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions

will not be upheld by the Agency at appeal, and is withdrawn.

The first reason for objection given in our letter of 28 February 2001 still applies.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Ray Kemp, Photech Services, 16 Tintagel Close, Basingstoke, Hants, RG23 8JE
cc: Sally Walker, The Ely Planning Consultancy, 17a Southfields Rd, Eastbourne, East Sussex BN21 1BU

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

0118 9757090 47677

PLAN LEG FIN APP

13 SEP 2001

COPIES TO: ACK: FILE:

To: Emy Circuit
Company: Wokingham DC
From: Sarah Paxman
Company: EA
No. of pages: 1 Date: 12/9/01

niceday fax notes
Fax No: 0118 974 6454
Tel No: 01276 454323
No.122498

Our ref: SU77SE/10/6
Your ref: F/2001/3227/C ES

Date: 12 September 2001

ENVIRONMENT AGENCY

Emy Circuit
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Dear Madam

APPEAL BY MR & MRS PANG - CAPITAL PRODUCTS, DUNT LANE, HURST

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Yours faithfully

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Development Planning Officer

cc: Ray Kemp, Photech Services, 16 Tintagel Close, Basingstoke, Hants, RG23 8JE
cc: Sally Walker, The Ely Planning Consultancy, 17a Southfields Rd, Eastbourne, East Sussex BN21 1BU

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ
Tel: 01276 454300 Fax: 01276 454301

Tel. (0118) 974 6448 (Direct Line)
Date: August 13, 2001
My ref: F/2001/3227
Your ref: APP/X0360/A/01/1070701

Miss A Groves
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Environmental Services Department
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Tel: (0118) 974 6000
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Dear Miss Groves

APPEAL BY: Mr & Mrs K K Pang
SITE: Capital Products, Dunt Lane, Hurst

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 13, 2001
My ref: F/2001/3227
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
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The Ely Planning Consultancy
17a, Southfields Rd
Eastbourne
E. Sussex
BN21 1BU

Dear Sirs

APPEAL BY: **Mr & Mrs K K Pang**

SITE: **Capital Products, Dunt Lane, Hurst**

With reference to this appeal, I enclose a copy of the questionnaire & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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

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Fax No 0117-3728804
GTN 1371-8460

DG - 46582

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

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

10 AUG

COPIES TO: WDK: FILE:

Date: 9 August 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00 on Tuesday 13 November 2001 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give a good reason for doing so.

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

You can reply to me by telephone or letter. If I do not hear from you by 20 August 2001, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

agreed 13/08/01

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

Yours faithfully

Miss H Langridge

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

The Planning Inspectorate

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

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728443

GTN 1371-6079

DG 6512. 13/11 IH.

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

Your Ref: F/2001/3227

Our Ref: APP/X0360/A/01/1070701

Date: 7 August 2001

08 AUG 2001
COPIES TO:
ACK:
FILE:

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS K K PANG
SITE AT CAPITAL PRODUCTS, DUNT LA, HURST, READING, BERKS

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

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

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

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

You must **submit** the following documents within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and interested persons who were consulted at application stage and those who made comments that the appeal has been made. You should tell them that:-

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

You must submit a copy of a completed appeal questionnaire and supporting documents, including relevant development plan policies to the appellant and me.

Within 6 weeks from the starting date -

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

Within 9 weeks from the starting date -

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

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

Withdrawing the appeal

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

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

Yours faithfully

KF

cc Miss A Groves

H4B(BPR)

Questionnaire

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

Hearing Statement

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

Statutory parties

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

Late Representations

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

Costs

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

Planning obligations - Section 106 agreements

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

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

The Planning Inspectorate

For official use only
Date received

PLANNING APPEAL FORM

Please send each appeal on a separate form

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

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

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

A. APPELLANT DETAILS

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

Name MR & MRS K K PANG

Address c/o AGENT

Postcode

Your reference

Daytime phone no

Fax no

E-mail address

B. AGENT DETAILS (if any)

Name THE ELY PLANNING CONSULTANCY

Address 17A SOUTHFIELDS ROAD EASTBOURNE, EAST SUSSEX

Postcode BN21 1BU

Your reference

Daytime phone no 01323 739904

Fax no

E-mail address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA WOKINGHAM DISTRICT

Date of the planning application

LPA's application reference no F/2001/3227

Date of LPA's decision notice (if issued) 06.05.01

D. APPEAL SITE ADDRESS

Address CAPITAL PRODUCTS, DUNT LANE, HURST, READING

Postcode

National grid reference

(Please see the key on an Ordnance Survey map for instructions; this should be 2 letters and 6 numbers, eg TQ 298407)

E. DESCRIPTION OF THE DEVELOPMENT

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

PROPOSED ERECTION OF 3 DETACHED DWELLINGS + GARAGES. DEMOLITION OF EXISTING BUILDINGS.

Size of the whole appeal site (*in hectares*)

0.16

Area of floor space of proposed development (*in square metres*)

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☑
2. Grant planning permission for the development subject to conditions which you do not like. ☐
3. Refuse approval of details listed under a previous outline planning permission. ☐
4. Grant approval of details listed under a previous outline planning permission subject to conditions which you do not like. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

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

G. GROUNDS OF APPEAL

If you want your appeal dealt with by the written procedure, your **FULL STATEMENT MUST** be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting permission, if appropriate. Please continue on a separate sheet(s) if you need to and attach them to this form. If you have requested a hearing or an inquiry, please provide a brief outline of your case.

It will be shown that:-

- The proposed development does not have a scale, location and layout which would cause harm to the rural character of the area.
- The proposed development is not contrary to Berkshire Structure Plan Policy C2, Loddon Area Local Plan Policies LTV2, LBE1 and LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.
- The proposed development would in fact result in a decrease of the use of the access by 15% - 25%.
- The proposed development will therefore generate less traffic onto the sub-standard network and the traffic that is generated will contain fewer commercial vehicles than at present.

G. GROUNDS OF APPEAL (continued)

- The number of persons currently employed in the existing warehouse is similar to the number of residents that would occupy the proposed dwellings. Therefore it will be shown that the proposed development is not contrary to Policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport.

- The proposed development would not adversely affect the character and conservation value of Hatch Gate Ditch, nor will it increase the risk of accidental pollution; increase the likelihood of undesirable forms of bank retention and preclude the creation of an adequate buffer zone.

- The proposed development will not prejudice flood defence interests, nor restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

H. CHOICE OF PROCEDURE

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

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

Can the whole site be seen from a road or other public land and there is no need for the Inspector to enter the site (eg to take measurements or to enter a building)? If yes, please tick the box. If so, we will arrange an unaccompanied site visit. ☐

2. HEARING ☑

Although you may prefer a hearing, we will decide whether a hearing is suitable for your appeal after consulting the LPA. ☐

3. INQUIRY

Please give reasons why you think an inquiry is necessary.

I. APPEAL SITE OWNERSHIP DETAILS

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

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

CERTIFICATE A

☑

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

OR

CERTIFICATE B

☐

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

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

CERTIFICATES C and D

☐

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

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

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

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

OR

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

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

PLEASE SIGN BELOW

I confirm that this section has been fully completed and the details of the ownership of the appeal site are correct, to the best of my knowledge.

Signed S.A. Walker (on behalf of) MR & MRS PANG

Name (in capitals) S.A. WALKER Date 31.07.01

Please turn over

J. ESSENTIAL SUPPORTING DOCUMENTS

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

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

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

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

K. PLEASE SIGN BELOW

(Unsigned forms will be returned. Signed forms must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and documents to the LPA – ***N.B.*** *if you do not, your appeal will not normally be accepted.*
2. I confirm that section J has been fully completed.
3. I will send 2 copies of any further documents relating to this appeal to the Inspectorate.

Signed S.A. Walker (on behalf of) MR & MRS PANG

Name (in capitals) S. A. WALKER Date 31.07.01

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

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Appeals Registry
  Tollgate House
  Houlton Street
  BRISTOL
  BS2 9DJ
  Fax no: 0117 987 8769

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

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid.

2) Write to you and the LPA and tell you the procedure for your appeal.

3) Tell you the timetable for us receiving further information or representations. **If your representations are received after the deadline, they will not normally be seen by our Inspector and will be returned to you.**

4) Tell you about the arrangements for the site visit, hearing or inquiry.

5) Tell you our Inspector's decision.

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY MR AND MRS PANG

PLANNING APPLICATION FOR THE ERECTION OF 3 DETACHED DWELLINGS AND GARAGES CAPITAL PRODUCTS, DUNT LANE, HURST.

PLANNING APPLICATION No. F/2001/3227

DETR REF : APP/X0360/A/01/1070701

STATEMENT BY THE HIGHWAY AUTHORITY

1.0 SCOPE OF EVIDENCE

1.1 The evidence provided within this statement addresses reasons for refusal No's 2, 3 and 4 of planning application F/2001/3227 dated 6th March 2001. The reasons for refusal set out the Highway Authority's concerns that both the access and the surrounding highway network is unsuitable to accommodate the likely traffic generated by the development and that the development is unsustainable in terms of its location to local facilities and public transport services. The reasons for refusal state :-

The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic.

The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, Policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

1.2 The application as submitted is for the demolition of the existing warehouse and erection of three detached dwellings with garages. The site is located to the north-east of Dunt Lane approximately 0.5 km south of the junction Dunt Lane/Davis Street, Hurst.

2.0 EXISTING SITUATION

2.1 Dunt Lane is an unclassified rural lane, which is subject to the national speed limit for single carriageway roads (60 mph). It is devoid of any footways, street lighting and road markings and its width varies from between 5.0 and 5.5 metres. Approximately 0.5 km to the west of the appeal site, Dunt Lane joins Davis Street (B3030) which is defined as a district distributor road within the Berkshire Design Guide and is subject to the national speed limit for single carriageway roads of 60 mph. This Junction has an unusual

configuration which can often lead to some confusion to drivers as it is not clear who has priority (see appendix 1). Accident records are enclosed in appendix 2 and show that there have been 4 recorded personal injury accidents in the vicinity of this junction over the last three year period.

2.2 The DETR document 'Places, Streets & Movements (A companion guide to DB32)' sets out criteria with respect to visibility splays. In view of the speed limit of Davis Street (60mph), the standards require minimum visibility splays of 215 metres at an appropriate 'minor road distance' of 4.5 metres (Appendix 3).

2.3 On site measurements indicate that the visibility available from Dunt Lane onto Davis Street, from a minor road set back of 4.5 metres is 31 metre to the south (looking left) and 69 metres to the north (looking right). Even when measured at a 2.4 metre set back, visibility is still only 49 and 71 metres to the south and north respectively.

2.4 To the east of the appeal site, Dunt Lane leads onto Dunt Avenue and then onto Lines Road, where it eventually joins the A321 Wokingham Road forming a crossroad junction. Lines Road and Dunt Avenue leading from the appeal site are narrow, with widths varying between 3.0 and 5.5 metres and with sections where forward visibility is restricted.

2.5 Chapter 3 of Design Bulletin 32 (2nd Edition) 'Residential Roads and Footpaths' provides advice on satisfactory carriageway widths to enable vehicles, including cyclist to pass. It advises that carriageway widths below 4m will be too narrow for private cars comfortably to pass each other except at very low speed and may be uncomfortable for cyclists in conjunction with large vehicles.

2.6 Wokingham Road (A321) forms part of the primary distributor road network as defined within the Berkshire Design Guide and a 'road of more than local importance' within the Berkshire Structure Plan. It is subject to the national speed limit for single carriageway roads (60 m.p.h.), and is devoid of any street lighting and footways. However, speeds at this location are lower than the national speed limit due to the adverse horizontal alignment of the A321 to the south of the junction. It is therefore estimated from recent site visits that the speed of vehicles approaching the junction is likely to be around 35-40 mph and therefore the visibility requirement would be 4.5 x 120 metres.

2.7 On site measurements indicate that from the required 4.5 metre set back, there is virtually no visibility available, although when measured at a reduced set back distance of 2.4 metres visibility increases to 90 metres towards the south (looking right) and 120 metres to the north (looking left).

2.8 Accident records for this junction and the bend just to the south (appendix 2) show that in the last three year period there have been 7 recorded personal injury accidents. Clearly, as the visibility falls well below that required within the DETR Guidance, any increase in turning traffic at this point would not be in the interests of highway safety.

2.9 Chapter 7 of Department of Transport Technical Directive 42/95 (TD42/95) 'Geometric Design of Major/Minor Priority Junctions' acknowledges the importance of providing adequate visibility splays for minor roads in order to allow an emerging vehicle to see the on coming major road traffic in sufficient time to permit them to make their manoeuvres safely. Furthermore, the required minor road set back distance of 4.5 metres allows drivers on the major road to be aware of traffic entering from the minor road in time for them to be able to slow down and stop safely if necessary.

2.10 Access to the appeal site is proposed via the existing access road from Dunt Lane which is metalled and has a general width of 3.0 metres. There is however scope to widen the access drive to 4.0 metres such that two vehicles could pass, although this may prove difficult due to the deep invert level of the ditch running adjacent. In any event, the visibility available from the access onto Dunt Lane is substandard with only 32 metres and 50 metres being achieved to the north and south respectively when measured at a 2.4 metre set back. Even when measured at a 2.0 metre set back, visibility is not noticeably improved due to the horizontal alignment of Dunt Lane.

3.0 TRAFFIC GENERATION

3.1 Having inspected the site and the surrounding highway network, it would be reasonable to assume that the development traffic will be equally distributed between Davis Street and the A321 Wokingham Road. Information contained within TRICS (Trip Rate Information Computer System) provides figures of the likely level of traffic generated by a residential dwelling of between 7-10 trips per day. Therefore, a development of 3 dwellings is likely to generate in the order of 30 trips per day.

3.2 At the request of the Highway Authority, information regarding the existing level of traffic associated with the warehouse use was submitted by the appellant's agent by letter dated 12th February 2001 (see appendix 4). This demonstrated that under the existing permitted use of the site, there would be approximately 9 vehicles visiting the site each day (5 day week), of which one would be an articulated vehicle. This would equate to a total of 18 vehicle movements associated with the site which is significantly less than that estimated for development of 3 dwellings. It can therefore be demonstrated that the proposed development would represent a material increase in traffic entering and leaving the site, using the substandard access and surrounding highway network.

3.3 It is important to note that whilst there is planning permission to extend the warehouse which was originally granted on appeal in 1989 (T/APP/H030/A/89/115480/F4A), it is unlikely there will be any changes in traffic generation from the site if this were implemented. This is evident from the Inspectors' decision letter in which he refers (para 10) to the likely number of movements generated and states :-

'It seems to me that if there is to be no material alteration in vehicle turning movements at this junction the appeal scheme should have no material impact on the safety and convenience of highway users and therefore the proposed development need not be resisted on this ground'.

3.4 Moreover, restrictive conditions were imposed by the inspector making the consent personal which would, amongst other things, control vehicle movements to and from the site. In any event, even if there were no traffic increase as a result of the proposed development the sightlines at the access and adjacent junctions are so inferior that it would be inappropriate to permit new development that would perpetuate a standard falling well short of that in the national advice. This is a principle that has been endorsed by other Inspectors when dealing with similar proposals involving personal consents.

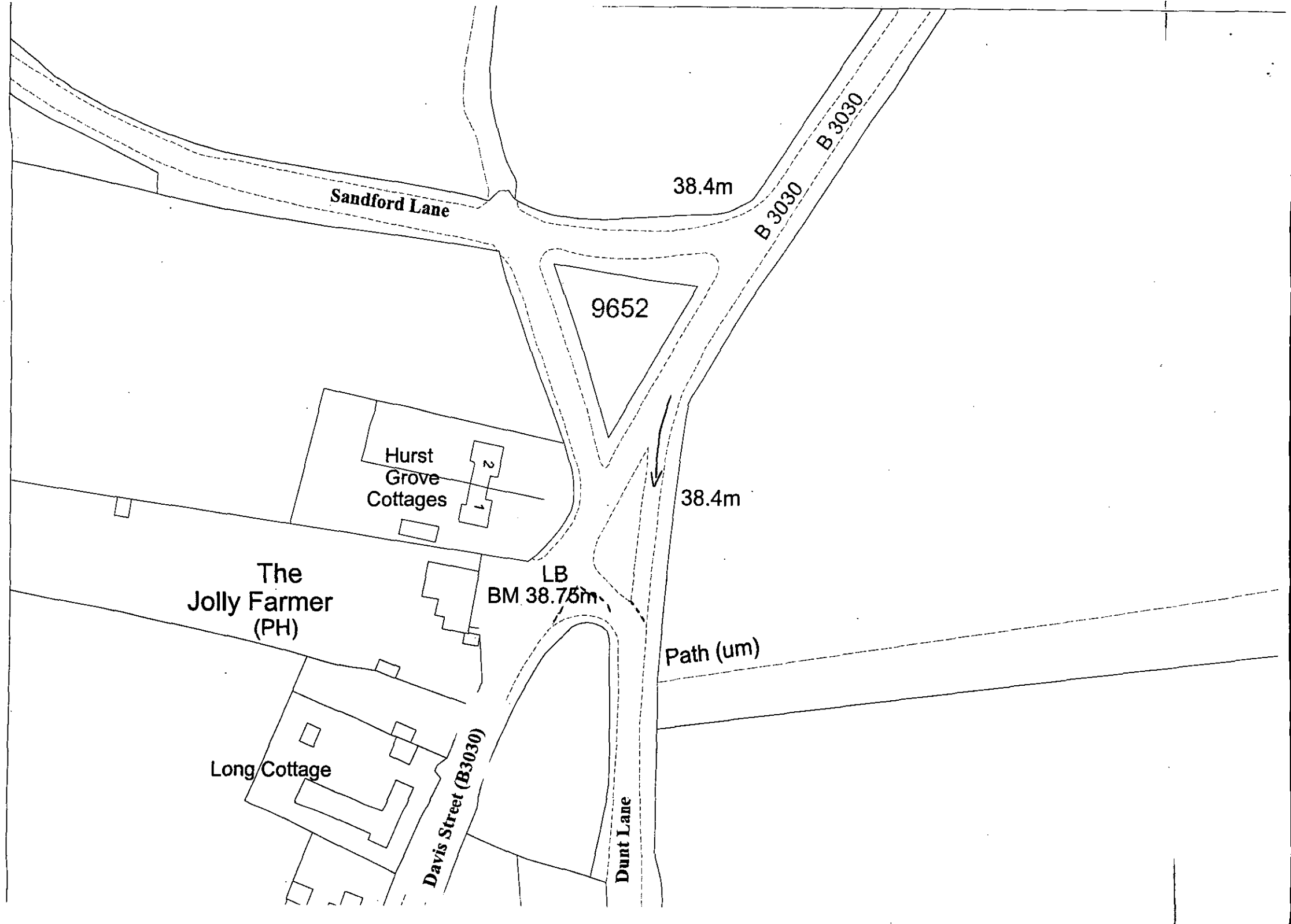
3.5 Given the location of the appeal site and its proximity to local facilities, it is reasonable to assume that most, if not all movements to and from the site will be dependent on the use of the private car. This conflicts with both local and national guidance contained within the Wokingham District Local Plan Deposit Draft (Policy WT2), Berkshire Structure Plan (Policy LD5) and PPG 13.

4.0 CONCLUSION

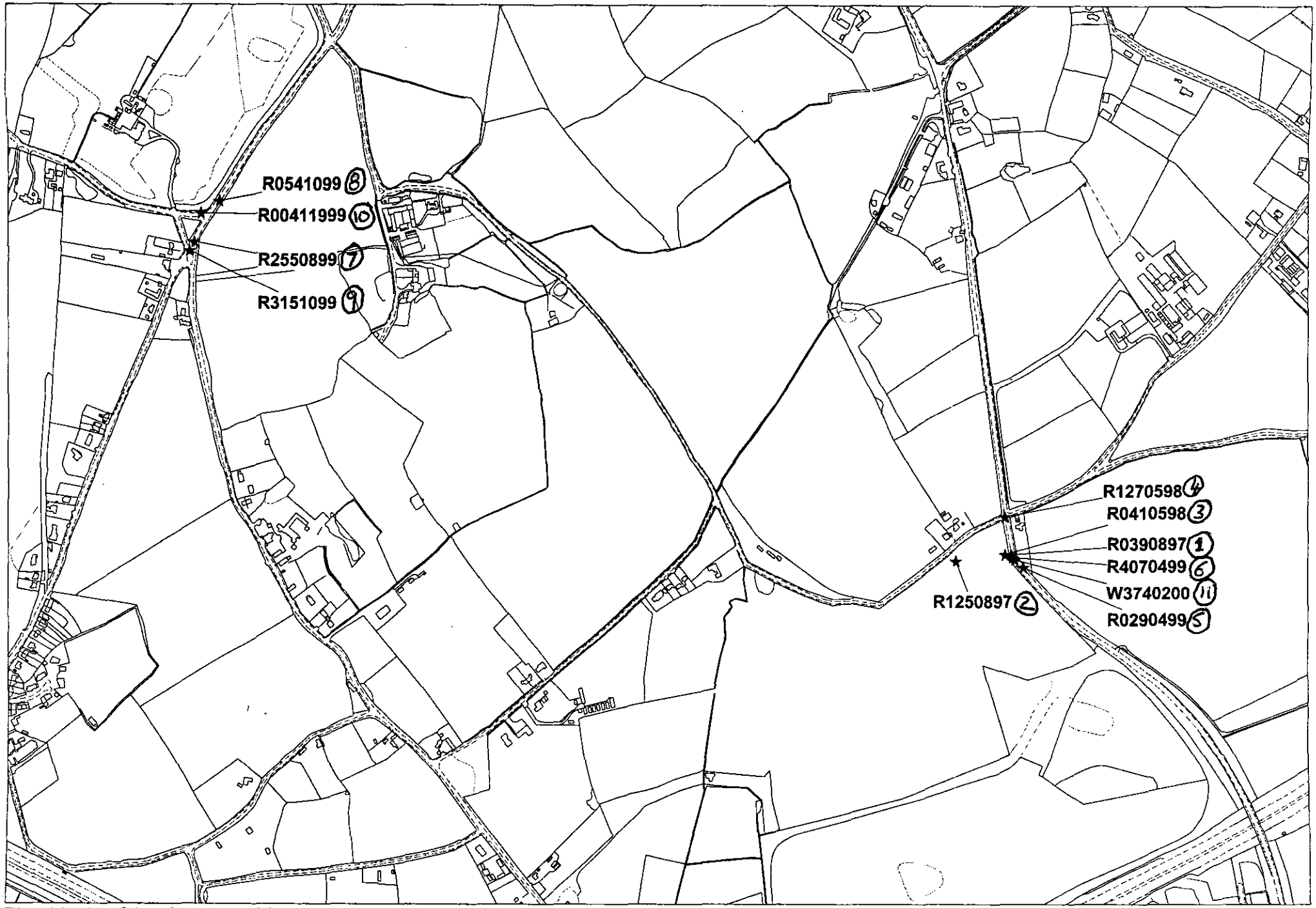
4.1 As demonstrated within this statement, the proposed development would result in a material increase in traffic using the existing sub standard access serving the appeal site and surrounding highway network. Furthermore, the proposed development would conflict with both local and national policy regarding sustainable development and would increase the dependency on the private car. Therefore, in view of the above I request that the appeal be dismissed.

Tom Callaghan
17th September 2001.

APPENDIX 1
PLAN SHOWING JUNCTION DUNT LANE/DAVIS STREET (B3030)


Sandford Lane
38.4m
B 3030
B 3030
9652
Hurst
Grove
Cottages
2
1
38.4m
The
Jolly Farmer
(PH)
LB
BM 38.75m
Path (um)
Long Cottage
Davis Street (B3030)
Dunt Lane

APPENDIX 2
ACCIDENT RECORDS



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Development Control Section, Environmental Services, Wokingham District Council.

13 September 2001

N
W E
S

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**

Selected by:

Police Ref.	Date	Cas.	Sev.	Cycs	Peds	Ch	OAPs	Vis.	Manv.	Road Cond.	Time	Easting	Northing	Location
1 R0390897	8/11/97	1	Serious	0	0	0	0	Light	No turn	Dry	1938	480300	171990	TWYFORD RD APP 75M S JNC POUND WAY WOKINGHAM
2 R1250897	8/31/97	1	Slight	0	0	0	0	Light	No turn	Dry	1459	480210	171980	TWYFORD RD 100M S JNC LINES RD WOKINGHAM
3 R0410598	5/9/98	2	Slight	0	0	1	0	Light	No turn	Dry	1930	480290	171990	A321 TWYFORD RD APP 70YD S JNC LINES RD WOKINGHAM
4 R1270598	5/27/98	2	Slight	0	0	0	0	Light	No turn	Dry	1950	480290	172050	WOKINGHAM RD JNC POUND LN WOKINGHAM
5 R0290499	4/3/99	2	Slight	0	0	0	0	Light	No turn	Wet/Damp	1445	480320	171970	A321 WOKINGHAM ROAD, 60M SE LINES RD, HURST
6 R4070499	4/27/99	1	Slight	0	0	0	0	Light	No turn	Dry	1850	480302	171986	A321 WOKINGHAM ROAD 80YDS SOUTH OF LINES ROAD, HURST. RE/
7 R2550899	8/21/99	2	Slight	0	0	0	0	Light	Left	Dry	1245	478965	172494	B3030 DAVIS ST JNC SANDFORD LN HURST
8 R0541099	10/4/99	1	Slight	1	0	0	0	Light	No turn	Dry	0750	479005	172559	B303 DAVIS ST 50YD NE JNC SANDFORD LN HURST.
9 R3151099	10/27/99	1	Slight	0	0	0	0	Light	Right	Dry	0840	478956	172480	SANDFORD LANE JW DAVIS STREET. HURST.
0 R0041199	11/1/99	2	Serious	0	0	0	1	Light	Right	Wet/Damp	1420	478975	172540	DAVIS STJNC SANDFORD LANE.HURST
1 W374020(	2/16/00	1	Slight	0	0	0	0	Light	No turn	Dry	1450	480306	171982	A321 WOKINGHAM RD 70M S JNC LINES RD - POUND LANE
Column Totals		16		1	0	1	1							
No. of Accidents				1	0	1	1							

Total number of accidents listed: 11

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**
Selected by:

(1)

R0390897 11/08/1997 Time 1938 Vehicles 2 Casualties 1 Serious
E: 480300 N:171990 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors: 2
C1 TRAV N AT SPEED LST CONT ON RT BND & HIT ONCOMING C2
Occurred on TWYFORD RD APP 75M S JNC POUND WAY WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(2)

R1250897 31/08/1997 Time 1459 Vehicles 1 Casualties 1 Slight
E: 480210 N:171980 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors: 2
C1 TRAV N AT SPEED ON RT BND HIT KRB & LEFT CWAY NSIDE
Occurred on TWYFORD RD 100M S JNC LINES RD WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by:

(3)

R0410598 09/05/1998 Time 1930 Vehicles 2 Casualties 2 Slight
E: 480290 N: 171990 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors: 0
C1 TRAV N (DRIVER INTOX) TOO WIDE ON RHBEND HIT C2 TRAV S
Occurred on A321 TWYFORD RD APP 70YD S JNC LINES RD WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(4)

R1270598 27/05/1998 Time 1950 Vehicles 1 Casualties 2 Slight
E: 480290 N: 172050 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Crossroads Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lights present Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: DETR Special Projects:
Contributory factors:
C1 TRAV N ON RT BND CLIPPED KRB LST CONT & LEFT CWAY OSIDE INTO DTCH
Occurred on WOKINGHAM RD JNC POUND LN WOKINGHAM

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by:

(5)

R0290499 03/04/1999 Time 1445 Vehicles 2 Casualties 2 Slight
E: 480320 N: 171970 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Wet/Damp
Daylight: no street lighting Raining without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 21
C1 TRAV SE AT SPEED ON LT BND, BRKD, SKIDD & HIT ONCOMING C2
Occurred on A321 WOKINGHAM ROAD, 60M SE LINES RD, HURST

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(6)

R4070499 27/04/1999 Time 1850 Vehicles 1 Casualties 1 Slight
E: 480302 N: 171986 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 23 27 39 24
MC1 (HONDA) TRAV N LST CONT ON RT BND, HIT KRB & RIDER FELL OFF
Occurred on A321 WOKINGHAM ROAD 80YDS SOUTH OF LINES ROAD, HURST. READING.

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by:

(7)

R2550899 21/08/1999 Time 1245 Vehicles 2 Casualties 2 Slight
E: 478965 N:172494 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:Multiple junction Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 15 12
C2 TRAV SW HIT BY C1 TRNG RT FRM SE TO SW
Occurred on B3030 DAVIS ST JNC SANDFORD LN HURST

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(8)

R0541099 04/10/1999 Time 0750 Vehicles 2 Casualties 1 Slight
E: 479005 N:172559 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail:Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at SiteNone Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 09 14
C1 TRAV SW & OVTKG OSIDE HIT REAR PC2
Occurred on B303 DAVIS ST 50YD NE JNC SANDFORD LN HURST.

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates 01/07/1997 and 30/06/2000 (36 months)
Selected by:

(9)

R3151099 27/10/1999 Time 0840 Vehicles 3 Casualties 1 Slight
E: 478956 N: 172480 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: T or staggered junction Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: no street lighting Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 18
C1 TRNG RT FRM NW TO SW STALLED. ON RE-STARTING ENT CWAY WAS HIT BY C2 TRAV NE, C2 HIT ONCOMING C3
Occurred on SANDFORD LANE JW DAVIS STREET. HURST.

