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APPLICATION NO:
O/2001/3504

LOCATION:
Loddon Thatch Mill Lane, Sindlesham Wokingham.

APPLICANT:
Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership

PROPOSAL:
Outline application for 18 mixed tenure dwellings.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2001

CASE OFFICER: **Mrs B Polnik**

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Chiltern Hundreds Housing Association Ltd
C/O Robert Lombardelli Partnership
St Lukes House
5 Walsworth Road
Hitchin
Herts
SG4 9SP

Application Number: O/2001/3504

Parish: **WINNERSH**

Location: **Loddon Thatch, Mill Lane, Sindlesham, Wokingham.**

Proposal: **Outline application for 18 mixed tenure 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, the reasons for which are specified hereunder.

Reason
1. The proposed development, by reason of its nature and scale, would cause unacceptable harm to the wooded and undeveloped character of the site and setting of the building. As such the proposal is considered contrary to policies LTV2 and LBE1/2 of the Loddon Area Local Plan; WCC1, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft); and C2 of the Berkshire Structure Plan.

Reason
2. The proposed junction is in an unsuitable location and would adversely affect road safety and free flow of traffic.

Reason
3. The proposed density of development fails to reflect the identified need for density of new housing to be of at least 30 dwellings per hectare in order to make best use of available land as required by PPG3. The proposal is therefore considered also contrary to the policy relating to density in the Wokingham District Local Plan (Deposit Draft).

Reason
4. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore considered contrary to policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

Reason
5. Approval of the application would be likely to create an unacceptable precedent for further such developments which the Local Planning Authority would then find difficult to resist.

Informative
1. The site may contain great crested newts, a protected species, and the applicant is advised that in the event of an appeal a newt mitigation scheme may be required.

John Mitchell
Development Control Manager
Date: 11/07/2001

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
O/2001/3504	Prue Bray 45 Bluebell Meadow Winnersh WOKINGHAM Berkshire RG41 5UW
O/2001/3504	C W Josey Orchard House Mill Lane Sindlesham WOKINGHAM RG41 5DF
O2001/3504	Mr L H Nailor 1 Sindlesham House Cottages Mill Lane Sindlesham WOKINGHAM Berkshire RG41 5DY
O/2001/3504	Mr and Mrs D P & L Carroll The Bunglow Hatch Farm Mill Lane SINDLESHAM Berkshire RG41 5DD
O/2001/3504	Sidney and Dawm Greenham 1 Hatch Farm Cottage Mill Lane SINDLESHAM Berkshire RG41 5DG
Application refused	Letter sent 17/07/01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

31. APPLICATION NO: 2001/3504, OUTLINE APPLICATION FOR 18 DWELLINGS FOR MIXED TENURE, LODDON THATCH MILL LANE SINDLESHAM, FOR CHILTERN HOUSING ASSOCIATION LTD.

The Committee considered a report about this application set out on Agenda pages 358 to 369.

Members noted that, in the event that the application were to be approved, the words "in the Green Gap" should be deleted from refusal reason 6.

Mrs P Bray, a local Member, attended the meeting and spoke in opposition to the proposal.

RESOLVED: That Application No.2001/3504 be refused for the reasons set out on page 363 of the Agenda, as amended.

Application No.O/2001/3504 **Received 6.03.01** **Winnersh**

Applicant: **Chiltern Hundreds Housing Association Ltd.**
Location : **Loddon Thatch, Mill Lane, Sindlesham**
Proposal : **Outline application for 18 dwellings for mixed tenure**

1. **Introduction** – This 1.52 ha. site is located on the south-western side of Mill Lane. A public footpath runs along the south-eastern boundary beyond which is the Nirvana Health Club. The site comprises a thatched 2-storey house with ancillary building, set in large grounds containing areas of woodland and a pond. The property has been extended in the past.

   The woodland area south-west of the pond is covered by a Tree Preservation Order (582/1993).

   In 1974 outline planning permission (00001) was refused for 6 dwellings on grounds of the site being in a rural area, piecemeal development, and the road being sub-standard to cater for additional traffic.

2. **Proposal** – Outline application, with all matters reserved for 18 additional dwellings on site. The existing dwelling remains within the cluster of houses. It would comprise a mix of dwellings for private market and shared equity, the latter being for key workers who are referred to as 'teachers or emergency services workers, etc.' in the applicant's design synopsis. The housing mix proposed would be as follows:

Private Market Housing:	2 x 5 bed houses	11%
	2 x 4 bed houses	11%
	4 dwellings	
Shared Equity Affordable Housing:	8 x 3 bed houses	45%
	6 x 2 bed houses	33%
	14 dwellings	
Total	18 dwellings	

   An illustrative plan shows the existing access from Mill Lane being widened and a mini roundabout at the junction with Mill Lane.