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

(10)

R00411999 01/11/1999 Time 1420 Vehicles 2 Casualties 2 Serious
E: 478975 N: 172540 First Road: B 3030 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: T or staggered junction Control: Give way Road2: U 7510
Crossing: Control None Facilities: None within 50m Road surface Wet/Damp
Daylight: no street lighting Raining without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: At scene DETR Special Projects:
Contributory factors: 12 15
C1 TRNG RT FRM NW TO SW HIT BTG HGV2 TRAV NE
Occurred on DAVIS STJNC SANDFORD LANE.HURST

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents between dates **01/07/1997 and 30/06/2000 (36 months)**
Selected by:

(11)

W3740200 16/02/2000 Time 1450 Vehicles 2 Casualties 1 Slight
E: 480306 N: 171982 First Road: A 321 Road Type Single carriageway - 2 lanes
Speed limit: 60 Junction Detail: Not at junction
Crossing: Control None Facilities: None within 50m Road surface Dry
Daylight: street lighting unknown Fine without high winds
Special Conditions at Site None Carriageway Hazards None
Place accident reported: Elsewhere DETR Special Projects:
Contributory factors: 21 25 26 27
C1 TRAV SE OVTKNG 2 VEHS HIT C2 TRAV NW
Occurred on A321 WOKINGHAM RD 70M S JNC LINES RD - POUND LANE

Vehicle Reference
Vehicle movement from to

Location at impact First impact Hit vehicle:
Hit object in road Off road:

Age of Driver

Parts damaged:
Breath test

Accidents involving:

	Fatal	Serious	Slight	Total
Vehicles only	0	2	9	11
Motor cycles	0	0	0	0
Bicycles	0	0	0	0
Total	0	2	9	11

Casualties:

	Fatal	Serious	Slight	Total
Vehicle Driver	0	0	0	0
Passenger	0	0	0	0
Motorcyclist	0	0	0	0
Cyclist	0	0	0	0
Pedestrian	0	0	0	0
Total	0	0	0	0

APPENDIX 3

AN EXTRACT FROM DETR

"PLACES, STREETS & MOVEMENT"
(A COMPANION GUIDE TO DB32)

Sightlines at Road Junctions

The design of sightlines at junctions is discussed in detail in both DB32 and PPG13, annex D. This section draws together the advice in those two documents. The guidance given here needs to be assessed in the circumstances of each case. Sightlines should never be reduced to a level where danger is likely to be caused.

The diagrams and commentary given here describe the most salient points involved.

To enable drivers emerging from a minor road or access to see and be seen by drivers proceeding along the major road, unobstructed visibility is needed within the shaded area (x/y) in plan. Vertical visibility is also required as shown in the section.

Requirements for X and Y dimensions are summarised as:

X dimension (minor road distance)

9m: The normal requirement for major new junctions and for the improvement of existing junctions between access roads and district or local distributor roads - for instances where the minor road is busy (ref. PPG13 annex D para. 2).

4.5m: For less busy minor roads and busy private access points.

2.4m: The minimum necessary for junctions within development to enable a driver who has stopped at a junction to see down the major road without encroaching onto it.

2.0m: For single dwellings or small groups of up to half a dozen dwellings or thereabouts.

Only in exceptional circumstances should a distance of less than 2.0m be considered.

The advice in this section supersedes that contained in both PPG13 and DB32.

Y dimension (major road distance)

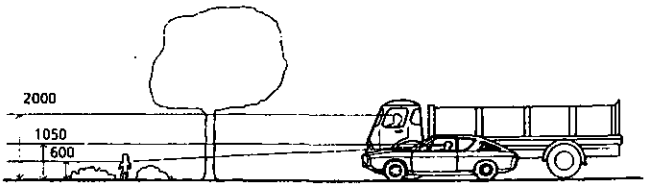
Table A

Major road speed (kph)	120	100	85	70	60	**50**	**40**	**30**
Major road distance (m)	295	215	160	120	90	**70**	**45**	**33**

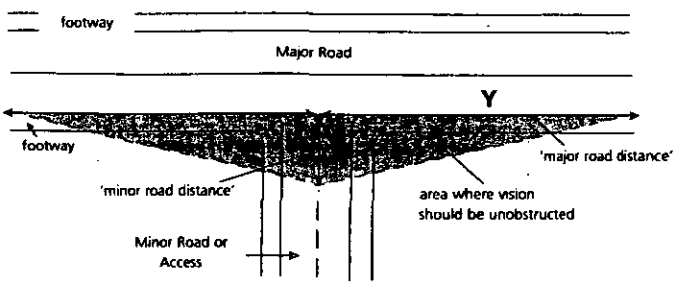
Table B

Speed Limit (mph)	70	60	50	40	**30**	**20**
Major road distance (m)	295	215	160	120	**90***	**45***

Reference: DB32 pp.50–53 and PPG13 Annex D



Clear horizontal sightlines should take account of both what the driver can see and what pedestrians (especially children) can see. Sightlines need to be determined from an eye height of 1.05m – 2m, to an object height of 0.6m – 2m.



** includes an allowance for motorists travelling at 10kph above the speed limit.*

Tables A and B are drawn from Annex D of PPG13 with the speeds for residential areas shown in bold. In addition to the dimension quoted, where it can be shown that vehicle speeds will be contained to either 30mph or 20mph the respective Y distances in table B can be amended to 60m and 33m respectively.

Sightlines for Cycle Tracks
When a new cycle track meets a local road the X and Y distances can be shorter than for road junctions. The relevant dimensions are given in Sustrans, *The National Cycle Network,* Issue 2 (1997), pp.142-3.

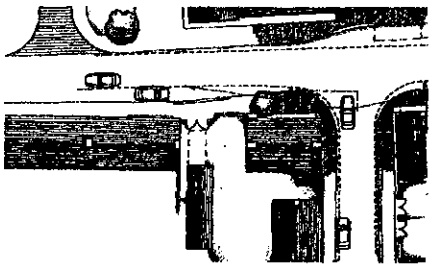
Sightlines at Access Ways
For vehicles crossing a footway at lightly-used access points (for example, entrances to courtyards of no more than 10 vehicles or driveways to individual dwellings) a splayed entrance is required. In such cases the minimum X and Y distances should both be 2.0m, with the Y distance measured along the back of the footway. There should be clear visibility at a level of 0.6m above road level for areas used by children.


Access way

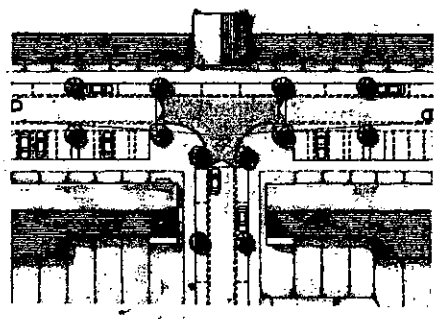
In many places, where there are few vehicles involved, it may be appropriate to have a crossover at footway level with a drop kerb at the entrance to an access way. This has the clear effect of symbolising that priority should be given to pedestrians.

Arrangement of Junctions
Two alternative designs for junctions constructed within the last few years are described here by way of example.

The junction of two streets, the minor with a designed vehicle speed of 20mph and the major a designed vehicle speed of 30mph. Buildings have been arranged to create an urban junction with a variable width carriageway. Casual parking in front of terrace housing is allowed for in increased carriageway widths, and the relevant sightlines are provided within added carriageway and footway space.



Terraced housing arranged in a linear form in keeping with local Victorian suburban streets. Car parking is provided on the street (within the adopted boundary) both parallel to and end on to the carriageway. Traffic calming in the form of raised tables at junctions and other points in the street is used to keep traffic speeds under 20mph. Parked cars do not interfere with the visibility splays.



APPENDIX 4
CORRESPONDENCE FROM APPLICANTS' AGENT DATED 12th FEBRUARY 2001 RE: EXISTING TRAFFIC GENERATION

[redacted]

PLANNING SERVICES	HPT 39847
POL	TLS
DC EHC	ENF
CS	
13 FEB 2001	
COPIES TO:	ACK:
	FILE:

...ASSOCIATES

CHARTERED ARCHITECTS

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Fax: (0118) 9770482

...Planning
...rict Council
...ment

ADDITIONAL PLAN
3227

...n of Miss E Circuit

...mit

...ENT AT DUNT LANE HURST

...to Town Planning application No. F/2001/3227 and your recent call ...to confirm the following: -

...note that if the dwellings are granted Town Planning approval the ... warehouse will be demolished.

...ng traffic movements our client has confirmed that during an average ...day week, four (occasionally five) articulated lorries visit the site. In ...n smaller vans and cars distribute from the warehouse making upwards ...ven to eight visits per day. The warehouse is open from 8 a.m. to 6 p.m. ...s a week.

...we have provided sufficient information but should you require any ...please do not hesitate to contact us.

...rely

...ham

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	Mr and Mrs K Pang
APPEAL SITE:	Capital Products, Dunt Lane, Hurst
REASON FOR APPEAL:	Refusal of planning permission for the erection of three dwellings and garages. Demolition of existing buildings.

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/3227

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1070701

1.00 SITE DESCRIPTION

1.01 The appeal site is a 0.31 hectare piece of land, located in a rural area, within the Parish of Hurst. The site is lies on the eastern side of Dunt Lane and is separated from it by a field. To the north of the site, a cluster of dwellings front the road. The area is characterised by sporadic groups of dwellings fronting rural lanes.

A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 There is existing building on the site that was originally used as a potato store. Following refusal of an application for a change of use to storage of plastic materials in 1980, change of use to storage of food products was allowed at appeal in 1982. This proposal was considered acceptable due to its specific nature and was subject to conditions limiting the use of the building, preventing external activity, limiting the hours of work and making the permission personal to the applicant. In 1989 an extension to the building was allowed at appeal, subject to similar conditions. This consent has subsequently been renewed but the extension has not been constructed.

2.02 In 1999 an outline proposal (including details of siting) for erection of five detached dwellings on the site was refused (O/1999/0155) for the reason that *"The proposal by reason of its scale and location would cause harm to the rural character of the area".*

2.03 On 6 March 2001 an application for demolition of the existing building and the erection of three, 4-bedroom detached houses, with detached double garages, was refused. A copy of the decision notice is contained in Appendix 2. Of the six reasons for refusals the first was:

"The layout and form of the proposed residential development would be out of keeping with the surrounding rural area and have an urbanising impact that would be detrimental to its character. Therefore, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and

LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1."

This reason will be addressed in this report. Reasons 2, 3 and 4 relate to Highway issues and will be addressed in a separate report by the Highway Officer. Reasons 5 and 6 relate to the management of the Hatch Gate Ditch main river. Reason 5 will be addressed in a separate report by the Environment Agency. Reason 6 is no longer valid.

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Berkshire Structure Plan (BSP) was adopted on 4 November 1995. The following BSP policies are relevant to this appeal.

C2 Development Outside Built-Up Areas and Settlements

Copies of these policies are contained in Appendix 3.

3.03 The Loddon Area Local Plan (LALP) was adopted on 5 May 1995 and, on 26 November 1996, the Planing and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following LALP policies are relevant to this appeal.

LTV2 Development in Rural Areas
LBE1 Design of New Development
LBE2 Inappropriate Design

Copies of these policies are contained in Appendix 4.

3.03 The emerging local plan is the Wokingham District Local Plan Deposit Draft (WDLPDD). Berkshire County Council issued a statement of

general conformity with the structure plan in May 1997 and the plan was placed on deposit in 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase took place during 2000. The Inspector's report on the local plan inquiry is not expected until the end of 2001 (with the exception of policy WSM1). The following policies are relevant to this appeal:

WOS2 General Development Principles
WOS3 Development Control Principles
WCC1 Development in the Countryside (Outside the Metropolitan Green Belt)
WBE1 Development in its Local Context

A copies of these policies are contained in Appendix 5.

4.00 THE COUNCIL'S CASE

Principal of Development

4.01 The appeal site lies in a rural area. Policies C2 of the BSP, LTV2 of the adopted local plan and WOS2 and WCC1 of the emerging local plan establish that development outside the boundaries of the Identified Settlements will be strictly controlled. Residential development will only be acceptable in certain circumstances. In this case parts F) and H) of policy WCC1 are of greatest relevance.

4.02 Policy WCC1 paragraph F) allows for redevelopment proposals, providing the scale, form, materials, design and character of the development are appropriate to the location in the countryside. There is a building, with established commercial use, on the site and, hence, some sort of redevelopment may be acceptable. However, policy WCC1 goes on to state that *"where development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design and character, to its location in the countryside....."* The existing building is not inappropriate in the countryside whereas the proposal to erect three dwellings would have an unacceptable

urbanising effect to the detriment of the countryside and so could not be considered as satisfying WCC1 (F).

4.03 Policy WCC1 paragraph H) allows for infilling of one or two dwellings in a small gap in a built up frontage, where development would not adversely affect the character and appearance of the area.

4.04 There are a number of dwellings in Dunt Lane but the existing development has a sporadic, linear form with dwellings fronting the lane and gaining access directly from it. The appeal proposal would relate most closely to the properties on the north-east side of the road, to the north-west of the appeal site. However, the site is set back from the road by over 60 metres, and separated from it by a field. The site lies at the end of rather than within the existing group of dwellings and the boundary closest to the road is level with the end of the gardens of the nearest existing dwellings. Therefore, the proposed houses could not be considered as infilling of a gap in the existing developed frontage and would extend residential development further into the surrounding countryside.

4.05 Therefore, in principle, the erection of three dwellings on this site is unacceptable.

Impact on the character of the surrounding area

4.06 Policies C2 of the BSP, LTV2 of the adopted local plan and WCC1 of the emerging local plan specify that, where development in the Countryside is acceptable in principle, it should be appropriate to its location. Policies LBE1 and LBE2 of the adopted local plan and WOS3 and WBE1 of the emerging plan provide further guidance regarding assessment of the character of development proposals. These policies aim to promote a high standard of design, which respects its local context. New development should be appropriate to the character of the area in which it is situated and make a positive contribution to its setting. In assessing the impact of proposals, the Council will have regard to their siting, scale, form, layout and massing. Proposals that would have an adverse impact on the character of an area will not be acceptable.

4.07 The existing building has a simple form, typical of many agricultural buildings, and, hence, in keeping with the rural character of the area. The enclosure of the site by post and rail fencing and hedges is also in keeping with this character and Inspectors at previous appeals have concluded that the limited use of the land around the building for parking does not cause undue harm.

4.08 Existing development tends to front Dunt Lane as described in paragraph 4.04. Access to the appeal dwellings would be via a shared drive/cul-de-sac perpendicular to the road and parallel to the side boundary of Woodlands. The siting of the three dwellings would be in a line, fronting the shared access. This layout would result in a pattern of development more typically found in suburban areas and out of keeping with its surroundings.

4.09 Although the dwellings would not be taller than the existing building, the spread of built development on the site would be greater and the clearly residential form of the development, together with the domestic use of the land around the buildings would have an urbanising effect, harmful to the rural character of the area. Because the proposed houses would be out of keeping with their surroundings they would appear prominent in the landscape, unlike the existing low key building.

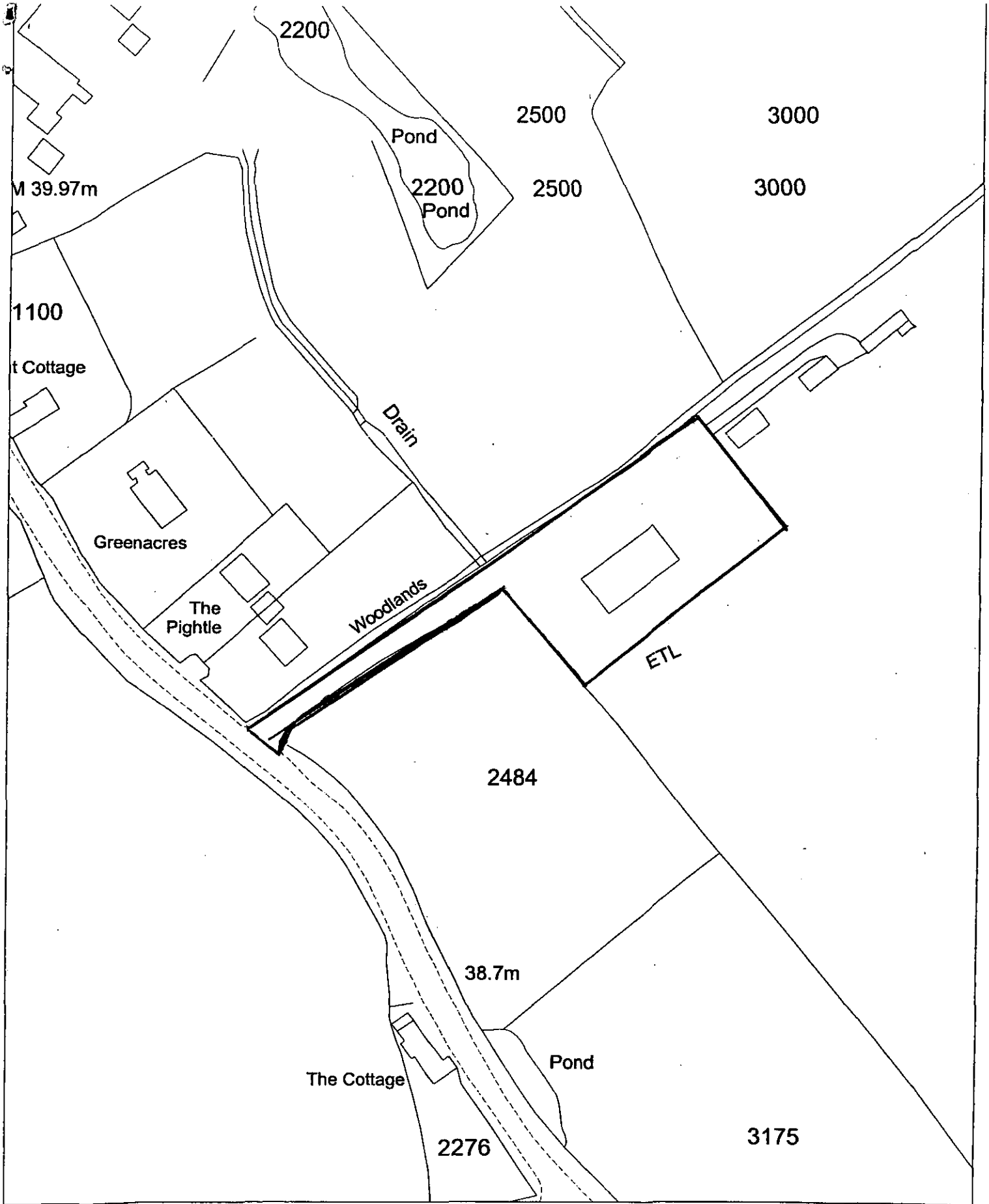
5.00 CONCLUSION

5.01 Redevelopment of an existing rural building may be acceptable in principle but in this case it is considered that the erection of three dwellings on the site is unacceptable in principle. Furthermore, the location of the site in relation to nearby dwellings and the nature and layout of the proposal would cause it to have an urbanising impact, harmful to the openness and character of the rural area. For these reasons the proposals are contrary to the policies cited and the Inspector is respectfully requested to dismiss this appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.
2. Relevant decision notices.
3. Extracts from the Berkshire Structure Plan.
4. Extracts from the Loddon Area Local Plan.
5. Extracts from the Wokingham District Local Plan Deposit Draft.
6. Proposed conditions of appeal if allowed.

Appendix 1 -
Location plan at 1:1250



Site Plan, Scale: 1 to 1250

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Date: 17 September 2001

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Appendix 2 -
Relevant decision notices.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Impluse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: O/1999/0155

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed demolition of existing buildings and erection of 5 detached dwellings.**

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

Reason
1. The proposal by reason of its scale and location would cause harm to the rural character of the area. As such, the proposal is contary to Policies C2 of Replacement Berkshire Structure Plan, LTV2 of Loddon Area Local Plan and WCC1 of Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development would result in the increased use of a sub standard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additoinal traffic on the surrounding highway network which is substandard in width, alignment and geometry and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason

1. The proposed development is contrary to Policy LD5 of the Berkshire Structure Plan, WT2 of Wokingham District Local Plan (Deposit Draft) and PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilties.

Head of Planning and Transportation
Date: 02 February 2000

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

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K K Pang
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3227

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.**

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

Reason
1. The proposal, by reason of its scale, location and layout would cause harm to the rural character of the area. As such, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.

Reason
2. The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason
4. The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

Reason
5. The proposals include development in close proximity to the Hatch Gate Ditch main river This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

Reason
6. The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C1, C2, H4 and H5.

Loddon Area Local Plan Policies LTV2, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC5, WOS3, WBE1, WT7, WEM18 and WRE4.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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

D/1423/DML/P

Department of the Environment and
Department of Transport
Common Services
Room 1319 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321

Direct line 0272-218875
Switchboard 0272-218811

Messrs D Miles Griffiths, Percy and Company, Solicitors
415 Green Lanes
Haringey
LONDON N4 1EZ

PLANNING DEPT.
PASSED TO
COPIES TO
28 JUL 1982
ACKNOWLEDGED
FILE No.

Your reference
ES/LC(PANG)
Our reference
T/APP/5131/A/81/10624 and 15541/G7
Date
28 JUL 1982

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY CAPITAL PRODUCTS
APPLICATION NOS 15269 AND 16180

1. I refer to the 2 appeals which I have been appointed to determine, against the decisions of the Wokingham District Council to refuse planning permissi . for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and ii. the change of use from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst. I held a local inquiry into the appeals on Wednesday 19 May 1982 at the Council Offices, Shute End, Wokingham.

2. Both appeals concern the same site and building and are identical, other than the second includes the installation of a 5,000 gallon tank. From my inspection of the appeal site and the surrounding area and bearing in mind the representations made, including those contained in the letters from the parish council and local residents forwarded to me, I consider that the main issues are the effect of the proposed changes of use on i. the character of the area and ii. the policies adopted by the district council.

3. The character of the area is rural; and the policies adopted by the district council for the area are mainly concerned with its rural character.

4. It is contended on behalf of your client, Mr Awok Pang who is trading as Capital Products, that his use would be similar to the use to which the building on the site has been put to for several years, in that foodstuffs would be delivered to, then re-packaged, and distributed from the premises. The original use was in connection with potatoes whereas your client's use would concern edible oil (the reception tank being within the building), flour, wrapping paper and minor items eg salt, pepper, vinegar etc which could be classed as catering sundries. More importantly it is maintained, the change of use would generate less vehicular traffic than before, even if Mr Pang were to increase his present 20 catering outlets in the area to 50 or so. His use is a particular one and the building is ideally located for his business: and I am also advised that conditions relating to the uses now proposed and normal working hours would be acceptable to him, as part and parcel of planning permissions of which the latest application includes installation of a 5,000 gallon tank.

5. The district council's apprehension, and this is also reflected in views of local residents, is that your client's use is in no way whatsoever connected with a rural area. And that it could lead to an intensification, notably by an increase in vehicular traffic movements, if the venture proved very successful; or was exploited by a concentration on one of the items proposed to be stored and redistributed, perhaps by some other firm.

6. I consider that the building itself is not obvious and detracts little from the rural scene. Its approved uses have however been rather specific; and it is the likely comings and goings associated with its use that would have the most impact on the area. I do not think that your client's intentions would be of such significance as to harm the character of the area or the rural policies adopted by the council; the building is there and its use has not been entirely related to the adjoining farmlands. Having said that, I consider that it is your client, and his specific proposals and likely potential for his increased business, that are important considerations: in other hands a greater potential, for the building has the capacity, could lead to quite a different situation particularly with the regard to the traffic generated and numbers employed. In other words your client's use is unlikely to be more than a modest use of the premises, and it is such modest use, which I think is the favourable consideration in allowing the present appeals.

7. In addition therefore to the specific items which should be contained within the building and the normal hours of activity at the site, I consider the permissions should be personal to your client. I have also considered the other matters raised at the inquiry or in the correspondence, but the considerations that have led me to my decision are not outweighed by these other matters.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby allow these appeals and grant planning permission for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour, wrapping paper and catering sundries at Storage Depot, Dunt Lane, Burstand; ii. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour, wrapping paper and catering sundries and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst in accordance with the terms of the applications (No 15269 and 16180) dated 25 January 1981 and 26 June 1981 and the plans submitted therewith, subject to the following conditions in each case:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items shall take place within the existing building on the site; unloading of such goods shall take place either in this building or under the canopy at its northern end. No storage, re-packaging or unloading shall take place at the site other than hereby specified;

3. the building on the site shall be used for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Classes III, IV or X of the Schedule to the Town and Country Planning (Use Classes) Order 1972;

4. the hours of work in connection with the use hereby permitted shall be between 8.00 am and 6.00 pm on Mondays to Fridays and 8.00 am and 1.00 pm on Saturdays: no activity shall take place at the site outside these hours or on Sundays or bank holidays;

5. this permission enures only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

9. Your client's attention is drawn to the enclosed note relating to the Chronically Sick and Disabled Persons Act 1970.

10. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentleman
Your obedient Servant

C.S Lewis FRTPI
Inspector

Enc

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

DCH/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Capital Products
c/o D Miles Griffiths Piercy & Co
415 Green Lanes
Harringay
London

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 15269

Proposal Change of use of building from washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper at Storage Depot Dunt Lane Hurst

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture forestry, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values. There is insufficient evidence submitted to justify a departure from this policy. (R135)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that:

"The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area and will not detract from the environmental quality of the area" (Policy E6) (R201)

Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories

Date 21 APR 1981

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

Application 15269 continued

A Development associated with agriculture or forestry
B Mineral extraction
C Development associated with [illegible] appropriate to the countryside
D Public utility [illegible]
E Any other purpose which [illegible] (Policy EN5) (R20)

3. The District Planning Authority are of the opinion that this proposal would be detrimental to the amenities and character of the area and consider that insufficient evidence has been advanced by the applicant to justify a departure from the policies stated above.

A/820X/DH/P

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321

Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

Washbourne & Co
7 Burkes Court
Burkes Road
BEACONSFIELD
Bucks
HP9 1NZ

WOKINGHAM DISTRICT COUNCIL
RECEIVED
18 AUG 1989
ADT
DISTRICT SECRETARY

Your reference
G Tier

Our reference
T/APP/HO330/A/89/115480/P4A

Date
17 AUG 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR K K PANG
APPLICATION NO: 31550

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the Wokingham District Council to refuse planning permission for extension to existing warehouse used for storage of catering products, at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire. I have considered the written representations made by you and by the Council and also those made by the Berkshire County Council, the St Nicholas Hurst Parish Council and the Hurst Village Society. I inspected the site on 30 June 1989.

2. The appeal site lies south-east of Reading in a rural area approximately one mile north-east of Winnersh. Hurst comprises a scatter of residential and other buildings mainly along various country roads. Your client's property is surrounded by flat open mainly pasture land and is set well back from Dunt Lane and separated from it by a horse paddock. Access is by a single vehicle width roadway. Within the site is a building of some 400 sq m floorspace which has a loading bay at the north-east end and open space on all sides which looks no more than partially used for vehicular circulation and parking. Planning permission for the present use of the existing building was granted on appeal in 1982 subject to conditions which made the permission personal to Mr Awok Pang (trading as Capital Products) and restricted to use for "the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items".

3. Having read the representations and made my inspection I consider that this case turns on the likely impact of the proposal on the rural character and visual amenity of the area and on the aims of the Council's rural policies, and on the effects of the proposal on traffic safety and convenience.

4. The Council takes the view that your client's proposal would lead to intensification of development in the countryside and would damage the rural character and the appearance of the area. It also maintains that the scheme is contrary to Structure and Local Plan policies which seek to protect the countryside from the effects of unnecessary and inappropriate development.

5. You argue that the commercial use already exists on the site, that the existing building is in a secluded and relatively well screened location and that the proposed extension would be equally inconspicuous. Moreover you submit that the proposed development would have no material impact in the locality; vehicles which deliver to and collect from the site currently carry only part loads and therefore the increase in storage space need not generate more traffic movements.

6. I saw when I made my visit that the site and the access road are screened from view by tall overgrown hedges on the north and west sides but the building is visible across a field from Dunt Avenue 250 m or so to the south-east. The proposed

RECYCLED PAPER

extension is on the north-west side of the existing building and although 1.4 m higher would be largely hidden from view from outside the site. Provided that the existing materials were of suitably discreet colours I therefore believe that the appearance of the locality would not be noticeably affected by this scheme.

7. As to its impact on the character of the area this would, in my view, depend chiefly on changes in the levels of external activity which might ensue. That the existing level of traffic movements generated by your client's business here is relatively low is not in dispute among the parties. Given that the new building would have a greater roof height in order to accommodate more efficient use of a fork-lift truck and palletised storage the increase in storage capacity on the site would be somewhat in excess of the 60% increase in floorspace envisaged. Nevertheless, if as you submit, this would not lead to a significant increase in vehicle movements to and from the site, and provided that the extension were to remain ancillary to, and subject to the same restrictions of use and operation as, the existing building, I am confident that the proposed development would have no material effect on the character of the locality.

8. National as well as local policies with regard to rural areas seek to protect the countryside for its own sake by normally excluding development which neither is appropriate to such an area nor has a special reason for locating there. Whilst the proposed development is not for a purpose normally acceptable in open countryside, it is intended for an undertaking which already exists on this site, which has operated here for several years without complaint, and which is particularly modest in the levels of external activity generated. Moreover, whilst the proportional increase in covered floorspace would be substantial, in absolute terms the building as extended would still be relatively small and the impact on the appearance and character of the local area insignificant. In this particular instance therefore I am satisfied that the appeal scheme would not conflict with the aims of the Council's rural policies.

9. To turn to the access question, the Local Highway Authority expresses concern about a possible increase in the number of vehicle movements to and from the site using an access road too narrow to allow 2 vehicles to pass and a junction with sub-standard visibility. You maintain that traffic flow is estimated to remain at the present level but that the appellant owns land on either side of the access road and would accept a planning condition requiring the road to be widened.

10. I saw for myself that junction visibility is substandard, especially in a northern direction along Dunt Lane, and that because of a curve in the road the trimming back of roadside vegetation could make only a marginal improvement. Dunt Lane is unlighted, derestricted and has no road markings, parking restrictions or footways. However it is also a quiet country road truncated some distance to the south by a motorway junction and serving only a few scattered houses and farms. Moreover, the traffic flow to and from your client's premises amounts, you say, to only 4 or 5 vehicle movements per day on average (presumably plus journey to work movements by his very small staff) and should not change significantly if the proposed scheme is implemented. Any change of occupation or use of the site would require planning consent and an assessment of the adequacy of the access for the new user would then be possible. It seems to me that if there is to be no material alteration in vehicle turning movements at this junction the appeal scheme should have no material impact on the safety and convenience of highway users and therefore the proposed development need not be resisted on this ground.

11. The Hurst Village Society fears that to grant permission for this extension would encourage other small businesses operating or contemplating operating in rural areas to believe that they would be able to expand on site but I believe that the particular circumstances which obtain here could distinguish this case from others which might arise and that the question of precedent would not justify the dismissal of this appeal.

12. Having taken into account the above and all other matters raised by all parties in the representations received I have found nothing which outweighs the factors which have led me to the conclusion that the planning permission which your client seeks might be granted. Because the modest nature of the present operation on the site and your statements about the intended future conduct of your client's business here have been major issues in my consideration of this appeal I take the view that the planning conditions imposed on the original grant of consent to your client should be repeated; you confirm that your client, Mr K K Pang, and Mr Awok Pang are one and the same person and I shall make the consent personal to the latter as before. In addition and in order to ensure that the appeal site continues to be suitably and adequately screened I shall impose a condition requiring the submission and implementation of a landscaping scheme.

13. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for extension to existing warehouse used for storage of catering products at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire, in accordance with the terms of the application No 31550 dated 1 August 1988 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun not later than 5 years from the date of this letter.

2. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the local Planning Authority before the commencement of any building works on site.

3. The proposed extension shall remain ancillary to the principal use of the premises for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

4. The storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items, together with the storage of pallets and waste products, shall take place only within the proposed and existing buildings on the site; unloading and loading of goods shall take place only within the proposed and existing buildings or under the canopy at the northern end of the existing building. No storage, re-packaging or unloading shall take place at the site other than hereby specified.

5. The hours of work in this building shall be between 0800 and 1800 on Mondays to Fridays and 0800 and 1300 hrs on Saturdays; no activity shall take place outside these hours or on Sundays or Bank Holidays.

6. This permission shall enure only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

7. A landscaping scheme for this site, which shall indicate existing trees and shrubs to be retained and new and/or replacement trees and shrubs to be planted shall be submitted to and approved in writing by the Local Planning Authority and be implemented within the first available planting season after the commencement of the development hereby approved. The scheme shall provide for species, siting and planting distances; trees and shrubs dying or becoming diseased, removed or being seriously damaged within 5 years of planting shall be replaced by comparable specimens during the first available planting season after the loss of the trees/and or shrubs.

14. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the

authority fail to give notice of their decision within the prescribed period. The developer's attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons' Act 1970. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

MISS N HARTSH BA DipTP MRTPI
Inspector

ENC

REFUSAL OF PLANNING
PERMISSION

F
TPL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: K K PANG ESQ
50 CHATSWORTH AVENUE
WINNERSH
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, ERKS., RG11 1BN

Application No. 31550 (F)

Proposal:
EXTENSION TO EXISTING WAREHOUSE USED FOR STORAGE OF
CATERING PRODUCTS
CAPITAL PRODUCTS DUNT LANE ST NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposal represents an undesirable intensification of development in the countryside and will have an adverse effect on the rural character and visual amenity of the area.(R94F,

02 The area is predominantly rural in character and it is considered that the further intrusion of building development would be inappropriate, would tend to thicken the existing scatter of development and would detract from the character and visual amenity of the area. Furthermore, an undesirable precedent is likely to be created.(R184)

03 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

03 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

03 "It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages and suburbs that undeveloped land

continued -

Application 31550 continued

that has a special visual significance in relation to the character of the place is identified and safeguarded from development.
(d) To protect important open land between settlements particularly between Wokingham and Bracknell." Policy EN2)

03 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:
(a) Development essential to the use of land for agriculture or forestry.
(b) Mineral extraction.
(c) Development associated with recreation of a scale and type appropriate to the countryside.
(d) Public utilities which cannot be located elsewhere.
(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

04 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

04 Policy E3 (Provision for industry, warehousing and associated uses)(RV8)

04 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

04 Policy EN4 (General policies limiting the spread of development- Settlements and their setting)(RV20)

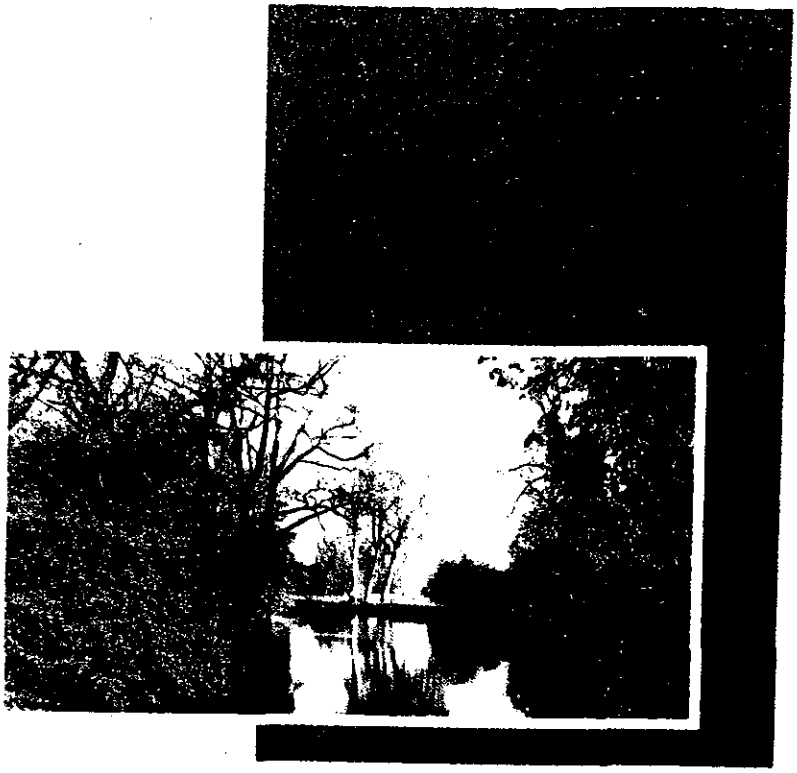
05 The proposal conflicts with the proposals contained in the approved Local Plan for Hurst and will be detrimental to the successful implementation of the principles of the plan.(R160)

06 The proposed development would generate additional vehicle turning movements at a junction which is substandard in respect of visibility and road width and this would cause interference with the safety and convenience of the users of Dunt Lane.

Date..... 03 NOV 1988 .....
Planning Officer

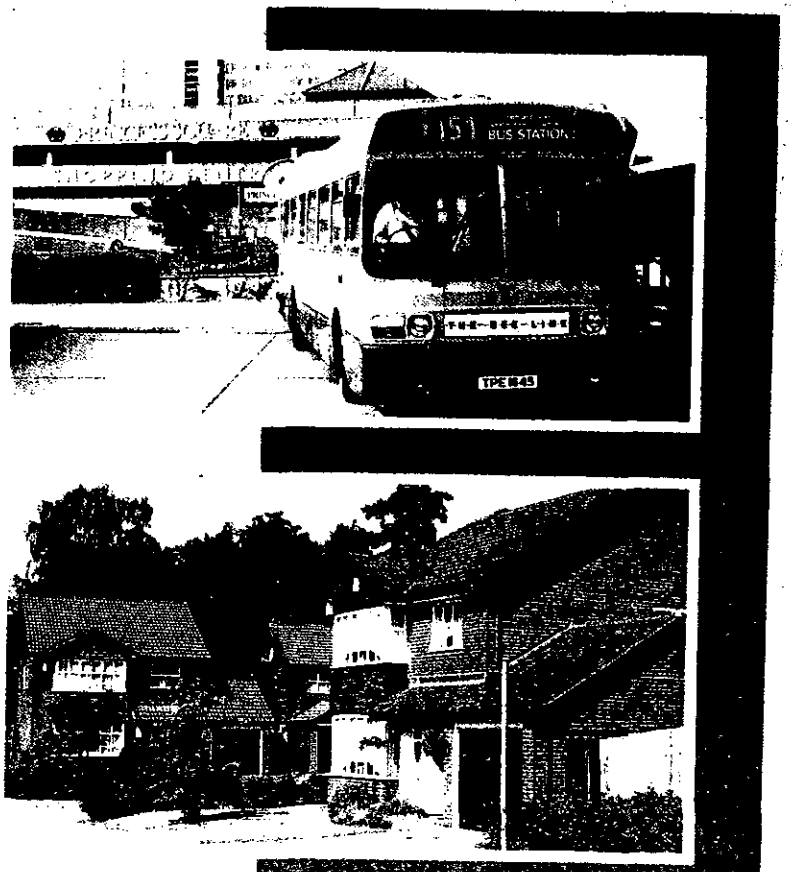
N.B. A statement of the applicant's rights is attached

Appendix 3 - Extracts from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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5 COUNTRYSIDE AND RURAL DEVELOPMENT

5.1 Much of Berkshire's attractiveness lies in the character and scale of its smaller towns and villages, and the countryside in which they are set. As part of the overall aims of this Plan, there is a need to adopt a sustainable approach in dealing with development affecting the countryside and the communities within it. In particular, there is a need to balance the protection of the countryside for its own sake with the need to accommodate changes necessary to ensure the health of rural communities.

RURAL DEVELOPMENT AND SERVICES

5.2 Despite an apparent air of relative prosperity, Berkshire's rural areas have not been immune from a number of pressures affecting the rural economy and society. As a result of these pressures, there is :

- a need to assist the rural economy, for example, through the diversification of farm businesses and the availability of reasonably priced premises suitable for small rural businesses;
- a need for more low cost residential accommodation for local needs - the majority of Berkshire's villages are attractive places to live but this has helped to raise the price of housing well above what many existing residents can afford, as well as fuelling pressures for land to be released for development; and
- a need to address the continuing decline of rural services brought about by factors such as increasing car ownership, the spread of large out-of-town retail stores, the general financial pressures on small businesses, and the changing social composition of rural settlements.

5.3 The County Council supports a vision of 'balanced rural communities', which are diverse both in terms of their social composition and the range of activities within them (villages which contain services and appropriate employment opportunities for local people, as well as housing). A mixture of people and activities can help support each other, and thereby help to maximise the 'quality of life' in rural areas. Access to local facilities can also make rural life more sustainable, by reducing the need to travel elsewhere.

Rural Development

Policy C1 **The nature and scale of development in rural areas should seek to encourage and sustain balanced rural communities. Development will normally be within rural settlements defined in local plans and be appropriate to the scale and character of a settlement.**

5.4 To help achieve this, other policies in this Plan :

(i) assist the maintenance of a range of employment opportunities in all parts of the County, including the rural areas (Policies BU1 and BU2);

(ii) help promote a supply of 'low-cost' housing for local needs in rural areas by :

- the provision (as elsewhere) of low-cost dwellings as part of new housing development (Policy H7);

- allowing some housing specifically to meet identified local needs, on sites where new dwellings would not normally be permitted (Policy H8); and

(iii) support public transport services in so far as resources allow, which can be justified by their level of use. In order to improve the overall effectiveness of public transport serving scattered communities, the County Council will encourage greater co-ordination of the services provided by the various operators and agencies (Policy T4).

Policy EN1 deals with the protection of the character and enhancement of the quality of the environment in villages and other rural settlements.

5.5 For the purposes of Policy C1, 'rural areas' may be defined as those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission, and has been adopted for the Berkshire Rural Community Strategy (see paragraph 5.7 below). Using this approach the following settlements are considered to fall outside the remit of Policy C1:

Reading urban area (including Purley, Tilehurst, Calcot, Woodley and Earley)
Maidenhead
Bracknell
Newbury/Thatcham
Wokingham/Winnersh
Windsor/Eton
Sunningdale/Sunninghill/Ascot
Crowthorne
Sandhurst
Slough

5.6 Whilst the availability of local services such as schools, shops and health facilities is an important factor in helping to sustain balanced rural communities, land-use planning policies themselves can do little to ensure that services remain in villages.

5.7 However, the County Council has worked with the Community Council for Berkshire, the Rural Development Commission and other relevant organisations to prepare a Rural Community Strategy. This was published by the Community Council on behalf of the Berkshire Rural Strategy Steering Group in October 1994. The Strategy looks beyond land use planning and examines in a comprehensive manner both the issues affecting Berkshire's rural communities and recommendations as to how they may be addressed by a wide range of agencies.

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Appendix 4 -
Extracts from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

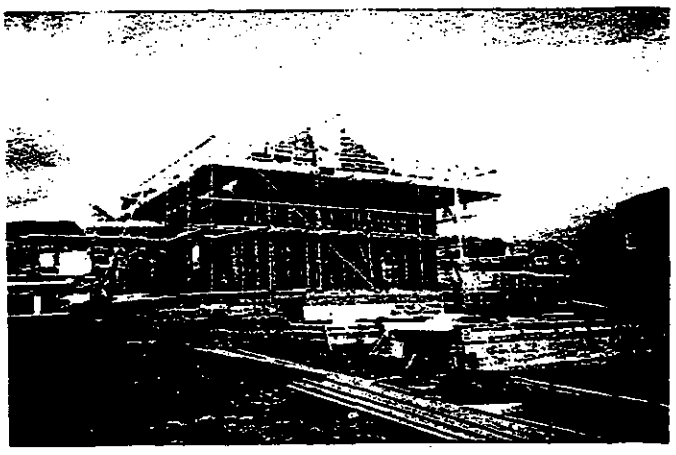
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS DEFINED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ LBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

Appendix 5 -
Extracts from the Wokingham District Local Plan Deposit Draft



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

IN ALL CASES, THE FOLLOWING FACTORS WILL NEED TO BE COMPLIED WITH:

I. THE BUILDING IS SUITABLE FOR RESIDENTIAL USE WITHOUT MAJOR REBUILDING OR ALTERATIONS AND THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS

II. CONVERSION DOES NOT LEAD TO A DISPERSAL OF ACTIVITY ON SUCH A SCALE AS TO PREJUDICE TOWN OR VILLAGE VITALITY

III. THERE ARE NO OVERRIDING AMENITY, ENVIRONMENTAL, HIGHWAY OR OTHER PLANNING OBJECTIONS THAT CANNOT BE OVERCOME BY IMPOSING REASONABLE CONDITIONS ON A PLANNING PERMISSION.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Re-Use of Rural Buildings for Non-Residential Uses

2.36 National policy is set out in PPG 7. The re-use of rural buildings for new commercial, industrial, tourism, sport and recreational uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Farmers increasingly look to diversify beyond the agricultural industry in order to supplement their farm incomes. Farm shops or any related enterprise issues and policies are contained in the Rural Economy section of the Economic Development and Employment chapter of this plan.

New Dwellings required for Countryside Land Uses

2.37 The principle of allowing new dwellings in the countryside where they are essential to a viable agricultural enterprise is established in the adopted local plans. As a result of the trend towards diversification, there may in future be other uses in rural areas that may require a continuous presence on the site, for operational or security reasons. In such instances, as for agricultural dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests. Detailed guidance on this issue is contained in Annex I (paras. I6 - I13) of PPG 7.

2.38 If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally for the first three years be provided by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation. It will need to comply with detailed guidance set out in Annex I (paras. I14 - I21) of PPG 7.

2.39 Where the need to provide accommodation to enable farm or forestry workers to live at *OR* **(PA 2/18)** near to their place of work has been accepted as justifying isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for this need. As a result the planning permission will be subject to an occupancy condition. This can be imposed not only on a proposed dwelling but also on any existing dwellings on the unit, under the control of the applicant.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (*PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment.* Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on-street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

there has been opposition to traffic calming, the issue of excessive speed is a matter of great concern, although generally resolution of the problem is outside the scope of land-use planning. influence on the severity of accidents.

: ROAD SAFETY

NCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR USERS INCLUDING:

ORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS OING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

G THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN DE ROAD SAFETY

ING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR MENT, AND

MENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Through the annual capital programme of transport investment and environmental *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

through road safety and accident monitoring and the Road Safety Plan *AS PART OF TRANSPORT PLAN PROCESS.* {T/12}

of street lighting is an important aid to safety at night and promotes security and a well being. It is, however, an extremely sensitive issue in rural areas. There can be strong to the introduction of street lighting into presently unlit rural areas. In considering whether street lighting it is important to consult the local community and its representatives.

scheme must be well designed taking into account the character of the location. This is necessary in areas of environmental quality and conservation areas. In a number of places is not continuous leading to problems for motorists arising from the alternation of lit

T8: STREET LIGHTING

VISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT USTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

FFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL

Cont.

Introducing Flexibility and Vitality - Provision of Mixed Use Premises

7.50 Craft enterprises and one man businesses often operate from small workshops. Some of these activities have caused complaint when operated in adapted outbuildings attached to existing dwellings in residential estates, especially if power tools are used or the enterprise attracts deliveries or calls from customers. Many of these difficulties can be overcome if places of work are insulated against noise transfer, and road layout and parking provision are suitable for the purpose. Consideration should therefore be given to the provision of new mixed use premises and areas. These would be dwellings with appropriately designed access, highway infrastructure and purpose built workshops. Workshops could be attached to the houses or within their grounds. Use of these premises would be controlled by planning conditions designed to protect residential amenity. The issues covered would be *INCLUDE* **(PA 7/21)** those contained in Policy WEM15. Particularly suitable locations would be adjacent to shopping parades or employment areas or as part of major new housing developments. In order to maintain the stock, a condition would be required to prevent separation of the workshops from the dwelling.

POLICY WEM17: MIXED USE PREMISES

IN THE FOLLOWING LOCATIONS:

A)DISCRETE MIXED USE AREAS IDENTIFIED THROUGH A PLANNING BRIEF WITHIN MAJOR NEW HOUSING DEVELOPMENTS

B)WHERE NEW HOUSING IS TO BE DEVELOPED ADJACENT TO EXISTING OR PROPOSED SHOPPING AND EMPLOYMENT AREAS, AND WHERE ACCESS TO WORKSHOPS WOULD NOT BE TAKEN THROUGH PREDOMINANTLY RESIDENTIAL ROADS **(PA 7/22)**

THE COUNCIL WILL CONSIDER THE PROVISION OF NEW DWELLINGS WITH ASSOCIATED WORKSHOPS TO FORM MIXED USE PREMISES. THE BUSINESS USE SHOULD HAVE AN ANCILLARY RELATIONSHIP TO THE DWELLING IN BUILT FORM, FLOORSPACE AND SCALE *AND BE INTEGRATED INTO ITS LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS.* **(PA 7/22)**

Implementation: Use of land in public and private ownership, identification in development briefs.

Monitoring: Annual housing and employment monitoring.

ALTERNATIVE USES FOR BUILDINGS AND LAND IN EMPLOYMENT USE

Alternative Uses for Land and Premises with a Commitment for, or in Existing B Class Use

7.51 Berkshire Structure Plan Policy BU3 states that existing permissions for BIDS uses will not automatically be renewed where a site could be beneficially used to achieve other desirable planning objectives. Whilst this may be appropriate where planning permissions have been granted on free-standing sites, it has implications for premises in existing employment areas. To remove employment floorspace in established industrial areas permanently would result in a dilution of their character. It could also either divert employment generating uses to less

well located existing premises or put pressure on greenfield sites in the future. Either outcome would be likely to increase the need to travel. It is proposed to set criteria to protect those sites that are seen of particular importance to the health and diversity of the local economy whilst not opposing the principle of change of use elsewhere. *POLICY WEM18 DOES NOT PRECLUDE THE IMPLEMENTATION OF THE PROVISIONS OF WEM3, WHICH APPLIES TO THE CORE EMPLOYMENT AREA AT GREEN PARK, OR POLICIES WEM14 AND WR10 THAT SEEK TO PROVIDE A LIMITED RANGE OF ANCILLARY FACILITIES THAT COMPLEMENT THE MAIN BUSINESS USE OF NEW AND EXISTING EMPLOYMENT AREAS.* **(PA 7/23)** In line with advice in PPG 6 inappropriate proposals for retail use on land allocated for other purposes will be resisted.

POLICY WEM18: ALTERNATIVE USES FOR LAND AND PREMISES WITH A COMMITMENT FOR, OR IN EXISTING, B1 - B8 USE

THE COUNCIL WILL ACCEPT THE PRINCIPLE OF CHANGE AWAY FROM BUSINESS EMPLOYMENT GENERATING USE (CLASSES B1 - B8) TO MEET RESIDENTIAL OR, COMMUNITY NEEDS EXCEPT:

Cont.

a) IN CORE EMPLOYMENT AREAS *UNLESS DEVELOPMENT IS TO MEET THE PROVISIONS OF PROPOSAL WEM3; OR TO PROVIDE THE SUPPORTING USES IDENTIFIED IN POLICIES WEM14 OR WR10.* **(PA 7/24)**

b) ON THOSE ESTABLISHED EMPLOYMENT SITES WITHIN THE SETTLEMENT BOUNDARIES OF VILLAGES WHICH CAUSE NO ENVIRONMENTAL NUISANCE

c) IN EMPLOYMENT AREAS IDENTIFIED FOR DEVELOPMENT IN POLICY WEM1

d) ON LAND AND BUILDINGS PROPOSED FOR GENERAL INDUSTRIAL (B2) OR WAREHOUSING USE (B8) AND AT HERON INDUSTRIAL ESTATE, SPENCERS WOOD

e) WHERE SMALL UNITS WOULD BE LOST

IN ADDITION THE PRINCIPLE OF CHANGE OF USE OF LAND COMMITTED FOR B1 -B8 USE WILL BE ACCEPTABLE ~~IN~~ *WITHIN* **(PA 7/25)** TOWN CENTRE ~~OR EDGE OF TOWN CENTRE LOCATIONS~~ *BOUNDARIES AS DEFINED ON THE INSET MAPS THAT FORM PART OF THIS PLAN,* **(PA 7/25)** TO MEET RECREATION AND LEISURE DEFICIENCIES UNLESS THE LAND IS IDENTIFIED FOR B1-B8 EMPLOYMENT DEVELOPMENT IN THIS PLAN.

Implementation: Through the development control process.

Monitoring: Annual employment monitoring.

THE RURAL ECONOMY

INTRODUCTION

7.52 As in many other areas where countryside lies close to major urban development, there is no identifiably different workforce in the country as opposed to the town. Within the plan area employment in agriculture and related rural industries has declined over many years. New employment opportunities have become available to those living in rural areas through changes in communication technologies, increased mobility allowing access to the centres of employment in our built up areas and the availability of premises in farm buildings. However, the physical character of town and countryside remain distinct. There are strong pressures for development in the rural areas of the plan area. This has the potential to erode the character of these areas if not controlled.

7.53 The following Policies, WRE1 - WRE6, relate to job creating development in the countryside outside the settlement areas defined in this plan but, with the exception of Policy WRE1 do not apply within the Metropolitan Green Belt. Although the same pressures and trends affect countryside within the Metropolitan Green Belt, development is more strictly controlled on land there. All policies covering that designation appear together in chapter 3, The Metropolitan Green Belt. Relevant Policies are WGB1, WGB4, ~~WGB5~~ **(PA 7/26)** WGB7 and WGB10. The proposals map clarifies where the Metropolitan Green Belt policies apply.

7.54 A diverse and balanced rural economy has benefits for people living in village or countryside. The Rural White Paper and PPG 7 affirm the need to accommodate change while continuing to conserve the countryside. Economic development must be balanced against the maintenance of an undeveloped landscape and in particular the prevention of deterioration in

PROPOSAL WRE3: NEW USES FOR RESEARCH ESTABLISHMENTS OUTSIDE THE SETTLEMENT OF SHINFIELD

~~WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED A CHANGE OF USE OF LAND AND BUILDINGS TO EDUCATIONAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATION ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE PROVIDING~~

WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED, A CHANGE OF USE, OR REDEVELOPMENT OF LAND AND BUILDINGS TO EDUCATIONAL, RESIDENTIAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ENCOURAGED. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATIONAL ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND POLICY BU1 OF THE STRUCTURE PLAN PROVIDING: **(PA 7/29)**

~~A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT WITHIN THE AREA COVERED BY EXISTING PERMANENT BUILDINGS~~

A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT. THE GROUND COVERAGE OF ANY REDEVELOPMENT SHALL BE NO GREATER THAN THAT CURRENTLY OCCUPIED BY EXISTING BUILDINGS AND HARDSTANDINGS. **(PA 7/29)**

B) THE PROPOSALS PROVIDE FOR THE REMOVAL OF EXISTING TEMPORARY BUILDINGS OR UNSIGHTLY ADDITIONS FROM THE SITE

C) THE USES DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE AREA BY REASON OF VISUAL INTRUSION, THE GENERATION OF NOISE OR OTHER DISTURBANCE, OR EXCESSIVE TRAFFIC GENERATION

~~D) SCHEMES INCLUDE THE RETENTION AND MAINTENANCE OF EXISTING UNDEVELOPED AREAS WITHIN THE SITE AS LANDSCAPED AREAS.~~

D) SCHEMES DO NOT ENCROACH SIGNIFICANTLY ON EXISTING UNDEVELOPED AREAS OF THE SITE. THESE UNDEVELOPED AREAS SHALL BE RETAINED AND MAINTAINED AS OPEN OR INFORMAL LANDSCAPED AREAS IN KEEPING WITH THE CHARACTER OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET. **(PA 7/29)**

Implementation: Through the development control process and negotiation with the landowner.

Monitoring: Annual employment monitoring.

Redevelopment, Extension and Infilling at Existing Employment Sites Outside Settlement Boundaries

7.64 The principle of redevelopment, minor extension and infilling of existing sites in the countryside is allowed by Berkshire Structure Plan Policy C2 in order to assist the rural

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

10.17 Whilst there is considerable emphasis in national and strategic guidance on the reduction in the use c cars, this must be applied in the context of already high car ownership and the limited availability c public transport services in some locations. At present in many parts of Wokingham District there simply no practical alternative to the private car. The problems of the lack of a suitable alternativ have been clearly made by many respondents to the consultation exercises. Non-car users ar disadvantaged in comparison with car users.

Access to Development

10.18 It is important to ensure that all development is accessible both for all modes of transport and by a users irrespective of any handicap.

POLICY WT2: ACCESS TO DEVELOPMENT

ALL DEVELOPMENT MUST BE PROVIDED WITH A SATISFACTORY ACCESS INCLUDIN FOR THOSE WHO ARE HANDICAPPED IN MOBILITY TERMS AND PROVISION FO ACCESS BY FOOT AND BY CYCLE. IN LARGER DEVELOPMENTS THE PROVISION O PUBLIC ACCESS AND SUITABLY LOCATED BUS STOPS WITH SHELTERS WILL ALSO BE REQUIRED.

Implementation: Through the development control process.

Monitoring: Through the evaluation of development on site.

Accessibility to development in terms of the built environment is covered by Policy WBE9 in Chapte Built Environment, Design and Heritage.

Alternatives to the Private Car

10.20 One of this plan's main targets, in accordance with government guidance, is to reduce the use of the private car and to increase the use of modes such as rail, bus, cycling and walking. ~~The approach o Council to reducing car use is by ensuring the provision of alternatives rather than by measures o restraint. At present there are many trips made by car for which no adequate alternative exists.~~ *THE ROAD TRAFFIC REDUCTION ACT REQUIRES LOCAL HIGHWAY AUTHORITIES TO REVIEW EXISTING AND FORECAST LEVELS OF TRAFFIC ON LOCAL ROADS IN THEIR AREAS. TARGETS ARE TO BE SET THROUGH THE LOCAL TRANSPORT PLAN WITH REGARD TO REDUCING ABSOLUTE LEVELS OF TRAFFIC OR REDUCING THE RATE OF GROWTH IN TRAFFIC LEVELS.* {T/3}

10.21 Information on the use of other modes is limited. The Wokingham shoppers survey in 1992 found the use of other modes to be: on foot 21%; bus 5%; cycle 3%; and train 1%. Journey to work methods for the District as a whole are: foot 6%; bus 5%; cycle 3%; and train 5% (1991 census). These figures disguise variations across the District. The highest proportions are: foot 30% in Barkham; bus 15% in Whitegates (Earley); cycle 9% in Arborfield; and train 12% in Winnersh.

10.22 ~~No targets have been set for the District as a whole. The Berkshire Transport Plan sets the following percentage modal targets for 2015 by urban area.~~

~~Mode~~	~~Reading (%)~~	~~Wokingham (%)~~
~~Walk~~	~~16~~	~~13~~
~~Cycle~~	~~9~~	~~9~~
~~Bus~~	~~28~~	4

Appendix 6 -
Proposed conditions of appeal if allowed.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
6. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which

within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. To safeguard the visual amenities of the locality
4. To safeguard the visual amenities of the locality
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. To safeguard the rural character of the area.
7. In the interests of visual amenity.
8. In the interests of visual amenity.

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**Mr and Mrs K Pang**
APPEAL SITE:	**Capital Products, Dunt Lane, Hurst**
REASON FOR APPEAL:	**Refusal of planning permission for the erection of three dwellings and garages. Demolition of existing buildings.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2001/3227

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/01/1070701

1.00 SITE DESCRIPTION

1.01 The appeal site is a 0.31 hectare piece of land, located in a rural area, within the Parish of Hurst. The site is lies on the eastern side of Dunt Lane and is separated from it by a field. To the north of the site, a cluster of dwellings front the road. The area is characterised by sporadic groups of dwellings fronting rural lanes.

A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 There is existing building on the site that was originally used as a potato store. Following refusal of an application for a change of use to storage of plastic materials in 1980, change of use to storage of food products was allowed at appeal in 1982. This proposal was considered acceptable due to its specific nature and was subject to conditions limiting the use of the building, preventing external activity, limiting the hours of work and making the permission personal to the applicant. In 1989 an extension to the building was allowed at appeal, subject to similar conditions. This consent has subsequently been renewed but the extension has not been constructed.

2.02 In 1999 an outline proposal (including details of siting) for erection of five detached dwellings on the site was refused (O/1999/0155) for the reason that *"The proposal by reason of its scale and location would cause harm to the rural character of the area".*

2.03 On 6 March 2001 an application for demolition of the existing building and the erection of three, 4-bedroom detached houses, with detached double garages, was refused. A copy of the decision notice is contained in Appendix 2. Of the six reasons for refusals the first was:

"The layout and form of the proposed residential development would be out of keeping with the surrounding rural area and have an urbanising impact that would be detrimental to its character. Therefore, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and

LBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1."