3. **Consultations** -
   - ***Highway Authority :*** Recommend refusal on grounds of the proposed junction being in an unsuitable location, adversely affecting road safety and free flow of traffic.
   - ***Landscape Architect :*** The proposal would result in a fundamental change in the landscape character of the site. The applicant purports that the proposal "would be designed around the natural characteristics of the site" and although the pond is to be retained the loss of existing planting and open grass areas does not support this and therefore refusal is recommended.
   - ***Environmental Health :*** There is concern that noise from the health club may cause detriment to the amenity of the proposed dwellings. The dwellings

may also be affected by noise from the M4. In order to fully assess this an acoustic assessment needs to be carried out. It should consider various noise sources including car park noise, plant noise and road traffic noise.

- ***Conservation Architect :*** First impression is that the existing cottage should be designated as a listed building of architectural and historic interest. However there is evidence that the integrity of the timber frame has already been compromised and the position of the soleplates suggests that the floor level may already have been dropped in relation to the adjoining ground.

  Notwithstanding this it is considered that the building and its setting still reflects the traditional agricultural/rural character of this area which is acknowledged in similar 17th century listed buildings along Mole Road and Gipsy Lane. The visual sensitivity of the approach track, pond and adjacent woodland all contribute to the unique setting of this building which would be lost. Therefore it is recommended that the application be refused.
- ***Education:*** The application is for 18 net gain dwellings and falls into the catchment area of Bearwood Primary school, and the Forest/Holt Secondary schools. All schools are full, therefore contributions of £27,982 towards primary schools and £24,817 towards secondary schools are requested.
- ***Minerals Officer :*** Although this development lies within a sand and gravel deposit as shown by the Minerals Plan for Berkshire, it is not within a preferred area of extraction and as such I consider that no resource would be sterilised as permission for extraction would not normally be permitted here (Minerals Local Plan for Berkshire Policies 10 to 13).
- ***Housing Officer :*** Proposal would provide much needed low cost affordable housing for shared ownership for local people. There is considerable demand for affordable housing in the area.
- ***Ecologist :*** Request a survey to assess whether great crested newts are present.
- ***Environment Agency :*** No objection, in principle subject to conditions to include further details of surface water source control, 5m buffer zone along the watercourse along the western boundary and landscape management plan.
- ***Crime Prevention Design Adviser :*** Illustrative layout creates good natural surveillance over public movement area and the parking is under good observation on frontage. The rear boundaries of plots 12-19 need to be adequately protected from climbing from the footpath, i.e. by 1.8m close boarded fencing with trellis topping.
- ***CPRE :*** Site is located outside the identified settlement in an area important to the separation of settlement, therefore the proposal is contrary to development plan policies and should be refused.
- ***The Ramblers' Association :*** The public footpath should be preserved as a minimum 2m wide strip, surfaced with hoggin or similar.
- ***Parish Council :*** Object - refer to attached.

- ***Letters of representation :*** 6 letters received. Objection/comments can be summarised as follows:
  - concern over increased traffic onto already congested road.
  - access is on a dangerous bend where there have been a number of accidents.
  - adverse impact on trees, flora and fauna.
  - proposal threatens separation between Lower Earley and Sindlesham.
  - need maintain the countryside.
  - 18 dwellings would be out of character with the area.
  - if allowed, proposal would set a precedent.

4. **Appraisal** – The main issues are:

   A. Principle of residential development in this location and impact of proposal on character/visual amenity of area: [Policies C2 of the Berkshire Structure Plan; LTV2 and LH9 of the Loddon Area Local Plan; and WCC2, WH9 and WBE11 of the Wokingham District Local Plan (Deposit Draft) and PPG9].

   B. Impact on setting of existing dwelling: [Policies EN4 of the Berkshire Structure Plan; LBE16 of the Loddon Area Local Plan; and WHE14 of the Wokingham District Local Plan (Deposit Draft)].

   C. Impact on amenities of neighbouring occupiers and future occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1/2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)].

   D. Housing mix and density: [PPG3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft)].

   E. Highways issues: [Policy WOS3 of the Wokingham District Local Plan (Deposit Draft)].

   F. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft)].

   G. Ecological issues: [PPG9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft)].

   H. Concerns of Parish Council and residents.

A. <u>Principle of residential development in this location and impact of proposal on character/visual amenity of area</u>
The site is located outside the settlement boundary of Sindlesham which lies to the south and east of the site. It is sited within a rural area as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan (Deposit Draft), where there is a general presumption against development.

To the north and west of the site are open fields. This area is designated as an area important to the separation of settlements as defined by the Loddon Area Local Plan and green gap as defined by the Wokingham District Local Plan (Deposit Draft).

Whilst policies LH9 of the Loddon Area Local Plan and WH9 of the Wokingham District Local Plan contain exceptions for the provision of affordable housing, the exceptions are for small scale schemes solely for affordable housing. In the case of LH9, this is for development not normally exceeding 10 dwellings 0.4 ha. in size. It is considered that as the site is relatively large and the proposal is for 18 dwellings and includes mixed tenure, the proposal does not comply with these exceptions.