This reason will be addressed in this report. Reasons 2, 3 and 4 relate to Highway issues and will be addressed in a separate report by the Highway Officer. Reasons 5 and 6 relate to the management of the Hatch Gate Ditch main river. Reason 5 will be addressed in a separate report by the Environment Agency. Reason 6 is no longer valid.

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the Loddon Area Local Plan. There is also an emerging district wide local plan.

3.02 The Berkshire Structure Plan (BSP) was adopted on 4 November 1995. The following BSP policies are relevant to this appeal.

C2 Development Outside Built-Up Areas and Settlements

Copies of these policies are contained in Appendix 3.

3.03 The Loddon Area Local Plan (LALP) was adopted on 5 May 1995 and, on 26 November 1996, the Planing and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following LALP policies are relevant to this appeal.

LTV2 Development in Rural Areas
LBE1 Design of New Development
LBE2 Inappropriate Design

Copies of these policies are contained in Appendix 4.

3.03 The emerging local plan is the Wokingham District Local Plan Deposit Draft (WDLPDD). Berkshire County Council issued a statement of

general conformity with the structure plan in May 1997 and the plan was placed on deposit in 21 October 1997. The first phase of the Public Local Inquiry into the emerging plan took place between October 1998 and October 1999 and the second phase took place during 2000. The Inspector's report on the local plan inquiry is not expected until the end of 2001 (with the exception of policy WSM1). The following policies are relevant to this appeal:

WOS2 General Development Principles
WOS3 Development Control Principles
WCC1 Development in the Countryside (Outside the Metropolitan Green Belt)
WBE1 Development in its Local Context

A copies of these policies are contained in Appendix 5.

4.00 THE COUNCIL'S CASE

Principal of Development

4.01 The appeal site lies in a rural area. Policies C2 of the BSP, LTV2 of the adopted local plan and WOS2 and WCC1 of the emerging local plan establish that development outside the boundaries of the Identified Settlements will be strictly controlled. Residential development will only be acceptable in certain circumstances. In this case parts F) and H) of policy WCC1 are of greatest relevance.

4.02 Policy WCC1 paragraph F) allows for redevelopment proposals, providing the scale, form, materials, design and character of the development are appropriate to the location in the countryside. There is a building, with established commercial use, on the site and, hence, some sort of redevelopment may be acceptable. However, policy WCC1 goes on to state that *"where development is acceptable in principle, it will only be permitted if it is appropriate in scale, form, materials, design and character, to its location in the countryside....."* The existing building is not inappropriate in the countryside whereas the proposal to erect three dwellings would have an unacceptable

urbanising effect to the detriment of the countryside and so could not be considered as satisfying WCC1 (F).

4.03 Policy WCC1 paragraph H) allows for infilling of one or two dwellings in a small gap in a built up frontage, where development would not adversely affect the character and appearance of the area.

4.04 There are a number of dwellings in Dunt Lane but the existing development has a sporadic, linear form with dwellings fronting the lane and gaining access directly from it. The appeal proposal would relate most closely to the properties on the north-east side of the road, to the north-west of the appeal site. However, the site is set back from the road by over 60 metres, and separated from it by a field. The site lies at the end of rather than within the existing group of dwellings and the boundary closest to the road is level with the end of the gardens of the nearest existing dwellings. Therefore, the proposed houses could not be considered as infilling of a gap in the existing developed frontage and would extend residential development further into the surrounding countryside.

4.05 Therefore, in principle, the erection of three dwellings on this site is unacceptable.

Impact on the character of the surrounding area

4.06 Policies C2 of the BSP, LTV2 of the adopted local plan and WCC1 of the emerging local plan specify that, where development in the Countryside is acceptable in principle, it should be appropriate to its location. Policies LBE1 and LBE2 of the adopted local plan and WOS3 and WBE1 of the emerging plan provide further guidance regarding assessment of the character of development proposals. These policies aim to promote a high standard of design, which respects its local context. New development should be appropriate to the character of the area in which it is situated and make a positive contribution to its setting. In assessing the impact of proposals, the Council will have regard to their siting, scale, form, layout and massing. Proposals that would have an adverse impact on the character of an area will not be acceptable.

4.07 The existing building has a simple form, typical of many agricultural buildings, and, hence, in keeping with the rural character of the area. The enclosure of the site by post and rail fencing and hedges is also in keeping with this character and Inspectors at previous appeals have concluded that the limited use of the land around the building for parking does not cause undue harm.

4.08 Existing development tends to front Dunt Lane as described in paragraph 4.04. Access to the appeal dwellings would be via a shared drive/cul-de-sac perpendicular to the road and parallel to the side boundary of Woodlands. The siting of the three dwellings would be in a line, fronting the shared access. This layout would result in a pattern of development more typically found in suburban areas and out of keeping with its surroundings.

4.09 Although the dwellings would not be taller than the existing building, the spread of built development on the site would be greater and the clearly residential form of the development, together with the domestic use of the land around the buildings would have an urbanising effect, harmful to the rural character of the area. Because the proposed houses would be out of keeping with their surroundings they would appear prominent in the landscape, unlike the existing low key building.

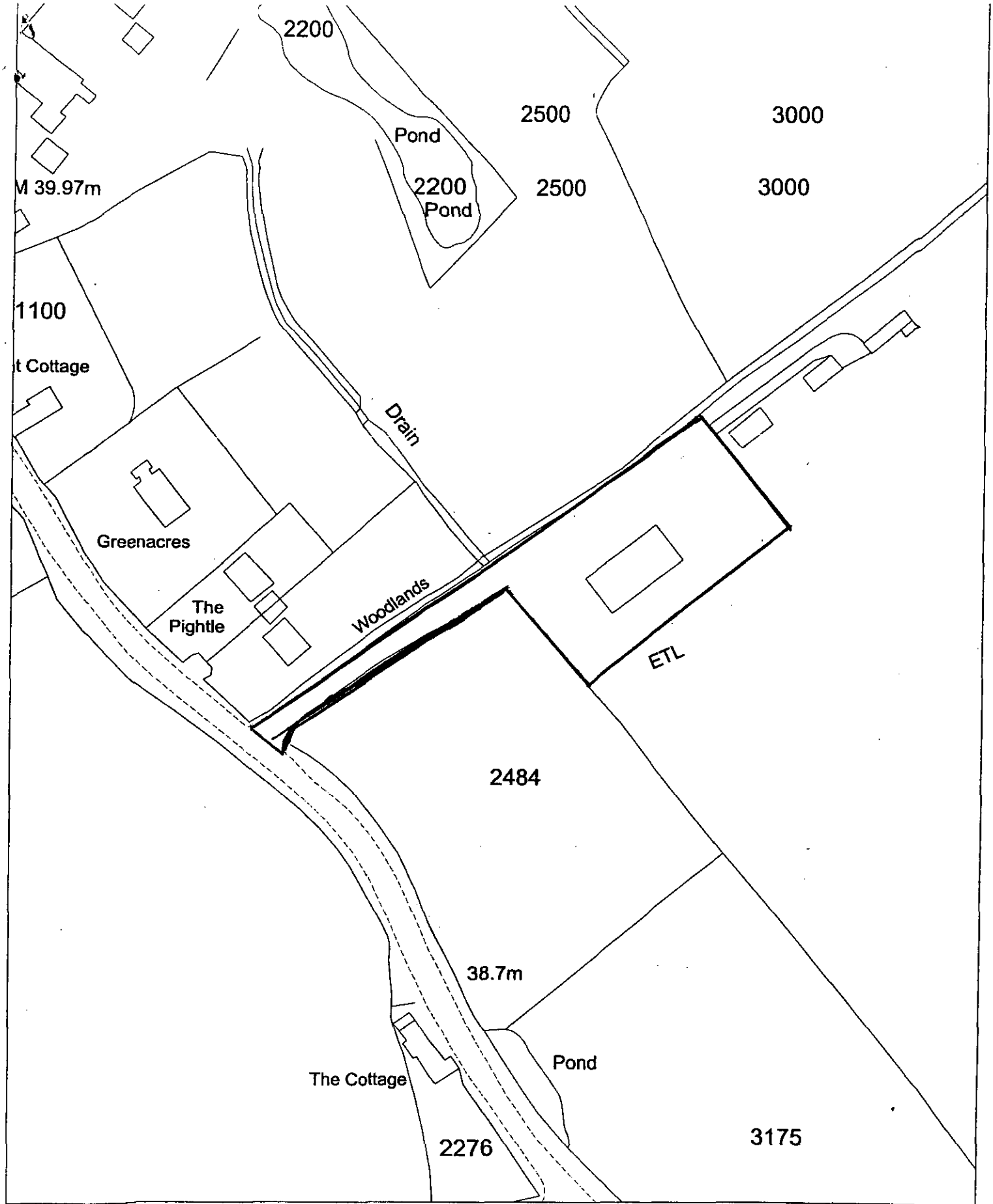
5.00 CONCLUSION

5.01 Redevelopment of an existing rural building may be acceptable in principle but in this case it is considered that the erection of three dwellings on the site is unacceptable in principle. Furthermore, the location of the site in relation to nearby dwellings and the nature and layout of the proposal would cause it to have an urbanising impact, harmful to the openness and character of the rural area. For these reasons the proposals are contrary to the policies cited and the Inspector is respectfully requested to dismiss this appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.
2. Relevant decision notices.
3. Extracts from the Berkshire Structure Plan.
4. Extracts from the Loddon Area Local Plan.
5. Extracts from the Wokingham District Local Plan Deposit Draft.
6. Proposed conditions of appeal if allowed.

Appendix 1 -
Location plan at 1:1250



Site Plan, Scale: 1 to 1250

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Date: 17 September 2001

Appendix 2 -
Relevant decision notices.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Impluse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: O/1999/0155

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed demolition of existing buildings and erection of 5 detached dwellings.**

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

Reason
1. The proposal by reason of its scale and location would cause harm to the rural character of the area. As such, the proposal is contary to Policies C2 of Replacement Berkshire Structure Plan, LTV2 of Loddon Area Local Plan and WCC1 of Wokingham District Local Plan (Deposit Draft).

Reason
2. The proposed development would result in the increased use of a sub standard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additoinal traffic on the surrounding highway network which is substandard in width, alignment and geometry and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason

3 The proposed development is contrary to Policy LD5 of the Berkshire Structure Plan, WT2 of Wokingham District Local Plan (Deposit Draft) and PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilties.

Head of Planning and Transportation
Date: 02 February 2000

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

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K K Pang
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3227

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.**

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

Reason
1. The proposal, by reason of its scale, location and layout would cause harm to the rural character of the area. As such, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.

Reason
2. The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason
4. The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

Reason
5. The proposals include development in close proximity to the Hatch Gate Ditch main river This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

Reason
6. The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C1, C2, H4 and H5.

Loddon Area Local Plan Policies LTV2, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC5, WOS3, WBE1, WT7, WEM18 and WRE4.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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

D/1423/DML/P

Site (2) TA

Department of the Environment and
Department of Transport
Common Services
Room 1319 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218875
Switchboard 0272-218811

Copies to Records DCIMS RG.

Messrs D Miles Griffiths, Percy and Company, Solicitors
415 Green Lanes
Haringey
LONDON N4 1EZ

PLANNING DEPT.
PASSED TO
COPIES TO
29 JUL 1982
ACKNOWLEDGED
FILE No.

Your reference
ES/LC(PANG)
Our reference
T/APP/5131/A/81/10624 and 15541/G7
Date
19 JUL 1982

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEALS BY CAPITAL PRODUCTS
APPLICATION NOS 15269 AND 16180

1. I refer to the 2 appeals which I have been appointed to determine, against the decisions of the Wokingham District Council to refuse planning permissi . for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and ii. the change of use from use for washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper and installation of 5,000 gallon tank at Storage Depot, Dirt Lane, Hurst. I held a local inquiry into the appeals on Wednesday 19 May 1982 at the Council Offices, Shute End, Wokingham.

2. Both appeals concern the same site and building and are identical, other than the second includes the installation of a 5,000 gallon tank. From my inspection of the appeal site and the surrounding area and bearing in mind the representations made, including those contained in the letters from the parish council and local residents forwarded to me, I consider that the main issues are the effect of the proposed changes of use on i. the character of the area and ii. the policies adopted by the district council.

3. The character of the area is rural; and the policies adopted by the district council for the area are mainly concerned with its rural character.

4. It is contended on behalf of your client, Mr Awok Pang who is trading as Capital Products, that his use would be similar to the use to which the building on the site has been put to for several years, in that foodstuffs would be delivered to, then re-packaged, and distributed from the premises. The original use was in connection with potatoes whereas your client's use would concern edible oil (the reception tank being within the building), flour, wrapping paper and minor items eg salt, pepper, vinegar etc which could be classed as catering sundries. More importantly it is maintained, the change of use would generate less vehicular traffic than before, even if Mr Pang were to increase his present 20 catering outlets in the area to 50 or so. His use is a particular one and the building is ideally located for his business: and I am also advised that conditions relating to the uses now proposed and normal working hours would be acceptable to him, as part and parcel of planning permissions of which the latest application includes installation of a 5,000 gallon tank.

5. The district council's apprehension, and this is also reflected in views of local residents, is that your client's use is in no way whatsoever connected with a rural area. And that it could lead to an intensification, notably by an increase in vehicular traffic movements, if the venture proved very successful; or was exploited by a concentration on one of the items proposed to be stored and redistributed, perhaps by some other firm.

6. I consider that the building itself is not obvious and detracts little from the rural scene. Its approved uses have however been rather specific; and it is the likely comings and goings associated with its use that would have the most impact on the area. I do not think that your client's intentions would be of such significance as to harm the character of the area or the rural policies adopted by the council: the building is there and its use has not been entirely related to the adjoining farmlands. Having said that, I consider that it is your client, and his specific proposals and likely potential for his increased business, that are important considerations: in other hands a greater potential, for the building has the capacity, could lead to quite a different situation particularly with the regard to the traffic generated and numbers employed. In other words your client's use is unlikely to be more than a modest use of the premises, and it is such modest use, which I think is the favourable consideration in allowing the present appeals.

7. In addition therefore to the specific items which should be contained within the building and the normal hours of activity at the site, I consider the permissions should be personal to your client. I have also considered the other matters raised at the inquiry or in the correspondence, but the considerations that have led me to my decision are not outweighed by these other matters.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby allow these appeals and grant planning permission for i. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour, wrapping paper and catering sundries at Storage Depot, Dunt Lane, Hurst and ii. the change of use of building from use for washing, storage and packing of potatoes to storage of edible oil, flour, wrapping paper and catering sundries and installation of 5,000 gallon tank at Storage Depot, Dunt Lane, Hurst in accordance with the terms of the applications (No 15269 and 16180) dated 26 January 1981 and 26 June 1981 and the plans submitted therewith, subject to the following conditions in each case:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items shall take place within the existing building on the site: unloading of such goods shall take place either in this building or under the canopy at its northern end. No storage, re-packaging or unloading shall take place at the site other than hereby specified;

3. the building on the site shall be used for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Classes III, IV or X of the Schedule to the Town and Country Planning (Use Classes) Order 1972;

4. the hours of work in connection with the use hereby permitted shall be between 8.00 am and 6.00 pm on Mondays to Fridays and 8.00 am and 1.00 pm on Saturdays: no activity shall take place at the site outside these hours or on Sundays or bank holidays;

5. this permission enures only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

9. Your client's attention is drawn to the enclosed note relating to the Chronically Sick and Disabled Persons Act 1970.

10. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant



C.C Eyre: FRTPI
Inspector

Enc

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

DCH/CPW TOWN AND COUNTRY PLANNING ACT, 1971

To: Capital Products
c/o D Miles Griffiths Piercy & Co
415 Green Lanes
Harringay
London

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 15269

Proposal Change of use of building from washing, storage and packing of potatoes to storage of edible oil, flour and wrapping paper at Storage Depot Dunt Lane Hurst

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and accompanying plans submitted by you to the Council, for the following reasons:

1. The site is included within an area of the County Development Plan which is an unnotated or basically rural area and within which development divorced from existing settlements will not normally be permitted unless considered essential to agriculture forestry, recreation or other uses appropriate to a rural area. This policy reinforces general objectives of properly planned development and the conservation of agricultural land and landscape/amenity values There is insufficient evidence submitted to justify a departure from this policy. (R135)

2. The proposed development is contrary to the policies of the Central Berkshire Structure Plan which state that

"The County Council proposes that the establishment of new sources of employment and the expansion of existing sources of employment in settlements in rural areas should be restricted to those which are appropriate to the rural character of the area and will not detract from the environmental quality of the area" (Policy E6) (R201)

Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories

Date 21 APR 1981

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

Application 15269 continued

A Development associated with the [illegible] or forestry
B Mineral extraction
C Development associated with [illegible] appropriate to the countryside
D Public utility [illegible]
E Any other purpose which [illegible] (Policy D5) (R20)

3. The District Planning Authority are of the opinion that this proposal would be detrimental to the amenities and character of the area and consider that insufficient evidence has been advanced by the applicant to justify a departure from the policies stated above.

A/820X/DH/P

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321

Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

Washbourne & Co
7 Burkes Court
Burkes Road
BEACONSFIELD
Bucks
HP9 1NZ

WOKINGHAM DISTRICT COUNCIL
RECEIVED
18 AUG 1989
ADC
DISTRICT SECRETARY

Your reference
G Tier

Our reference
T/APP/HO330/A/89/115480/P4A

Date
17 AUG 89

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR K K PANG
APPLICATION NO: 31550

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the Wokingham District Council to refuse planning permission for extension to existing warehouse used for storage of catering products, at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire. I have considered the written representations made by you and by the Council and also those made by the Berkshire County Council, the St Nicholas Hurst Parish Council and the Hurst Village Society. I inspected the site on 30 June 1989.

2. The appeal site lies south-east of Reading in a rural area approximately one mile north-east of Winnersh. Hurst comprises a scatter of residential and other buildings mainly along various country roads. Your client's property is surrounded by flat open mainly pasture land and is set well back from Dunt Lane and separated from it by a horse paddock. Access is by a single vehicle width roadway. Within the site is a building of some 400 sq m floorspace which has a loading bay at the north-east end and open space on all sides which looks no more than partially used for vehicular circulation and parking. Planning permission for the present use of the existing building was granted on appeal in 1982 subject to conditions which made the permission personal to Mr Awok Pang (trading as Capital Products) and restricted to use for "the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items".

3. Having read the representations and made my inspection I consider that this case turns on the likely impact of the proposal on the rural character and visual amenity of the area and on the aims of the Council's rural policies, and on the effects of the proposal on traffic safety and convenience.

4. The Council takes the view that your client's proposal would lead to intensification of development in the countryside and would damage the rural character and the appearance of the area. It also maintains that the scheme is contrary to Structure and Local Plan policies which seek to protect the countryside from the effects of unnecessary and inappropriate development.

5. You argue that the commercial use already exists on the site, that the existing building is in a secluded and relatively well screened location and that the proposed extension would be equally inconspicuous. Moreover you submit that the proposed development would have no material impact in the locality; vehicles which deliver to and collect from the site currently carry only part loads and therefore the increase in storage space need not generate more traffic movements.

6. I saw when I made my visit that the site and the access road are screened from view by tall overgrown hedges on the north and west sides but the building is visible across a field from Dunt Avenue 250 m or so to the south-east. The proposed

RECYCLED PAPER

extension is on the north-west side of the existing building and although 1.4 m higher would be largely hidden from view from outside the site. Provided that the existing materials were of suitably discreet colours I therefore believe that the appearance of the locality would not be noticeably affected by this scheme.

7. As to its impact on the character of the area this would, in my view, depend chiefly on changes in the levels of external activity which might ensue. That the existing level of traffic movements generated by your client's business here is relatively low is not in dispute among the parties. Given that the new building would have a greater roof height in order to accommodate more efficient use of a fork-lift truck and palletised storage the increase in storage capacity on the site would be somewhat in excess of the 60% increase in floorspace envisaged. Nevertheless, if as you submit, this would not lead to a significant increase in vehicle movements to and from the site, and provided that the extension were to remain ancillary to, and subject to the same restrictions of use and operation as, the existing building, I am confident that the proposed development would have no material effect on the character of the locality.

8. National as well as local policies with regard to rural areas seek to protect the countryside for its own sake by normally excluding development which neither is appropriate to such an area nor has a special reason for locating there. Whilst the proposed development is not for a purpose normally acceptable in open countryside, it is intended for an undertaking which already exists on this site, which has operated here for several years without complaint, and which is particularly modest in the levels of external activity generated. Moreover, whilst the proportional increase in covered floorspace would be substantial, in absolute terms the building as extended would still be relatively small and the impact on the appearance and character of the local area insignificant. In this particular instance therefore I am satisfied that the appeal scheme would not conflict with the aims of the Council's rural policies.

9. To turn to the access question, the Local Highway Authority expresses concern about a possible increase in the number of vehicle movements to and from the site using an access road too narrow to allow 2 vehicles to pass and a junction with sub-standard visibility. You maintain that traffic flow is estimated to remain at the present level but that the appellant owns land on either side of the access road and would accept a planning condition requiring the road to be widened.

10. I saw for myself that junction visibility is substandard, especially in a northern direction along Dunt Lane, and that because of a curve in the road the trimming back of roadside vegetation could make only a marginal improvement. Dunt Lane is unlighted, derestricted and has no road markings, parking restrictions or footways. However it is also a quiet country road truncated some distance to the south by a motorway junction and serving only a few scattered houses and farms. Moreover, the traffic flow to and from your client's premises amounts, you say, to only 4 or 5 vehicle movements per day on average (presumably plus journey to work movements by his very small staff) and should not change significantly if the proposed scheme is implemented. Any change of occupation or use of the site would require planning consent and an assessment of the adequacy of the access for the new user would then be possible. It seems to me that if there is to be no material alteration in vehicle turning movements at this junction the appeal scheme should have no material impact on the safety and convenience of highway users and therefore the proposed development need not be resisted on this ground.

11. The Hurst Village Society fears that to grant permission for this extension would encourage other small businesses operating or contemplating operating in rural areas to believe that they would be able to expand on site but I believe that the particular circumstances which obtain here could distinguish this case from others which might arise and that the question of precedent would not justify the dismissal of this appeal.

12. Having taken into account the above and all other matters raised by all parties in the representations received I have found nothing which outweighs the factors which have led me to the conclusion that the planning permission which your client seeks might be granted. Because the modest nature of the present operation on the site and your statements about the intended future conduct of your client's business here have been major issues in my consideration of this appeal I take the view that the planning conditions imposed on the original grant of consent to your client should be repeated; you confirm that your client, Mr K K Pang, and Mr Awok Pang are one and the same person and I shall make the consent personal to the latter as before. In addition and in order to ensure that the appeal site continues to be suitably and adequately screened I shall impose a condition requiring the submission and implementation of a landscaping scheme.

13. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for extension to existing warehouse used for storage of catering products at Capital Products, Dunt Lane, St Nicholas Hurst, Berkshire, in accordance with the terms of the application No 31550 dated 1 August 1988 and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun not later than 5 years from the date of this letter.

2. Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before the commencement of any building works on site.

3. The proposed extension shall remain ancillary to the principal use of the premises for the storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items and for no other purpose, including any other purpose in Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

4. The storage and re-packaging of edible oil, flour, wrapping paper and sundry catering items, together with the storage of pallets and waste products, shall take place only within the proposed and existing buildings on the site; unloading and loading of goods shall take place only within the proposed and existing buildings or under the canopy at the northern end of the existing building. No storage, re-packaging or unloading shall take place at the site other than hereby specified.

5. The hours of work in this building shall be between 0800 and 1800 on Mondays to Fridays and 0800 and 1300 hrs on Saturdays; no activity shall take place outside these hours or on Sundays or Bank Holidays.

6. This permission shall enure only for the benefit of Mr Awok Pang (trading as Capital Products) and not for the benefit of the land.

7. A landscaping scheme for this site, which shall indicate existing trees and shrubs to be retained and new and/or replacement trees and shrubs to be planted shall be submitted to and approved in writing by the Local Planning Authority and be implemented within the first available planting season after the commencement of the development hereby approved. The scheme shall provide for species, siting and planting distances; trees and shrubs dying or becoming diseased, removed or being seriously damaged within 5 years of planting shall be replaced by comparable specimens during the first available planting season after the loss of the trees/and or shrubs.

14. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the

authority fail to give notice of their decision within the prescribed period. The developer's attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons' Act 1970. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than Section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

MISS N FARISH BA DipTP MRTPI
Inspector

BHC

REFUSAL OF PLANNING
PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: K K PANG ESQ
90 CHATSWORTH AVENUE
WINNERSH
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 31550 (F)

Proposal:
EXTENSION TO EXISTING WAREHOUSE USED FOR STORAGE OF
CATERING PRODUCTS
CAPITAL PRODUCTS DUNT LANE ST NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposal represents an undesirable intensification of development in the countryside and will have an adverse effect on the rural character and visual amenity of the area.(R94F,

02 The area is predominantly rural in character and it is considered that the further intrusion of building development would be inappropriate, would tend to thicken the existing scatter of development and would detract from the character and visual amenity of the area. Furthermore, an undesirable precedent is likely to be created.(R184)

03 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

03 "The County Council will seek to maintain a clear physical and visual distinction between built areas and the countryside." (Policy EN1)

03 "It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:
(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.
(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.
(c) To ensure, in towns, villages and suburbs that undeveloped land

continued -

Application 31550 continued

that has a special visual significance in relation to the character of the place is identified and safeguarded from development.
(d) To protect important open land between settlements particularly between Wokingham and Bracknell." Policy EN2)

03 "Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:
(a) Development essential to the use of land for agriculture or forestry.
(b) Mineral extraction.
(c) Development associated with recreation of a scale and type appropriate to the countryside.
(d) Public utilities which cannot be located elsewhere.
(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

04 The proposed development is contrary to the following proposed policies contained in the Review of Berkshire's Structure Plans Submission Document:- (R235)

04 Policy E3 (Provision for industry, warehousing and associated uses)(RV8)

04 Policy EN1 (General policies limiting the spread of development- Land outside settlements)(RV18)

04 Policy EN4 (General policies limiting the spread of development- Settlements and their setting)(RV20)

05 The proposal conflicts with the proposals contained in the approved Local Plan for Hurst and will be detrimental to the successful implementation of the principles of the plan.(R160)

06 The proposed development would generate additional vehicle turning movements at a junction which is substandard in respect of visibility and road width and this would cause interference with the safety and convenience of the users of Dunt Lane.

Date..... 03 NOV 1988 .....
Planning Officer

N.B. A statement of the applicant's rights is attached

Appendix 3 - Extracts from the Berkshire Structure Plan



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





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5 COUNTRYSIDE AND RURAL DEVELOPMENT

5.1 Much of Berkshire's attractiveness lies in the character and scale of its smaller towns and villages, and the countryside in which they are set. As part of the overall aims of this Plan, there is a need to adopt a sustainable approach in dealing with development affecting the countryside and the communities within it. In particular, there is a need to balance the protection of the countryside for its own sake with the need to accommodate changes necessary to ensure the health of rural communities.

RURAL DEVELOPMENT AND SERVICES

5.2 Despite an apparent air of relative prosperity, Berkshire's rural areas have not been immune from a number of pressures affecting the rural economy and society. As a result of these pressures, there is :

- a need to assist the rural economy, for example, through the diversification of farm businesses and the availability of reasonably priced premises suitable for small rural businesses;
- a need for more low cost residential accommodation for local needs - the majority of Berkshire's villages are attractive places to live but this has helped to raise the price of housing well above what many existing residents can afford, as well as fuelling pressures for land to be released for development; and
- a need to address the continuing decline of rural services brought about by factors such as increasing car ownership, the spread of large out-of-town retail stores, the general financial pressures on small businesses, and the changing social composition of rural settlements.

5.3 The County Council supports a vision of 'balanced rural communities', which are diverse both in terms of their social composition and the range of activities within them (villages which contain services and appropriate employment opportunities for local people, as well as housing). A mixture of people and activities can help support each other, and thereby help to maximise the 'quality of life' in rural areas. Access to local facilities can also make rural life more sustainable, by reducing the need to travel elsewhere.

Rural Development

Policy C1 **The nature and scale of development in rural areas should seek to encourage and sustain balanced rural communities. Development will normally be within rural settlements defined in local plans and be appropriate to the scale and character of a settlement.**

5.4 To help achieve this, other policies in this Plan :

(i) assist the maintenance of a range of employment opportunities in all parts of the County, including the rural areas (Policies BU1 and BU2);

(ii) help promote a supply of 'low-cost' housing for local needs in rural areas by :

- the provision (as elsewhere) of low-cost dwellings as part of new housing development (Policy H7);

- allowing some housing specifically to meet identified local needs, on sites where new dwellings would not normally be permitted (Policy H8); and

(iii) support public transport services in so far as resources allow, which can be justified by their level of use. In order to improve the overall effectiveness of public transport serving scattered communities, the County Council will encourage greater co-ordination of the services provided by the various operators and agencies (Policy T4).

Policy EN1 deals with the protection of the character and enhancement of the quality of the environment in villages and other rural settlements.

5.5 For the purposes of Policy C1, 'rural areas' may be defined as those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission, and has been adopted for the Berkshire Rural Community Strategy (see paragraph 5.7 below). Using this approach the following settlements are considered to fall outside the remit of Policy C1:

Reading urban area (including Purley, Tilehurst, Calcot, Woodley and Earley)
Maidenhead
Bracknell
Newbury/Thatcham
Wokingham/Winnersh
Windsor/Eton
Sunningdale/Sunninghill/Ascot
Crowthorne
Sandhurst
Slough

5.6 Whilst the availability of local services such as schools, shops and health facilities is an important factor in helping to sustain balanced rural communities, land-use planning policies themselves can do little to ensure that services remain in villages.

5.7 However, the County Council has worked with the Community Council for Berkshire, the Rural Development Commission and other relevant organisations to prepare a Rural Community Strategy. This was published by the Community Council on behalf of the Berkshire Rural Strategy Steering Group in October 1994. The Strategy looks beyond land use planning and examines in a comprehensive manner both the issues affecting Berkshire's rural communities and recommendations as to how they may be addressed by a wide range of agencies.

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning. Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

Appendix 4 -
Extracts from the Loddon Area Local Plan

LODDON AREA LOCAL PLAN

Adopted 5 May 1995

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire

plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

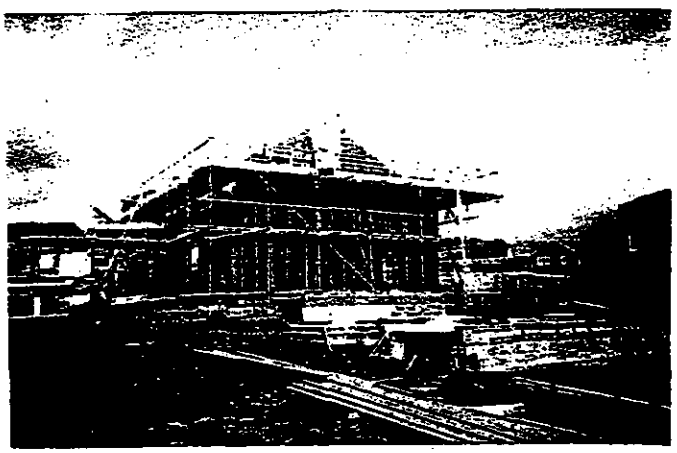
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS LISTED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ LBE1 DESIGN OF NEW DEVELOPMENT

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL

Appendix 5 -
Extracts from the Wokingham District Local Plan Deposit Draft



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS	SHINFIELD
BARKHAM HILL	SINDLESHAM
CHARVIL	SPENCERS WOOD
EARLEY/SONNING/WOODLEY	SWALLOWFIELD
FINCHAMPSTEAD	THREE MILE CROSS
FINCHAMPSTEAD NORTH	TWYFORD
HURST	WARGRAVE
PINEWOOD	WINNERSH
RISELEY	WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

THE COUNTRYSIDE

Development in the Countryside

2.21 It is important to note the distinction between the 'countryside' and 'rural areas'. These are quite separate in technical terms. 'Countryside' is all land beyond identified settlement boundaries. Note that the countryside within the Metropolitan Green Belt is subject to specific Green Belt policies that form part of a separate chapter in this plan. The 'rural areas' definition is set out in the Berkshire Structure Plan 1991 - 2006, para. 5.5 where it is defined as:

"...those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission...Using this approach the following settlements fall outside the remit of Policy C1: Reading Urban Area (Woodley and Earley); Wokingham/Winnersh"

2.22 Using just the 'rural areas' definition would mean that much of the plan area is rural and includes settlements such as Finchampstead North and Twyford. Therefore the 'countryside' definition is considered more appropriate and will apply in this plan.

2.23 The guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. Rural areas can accommodate some forms of development without detriment, if the type, form and design are sensitive to the location. New development should be carefully located having regard to existing settlement patterns and to historic, wildlife and landscape resources. *CERTAIN CATEGORIES OF DEVELOPMENT, E.G. AGRICULTURE AND TELECOMMUNICATIONS, ARE CLASSED AS PERMITTED DEVELOPMENT UNDER THE GENERAL DEVELOPMENT ORDER 1995 AND PRIOR NOTIFICATION TO THE COUNCIL OF THE EXERCISE OF THESE RIGHTS IS REQUIRED.*(PA 2/7) Development in the open countryside, away from existing settlements or areas allocated for development in this local plan will be strictly controlled. Some categories of development that may be appropriate, are set out in Policy WCC1 below.

2.23A INFILL DEVELOPMENT IS DEFINED AS ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE. FOR THE PURPOSE OF THIS POLICY SMALL IS DEFINED AS NO LARGER THAN NECESSARY TO ACCOMMODATE TWO HOUSES HAVING REGARD TO THE WIDTHS OF THE EXISTING RESIDENTIAL FRONTAGES IN THE IMMEDIATE VICINITY. THE NEW DWELLING(S) SHOULD HAVE A SIMILAR ROAD FRONTAGE AND SIMILAR CURTILAGE TO ADJOINING DWELLINGS. IT IS ESSENTIAL THAT THE DEVELOPMENT DOES NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA AND IN PARTICULAR NOT LEAD TO ANY URBANISATION OF THE AREA. SUCH DEVELOPMENT SHOULD PROVIDE ADEQUATE GARDEN OR AMENITY OPEN SPACE FOR THE PRIVATE ENJOYMENT OF RESIDENTS APPROPRIATE TO THE CHARACTER AND GENERAL LAYOUT OF THE AREA. THE PROTECTION OF TREES IN ACCORDANCE WITH POLICY WBE11 WILL BE ANOTHER IMPORTANT CONSIDERATION. **[A1]**

2.23B THE DEVELOPMENT WILL BE SUBJECT TO THE PROVISIONS OF POLICY WCC4 ON NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES. WHERE APPLICABLE, PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED AGAINST POLICY WCC2 AND POLICIES WLL2 TO WLL8 OF THIS PLAN AND THE RELEVANT POLICIES OF THE STRUCTURE PLAN. **[A1]**

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

IN ALL CASES, THE FOLLOWING FACTORS WILL NEED TO BE COMPLIED WITH:

I. THE BUILDING IS SUITABLE FOR RESIDENTIAL USE WITHOUT MAJOR REBUILDING OR ALTERATIONS AND THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS

II. CONVERSION DOES NOT LEAD TO A DISPERSAL OF ACTIVITY ON SUCH A SCALE AS TO PREJUDICE TOWN OR VILLAGE VITALITY

III. THERE ARE NO OVERRIDING AMENITY, ENVIRONMENTAL, HIGHWAY OR OTHER PLANNING OBJECTIONS THAT CANNOT BE OVERCOME BY IMPOSING REASONABLE CONDITIONS ON A PLANNING PERMISSION.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Re-Use of Rural Buildings for Non-Residential Uses

2.36 National policy is set out in PPG 7. The re-use of rural buildings for new commercial, industrial, tourism, sport and recreational uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Farmers increasingly look to diversify beyond the agricultural industry in order to supplement their farm incomes. Farm shops or any related enterprise issues and policies are contained in the Rural Economy section of the Economic Development and Employment chapter of this plan.

New Dwellings required for Countryside Land Uses

2.37 The principle of allowing new dwellings in the countryside where they are essential to a viable agricultural enterprise is established in the adopted local plans. As a result of the trend towards diversification, there may in future be other uses in rural areas that may require a continuous presence on the site, for operational or security reasons. In such instances, as for agricultural dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests. Detailed guidance on this issue is contained in Annex I (paras. I6 - I13) of PPG 7.

2.38 If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally for the first three years be provided by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation. It will need to comply with detailed guidance set out in Annex I (paras. I14 - I21) of PPG 7.

2.39 Where the need to provide accommodation to enable farm or forestry workers to live at *OR* **(PA 2/18)** near to their place of work has been accepted as justifying isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for this need. As a result the planning permission will be subject to an occupancy condition. This can be imposed not only on a proposed dwelling but also on any existing dwellings on the unit, under the control of the applicant.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (*PA 1/6) IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* **{T/11}**

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

there has been opposition to traffic calming, the issue of excessive speed is a matter of great concern, although generally resolution of the problem is outside the scope of land-use planning. influence on the severity of accidents.

ROAD SAFETY

INCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR USERS INCLUDING:

ORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS THOSE INVOLVING PEDESTRIANS AND CYCLISTS

THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN OF ROAD SAFETY

THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR MENT, AND

EMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Through the annual capital programme of transport investment and environmental *AND THE LOCAL TRANSPORT PLAN PROGRAMME*..

through road safety and accident monitoring and the Road Safety Plan *AS PART OF TRANSPORT PLAN PROCESS.* {T/12}

of street lighting is an important aid to safety at night and promotes security and a well being. It is, however, an extremely sensitive issue in rural areas. There can be strong to the introduction of street lighting into presently unlit rural areas. In considering whether street lighting it is important to consult the local community and its representatives.

lighting scheme must be well designed taking into account the character of the location. This is necessary in areas of environmental quality and conservation areas. In a number of places is not continuous leading to problems for motorists arising from the alternation of lit

STREET LIGHTING

OVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT USTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL

Cont.

Introducing Flexibility and Vitality - Provision of Mixed Use Premises

7.50 Craft enterprises and one man businesses often operate from small workshops. Some of these activities have caused complaint when operated in adapted outbuildings attached to existing dwellings in residential estates, especially if power tools are used or the enterprise attracts deliveries or calls from customers. Many of these difficulties can be overcome if places of work are insulated against noise transfer, and road layout and parking provision are suitable for the purpose. Consideration should therefore be given to the provision of new mixed use premises and areas. These would be dwellings with appropriately designed access, highway infrastructure and purpose built workshops. Workshops could be attached to the houses or within their grounds. Use of these premises would be controlled by planning conditions designed to protect residential amenity. The issues covered would be *INCLUDE* **(PA 7/21)** those contained in Policy WEM15. Particularly suitable locations would be adjacent to shopping parades or employment areas or as part of major new housing developments. In order to maintain the stock, a condition would be required to prevent separation of the workshops from the dwelling.

POLICY WEM17: MIXED USE PREMISES

IN THE FOLLOWING LOCATIONS:

A) DISCRETE MIXED USE AREAS IDENTIFIED THROUGH A PLANNING BRIEF WITHIN MAJOR NEW HOUSING DEVELOPMENTS

B) WHERE NEW HOUSING IS TO BE DEVELOPED ADJACENT TO EXISTING OR PROPOSED SHOPPING AND EMPLOYMENT AREAS, AND WHERE ACCESS TO WORKSHOPS WOULD NOT BE TAKEN THROUGH PREDOMINANTLY RESIDENTIAL ROADS **(PA 7/22)**

THE COUNCIL WILL CONSIDER THE PROVISION OF NEW DWELLINGS WITH ASSOCIATED WORKSHOPS TO FORM MIXED USE PREMISES. THE BUSINESS USE SHOULD HAVE AN ANCILLARY RELATIONSHIP TO THE DWELLING IN BUILT FORM, FLOORSPACE AND SCALE *AND BE INTEGRATED INTO ITS LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS.* **(PA 7/22)**

Implementation: Use of land in public and private ownership, identification in development briefs.

Monitoring: Annual housing and employment monitoring.

ALTERNATIVE USES FOR BUILDINGS AND LAND IN EMPLOYMENT USE

Alternative Uses for Land and Premises with a Commitment for, or in Existing B Class Use

7.51 Berkshire Structure Plan Policy BU3 states that existing permissions for BIDS uses will not automatically be renewed where a site could be beneficially used to achieve other desirable planning objectives. Whilst this may be appropriate where planning permissions have been granted on free-standing sites, it has implications for premises in existing employment areas. To remove employment floorspace in established industrial areas permanently would result in a dilution of their character. It could also either divert employment generating uses to less

well located existing premises or put pressure on greenfield sites in the future. Either outcome would be likely to increase the need to travel. It is proposed to set criteria to protect those sites that are seen of particular importance to the health and diversity of the local economy whilst not opposing the principle of change of use elsewhere. *POLICY WEM18 DOES NOT PRECLUDE THE IMPLEMENTATION OF THE PROVISIONS OF WEM3, WHICH APPLIES TO THE CORE EMPLOYMENT AREA AT GREEN PARK, OR POLICIES WEM14 AND WR10 THAT SEEK TO PROVIDE A LIMITED RANGE OF ANCILLARY FACILITIES THAT COMPLEMENT THE MAIN BUSINESS USE OF NEW AND EXISTING EMPLOYMENT AREAS.* **(PA 7/23)** In line with advice in PPG 6 inappropriate proposals for retail use on land allocated for other purposes will be resisted.

POLICY WEM18: ALTERNATIVE USES FOR LAND AND PREMISES WITH A COMMITMENT FOR, OR IN EXISTING, B1 - B8 USE

THE COUNCIL WILL ACCEPT THE PRINCIPLE OF CHANGE AWAY FROM BUSINESS EMPLOYMENT GENERATING USE (CLASSES B1 - B8) TO MEET RESIDENTIAL OR, COMMUNITY NEEDS EXCEPT:

Cont.

a) IN CORE EMPLOYMENT AREAS *UNLESS DEVELOPMENT IS TO MEET THE PROVISIONS OF PROPOSAL WEM3; OR TO PROVIDE THE SUPPORTING USES IDENTIFIED IN POLICIES WEM14 OR WR10.* **(PA 7/24)**

b) ON THOSE ESTABLISHED EMPLOYMENT SITES WITHIN THE SETTLEMENT BOUNDARIES OF VILLAGES WHICH CAUSE NO ENVIRONMENTAL NUISANCE

c) IN EMPLOYMENT AREAS IDENTIFIED FOR DEVELOPMENT IN POLICY WEM1

d) ON LAND AND BUILDINGS PROPOSED FOR GENERAL INDUSTRIAL (B2) OR WAREHOUSING USE (B8) AND AT HERON INDUSTRIAL ESTATE, SPENCERS WOOD

e) WHERE SMALL UNITS WOULD BE LOST

IN ADDITION THE PRINCIPLE OF CHANGE OF USE OF LAND COMMITTED FOR B1 -B8 USE WILL BE ACCEPTABLE ~~IN~~ *WITHIN* **(PA 7/25)** TOWN CENTRE ~~OR EDGE OF TOWN CENTRE LOCATIONS~~ *BOUNDARIES AS DEFINED ON THE INSET MAPS THAT FORM PART OF THIS PLAN,* **(PA 7/25)** TO MEET RECREATION AND LEISURE DEFICIENCIES UNLESS THE LAND IS IDENTIFIED FOR B1-B8 EMPLOYMENT DEVELOPMENT IN THIS PLAN.

Implementation: Through the development control process.

Monitoring: Annual employment monitoring.

THE RURAL ECONOMY

INTRODUCTION

7.52 As in many other areas where countryside lies close to major urban development, there is no identifiably different workforce in the country as opposed to the town. Within the plan area employment in agriculture and related rural industries has declined over many years. New employment opportunities have become available to those living in rural areas through changes in communication technologies, increased mobility allowing access to the centres of employment in our built up areas and the availability of premises in farm buildings. However, the physical character of town and countryside remain distinct. There are strong pressures for development in the rural areas of the plan area. This has the potential to erode the character of these areas if not controlled.

7.53 The following Policies, WRE1 - WRE6, relate to job creating development in the countryside outside the settlement areas defined in this plan but, with the exception of Policy WRE1 do not apply within the Metropolitan Green Belt. Although the same pressures and trends affect countryside within the Metropolitan Green Belt, development is more strictly controlled on land there. All policies covering that designation appear together in chapter 3, The Metropolitan Green Belt. Relevant Policies are WGB1, WGB4, ~~WGB5~~ **(PA 7/26)** WGB7 and WGB10. The proposals map clarifies where the Metropolitan Green Belt policies apply.

7.54 A diverse and balanced rural economy has benefits for people living in village or countryside. The Rural White Paper and PPG 7 affirm the need to accommodate change while continuing to conserve the countryside. Economic development must be balanced against the maintenance of an undeveloped landscape and in particular the prevention of deterioration in

PROPOSAL WRE3: NEW USES FOR RESEARCH ESTABLISHMENTS OUTSIDE THE SETTLEMENT OF SHINFIELD

~~WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED A CHANGE OF USE OF LAND AND BUILDINGS TO EDUCATIONAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATION ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE PROVIDING~~

WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED, A CHANGE OF USE, OR REDEVELOPMENT OF LAND AND BUILDINGS TO EDUCATIONAL, RESIDENTIAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ENCOURAGED. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATIONAL ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND POLICY BU1 OF THE STRUCTURE PLAN PROVIDING: **(PA 7/29)**

~~A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT WITHIN THE AREA COVERED BY EXISTING PERMANENT BUILDINGS~~

A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT. THE GROUND COVERAGE OF ANY REDEVELOPMENT SHALL BE NO GREATER THAN THAT CURRENTLY OCCUPIED BY EXISTING BUILDINGS AND HARDSTANDINGS. **(PA 7/29)**

B) THE PROPOSALS PROVIDE FOR THE REMOVAL OF EXISTING TEMPORARY BUILDINGS OR UNSIGHTLY ADDITIONS FROM THE SITE

C) THE USES DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE AREA BY REASON OF VISUAL INTRUSION, THE GENERATION OF NOISE OR OTHER DISTURBANCE, OR EXCESSIVE TRAFFIC GENERATION

~~D) SCHEMES INCLUDE THE RETENTION AND MAINTENANCE OF EXISTING UNDEVELOPED AREAS WITHIN THE SITE AS LANDSCAPED AREAS.~~

D) SCHEMES DO NOT ENCROACH SIGNIFICANTLY ON EXISTING UNDEVELOPED AREAS OF THE SITE. THESE UNDEVELOPED AREAS SHALL BE RETAINED AND MAINTAINED AS OPEN OR INFORMAL LANDSCAPED AREAS IN KEEPING WITH THE CHARACTER OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET. **(PA 7/29)**

Implementation: Through the development control process and negotiation with the landowner.

Monitoring: Annual employment monitoring.

Redevelopment, Extension and Infilling at Existing Employment Sites Outside Settlement Boundaries

7.64 The principle of redevelopment, minor extension and infilling of existing sites in the countryside is allowed by Berkshire Structure Plan Policy C2 in order to assist the rural

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

10.17 Whilst there is considerable emphasis in national and strategic guidance on the reduction in the use o cars, this must be applied in the context of already high car ownership and the limited availability o public transport services in some locations. At present in many parts of Wokingham District there i simply no practical alternative to the private car. The problems of the lack of a suitable alternativ have been clearly made by many respondents to the consultation exercises. Non-car users ar disadvantaged in comparison with car users.

Access to Development

10.18 It is important to ensure that all development is accessible both for all modes of transport and by al users irrespective of any handicap.

POLICY WT2: ACCESS TO DEVELOPMENT

DEVELOPMENT MUST BE PROVIDED WITH A SATISFACTORY ACCESS INCLUDING THOSE WHO ARE HANDICAPPED IN MOBILITY TERMS AND PROVISION FOR ESS BY FOOT AND BY CYCLE. IN LARGER DEVELOPMENTS THE PROVISION OF ACCESS AND SUITABLY LOCATED BUS STOPS WITH SHELTERS WILL ALSO BE QUIRED.

Implementation: Through the development control process.

Monitoring: Through the evaluation of development on site.

10.19 Accessibility to development in terms of the built environment is covered by Policy WBE9 in Chapter Built Environment, Design and Heritage.

Alternatives to the Private Car

10.20 One of this plan's main targets, in accordance with government guidance, is to reduce the use of the private car and to increase the use of modes such as rail, bus, cycling and walking. ~~The approach of the Council to reducing car use is by ensuring the provision of alternatives rather than by measures of restraint. At present there are many trips made by car for which no adequate alternative exists.~~ *THE ROAD TRAFFIC REDUCTION ACT REQUIRES LOCAL HIGHWAY AUTHORITIES TO REVIEW EXISTING AND FORECAST LEVELS OF TRAFFIC ON LOCAL ROADS IN THEIR AREAS. TARGETS ARE TO BE SET THROUGH THE LOCAL TRANSPORT PLAN WITH REGARD TO REDUCING ABSOLUTE LEVELS OF TRAFFIC OR REDUCING THE RATE OF GROWTH IN TRAFFIC LEVELS.* {T/3}

10.21 Information on the use of other modes is limited. The Wokingham shoppers survey in 1992 found the use of other modes to be: on foot 21%; bus 5%; cycle 3%; and train 1%. Journey to work methods for the District as a whole are: foot 6%; bus 5%; cycle 3%; and train 5% (1991 census). These figures disguise variations across the District. The highest proportions are: foot 30% in Barkham; bus 15% in Whitegates (Earley); cycle 9% in Arborfield; and train 12% in Winnersh.

10.22 ~~No targets have been set for the District as a whole. The Berkshire Transport Plan sets the following percentage modal targets for 2015 by urban area.~~

~~Mode~~	~~Reading (%)~~	~~Wokingham (%)~~
~~Walk~~	~~16~~	~~13~~
~~Cycle~~	~~9~~	~~9~~
~~Bus~~	~~28~~	4

Appendix 6 -
Proposed conditions of appeal if allowed.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
6. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which

within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. To safeguard the visual amenities of the locality
4. To safeguard the visual amenities of the locality
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. To safeguard the rural character of the area.
7. In the interests of visual amenity.
8. In the interests of visual amenity.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Mr & Mrs K Pang
SITE: Capital Products, Dunt Lane, Hurst
APPLICATION NO.: 3227
PROPOSAL: Proposed erection of 3 detached dwellings & garages. Demolition of existing buildings.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Hurst

Mrs A Drake

Clerk(s) of Parish / Town Council of Hurst

Mr R Wardle, 52 Altwood Rd, Maidenhead, Berks SL6 4PZ

Environmental Services Department, Engineering Services, Wokingham District Council,
PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

CPRE, c/o Dr Wilford, 17 Copse Drive, WOKINGHAM, Berkshire, RG41 1NA

Environmental Design, WDC
- FAO Catherine Brimble

Environmental Health, WDC
-FAO Tom Payne

Policy & Plans, WDC

Environment Agency, Swift House, Frimley Business Park, Frimley, Camberley, Surrey. GU16 7SQ
-FAO Sarah Paxman

Ref: 8077 SE/10/6

EMy

As you will see, the original appeal papers (attached) went astray. Just as well I requested some more!!

Dan

21/08/01

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

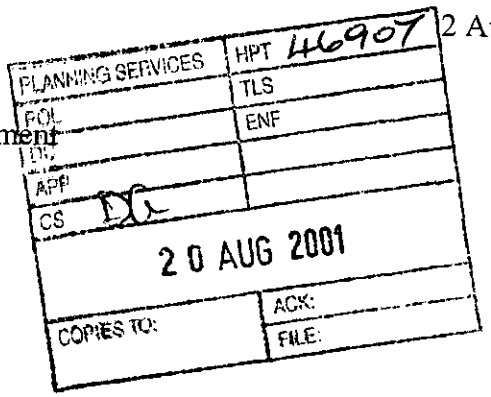
Associates
R C Griffiths MRICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
P C Neale FRICS

2 August 2001
JW/29782

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



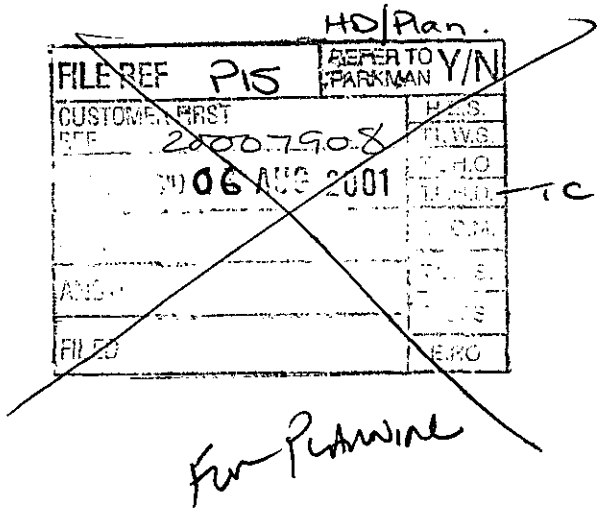
Dear Sirs

Appeal against refusal by Wokingham District Council
196 Old Woosehill Lane – application O/2001/3631

Enclosed are copies of the paperwork sent to the Inspectorate to notify of our wish to appeal the Council's recent decision on this site.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department



7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 Fax: (01344) 780191
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: Miss Jenny Smith

Address: 12 Woodhouse Street

Binfield

Postcode: RG42 4RA Reference:

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: Fax No:

Agent's Name (if any): Martin & Pole Nicholas

Agent's Address: 24 Friar Street,

Reading

Postcode: RG1 1DP Reference: 29782

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 0118 959 1231 Fax No: 0118 958 5061

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): Wokingham District Council

Description of the Development: Outline application for the proposed erection of 2 dwellings and access

Address of the Site:

land at 196 Old Woosehill Lane, Wokingham

Postcode:

Failure to provide the postcode may cause delay in processing your appeal.

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

SU:796694

Date and LPA reference number of the application you made and which is now the subject of this appeal: O/2001/3631

Date of LPA notice of decision (if any): 23/5/2001

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any DOE reference number here:

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(* Delete as appropriate)** **(✔)**

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B. [X]

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. [ ]

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. [ ]

Or the failure of the LPA:-

4. to give notice of their decision within the appropriate period on an application for permission or approval. [ ]

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURE - These are described fully in the booklet 'A guide to planning appeals' which accompanied this form.

1. WRITTEN REPRESENTATIONS [ ]

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) [ ]

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... [ ]

.....

3. HEARING Although you may prefer a hearing, the LPA need to agree to this procedure and the Inspectorate must consider your appeal suitable. [X]

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; [X]

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; [X]

3. Plans, drawings and documents forming part of the application submitted to the LPA; [X]

4. The LPA's decision notice (if any); [X]

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... [ ]

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** [X]

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; [ ]

8. Any plans, drawings and documents sent to the LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); [ ]

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

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES.

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *~~given~~ the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	~~Date~~ on which notice was served

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

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

OR

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

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

* **Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ..... (on behalf of) Miss J Smith

Name (in capitals) Julie Williams (Martin & Pole, Nicholas) Date 1 August 2001

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

There is one reason for refusal given. It contains a comment on the proposal being out of character with the surrounding area with a concern for disturbance that might be caused by the proposed access between Nos 196 and 198 Old Woosehill Lane.

Our case will be that in terms of the local mix of house types and densities our proposal is in keeping with local character. It will also be our case that there is sufficient width between the proposed access and the adjacent houses to reduce any likely disturbance to reasonable levels and to enable mitigating boundary screening to be used if additional noise attenuation measures are required.

We will, therefore, be able to show that in terms of the structure plan and Local Plan Policies referred to in the decision letter, that the proposal does comply. We will also make reference to the relevance of PPG3 Guidance and the Council's adopted Policy for making better use of urban land for housing.

Finally we will include examples of other schemes that use land at the rear of houses, that have met with Council approval, to comment on the consistency of this refusal in the light of these decisions.

Continue on a separate sheet if necessary

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed ..... (on behalf of) Miss J Smith

Name (in capitals) Julie Williams (Martin & Pole, Nicholas) Date 1 August 2001

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

◆ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to:

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

◆ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgements, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

◆ **3RD COPY: For you to keep**

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Miss J Smith
C/O Martin And Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Application Number: O/2001/3631

Parish: **WOKINGHAM**

Location: **196 Old Woosehill Lane, Wokingham**

Proposal: **Outline application for the proposed erection of 2 dwellings and access.**

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

Reason
1. The form and layout of the proposed development would be out of character with the surrounding area and the proximity of the access to Nos. 196 and 198 Old Woosehill Lane would result in unacceptable disturbance to occupants of these dwellings. The proposal is, therefore, contrary to Policy EN1 of the Berkshire Structure Plan SH1, SBE1 and SBE2 of the South East Area Local Plan and WH1, WOS3 and WBE1 of the Woingham District Local Plan (Deposit Draft).

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1, H1
South East Area Local Plan Policies STV1, SH1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WBE1, WT7

John Mitchell

John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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

Martin & Pole Nicholas

inc. Watts & Son Est. 184

JW/29782
23 March 2001

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

Partners
I Millar Campbell FRIC
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyc
G J R Lewis
(Chattels Auctioneer

Consultants
P A H Lawrence FRIC
W J Dulborough FRICS,
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

Dear Sirs,

Land at 196 Old Woosehill Lane

Please find enclosed an application for planning permission to develop part of the garden at the above property with two detached houses.

The proposal is for outline planning permission with just siting and access to be approved at this stage. Pre-application enquiries with Ms Polnik confirmed that the 'principle of residential development may be acceptable in this location subject to no adverse impact on amenities of neighbouring occupiers, trees, character of area and no highways objection being raised.'

The two new properties are sited a good distance from neighbouring properties and over looking or loss of privacy will be slight. A new access is shown leading to the two new properties and this is scope for additional boundary screening along the edge with no. 198 to protect their amenities.

The only significant tree on the site is a large mature oak close to the verge next to the access. Although not protected by TPO the tree has street amenity value. To protect it, it is proposed to make as little alteration to the point of access as possible. Drawing 29782/2 shows the sight lines set at 2.4 x 90 metres. The tree slightly affects the view south but adequate visibility is still gained for in excess of 90 metres, including the junction with Chestnut Avenue.

I hope that the enclosed provides the appropriate information. If any more is required please contact me.

Yours sincerely

Julie Williams Bsc(Hons) DipTP MRTPI
Planning Department

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 | Earley Office (0118) 926 4422 | Crowthorne Office (01344) 780111 | The Auction House (0118) 979 0460

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.		APPLICANT'S NAME	Miss J Smith
		ADDRESS	c/o Agent
		POSTCODE	PHONE:
2.	If the applicant has an agent, all Correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
		ADDRESS	7 Broad Street Wokingham
		POSTCODE	RG40 1AY PHONE: 0118 978 0777
3.	On the plans show the SITE outlined in RED. Show also OTHER land in the Applicant's ownership or control in blue:	SITE LOCATION:	196 Old Woosehill Lane, Wokingham RG41 3HQ
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Development of 2no new houses and access to them
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.03
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7.	List all the plans and drawings Submitted with the application	PLANS/DRAWINGS	Location & Site plan 29782/01

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

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

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

OUTLINE PERMISSION	X	See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

SITING	X	EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	X
LANDSCAPING			

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential garden	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes (no)	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	to be approved as a reserved matter	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	1.8m close boarded fencing on perimeter and between proposed rear gardens	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	to existing services	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Access to retained house to be as existing with new 4m wide driveway to new houses	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	design to be resolved by reserved matters	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	2 /	1 /	0 /
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	190.00	

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

SIGNED: Martin & Pole, Nicholas ON BEHALF OF: Ms J Smith DATE: 23/3/01

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed J.L. Williams Martin & Pole, Nicholas . . . . . .

On behalf of Miss J. Smith . . . . . .

Date 23 March 2001 . . . . . .

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



Scale 1:1250

Visibility splay - 2.4 x 90 metres

The proposal retains the existing access to 196 Old Woosehill Lane to limit any disturbance to the substantial Oak tree on the south side of the access. Good visibility exists to the south for 90+ metres. The access is c60 metres south of the junction to the Reading Road.

Dwg: 297882/2

Date: 14 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3227

Location: Capital Products, Dunt Lane, Hurst, Reading.

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Applicant: Mr & Mrs K K Pang C/O W M Graham Associates.

Case Officer: Emy Circuit

The new plans show the following: 1. Confirmation that the existing warehouse would be demolished.
□2. Details of existing traffic generation.
□Letter of 12.02.01.

Comments are required by 24/02/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

THE HIGHWAY AUTHORITY RECOMMEND REFUSAL FOR THE FOLLOWING REASONS:

1. The proposed development would result in the increased use of a sub standard access which would adversely affect road safety and the free flow of traffic.
2. The proposal would generate additional traffic on the surrounding highway network which is sub standard and would result in the increased risk of accidents to road users and impede the free flow of traffic.
3. The proposed development does not provide adequate pedestrian, cycleway and public transport links between the site and the local facilities.

Adam Coggins 26/02/01

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 26 January 2001

Application Number: F/2001/3227

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.

Parish: HURST PARISH

Site Address:
Capital Products, Dunt Lane, Hurst, Reading.

Applicant:
Mr & Mrs K K Pang C/O W M Graham Associates.

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

✓ below as applicable;

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

Comment

(1) Could the applicant provide additional information about the number of movements to and from the site each day, and the times that these movements take place, for the existing use of the buildings.

(2) Confirm that the existing uses will cease and all existing buildings be demolished.

Signed: _____ **Print name:** Adam Coggins 1/2/01

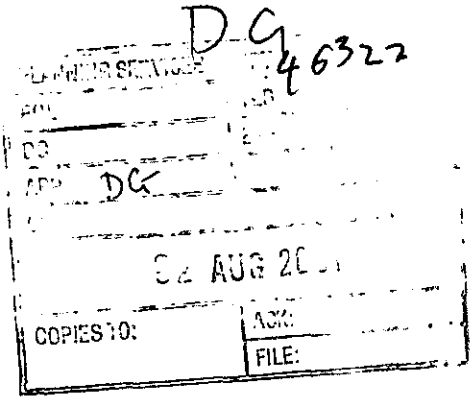
Spoke to Bill Graham + requested information 7/2/01

THE

PLANNING & ARCHITECTURAL
CONSULTANCY

Town Planning, Development & Architectural Consultants

31st July 2001



The Planning Inspectorate
Appeals Registry
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs,

Section 78 appeal against the refusal by Wokingham District Council of planning application no: F/2001/3227 for the proposed erection of 3 detached dwellings and garages. Demolition of existing buildings at Capital Products, Dunt Lane, Hurst, Reading.

Please find enclosed a Section 78 appeal hereby lodged against the refusal of the above planning application by Wokingham District Council. Accordingly please find enclosed the completed questionnaire, together with a bundle of the documents listed in Section J of the questionnaire.

I confirm that I have sent a copy of this appeal to the relevant Local Planning Authority.

I await confirmation of the registration of this appeal, but in the meantime should you have any enquiries please do not hesitate to contact me.

Yours faithfully,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Mr & Mrs Pang
cc. District Planning Officer, Wokingham District Council

Encs.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
Mobile: 07798 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons. M.R.T.P.I.

APPEAL BY MR & MRS K K PANG

AGAINST THE REFUSAL

BY WOKINGHAM DISTRICT COUNCIL

OF

PLANNING APPLICATION NO: F/2001/3227

FOR

PROPOSED ERECTION OF 3 DETACHED DWELLINGS AND GARAGES. DEMOLITION OF EXISTING BUILDINGS

AT

CAPITAL PRODUCTS, DUNT LANE, HURST, READING.

APPEAL DOCUMENTS

TE HL EY PLANNING CONSULTANCY
Town Planning and Development Consultants

CONTENTS

1. **Copy of the original planning application.**

2. **Site ownership certificate and ownership details.**

3. **Copy of the LPA's decision notice.**

4. **Plan showing the site outlined in red.**

5. **Copies of drawing nos: 2304/08, 2304/10, 2304/11, existing site plan and proposed site plan: comprising the drawings sent to the LPA as part of the planning application.**

6. **Letter dated 12th February 2001 from W M Graham Associates to the LPA.**

Ref: 2304/wmg/cm

17 January 2001

The Director of Planning
Planning Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

REDEVELOPMENT AT DUNT LANE HURST

With reference to the above please find enclosed a completed Town Planning application comprising the following:-

a) Planning Application Part 1
b) Additional statement
c) Section 66 Certificate
d) OS extracts
e) Dwgs. Nos. 2304 – 08, 10 & 11
f) Fee note for £570 (cheque included)

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Ref: 2304/wmg/cm

January 2001

REDEVELOPMENT AT DUNT LANE HURST

ADDITIONAL STATEMENT

With the removal of the warehouses heavy goods vehicles will no longer access the site.

The buildings on site including the proposed additional structure are approximately 2,680 M3.

The proposed replacement dwellings, if built with garages, are as follows: -

Type 1B -	731.3 M3
Type 2B -	745.8 M3
Type 3B -	837.8 M3
With garages -	352.8 M3
Total	2,667.7 M3

We consider that the new houses will be the same volume on site as the existing and proposed warehouse structures.

1769a

2804

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MR & MRS K K PANG
	ADDRESS	4 ASTOR CLOSE WINNERSH WOKINGHAM
	POST CODE	RG41 5JZ PHONE 0118 979 3714
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ PHONE 0118 977 0464
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	CAPITAL PRODUCTS DUNT LANE HURST RG10 0TA
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of existing buildings and erection of 3 detached dwellings with detached garages. Existing building - warehouse.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.26ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	See covering letter

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

WAREHOUSE FOR DISTRIBUTION OF FOOD PRODUCTS

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

Brown-red brick and red tiles

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

Close boarded fencing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details SEPTIC TANKS

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

AS EXISTING

Please see drawings

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	3	24			NONE	
BUNGALOW						
FLAT/MAISONETTE						
OTHER						

* STATE No. OF HABITABLE ROOMS

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

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

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

£570.00

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

SIGNED W M Graham Associates ON BEHALF OF Mr & Mrs K K Pang DATE 18 December 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  on (d) . . . . . .

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs K K Pang
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3227

Parish: **HURST**

Location: **Capital Products, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings.**

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

Reason
1. The proposal, by reason of its scale, location and layout would cause harm to the rural character of the area. As such, the proposal would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LTV2, LBE1 and LBE2 and to Wokingham District Local Plan (Deposit Draft) policies WOS2, WOS3, WCC1 and WBE1.

Reason
2. The proposed development would result in the increased use of a substandard road junction which would adversely affect road safety and impede the free flow of traffic along Dunt Lane.

Reason
3. The proposal would generate additional traffic on the surrounding highway network, which is substandard, and would result in the increased risk of accidents to road users and impede the free flow of traffic.

Reason
4. The proposed development is contrary to policy LD5 of the Berkshire Structure Plan, policy WT2 of the Wokingham District Local Plan (Deposit Draft) and to PPG13 Transport in that it does not provide adequate pedestrian, cycleway and public transport links between the site and local facilities.

Reason
5. The proposals include development in close proximity to the Hatch Gate Ditch main river This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

Reason
6. The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C1, C2, H4 and H5.

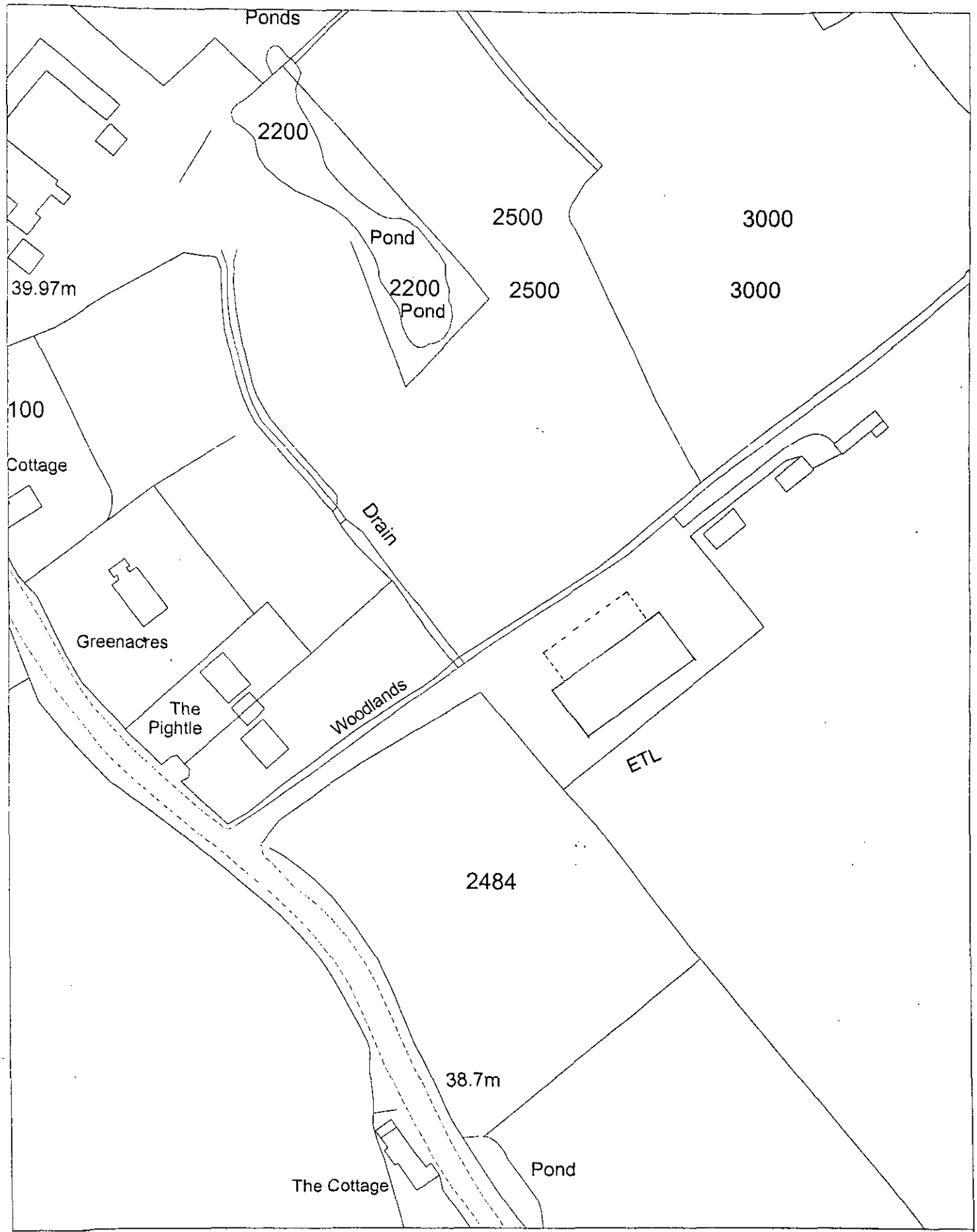
Loddon Area Local Plan Policies LTV2, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1, WCC5, WOS3, WBE1, WT7, WEM18 and WRE4.

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

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



EXISTING Site Plan, Scale: 1 to 1250 SCHEME B 2304

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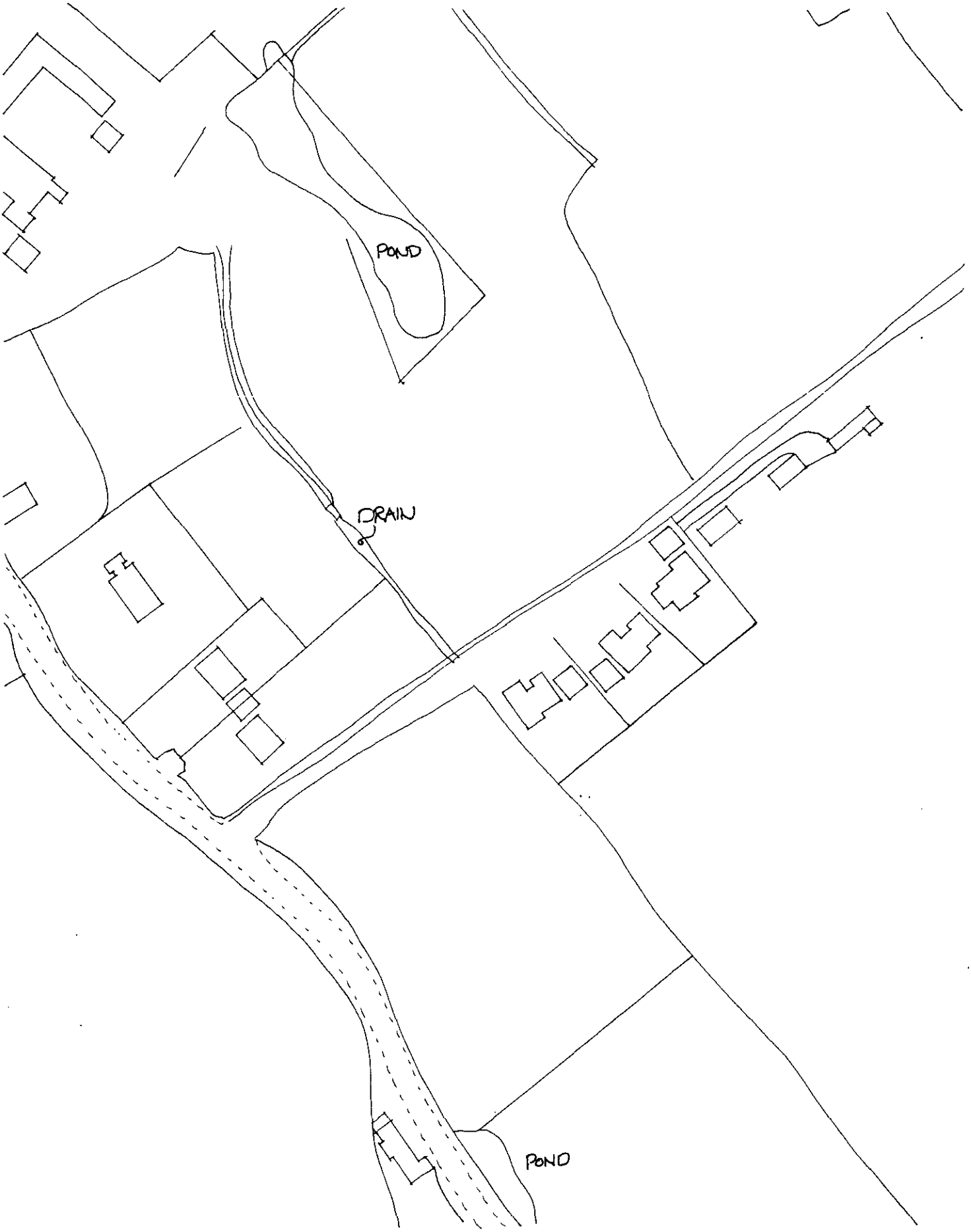
Date: 12 December 2000

N W E S



PROPOSED SITE PLAN SCALE 1:1250
SCHEME B

2304

2304

Ref: 2255/wmg/cm

12 February 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of Miss E Circuit

Dear Miss Circuit

REDEVLOPMENT AT DUNT LANE HURST

With reference to Town Planning application No. F/2001/3227 and your recent call we are pleased to confirm the following: -

a) Please note that if the dwellings are granted Town Planning approval the existing warehouse will be demolished.
b) Regarding traffic movements our client has confirmed that during an average five-day week, four (occasionally five) articulated lorries visit the site. In addition smaller vans and cars distribute from the warehouse making upwards of seven to eight visits per day. The warehouse is open from 8 a.m. to 6 p.m. 5 days a week.

We trust that we have provided sufficient information but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

ATTENDANCE LIST AT INFORMAL HEARING

Appellant: Mr & Mrs K Pang **Application number:** 3227

Site: Capital Products, Dunt Lane, Hurst

Proposal: Proposed erection of 3 detached dwellings & garages. Demolition of existing buildings.

Name	Address

Tel. (0118) 974 6448 (Direct Line)
Date. August 9, 2001
My ref: F/2001/3227
Your ref:

«Name__Address»

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

Dear Sir/Madam

NOTICE OF INFORMAL HEARING

APPEAL BY: Mr & Mrs K K Pang
SITE: Capital Products, Dunt Lane, Hurst
PROPOSAL: Proposed erection of 3 detached dwellings & garages. Demolition of existing buildings

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

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

If you wish to make further representations, you should, if possible, send three copies to Miss A Groves, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, quoting reference APP/X0360/A/01/1070701. Comments received after 18/09/01 will not normally be seen by the Inspector & will be returned.

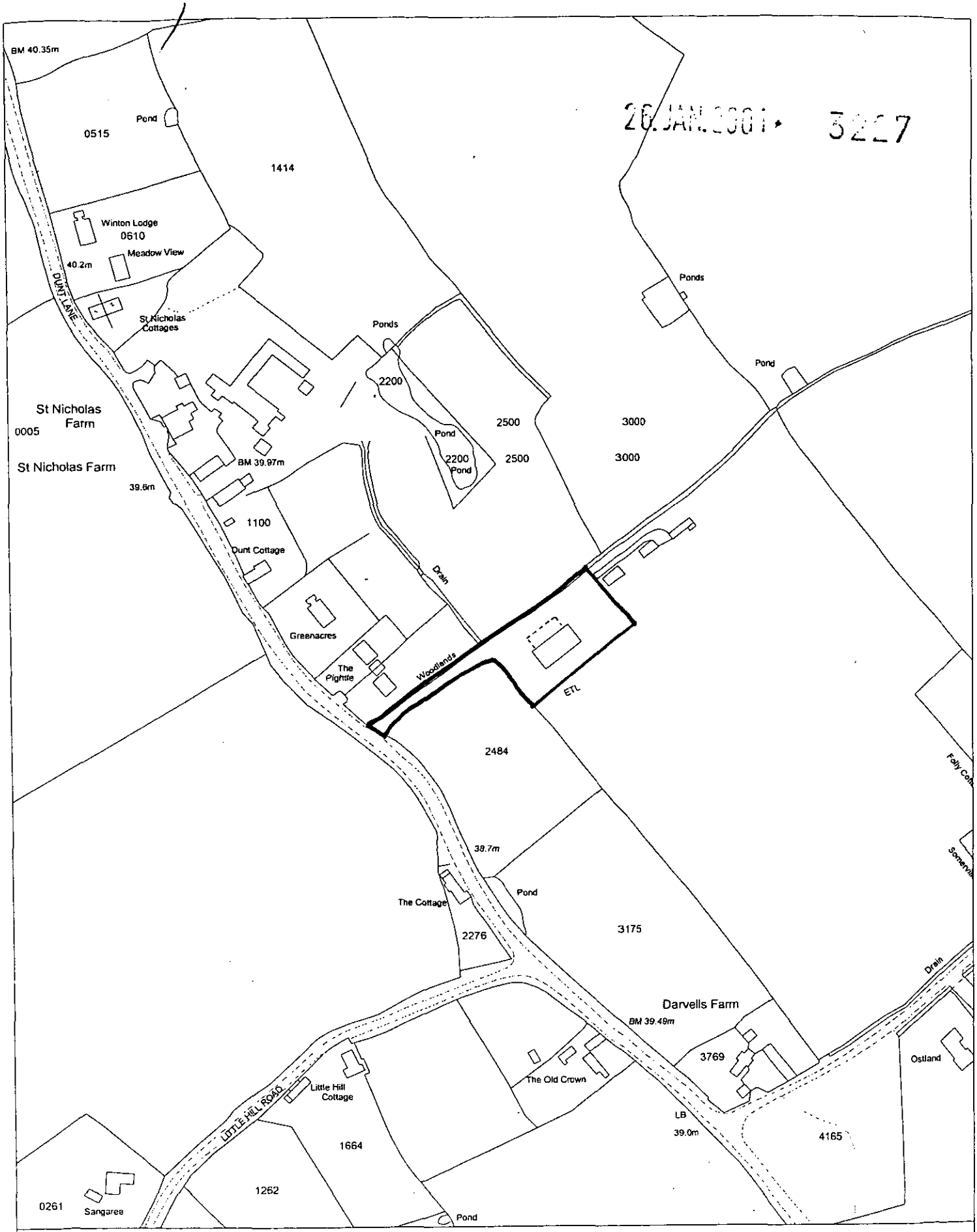
The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 Mondays to Thursdays, & 08.30 to 16.00 Fridays).

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

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

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant



28 JAN 2001 3227

Site Plan, Scale: 1 to 2500

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Date: 12 December 2000

N
W E
S

The Planning Inspectorate

For offical use only Date received

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

APPEAL REF: APP/X0360/A/01/1070701 **GRID REF:** _____

APPEAL BY: Mr & Mrs K K Pang.

SITE: Capital Products, Dunthorne, Hurst.

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

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

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

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

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:		
a Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.	~~YES~~ / NO Sch1 Sch 2 col 1	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	~~YES~~ / NO	
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	~~YES~~ / NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	2	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary.		✓
k. Any other relevant information or correspondence you consider we should be aware of.		✓

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?	18/09/01	
b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application	8	
ii) the planning officer's report to committee		✓
iii) any relevant committee minute		✓
17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY		
Do you intend to send another statement about this appeal? If NO, please send the following information:-	YES / NO	
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want our Inspector to note at the site visit.		
18. THE MAYOR OF LONDON CASES ONLY		
a. *Was it necessary to notify the Mayor of London about the application?* If YES, please attach a copy of that notification.	YES / NO	
b. Did the Mayor of London issue a direction to refuse planning permission If YES, please attach a copy of that direction.	YES / NO	

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

Signature: _____ on behalf of Workington District Council

Date sent to us and the appellant 13/08/01 OUR Ref: F1200/1/3227

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

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

Our ref: SP\2001\003108\001
Your ref: F/2001/3227

Date: 28th February 2001

ENVIRONMENT AGENCY

PLANNING SERVICES | HPT 40652
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CS |
05 MAR 2001
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District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Emy Circuit

Dear Sir/Madam

ERECTION OF 3 DETATCHED DWELLINGS & GARAGES, DEMOLITION OF EXISTING - CAPITAL PRODUCTS, DUNT LANE, HURST

Thank you for your letter dated 26 January 2001 which was received on 31 January 2001. You are asked to quote the following reference in any correspondence: SU77SE/10/6. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will adversely affect the character and conservation value of the watercourse; increase the risk of accidental pollution; increase the likelihood that undesirable forms of bank retention work may need to be adopted in the future; and preclude the creation of an adequate buffer zone.

REASON: The proposals include development in close proximity to the Hatch Gate Ditch main river. This will prejudice flood defence interests, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

(Note to Local Planning Authority : Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of a main river, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case).

Conservation: Contact Liz Baldwin on 01276 45 4430

The submitted plans indicate development in close proximity to a main river watercourse, without provision of an adequate buffer zone. The Environment Agency normally requires a buffer zone at least 8 metres wide be provided between the top of the bank of a main river and any new development, including hardstanding. A reduced buffer zone 6 metres in width may be acceptable at this site, provided that additional native planting is undertaken within this zone.

Buffer zones to watercourses are required for the following purposes:

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

Domestic gardens should not be incorporated into the buffer zone to the watercourse, in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting the adjacent watercourse. This might include the use of gravel surfaces in the access road, parking spaces and driveways.

Development Control: Contact Amanda Reed on 01276 45 4331

The proximity of the proposed development to the watercourse would restrict necessary access for the Environment Agency to carry out its functions. Please note as stated above, that the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Hatch Gate Ditch main river, regardless of any planning permission granted. It is likely that such consent would be withheld in this case.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

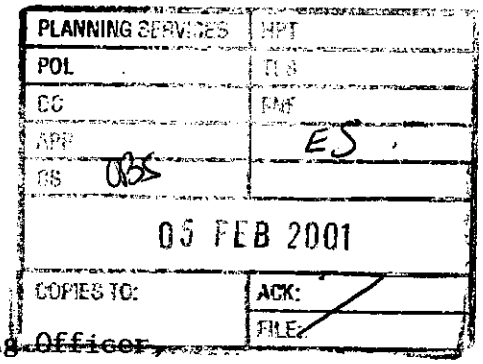
A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: W M Graham Associates, 1 Rectory Road, Wokingham, RG40 1DJ



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

1 February,2001.

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2001/3227 - ERECTION OF THREE DETACHED DWELLINGS AT DUNT LANE,HURST.DEMOLITION OF EXISTING BUILDINGS.

The land involved in the above application is designated as Rural in the Loddon Area Local Plan(LALP) and as Countryside in the draft Wokingham District Plan(1997).Although the application involves the demolition of the existing buildings,Wokingham District CPRE considers that the number and scale of the houses is inappropriate and would be contrary to Policy LTV2 of the LALP and to Policies WCC1,4,5,6 and 7 of the draft Wokingham District Plan(1997).

We therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

POLICY AND PLANS CONSULTATION

Case Officer: Emy Circuit

Location: Capital Products, Dunt Lane, Hurst, Reading

Application Number: F/2001/3227

Proposed erection of 3 detached dwellings and garages. Demolition of existing buildings

---

Planning History

There is an outstanding permission for the extension of the existing warehouse on the application site (99/70105/F - renewal of 31550). Permission was granted as an exception to countryside policy due to the limited impact on the character of the locality and the need for B8 warehouse space within the district. An application for the demolition of existing buildings and erection of 5 dwellings was refused due to the impact of the rural character of the area (0/1999/0155)

Countryside

The proposed development is located in the Countryside. Under Policies WOS2 and WCC1, development should only be allowed in exceptional circumstances. Policy WCC1 provides categories of possible exceptions, of which one is "Redevelopment proposal in the countryside". The proposal could be considered in this context, but only if it would result in no material harm to the rural character of the area.

Employment Use

Policy WEM18 states that the change of use away from Employment Generating Use to meet residential needs is acceptable in principle. However one of the exceptions is where small units would be lost. The proposed development would result in the loss of a small warehouse unit and would therefore be contrary to this Policy.

Policy WRE4 deals specifically with development on existing employment generating sites outside settlements. Redevelopment of the site could be considered appropriate in principle, subject to a number of conditions. Of particular relevance to the proposal is that redevelopment must not have a greater visual impact on the undeveloped character of the countryside than the existing development, and the proposal must not cover a larger area of the site. However this draft Policy was subject to objections at the recent Local Plan Inquiry.

Conclusions

The proposal can only be considered as an exception to Countryside Policy, if it can be demonstrated that it would not have a material adverse affect on the countryside character of the locality. While redevelopment of an employment site in the countryside may be acceptable in principle, the proposal would result in the loss of a small employment unit, contrary to Policy.

Michael Bell
31/1/01



TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 1 February 2001

Location:	Capital Products, Dunt Lane, Hurst
Proposal:	Proposed erection of 3 detached dwellings and garages. Demolition of existing buildings
Application Number:	F/2001/3227

In response to your consultation dated 26 January 2001 for the above application, the landscape comments are as follows:

The application should be refused as it is contrary to Policy WCC1. The development is completely out of character with the predominantly agricultural landscape of the surrounding countryside, as well as there being no identified settlement or village that the dwellings can interrelate with both physically and visually. The location of the 3 dwellings is such that they do not relate to the existing pattern of properties along the road, in that they are set back from the road thereby extending development into the countryside.

Catherine Brimble

Catherine Brimble
Landscape Architect

See Part 1 plans.

To:
Minerals Consultation

From: Emy Circuit

Date: 26 January 2001

Application Number: F/2001/3227

Proposal: Proposed erection of 3 detached dwellings and garages. Demolition of existing buidlings..

Site Address:
Capital Products, Dunt Lane, Hurst, Reading.

Applicant:
Mr & Mrs K K Pang C/O W M Graham Associates.

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

---

no comments, thank you.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

22nd February, 2001

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

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2001/3227

I refer to the above-mentioned Application by Mr. and Mrs. K. K. Pang, Capital Products, Dunt Lane, Hurst: proposed erection of three detached dwellings and garages; demolition of existing buildings.

It will be noted that the site is in an area designated "Rural Area" (LALP) or "Countryside" (WDLP).

The proposed development does not comply with any of the criteria for exceptions in LALP Policy LTV2, Development in Rural Areas, or WDLP Policy WCC1, Development in the Countryside, and should, therefore, be refused.

A previous Application 0/1999/0155, for five dwellings, was refused on these grounds and also on highway objections. The present Application is not significantly different from the former Application and should be refused for the same reasons.

It should also be noted that the Application does not comply with Policy LBE2 of LALP, Inappropriate Design, in that, by virtue of its siting and scale it will adversely affect the rural character of the area.

Yours sincerely,

Wardle

Clerk

The Hurst Village Society

The Old Pound
Whistley Green
Near Twyford
Berks RG10 0ES

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Emy Circuit
Planning Department
P O Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

20th February 2001

Dear Ms Circuit

Application No F/2001/3227
Capital Products, Dunt Lane, Hurst.
Proposed erection three detached dwellings and garages,
and demolition of existing buildings.

This Society has examined this Application and wishes to comment as follows.

The site lies well outside the Settlement Boundaries of Hurst, in an area designated "Rural" in the Loddon Area Local Plan, and "Countryside" on the draft Wokingham District Local Plan. There is a presumption against development in such areas, unless the proposal meets certain criteria.

This proposal meets none of these criteria for exception laid out in the relevant Policies: LTV 2 of LALP, and WCC1 of WDLP.

A previous Application, for the erection of five dwellings, O/1999/0155, was refused for these very reasons, together with others on highways grounds.

The present Application does not differ in any substantive way from that one, and we believe it should be refused for the same reasons.

We therefore wish to object to this Application.

Yours sincerely,

J E Lemon
on behalf of The Hurst Village society

Tel: 0118 934 3889 *e-mail: john@lemons.force9.co.uk* *Fax: 0118 932 1373*

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Woodlands
Dunt Lane
Hurst
Reading
Berkshire
RG10 0TA

16th February 2001

Dear Sir / Madam,

With reference to planning application No. F/2001/3227 - Capital Products, Hurst

I am writing to object to the proposed three dwellings which will be situated on a light industrial site.

The developments would not be appropriate for the site as it is a rural area, outside of the village centre. They would attract many more cars travelling down roads Dunt Lane, Dunt Avenue and Lines Road which are already restricted roads.

The site should be left as a light industrial area as other small companies could use the space to set up like The Furze, Dunt Lane. This site was turned from a battery farm into separate units which small companies can rent out, but still used for light industry.

Also if the houses are built, the sky line will change from a single story building to second story height. There is little or no screening from trees around the location and will thus spoil our view and our garden will be overlooked. It will also spoil the character of Dunt Lane as many houses are listed buildings.

I opposed a similar application last year for five dwellings on this site and I have the same concerns. Additionally if any building work were to go ahead, there is only one entrance, along the roadway adjacent to my property. There is at present no screening from any proposed building work. Also lorries containing building materials will have problems turning down the drive, and could cause damage to my front verge.

Hurst village appears to be like one big building site at the moment with two main projects in School Road, and I contented with a new house being built on my other neighbouring side last year! I hope this letter has brought to your attention some of the problems of building a further three dwellings in this location.

Yours Sincerely,

R E Handy

Mr R E Handy.

WOKINGHAM DISTRICT COUNCIL

MEMORAND07 February 2001UM

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From: Joanne Ellis
Environmental Health

To: Emy Circuit
Planning

My Ref: jpe/capital

Your Ref: F/2001/3227

Date. February 7, 2001

PROPOSED: ERECTION OF 3 DETACHED DWELLINGS AND GARAGES. DEMOLITION OF EXISTING BUILDINGS

LOCATION: CAPITAL PRODUCTS, DUNT LANE, HURST

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.

Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie
Public Services Division

5 COUNTRYSIDE AND RURAL DEVELOPMENT

5.1 Much of Berkshire's attractiveness lies in the character and scale of its smaller towns and villages, and the countryside in which they are set. As part of the overall aims of this Plan, there is a need to adopt a sustainable approach in dealing with development affecting the countryside and the communities within it. In particular, there is a need to balance the protection of the countryside for its own sake with the need to accommodate changes necessary to ensure the health of rural communities.

RURAL DEVELOPMENT AND SERVICES

5.2 Despite an apparent air of relative prosperity, Berkshire's rural areas have not been immune from a number of pressures affecting the rural economy and society. As a result of these pressures, there is :

- a need to assist the rural economy, for example, through the diversification of farm businesses and the availability of reasonably priced premises suitable for small rural businesses;

- a need for more low cost residential accommodation for local needs - the majority of Berkshire's villages are attractive places to live but this has helped to raise the price of housing well above what many existing residents can afford, as well as fuelling pressures for land to be released for development; and

- a need to address the continuing decline of rural services brought about by factors such as increasing car ownership, the spread of large out-of-town retail stores, the general financial pressures on small businesses, and the changing social composition of rural settlements.

5.3 The County Council supports a vision of 'balanced rural communities', which are diverse both in terms of their social composition and the range of activities within them (villages which contain services and appropriate employment opportunities for local people, as well as housing). A mixture of people and activities can help support each other, and thereby help to maximise the 'quality of life' in rural areas. Access to local facilities can also make rural life more sustainable, by reducing the need to travel elsewhere.

Rural Development

Policy C1 **The nature and scale of development in rural areas should seek to encourage and sustain balanced rural communities. Development will normally be within rural settlements defined in local plans and be appropriate to the scale and character of a settlement.**

5.4 To help achieve this, other policies in this Plan :

(i) assist the maintenance of a range of employment opportunities in all parts of the County, including the rural areas (Policies BU1 and BU2);

(ii) help promote a supply of 'low-cost' housing for local needs in rural areas by :

- the provision (as elsewhere) of low-cost dwellings as part of new housing development (Policy H7);

- allowing some housing specifically to meet identified local needs, on sites where new dwellings would not normally be permitted (Policy H8); and

(iii) support public transport services in so far as resources allow, which can be justified by their level of use. In order to improve the overall effectiveness of public transport serving scattered communities, the County Council will encourage greater co-ordination of the services provided by the various operators and agencies (Policy T4).

Policy EN1 deals with the protection of the character and enhancement of the quality of the environment in villages and other rural settlements.

5.5 For the purposes of Policy C1, 'rural areas' may be defined as those places which lie beyond towns (and adjoining built-up areas) with populations of 10,000 or more. This definition accords with that used by the Rural Development Commission, and has been adopted for the Berkshire Rural Community Strategy (see paragraph 5.7 below). Using this approach the following settlements are considered to fall outside the remit of Policy C1:

Reading urban area (including Purley, Tilehurst, Calcot, Woodley and Earley)
Maidenhead
Bracknell
Newbury/Thatcham
Wokingham/Winnersh
Windsor/Eton
Sunningdale/Sunninghill/Ascot
Crowthorne
Sandhurst
Slough

5.6 Whilst the availability of local services such as schools, shops and health facilities is an important factor in helping to sustain balanced rural communities, land-use planning policies themselves can do little to ensure that services remain in villages.

5.7 However, the County Council has worked with the Community Council for Berkshire, the Rural Development Commission and other relevant organisations to prepare a Rural Community Strategy. This was published by the Community Council on behalf of the Berkshire Rural Strategy Steering Group in October 1994. The Strategy looks beyond land use planning and examines in a comprehensive manner both the issues affecting Berkshire's rural communities and recommendations as to how they may be addressed by a wide range of agencies.

LIMITING THE SPREAD OF DEVELOPMENT

Controlling Development in the Countryside

5.8 The protection of the countryside is a fundamental concern and it is necessary to limit development within it to that which is both appropriate (in type and form) and sensitive to its location.

Development Outside Built-Up Areas and Settlements

Policy C2 **Development outside built-up areas and settlement boundaries defined in local plans (and not within the Metropolitan Green Belt - see Policy C4) will be strictly controlled, and permitted only :**

(i) where it is required for agriculture or forestry; or

(ii) for the re-use, adaptation or redevelopment of existing buildings, particularly to assist the diversification of the rural economy and to maintain or enhance the rural environment; or

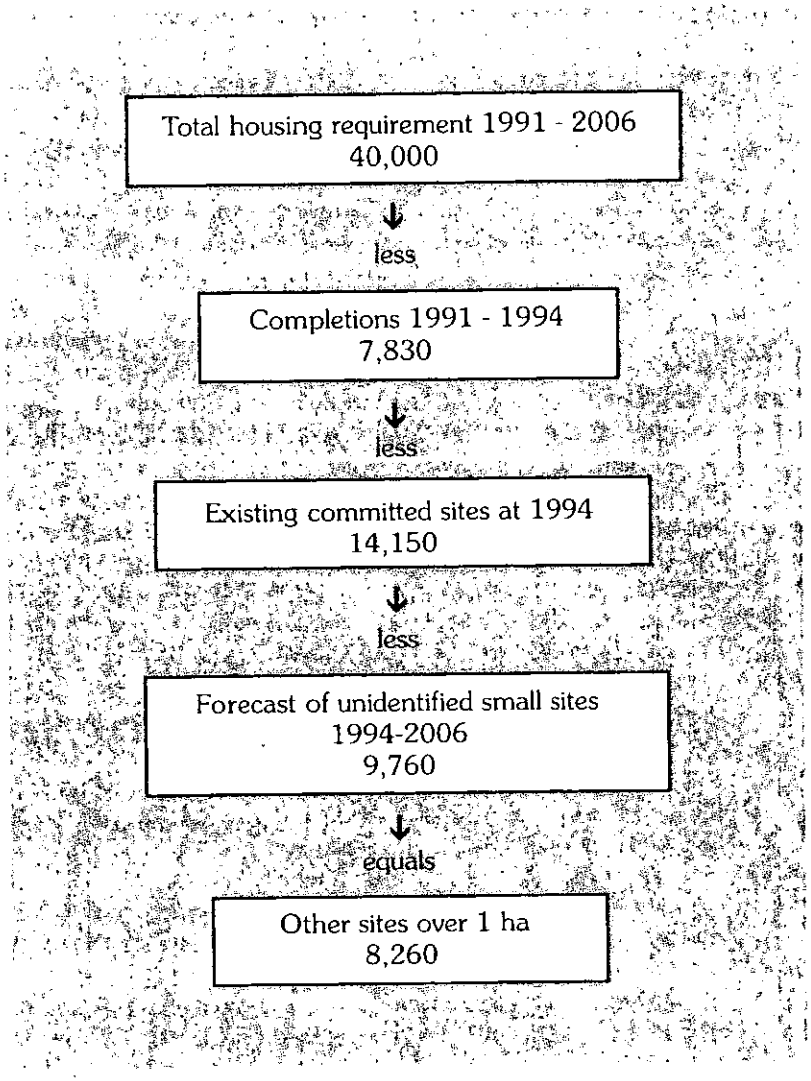
(iii) other development for which a rural location is essential;

provided it is both appropriate in scale, form, impact, character and siting to its location in the countryside and is acceptable in terms of other policies in the Structure Plan.

5.9 Building in the open countryside away from existing settlements or from areas allocated for development in local plans will be strictly controlled in line with advice in PPG7, 'The Countryside and the Rural Economy'. Even where development may be acceptable in principle in the countryside the acceptability of a particular proposal will depend on its suitability for the proposed site; on the impact of any related activity; and on the adequacy of any measures to integrate the proposal into the surroundings. More detailed criteria relating to the control of development in the countryside will be included in local plans. With regard to redevelopment, such criteria may for example require that proposals should have no greater impact (in terms of bulk of buildings or site coverage) than the existing development and should secure environmental improvements.

5.10 Proposals for essential utilities will be considered under sub-section (iii) of Policy C2. Essential utilities include development and facilities, where these cannot be sited within settlements, for transport and related services, including park and ride and motorway service areas; for the distribution of gas, oil and electricity; for sewage disposal; for water supply and flood alleviation; and for telecommunications.

5.11 Where necessary to meet provisions made in the Structure Plan, settlement boundaries may be defined in local plans to allow for appropriate forms of development on sites on the edge of built-up areas.



7.35 The figures shown for individual components of the housing provision are not rigid policy targets. They are indications of the scale considered likely with the housing requirement for the County set out in Policy H1. If subsequent investigations reveal, for instance, that more or less unidentified small sites can be expected, then the total coming forward from other sites over 1 ha will have to vary accordingly.

7.36 Planning applications for housing development, whether above or below 1 ha, should also be considered in relation to policies concerned with ensuring proposals are acceptable in terms of factors such as environmental impact, sustainability, access and low-cost housing. These are set out in the policies below and elsewhere in the Plan.

THE ACCEPTABILITY OF DEVELOPMENT PROPOSALS

7.37 In considering whether individual housing proposals (including both local plan proposals and planning applications) should be accepted, particular account should be taken of policies in Chapter 4 'Limiting the Impact of Development' and the aims of sustainability and addressing local needs referred to in the overall strategy (Policy OS1).

Assessment of Development Proposals

Policy H4 **Within the provision specified in Policy H2, local planning authorities should ensure that proposals for new residential development are in locations which are close and have good access, particularly by public transport, to existing and proposed employment sites/areas and shopping and service facilities. In addition, they should ensure that such proposals take account of the distribution of local needs and demands.**

7.38 In order to comply with Policy OS1, which seeks to minimise the consumption of land, full use should be made of available land within existing urban areas. However, it is recognised that in certain areas there may be concern about over-development. Loss of open space and intensification of development can affect the quality of the urban environment, where most residents of the County live. In this respect, careful consideration should be given to the provisions of Policy EN1. Therefore such development must not harm the physical or visual character of the settlement, neighbourhood or surrounding area. In some cases it may be appropriate for local plans to set out general policies which limit the scale and form of development.

7.39 In some cases, it may not be possible to accommodate all of the provisions shown in Policies H1 and H2 within the existing urban areas. In these circumstances, further land should be released through the local plan process. In order to comply with Policy C1, this would require the delineation of new settlement boundaries which define the land to be released. In addition, much of the development within existing built-up areas will be identified through local plans.

Development Within Settlements and Redevelopment/Change of Use

Policy H5 **Part of the provision for housing development specified in Policy H1 will be achieved by :**

(i) building on suitable undeveloped land within built-up areas and settlement boundaries;

(ii) redevelopment or adaptation of an existing building or set of buildings;

(iii) changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings.

In addition, if further land releases are required to meet the provisions of Policies H1 and H2, these should normally be made through the definition of settlement boundaries as part of the local plan process.

7.40 Undeveloped land within built-up areas and settlement boundaries may be suitable for housing development if it conforms with other structure and local plan policies. In drawing up settlement boundaries in local plans, district and borough councils will need to consider whether additional land releases are required to meet the provisions of Policies H1 and H2, having had regard to the likely contribution of the sites described in Policy H5 (i)-(iii) above. Additional provision should be made through the designation of new settlement boundaries in local plans. This may be at the edge of settlements, or through the identification of completely new settlements. "Rounding-off" may continue to be appropriate, but only through such boundary changes, designated in the local plan process.

7.41 The policy has considerably less detail than Policy H3 in the Replacement Structure Plan for Berkshire. This reflects current Government guidance (para. 5.56 of PPG12 - Development Plans and Regional Planning Guidance) that detailed development control policies are more appropriate in local plans. However, until such time as local plan policies are in place, the original Structure Plan policy remains as supplementary planning guidance. In particular, "building on suitable undeveloped land within the existing built-up area of a settlement" may involve more than one individual site and the construction of a new means of access. However, the Green Belt Local Plan limits the scale of development which is appropriate within "Recognised Settlements" in the Green Belt to the definition of infilling set out in previous Structure Plans (i.e. single plots on existing road frontages). This definition should continue to apply until such time as district-wide local plans are prepared for the appropriate areas. At that time, new criteria may be prepared.

7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary school would be important. Furthermore, in conformity with the objectives of this Plan relating to sustainable development, the provision of good public transport links would be important.

Other Housing Development Outside Settlements

7.43 In accordance with Policy C2, housing development will not normally be permitted in the countryside, as defined by settlement boundaries in local plans. Furthermore, there is a general presumption against development in the Metropolitan Green Belt, as set out in Policy C4. In addition, in accordance with Policy C6, development will not be permitted where it would threaten important open areas which are of special significance as 'green wedges' or 'gaps' separating settlements or communities.

Slough

7.44 In the case of Slough, its location, entirely surrounded by Green Belt, means that it will become increasingly difficult to identify sufficient land to meet local housing needs without the release of land from the Green Belt. The possible release of Green Belt land in Slough to meet the housing provision is considered in paragraphs 5.15 and 5.16 of the Countryside and Rural Development Chapter.

TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5 **In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.**

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).



Wokingham District Local Plan
Deposit Draft

With Proposed Amendments Highlighted

February 2000

- **Proposed Amendments April 1999**
- **Additional Proposed Amendments September 1999**
- **Proposed Transport Amendments February 2000**

1.9 For the purposes of this plan the identified settlements are:

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
FINCHAMPSTEAD
FINCHAMPSTEAD NORTH
HURST
PINEWOOD
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH
WOKINGHAM.

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements.

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

SUBJECT TO THE DETAILED PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN, DEVELOPMENT WILL BE ALLOWED WITHIN THE BOUNDARIES OF THE IDENTIFIED SETTLEMENTS SHOWN ON THE PROPOSALS MAP AND LISTED IN THE TEXT.

OUTSIDE THESE SETTLEMENTS DEVELOPMENT WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF THE DETAILED POLICIES AND PROVISIONS OF THIS PLAN AND STRUCTURE PLAN POLICIES C2 (DEVELOPMENT OUTSIDE BUILT UP AREAS AND SETTLEMENTS) AND C4 (CONTROL OF DEVELOPMENT IN THE GREEN BELT).

Implementation: Through the development control process.

Monitoring: Planning applications determined.

1.11 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the appropriateness of the use of existing buildings and the design of new buildings or extensions to existing buildings, are very important.

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A LANDSCAPING SCHEMES SHOULD BE COMPRISED PREDOMINANTLY, IF NOT WHOLLY, OF LOCALLY NATIVE SPECIES. **(PA 1/5)**

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

THE COUNCIL WILL REQUIRE ALL DEVELOPMENT PROPOSALS THAT ARE ACCEPTABLE IN PRINCIPLE WHEN ASSESSED AGAINST OTHER POLICIES OF THIS PLAN TO:

A) BE APPROPRIATE IN SCALE OF ACTIVITY AND CHARACTER TO THE AREA IN WHICH THEY ARE LOCATED AND BE INTEGRATED INTO THEIR LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

B) ~~RETAIN~~ *HAVE NO SIGNIFICANT DETRIMENTAL IMPACT UPON (***PA 1/6)** IMPORTANT MAN-MADE, LANDSCAPE AND NATURE CONSERVATION FEATURES AND PROVIDE FOR FURTHER LANDSCAPE TREATMENT WHERE RELEVANT TO THE TYPE OF DEVELOPMENT AND/OR THE PROTECTION OF LOCAL VISUAL AMENITY

C) BE BOTH LOCATED AND DESIGNED SO AS TO REDUCE THE NEED TO TRAVEL AND ENCOURAGE THE USE OF WALKING, CYCLING AND PUBLIC TRANSPORT AS ALTERNATIVES TO THE CAR

D) HAVE NO SIGNIFICANT EFFECT ON ROAD SAFETY OR CAUSE HIGHWAY, TRAFFIC GENERATION OR TRAFFIC RELATED ENVIRONMENTAL PROBLEMS

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE CAPABLE OF USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT

F) BE OF HIGH QUALITY OF DESIGN THAT RESPECTS THE LOCAL CONTEXT BY VIRTUE OF SITING, LAYOUT, MASSING, MATERIALS, COLOUR AND TEXTURE.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations*). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE

Cont.

POLICY WCC1: DEVELOPMENT IN THE COUNTRYSIDE (OUTSIDE THE METROPOLITAN GREEN BELT)

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES DEFINED IN THIS PLAN (AND NOT WITHIN THE METROPOLITAN GREEN BELT) WILL ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES AND WILL BE STRICTLY CONTROLLED THROUGH THE APPLICATION OF DETAILED POLICIES AND PROVISIONS OF THIS PLAN.

DEVELOPMENT WILL ONLY BE ACCEPTABLE IN PRINCIPLE WHERE THE PROPOSAL FALLS WITHIN AT LEAST ONE OF THE FOLLOWING CATEGORIES:

A) DEVELOPMENT FOR AGRICULTURE/FORESTRY

B) OUTDOOR SPORT/COUNTRYSIDE RECREATION

C) LOCAL COMMUNITY FACILITIES WHICH CANNOT BE LOCATED ELSEWHERE

D) RE-USE AND ADAPTATION OF EXISTING BUILDINGS

E) DIVERSIFICATION OF AN ESTABLISHED AGRICULTURAL BUSINESS WHERE IT COMPLIES WITH POLICY WRE1

Cont.

F) REDEVELOPMENT PROPOSAL IN THE COUNTRYSIDE

G) OTHER DEVELOPMENT APPROPRIATE TO THE COUNTRYSIDE WHICH CANNOT BE ACCOMMODATED WITHIN A SETTLEMENT

~~*H)SENSITIVE INFILLING OF SMALL GAPS WITHIN SMALL GROUPS OF HOUSES AND MINOR EXTENSIONS TO GROUPS OUTSIDE DESIGNATED GREEN GAPS (POLICY WCC 2) FOR RESIDENTIAL USE WILL BE ACCEPTABLE SUBJECT TO THE PROVISIONS OF POLICY WH1A*~~ **(PA 2/8)**

H) SENSITIVE INFILLING OF ONE OR TWO DWELLINGS IN A SMALL GAP IN AN OTHERWISE BUILT-UP FRONTAGE WHERE THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT THE CHARACTER AND APPEARANCE OF THE AREA. **[A1]**

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, IT WILL ONLY BE PERMITTED IF IT IS APPROPRIATE IN SCALE, FORM, MATERIALS, DESIGN, CHARACTER, TO ITS LOCATION IN THE COUNTRYSIDE AND BE CONSISTENT WITH OTHER POLICIES IN THIS PLAN (SUCH AS *THOSE RELATING TO GREEN GAPS, LANDSCAPE AND* **[A1]** NATURE CONSERVATION) AND ANY SUPPLEMENTARY PLANNING GUIDANCE.

THE CLOSING OF GAPS OR THE ENCLOSURE OF OPEN AREAS THAT ARE IMPORTANT COMPONENTS IN THE CHARACTER OF AN AREA WILL NOT BE PERMITTED.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Separation of Settlements by Green Gaps and Wedges

2.24 As a result of the density of development and the variety of settlements that characterise the plan area, it is essential that the separate identity of these settlements is maintained by keeping real 'green wedges' and 'gaps' between them. Policy C6 of the Berkshire Structure Plan 1991 - 2006 states that the 'green wedges' and 'gaps' will be defined in local plans. The areas in question are set out on the proposals map supporting this plan. Some of these gaps are more vulnerable than others and any built development could undermine their importance. Where specific landscape features such as trees or hedgerows may be compromised measures for positive landscape management will be sought, where possible.

2.25 For the avoidance of doubt, 'green wedges' are areas of open space penetrating, partly enclosed by, or separating identified settlements. ~~*EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED, IN ORDER TO PRESERVE THE EXISTING OPEN CHARACTER OF THE LAND.*~~ **(PA 2/9)** *EXISTING PERMITTED USES WILL CONTINUE IN THESE AREAS, BUT INTENSIFICATION OF THESE USES WILL NOT BE ALLOWED WHERE THE EXISTING OPEN AND UNDEVELOPED CHARACTER OF THE LAND IS ADVERSELY AFFECTED.* **[A2]** 'Gaps' comprise open land which provides physical or visual separation between distinct identified settlements.

2.26 The areas included in the green wedges and gaps policy have been identified previously in the adopted local plans as areas important to the separation of settlements. These are retained except where specific proposals require a change, e.g. the new settlement identified at Grazeley, south of the M4.

2.27 The green wedges and gaps can also be important because of the character and sense of place that they can contribute to the settlements. In the adopted local plans the separation of, and setting of, settlements

POLICY WCC4: NEW BUILDINGS OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

WHERE NEW BUILDING IS ACCEPTABLE IN PRINCIPLE IN THE COUNTRYSIDE (UNDER POLICY C2 OF THE BERKSHIRE STRUCTURE PLAN AND POLICY WCC1 OF THIS PLAN), BEFORE GRANTING CONSENT THE COUNCIL MUST BE SATISFIED THAT:

A) THERE ARE NO SUITABLY LOCATED EXISTING BUILDINGS THAT COULD BE ADAPTED TO MEET THE REQUIREMENT

B) ANY NEW BUILDING IS OF A SIZE NO LARGER THAN THAT NECESSARY FOR ITS INTENDED USE

C) ANY NEW BUILDING IS WELL SITED , DESIGNED AND INTEGRATED INTO ITS SURROUNDINGS, ~~*AND WILL BE BUILT USING LOCAL MATERIALS, SO*~~ **(PA 2/16)** SO AS TO HAVE NO ADVERSE VISUAL, PHYSICAL OR ECOLOGICAL IMPACTS UPON THE COUNTRYSIDE.

Implementation: The development control process.

Monitoring: Planning applications determined.

Re-use of Rural Buildings for Residential Purposes

2.35 Residential conversions can often have a detrimental effect on the fabric and character of farm buildings, particularly where they have a historic importance. Further, the creation of a residential curtilage can undermine the countryside character of an area. Garden and house features such as patios, potted plants, car parking, sheds, post boxes and lamps are all small scale details that can erode the ~~farm character, which the original~~ *RURAL CHARACTER, WHICH THE* **[A4]** farm building conversions often sought to retain. These small scale details can formalise an area and have urbanising impacts. The rural economy is not, usually, boosted by such conversions, whereas conversion to a holiday use may be of benefit. The current national policy is set out in PPG 7 which makes it clear that residential conversions will not be permitted unless strict criteria are complied with (as set out in paras. 3.14 - 3.17 of the guidance). For these reasons a more cautious approach is proposed than for non-residential uses.

POLICY WCC5: RE-USE AND ADAPTATION OF BUILDINGS FOR RESIDENTIAL PURPOSES OUTSIDE SETTLEMENT BOUNDARIES (AND OUTSIDE THE METROPOLITAN GREEN BELT)

CONVERSION OF BUILDINGS FOR RESIDENTIAL USE IN THE COUNTRYSIDE WILL NOT BE PERMITTED UNLESS:

A) THE APPLICANT HAS MADE EVERY ATTEMPT TO SECURE SUITABLE BUSINESS RE-USE AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; OR

B) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE.

C) ~~THE BUILDING IS NOT IN EMPLOYMENT USE ALREADY, OR ITS CONVERSION WILL NOT LEAD TO A LOSS OF EMPLOYMENT~~. **(PA 2/17)**

Cont.

IN ALL CASES, THE FOLLOWING FACTORS WILL NEED TO BE COMPLIED WITH:

I. THE BUILDING IS SUITABLE FOR RESIDENTIAL USE WITHOUT MAJOR REBUILDING OR ALTERATIONS AND THE FORM, BULK AND GENERAL DESIGN OF THE BUILDING IS IN KEEPING WITH ITS SURROUNDINGS

II. CONVERSION DOES NOT LEAD TO A DISPERSAL OF ACTIVITY ON SUCH A SCALE AS TO PREJUDICE TOWN OR VILLAGE VITALITY

III. THERE ARE NO OVERRIDING AMENITY, ENVIRONMENTAL, HIGHWAY OR OTHER PLANNING OBJECTIONS THAT CANNOT BE OVERCOME BY IMPOSING REASONABLE CONDITIONS ON A PLANNING PERMISSION.

Implementation: The development control process.

Monitoring: Planning applications determined within each category.

Re-Use of Rural Buildings for Non-Residential Uses

2.36 National policy is set out in PPG 7. The re-use of rural buildings for new commercial, industrial, tourism, sport and recreational uses can help to reduce the demand for new building in the countryside and encourage a healthy rural economy. Farmers increasingly look to diversify beyond the agricultural industry in order to supplement their farm incomes. Farm shops or any related enterprise issues and policies are contained in the Rural Economy section of the Economic Development and Employment chapter of this plan.

New Dwellings required for Countryside Land Uses

2.37 The principle of allowing new dwellings in the countryside where they are essential to a viable agricultural enterprise is established in the adopted local plans. As a result of the trend towards diversification, there may in future be other uses in rural areas that may require a continuous presence on the site, for operational or security reasons. In such instances, as for agricultural dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests. Detailed guidance on this issue is contained in Annex I (paras. I6 - I13) of PPG 7.

2.38 If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally for the first three years be provided by a caravan, a wooden structure which can easily be dismantled, or other temporary accommodation. It will need to comply with detailed guidance set out in Annex I (paras. I14 - I21) of PPG 7.

2.39 Where the need to provide accommodation to enable farm or forestry workers to live at *OR* **(PA 2/18)** near to their place of work has been accepted as justifying isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for this need. As a result the planning permission will be subject to an occupancy condition. This can be imposed not only on a proposed dwelling but also on any existing dwellings on the unit, under the control of the applicant.

POLICY FRAMEWORK

National Policy

4.5 Advice on design at the national level is limited. There is no Planning Policy Guidance Note purely on design considerations. Paras 13 - 20 and Annex A (paras A1 - A7) of PPG1 refer specifically to the issue of design. Paras 4 - 7 of Planning Policy Guidance Note 3 (PPG 3) *Housing* look at good design in the context of housing development.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG 15) *Planning and the Historic Environment.* Planning Policy Guidance Note 16 (PPG 16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

4.7 The *Berkshire Structure Plan 1991 - 2006* acknowledges that the quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. The plan recognises that these depend partly on care for the built environment, but that also of importance are the maintenance and improvement of interests that have a bearing on the County's character, the limitation and control of specific threats to pleasant living conditions, and the conservation of natural resources.

Supplementary Planning Guidance

4.8 The environmental policies in this plan are augmented by additional guidance in the form of Planning Guidelines, Development Briefs, Design Guides, and Conservation Area Studies. This additional guidance includes detailed advice that is not appropriate for inclusion in the plan. The policies of the plan take precedence over the supplementary planning guidance, and provide the main thrust for environmental policy in the plan area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Proposed development should be considered in the context of the surrounding area. This will allow vernacular style and any good features to be interpreted in the new development, helping to contribute to its sense of place.

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

THE COUNCIL WILL REQUIRE GOOD CONTEMPORARY DESIGN THROUGHOUT THE PLAN AREA, WHICH RESPECTS ITS LOCAL CONTEXT. WHEN CONSIDERING ANY APPLICATION FOR DEVELOPMENT THE COUNCIL WILL HAVE REGARD TO THE FOLLOWING CONSIDERATIONS:

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

d) LANDFORM AND ANY NATURAL FEATURES, INCLUDING LANDSCAPE TREATMENT AND ENVIRONMENTAL WORKS

e) THE LOCAL TOWNSCAPE

f) THE LAYOUT, FORM, SCALE, MASSING, AND MATERIALS OF DEVELOPMENT

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

Implementation: Use of design guidance in the development control process.

Monitoring: Consider quality of development on the ground, including through design awards.

4.10 Not all of the plan area is of the same visual quality. Some parts of it could benefit from environmental improvement, and in some circumstances, this may be achievable through redevelopment opportunities.

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

IN AREAS WHERE THE EXISTING ENVIRONMENT DOES NOT EXHIBIT ESPECIALLY PRONOUNCED OR HISTORIC ARCHITECTURAL STYLES, ANY PROPOSALS FOR INFILL DEVELOPMENT SHOULD BE USED AS AN OPPORTUNITY TO CREATE ADDED VISUAL INTEREST AND RAISE THE AREA'S ARCHITECTURAL QUALITY.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.11 Because of their extent, large developments are likely to have a greater impact on the environment than smaller scale ones. It is therefore particularly important to ensure a high quality of development within such proposals. Large development areas are probably best considered in terms of a series or pattern of smaller areas, each with its own layout and form of development, and hence its own distinctive character. This should lead to the avoidance of extensive areas of characterless development that bear no relationship to features on the ground.

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

ANY PROPOSALS FOR LARGE SCALE DEVELOPMENT SHOULD PROVIDE A CLEAR AND COHERENT LAYOUT THAT CREATES AREAS OF IDENTIFIABLE CHARACTER WITHIN THE DEVELOPMENT. WHERE DEVELOPMENT IS TO BE CARRIED OUT IN PHASES, THE COUNCIL WILL REQUIRE THE SUBMISSION OF A INDICATIVE LAYOUT FOR THE ENTIRE SITE PRIOR TO THE APPROVAL OF ANY

Cont.

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all retail, business, leisure and educational development.

POLICY WT6: PARKING PROVISION

IN THE CENTRES OF WOKINGHAM, WOODLEY, EARLEY AND TWYFORD ON-SITE PARKING WILL BE LIMITED TO THAT REQUIRED FOR OPERATIONAL NEEDS. ELSEWHERE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT FOR CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S ADOPTED STANDARDS.

~~WITHIN CAR PARKS AND OTHER SUITABLE PUBLIC AREAS PROVISION WILL BE MADE FOR COVERED, WELL LIT AND SECURE CYCLE PARKING.~~

THE COUNCIL WILL SEEK THE PROVISION OF COVERED, WELL LIT AND SECURE CYCLE PARKING WITHIN CAR PARKS AND IN OTHER LOCATIONS WHERE IT IS LIKELY TO BE NEEDED SUCH AS SHOPPING CENTRES, RAILWAY STATIONS, SCHOOLS, LIBRARIES, DOCTORS' SURGERIES, COUNTRY PARKS AND LEISURE FACILITIES. CYCLE STANDS FOR INDIVIDUAL OR PAIRS OF CYCLES WILL BE SITED WHERE LARGER CYCLE PARKS ARE NOT APPROPRIATE. **(PA 10/4)**

THE COUNCIL WILL REVIEW THE NUMBER AND LOCATION OF DISABLED PARKING SPACES AND SEEK TO MEET ANY SHORTFALL IN AVAILABILITY OR LOCATIONAL CONSIDERATIONS, AND INCREASE PROVISION WHERE APPROPRIATE.

WHERE APPROPRIATE, IN ORDER TO PROMOTE ROAD SAFETY, ON-STREET PARKING WILL BE RESTRICTED.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME.*

Monitoring: ~~Through surveys of need including problems caused by vehicles parked on street, restricting access particularly by the emergency services, and problems of cycle parking on the pavement and obstruction.~~ *THROUGH THE LOCAL TRANSPORT PLAN PROCESS.* {T/11}

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. Measures to improve safety will have a high priority, particularly in the vicinity of schools. In recent years many improvements for road safety reasons have been implemented.

10.39 For safety and for environmental reasons a number of traffic calming schemes have been implemented in the District. Traffic calming measures aimed at reducing the speed and penetration of traffic, particularly in residential areas, combined with environmental improvements can improve road safety and make the streets a more pleasant place in which to be. There is, however, concern about the detail of some of the traffic calming schemes that have been implemented. Speed humps have been opposed by the emergency services who consider that they increase response times; they are a problem for patients in ambulances. The bus operators have also opposed speed humps for reasons of passenger comfort and safety. Concern has been expressed about the effect of traffic calming measures on roads that are used as an alternative to avoid such measures, particularly road humps, and the lack of alternative approaches to traffic calming. Offset parking areas, for example can reduce the speed of traffic. Other approaches include footway widening, width restrictions and variation in surface treatments. Traffic calming schemes, however modest, do incur a cost. In view of this, and the fact that schemes can arouse opposition, they will only be undertaken where clearly justified.

10.40 Although there has been opposition to traffic calming, the issue of excessive speed is a matter of great public concern, although generally resolution of the problem is outside the scope of land-use planning. Speed is a major influence on the severity of accidents.

POLICY WT7: ROAD SAFETY

THE COUNCIL WILL TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

b) GIVING HIGH PRIORITY TO IMPROVEMENTS THAT WILL REDUCE ACCIDENTS INCLUDING THOSE INVOLVING PEDESTRIANS AND CYCLISTS

c) ENSURING THAT ALL RELEVANT INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY

d) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT, AND

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

Implementation: Through the annual capital programme of transport investment and environmental improvement *AND THE LOCAL TRANSPORT PLAN PROGRAMME..*

Monitoring: Through road safety and accident monitoring and the Road Safety Plan *AS PART OF THE LOCAL TRANSPORT PLAN PROCESS.* **{T/12}**

Street Lighting

10.41 The provision of street lighting is an important aid to safety at night and promotes security and a feeling of well being. It is, however, an extremely sensitive issue in rural areas. There can be strong opposition to the introduction of street lighting into presently unlit rural areas. In considering whether to introduce street lighting it is important to consult the local community and its representatives.

10.42 Any lighting scheme must be well designed taking into account the character of the location. This is particularly necessary in areas of environmental quality and conservation areas. In a number of places street lighting is not continuous leading to problems for motorists arising from the alternation of lit and unlit areas.

POLICY WT8: STREET LIGHTING

THE PROVISION OF STREET LIGHTING IN PRESENTLY UNLIT AREAS WILL BE SOUGHT WHERE JUSTIFIED FOR SAFETY AND SECURITY REASONS HAVING REGARD TO:

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

b) THE EFFECT ON THE CHARACTER OF THE LOCATION, PARTICULARLY IN RURAL AREAS

Cont.

Introducing Flexibility and Vitality - Provision of Mixed Use Premises

7.50 Craft enterprises and one man businesses often operate from small workshops. Some of these activities have caused complaint when operated in adapted outbuildings attached to existing dwellings in residential estates, especially if power tools are used or the enterprise attracts deliveries or calls from customers. Many of these difficulties can be overcome if places of work are insulated against noise transfer, and road layout and parking provision are suitable for the purpose. Consideration should therefore be given to the provision of new mixed use premises and areas. These would be dwellings with appropriately designed access, highway infrastructure and purpose built workshops. Workshops could be attached to the houses or within their grounds. Use of these premises would be controlled by planning conditions designed to protect residential amenity. The issues covered would ~~be~~ *INCLUDE* **(PA 7/21)** those contained in Policy WEM15. Particularly suitable locations would be adjacent to shopping parades or employment areas or as part of major new housing developments. In order to maintain the stock, a condition would be required to prevent separation of the workshops from the dwelling.

POLICY WEM17: MIXED USE PREMISES

IN THE FOLLOWING LOCATIONS:

A) DISCRETE MIXED USE AREAS IDENTIFIED THROUGH A PLANNING BRIEF WITHIN MAJOR NEW HOUSING DEVELOPMENTS

B) WHERE NEW HOUSING IS TO BE DEVELOPED ADJACENT TO EXISTING OR PROPOSED SHOPPING AND EMPLOYMENT AREAS, AND WHERE ACCESS TO WORKSHOPS WOULD NOT BE TAKEN THROUGH PREDOMINANTLY RESIDENTIAL ROADS **(PA 7/22)**

THE COUNCIL WILL CONSIDER THE PROVISION OF NEW DWELLINGS WITH ASSOCIATED WORKSHOPS TO FORM MIXED USE PREMISES. THE BUSINESS USE SHOULD HAVE AN ANCILLARY RELATIONSHIP TO THE DWELLING IN BUILT FORM, FLOORSPACE AND SCALE *AND BE INTEGRATED INTO ITS LOCAL CONTEXT WITHOUT DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS.* **(PA 7/22)**

Implementation: Use of land in public and private ownership, identification in development briefs.

Monitoring: Annual housing and employment monitoring.

ALTERNATIVE USES FOR BUILDINGS AND LAND IN EMPLOYMENT USE

Alternative Uses for Land and Premises with a Commitment for, or in Existing B Class Use

7.51 Berkshire Structure Plan Policy BU3 states that existing permissions for BIDS uses will not automatically be renewed where a site could be beneficially used to achieve other desirable planning objectives. Whilst this may be appropriate where planning permissions have been granted on free-standing sites, it has implications for premises in existing employment areas. To remove employment floorspace in established industrial areas permanently would result in a dilution of their character. It could also either divert employment generating uses to less

well located existing premises or put pressure on greenfield sites in the future. Either outcome would be likely to increase the need to travel. It is proposed to set criteria to protect those sites that are seen of particular importance to the health and diversity of the local economy whilst not opposing the principle of change of use elsewhere. *POLICY WEM18 DOES NOT PRECLUDE THE IMPLEMENTATION OF THE PROVISIONS OF WEM3, WHICH APPLIES TO THE CORE EMPLOYMENT AREA AT GREEN PARK, OR POLICIES WEM14 AND WR10 THAT SEEK TO PROVIDE A LIMITED RANGE OF ANCILLARY FACILITIES THAT COMPLEMENT THE MAIN BUSINESS USE OF NEW AND EXISTING EMPLOYMENT AREAS.* **(PA 7/23)** In line with advice in PPG 6 inappropriate proposals for retail use on land allocated for other purposes will be resisted.

POLICY WEM18: ALTERNATIVE USES FOR LAND AND PREMISES WITH A COMMITMENT FOR, OR IN EXISTING, B1 - B8 USE

THE COUNCIL WILL ACCEPT THE PRINCIPLE OF CHANGE AWAY FROM BUSINESS EMPLOYMENT GENERATING USE (CLASSES B1 - B8) TO MEET RESIDENTIAL OR, COMMUNITY NEEDS EXCEPT:

Cont.

a) IN CORE EMPLOYMENT AREAS *UNLESS DEVELOPMENT IS TO MEET THE PROVISIONS OF PROPOSAL WEM3, OR TO PROVIDE THE SUPPORTING USES IDENTIFIED IN POLICIES WEM14 OR WR10.* **(PA 7/24)**

b) ON THOSE ESTABLISHED EMPLOYMENT SITES WITHIN THE SETTLEMENT BOUNDARIES OF VILLAGES WHICH CAUSE NO ENVIRONMENTAL NUISANCE

c) IN EMPLOYMENT AREAS IDENTIFIED FOR DEVELOPMENT IN POLICY WEM1

d) ON LAND AND BUILDINGS PROPOSED FOR GENERAL INDUSTRIAL (B2) OR WAREHOUSING USE (B8) AND AT HERON INDUSTRIAL ESTATE, SPENCERS WOOD

e) WHERE SMALL UNITS WOULD BE LOST

IN ADDITION THE PRINCIPLE OF CHANGE OF USE OF LAND COMMITTED FOR B1 -B8 USE WILL BE ACCEPTABLE ~~IN~~ *WITHIN* **(PA 7/25)** TOWN CENTRE ~~OR EDGE OF TOWN CENTRE LOCATIONS~~ *BOUNDARIES AS DEFINED ON THE INSET MAPS THAT FORM PART OF THIS PLAN,* **(PA 7/25)** TO MEET RECREATION AND LEISURE DEFICIENCIES UNLESS THE LAND IS IDENTIFIED FOR B1-B8 EMPLOYMENT DEVELOPMENT IN THIS PLAN.

Implementation: Through the development control process.

Monitoring: Annual employment monitoring.

THE RURAL ECONOMY

INTRODUCTION

7.52 As in many other areas where countryside lies close to major urban development, there is no identifiably different workforce in the country as opposed to the town. Within the plan area employment in agriculture and related rural industries has declined over many years. New employment opportunities have become available to those living in rural areas through changes in communication technologies, increased mobility allowing access to the centres of employment in our built up areas and the availability of premises in farm buildings. However, the physical character of town and countryside remain distinct. There are strong pressures for development in the rural areas of the plan area. This has the potential to erode the character of these areas if not controlled.

7.53 The following Policies, WRE1 - WRE6, relate to job creating development in the countryside outside the settlement areas defined in this plan but, with the exception of Policy WRE1 do not apply within the Metropolitan Green Belt. Although the same pressures and trends affect countryside within the Metropolitan Green Belt, development is more strictly controlled on land there. All policies covering that designation appear together in chapter 3, The Metropolitan Green Belt. Relevant Policies are WGB1, WGB4, ~~WGB5~~ **(PA 7/26)** WGB7 and WGB10. The proposals map clarifies where the Metropolitan Green Belt policies apply.

7.54 A diverse and balanced rural economy has benefits for people living in village or countryside. The Rural White Paper and PPG 7 affirm the need to accommodate change while continuing to conserve the countryside. Economic development must be balanced against the maintenance of an undeveloped landscape and in particular the prevention of deterioration in

PROPOSAL WRE3: NEW USES FOR RESEARCH ESTABLISHMENTS OUTSIDE THE SETTLEMENT OF SHINFIELD

~~WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED A CHANGE OF USE OF LAND AND BUILDINGS TO EDUCATIONAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATION ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE PROVIDING~~

WHERE EXISTING RESEARCH ESTABLISHMENTS OUTSIDE SETTLEMENTS ARE NO LONGER REQUIRED, A CHANGE OF USE, OR REDEVELOPMENT OF LAND AND BUILDINGS TO EDUCATIONAL, RESIDENTIAL, HEALTH OR COMMUNITY USES WILL GENERALLY BE ENCOURAGED. PROPOSALS FOR MORE COMMERCIAL USES SUCH AS HOTELS, RECREATIONAL ACTIVITIES OR BUSINESS USE MAY BE ACCEPTABLE, SUBJECT TO THE PROVISIONS OF ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, AND POLICY BU1 OF THE STRUCTURE PLAN PROVIDING: **(PA 7/29)**

~~A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT WITHIN THE AREA COVERED BY EXISTING PERMANENT BUILDINGS~~

A) THE USES CAN BE ACCOMMODATED WITHIN EXISTING PERMANENT BUILDINGS, OR BY REDEVELOPMENT. THE GROUND COVERAGE OF ANY REDEVELOPMENT SHALL BE NO GREATER THAN THAT CURRENTLY OCCUPIED BY EXISTING BUILDINGS AND HARDSTANDINGS. **(PA 7/29)**

B) THE PROPOSALS PROVIDE FOR THE REMOVAL OF EXISTING TEMPORARY BUILDINGS OR UNSIGHTLY ADDITIONS FROM THE SITE

C) THE USES DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF THE AREA BY REASON OF VISUAL INTRUSION, THE GENERATION OF NOISE OR OTHER DISTURBANCE, OR EXCESSIVE TRAFFIC GENERATION

~~D) SCHEMES INCLUDE THE RETENTION AND MAINTENANCE OF EXISTING UNDEVELOPED AREAS WITHIN THE SITE AS LANDSCAPED AREAS.~~

D) SCHEMES DO NOT ENCROACH SIGNIFICANTLY ON EXISTING UNDEVELOPED AREAS OF THE SITE. THESE UNDEVELOPED AREAS SHALL BE RETAINED AND MAINTAINED AS OPEN OR INFORMAL LANDSCAPED AREAS IN KEEPING WITH THE CHARACTER OF THE COUNTRYSIDE WITHIN WHICH THEY ARE SET. **(PA 7/29)**

Implementation: Through the development control process and negotiation with the landowner.

Monitoring: Annual employment monitoring.

Redevelopment, Extension and Infilling at Existing Employment Sites Outside Settlement Boundaries

7.64 The principle of redevelopment, minor extension and infilling of existing sites in the countryside is allowed by Berkshire Structure Plan Policy C2 in order to assist the rural

economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, the enhancement of landscaping and the rationalisation of car parking.

7.65 In interpreting this policy, 'an area of existing authorised development' would include buildings, external storage areas, hardstandings and circulation space authorised through an existing planning permission or a certificate of lawfulness and identified on the plans attached to that permission. Calculations of site coverage should not include landscaped or open areas. Where sites include existing retail activity they should be assessed against Policies WRE5 or WRE6.

POLICY WRE4: DEVELOPMENT ON EXISTING EMPLOYMENT GENERATING SITES OUTSIDE SETTLEMENTS

ON SITES IN EXISTING EMPLOYMENT USE OUTSIDE SETTLEMENTS THE MINOR EXTENSION TO BUILDINGS, LIMITED INFILLING BETWEEN BUILDINGS AND REDEVELOPMENT OF THE SITE WILL BE ACCEPTABLE WHERE PROPOSALS:

CONT.

A) DO NOT LEAD TO AN INTENSIFICATION OF ACTIVITY AT THE SITE

B) HAVE NO GREATER VISUAL IMPACT ON THE UNDEVELOPED CHARACTER OF THE COUNTRYSIDE THAN EXISTING DEVELOPMENT

C) DO NOT COVER A LARGER AREA OF THE SITE THAN THAT OCCUPIED BY EXISTING AUTHORISED DEVELOPMENT

D) DO NOT CAUSE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES AND OCCUPIERS

E) DO NOT LEAD TO OBJECTIONS UNDER POLICY WT4 (ENVIRONMENTAL IMPACTS OF TRAFFIC) OR OTHER TRANSPORT POLICIES OF THIS PLAN

F) DO NOT RESULT IN AN EXPANSION OR CONSOLIDATION OF 'BAD NEIGHBOUR' PREMISES.

Implementation: Through the development control process and consultation with the Council's Environmental Health Officer, planning enforcement and negotiation with owners/developers.

Monitoring: Annual employment monitoring.

7.66 Policy WGB5 in chapter 3 deals with redevelopment of existing employment sites located in the Metropolitan Green Belt, and WGB7 in the same chapter guides development at major developed sites within the Green Belt.

RURAL RETAILING

Farm Shops, Horticultural and Nursery Holdings

7.67 An element of rural diversification is the sale of produce from farm holdings. Farm shops continue to be popular and there are several such facilities in the District. These shops can provide a valuable contribution to the rural economy because they provide a widening of the range of employment opportunities and additional income to farms. Some enterprises that sell small amounts of seasonal unprocessed food generated from the farm holding will be ancillary to the main farming activity and can be carried out under permitted development rights. For the avoidance of doubt, farmers who are considering such diversification should contact the development control section of the planning department prior to start up. In the past, where planning permission has been required policies have sought to limit the products sold to those produced on the holding. This criterion is not easily enforceable and does not allow continuity of employment or income. It has been relaxed to allow the sale of a proportion of imported produce. This is in accordance with the provisions of PPGs 6 and 7 and would enable a service to be provided throughout the year.

7.68 Horticultural nurseries, while principally devoted to the raising and wholesale distribution of plants, trees and shrubs, often include a limited provision for ancillary retail plant sales. Over the years many such establishments have changed and now have the commercial retail character of a garden centre selling a wide variety of goods. To prevent inappropriate urbanisation of the countryside related to this process, for example, by the erection of retail sales buildings, the long distance importation of the

10.17 Whilst there is considerable emphasis in national and strategic guidance on the reduction in the use of cars, this must be applied in the context of already high car ownership and the limited availability of public transport services in some locations. At present in many parts of Wokingham District there is simply no practical alternative to the private car. The problems of the lack of a suitable alternative have been clearly made by many respondents to the consultation exercises. Non-car users are disadvantaged in comparison with car users.

Access to Development

10.18 It is important to ensure that all development is accessible both for all modes of transport and by all users irrespective of any handicap.

POLICY WT2: ACCESS TO DEVELOPMENT

ALL DEVELOPMENT MUST BE PROVIDED WITH A SATISFACTORY ACCESS INCLUDING FOR THOSE WHO ARE HANDICAPPED IN MOBILITY TERMS AND PROVISION FOR ACCESS BY FOOT AND BY CYCLE. IN LARGER DEVELOPMENTS THE PROVISION OF BUS ACCESS AND SUITABLY LOCATED BUS STOPS WITH SHELTERS WILL ALSO BE REQUIRED.

Implementation: Through the development control process.

Monitoring: Through the evaluation of development on site.

10.19 Accessibility to development in terms of the built environment is covered by Policy WBE9 in Chapter 4, Built Environment, Design and Heritage.

Alternatives to the Private Car

10.20 One of this plan's main targets, in accordance with government guidance, is to reduce the use of the private car and to increase the use of modes such as rail, bus, cycling and walking. ~~The approach of the Council to reducing car use is by ensuring the provision of alternatives rather than by measures of restraint. At present there are many trips made by car for which no adequate alternative exists.~~ *THE ROAD TRAFFIC REDUCTION ACT REQUIRES LOCAL HIGHWAY AUTHORITIES TO REVIEW EXISTING AND FORECAST LEVELS OF TRAFFIC ON LOCAL ROADS IN THEIR AREAS. TARGETS ARE TO BE SET THROUGH THE LOCAL TRANSPORT PLAN WITH REGARD TO REDUCING ABSOLUTE LEVELS OF TRAFFIC OR REDUCING THE RATE OF GROWTH IN TRAFFIC LEVELS.* {**T/3**}

10.21 Information on the use of other modes is limited. The Wokingham shoppers survey in 1992 found the use of other modes to be: on foot 21%; bus 5%; cycle 3%; and train 1%. Journey to work methods for the District as a whole are: foot 6%; bus 5%; cycle 3%; and train 5% (1991 census). These figures disguise variations across the District. The highest proportions are: foot 30% in Barkham; bus 15% in Whitegates (Earley); cycle 9% in Arborfield; and train 12% in Winnersh.

~~10.22 No targets have been set for the District as a whole. The Berkshire Transport Plan sets the following percentage modal targets for 2015 by urban area.~~

~~Mode~~	~~Reading (%)~~	~~Wokingham (%)~~
~~Walk~~	~~16~~	~~13~~
~~Cycle~~	~~9~~	~~9~~
~~Bus~~	~~28~~	4

LODDON AREA LOCAL PLAN

Adopted 5 May 1995



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plan, a village is not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where parts of villages have been excluded from the identified settlement, for example, small groups of development on the far side of a road that marks the boundary of the main built up area of the village. In order to be consistent in the treatment of settlements of similar size, function and character, it has been necessary to draw up a definition for settlements warranting identification on the Proposals Map.

1.1.05 An 'identified' settlement or built-up area must possess all the following characteristics:-

(i) a sizeable amount of development in a compact form. (If development is interspersed with areas of land which are characteristically rural or open, this will not come within this criterion);

(ii) possess a range of basic services, such as a school, shop and community facilities, providing a forum for social contact;

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

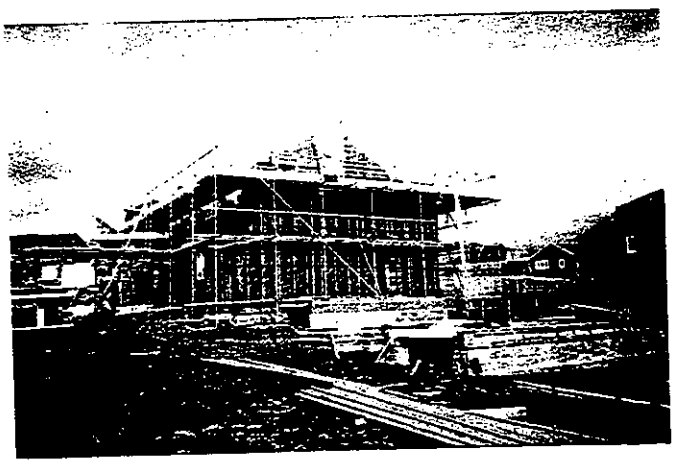
❖ LTV1 'IDENTIFIED SETTLEMENTS'

WITHIN THE IDENTIFIED SETTLEMENTS AS DEFINED BELOW AND AS SHOWN ON THE PROPOSALS MAP, DEVELOPMENT WILL NORMALLY BE ALLOWED, SUBJECT TO THE PROVISIONS OF OTHER POLICIES CONTAINED IN THIS PLAN. THE 'IDENTIFIED' SETTLEMENTS ARE:-

ARBORFIELD CROSS
BARKHAM HILL
CHARVIL
EARLEY/SONNING/WOODLEY
HURST
RISELEY
SHINFIELD
SINDLESHAM
SPENCERS WOOD
SWALLOWFIELD
THREE MILE CROSS
TWYFORD
WARGRAVE
WINNERSH

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies LH1 and LE2.



❖ LTV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE

REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN:

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT;

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY;

(D) MINERAL EXTRACTION;

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES;

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND;

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE;

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA.

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN. FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

NEW SETTLEMENTS IN RURAL AREAS

1.1.07 The scale of housing and other developments envisaged in the Replacement Structure Plan for Berkshire is not such as to recognise or justify consideration of a new settlement separate from existing settlements. There are therefore no proposals of this nature in the plan. Any such development would seriously undermine the county and regional strategy and would seriously detract from the essential role of the countryside areas in providing a foil to the built-up areas and maintaining substantial tracts of countryside in an increasingly urbanised area.

❖ *LTV3 NEW SETTLEMENTS IN RURAL AREAS*

THE CREATION OF NEW SETTLEMENTS WILL NOT BE PERMITTED WITHIN THE DEFINED RURAL AREAS, AS SHOWN ON THE PROPOSALS MAP.

DEFINITION OF BOUNDARIES

1.1.08 The preparation of this Local Plan has provided an opportunity to formally recognise the boundaries of settlements that have never previously been 'identified' and to review those boundaries of settlements that have previously been recognised in earlier village or local plans. In certain cases development has occurred, or, a commitment exists beyond the existing boundary, whilst in other cases the latter does not always delineate land which is in a truly urban as opposed to rural use.

1.1.09 The perimeter of each 'identified' settlement has been surveyed and clear boundaries identified. These follow natural features, fencelines or other plot boundaries. An exception concerns properties with extensive curtilages where property boundaries are not necessarily appropriate. In such circumstances, it has been necessary to make a judgement about the point at

1.4 QUALITY AND CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT

1.4.01 The most attractive and successful urban environments are those where all the component parts (e.g. buildings, trees, roads, spaces, people, traffic) have been satisfactorily accommodated to create interesting, lively and pleasant places. In order to maintain and enhance the character of the built environment, the design of new buildings or extensions to existing buildings and the creation of new spaces within that environment, are very important.

1.4.02 The District Council is particularly concerned to promote a high standard of design in new development, and to ensure that new buildings are responsive to their location. This means that new buildings need to be appropriate in terms of their function, siting, scale, form, massing, materials, colour and texture in their relationship with adjoining buildings and sites. Accordingly, new buildings will be expected to make an acceptable and positive contribution to the built environment. For particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers. In addition, developments that incorporate public access should accommodate sculptures or other works of art to provide visual interest, where this is considered appropriate by the local planning authority. For the particularly sensitive areas, design briefs will be prepared to provide a framework for design to guide prospective developers.

1.4.03 In the case of schemes proposing more than one building, regard will be paid to the impact of the development over a wider area, involving an assessment of criteria additional to those referred to in paragraph 1.4.02 above. Accordingly, schemes should relate to the 'grain' of the area, and take account of their effect on the skyline, pedestrian and vehicular movements in the area, vistas, safety and environmental constraints. Where large sites exist which would significantly affect the urban fabric urban design briefs/appraisals will be prepared or required to establish the wider context within which applications will be considered.

❖ *LBE1 DESIGN OF NEW DEVELOPMENT*

NEW DEVELOPMENT SHALL BE OF A HIGH STANDARD OF DESIGN APPROPRIATE TO THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IT SHOULD:

(A) MAKE A POSITIVE CONTRIBUTION TO ITS SETTING AND THE CHARACTER OF THE AREA;

B) CONTRIBUTE TO THE CREATION OF A SAFE AND ATTRACTIVE ENVIRONMENT IN WHICH TO LIVE AND WORK;

(C) RETAIN IMPORTANT NATURAL, MAN-MADE OR LANDSCAPE FEATURES OF THE SITE COMPATIBLE WITH GOOD DESIGN.

❖ LBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY VIRTUE OF ITS ING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

1.4.04 Within the built environment it is important not only to safeguard those buildings, undeveloped areas and special features which contribute to the character and attractive qualities of the area but also to seek opportunities to enhance the quality of the built environment.

1.4.05 Often the more attractive and successful an environments have evolved organically over a period of many years and incorporate a variety of architectural styles. In more recent years development in some parts of the District has taken place more comprehensively with little variety in design. In other areas particularly since the war and up to the early 1970's some development has been inserted into an existing area to the detriment of the older urban fabric.

1.4.06 In some areas, district and local shopping centres in particular, where large scale redevelopment has taken place, the opportunity may arise for comprehensive refurbishment since a large part of the urban fabric will tend to age and decay simultaneously. In other areas environmental enhancement of the urban fabric surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ LBE3 REFURBISHMENT AND REDEVELOPMENT

ENCOURAGEMENT WILL BE GIVEN TO THE REFURBISHMENT OR PARTIAL REDEVELOPMENT OF AREAS OR INDIVIDUAL SCHEMES WHERE A SIGNIFICANT ENVIRONMENTAL ENHANCEMENT WILL RESULT TO THE BENEFIT OF THE COMMUNITY.

❖ LBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

ENVIRONMENTAL ENHANCEMENT SCHEMES WILL BE ENCOURAGED WITHIN THE PLAN AREA AS OPPORTUNITIES ARISE AND WILL INCLUDE THE AREAS AS SHOWN ON THE PROPOSALS MAP AND AS SET OUT IN PART TWO OF THE PLAN.

SUNLIGHT, DAYLIGHT AND NOISE

1.4.07 Daylight penetration into new buildings, and existing buildings affected by new development, is an important amenity consideration as is sunlight penetration of spaces outside windows. In this respect it should always be the intention to maximise penetration of new development and minimise the impact of new development on old as far as is possible. The orientation of rooms, gardens and both public and private spaces is therefore critical since together the two aspects can provide warmth, comfort and pleasant living and working conditions. They can also have some impact on energy consumption by reducing the dependence on artificial lighting and heating. Further guidance on this matter can be found in the District Council's Development Control Guidelines.

❖ LBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND REFURBISHMENT THE DISTRICT COUNCIL WILL