The proposal, although currently in outline would result in the loss of a number of trees which are covered by a Tree Preservation Order which would affect the wooded character of the site. The proposal would undoubtedly intensify residential development on this site and adversely affect the undeveloped wooded character of the site. As such it would cause demonstrable harm to the rural character and visual amenity of the area and conflict with development plan policies C2 of the Berkshire Structure Plan, LTV2 of the Loddon Area Local Plan and WCC1 of the Wokingham District Local Plan (Deposit Draft) which aim to protect such areas.

B. Impact on the setting of the existing dwelling
The existing thatched cottage has been identified by the Conservation Architect as being worthy of inclusion as a building of traditional local character. Whilst the existing cottage is shown to be retained, it is considered that the proposal for 18 dwellings within its grounds would adversely affect the setting of the building.

C. Impact on amenities of neighbouring occupiers and future occupiers of proposed dwellings
Although detailed siting and design would be a reserved matter, due to the relationship of the site and the nearest residential properties, it is not considered that the amenities of neighbouring occupiers would be adversely affected.

However the Environmental Health Officer has raised concern over noise as a result of the health club and motorway noise. This would have to be addressed by an acoustic assessment to ensure that the amenities of future occupiers are not adversely affected.

D. Housing density and mix
The proposed mix of houses, 2-bed, 33%; 3-bed, 45% and 4-bed+, 22%; is considered to be acceptable as adequate provision is also being made for smaller units.

The density of housing proposed would be 12.5 per hectare which falls short of the minimum density recommended in PPG3. If density was increased the impact on the character of the area would be more acute and therefore this emphasises the unacceptability of the site for such a development.

E. Highway issues
Although access is not currently under consideration the only vehicular access to the site is from Mill Lane. It is considered that the junction shown on the plan submitted is in an unsuitable location and as such would adversely affect safety and free flow of traffic.

F. Service, Amenities and Infrastructure Provision
Policy WOS4 of the Wokingham District Local Plan requires development proposals to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. All contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations' and be a consequence of the development and directly related to it.

In this instance 78% of the proposed development would be for shared equity affordable housing. Notwithstanding this provision, normally in developments of this size contributions towards education and recreational facilities, as well as highway infrastructure and possibly community facilities would be expected. In the case of education contributions of £27,982 towards primary schools and £24,817 towards secondary schools are sought. These issues have not been discussed in detail with the applicant due to the unacceptable nature of the development.

G. Ecological Issues
There is a large pond within the application site which may support a population of great crested newts, a protected species. The Ecologist has requested that a survey be submitted to assess the presence of this species. If this species of newts is found then a mitigation scheme would need to be submitted. As the application is being recommended for refusal, the applicant has not been requested to undertake such a survey although an informative is suggested in the event of an appeal being lodged

H. Concerns of Parish Council and residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, trees and character of area have been dealt with above.

5. **Conclusion** – Finally, with regard to setting a precedent, the Local Planning Authority is concerned that if planning permission was to be granted for the proposal it would be difficult to resist development elsewhere in rural areas.

Whilst it is acknowledged that there is a demand for affordable housing in the area, the proposal also includes houses for the private market and it is not considered that this should override policies which aim to protect the countryside. The development of 18 additional dwellings would not only adversely affect the undeveloped and wooded character of the site but also affect the setting of the building. Furthermore it has not been demonstrated that the proposal would not affect highway safety and the proposal would set a dangerous precedent.

6. **Recommendation** – REFUSE planning permission on the following grounds:

1. The proposed development, by reason of its nature and scale, would cause unacceptable harm to the wooded and undeveloped character of the site and setting of the building. As such the proposal is considered contrary to policies LTV2 and LBE1/2 of the Loddon Area Local Plan; WCC1, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft); and C2 of the Berkshire Structure Plan.

2. The proposed junction is in an unsuitable location and would adversely affect road safety and free flow of traffic.

3. The proposed density of development fails to reflect the identified need for density of new housing to be of at least 30 dwellings per hectare in order to make best use of available land as required by PPG3. The proposal is therefore considered also contrary to the policy relating to density in the Wokingham District Local Plan (Deposit Draft).

4. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore considered contrary to policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

6. Approval of the application would be likely to create an unacceptable precedent for further such developments in the 'Green Gap' which the Local Planning Authority would then find difficult to resist.

Informative:

1. The site may contain great crested newts, a protected species, and the applicant is advised that in the event of an appeal a newt mitigation scheme may be required.

Basia Polnik

FROM: Mrs B Polnik

DATE: 15 March 2001

19 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2001/3504

Proposal: Outline application for 18 mixed tenure dwellings..

Site Address: Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant: Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

Your observations are required in respect of this application **by 08/04/2001** .

The Committee **OBJECTED** to the application on the following grounds:

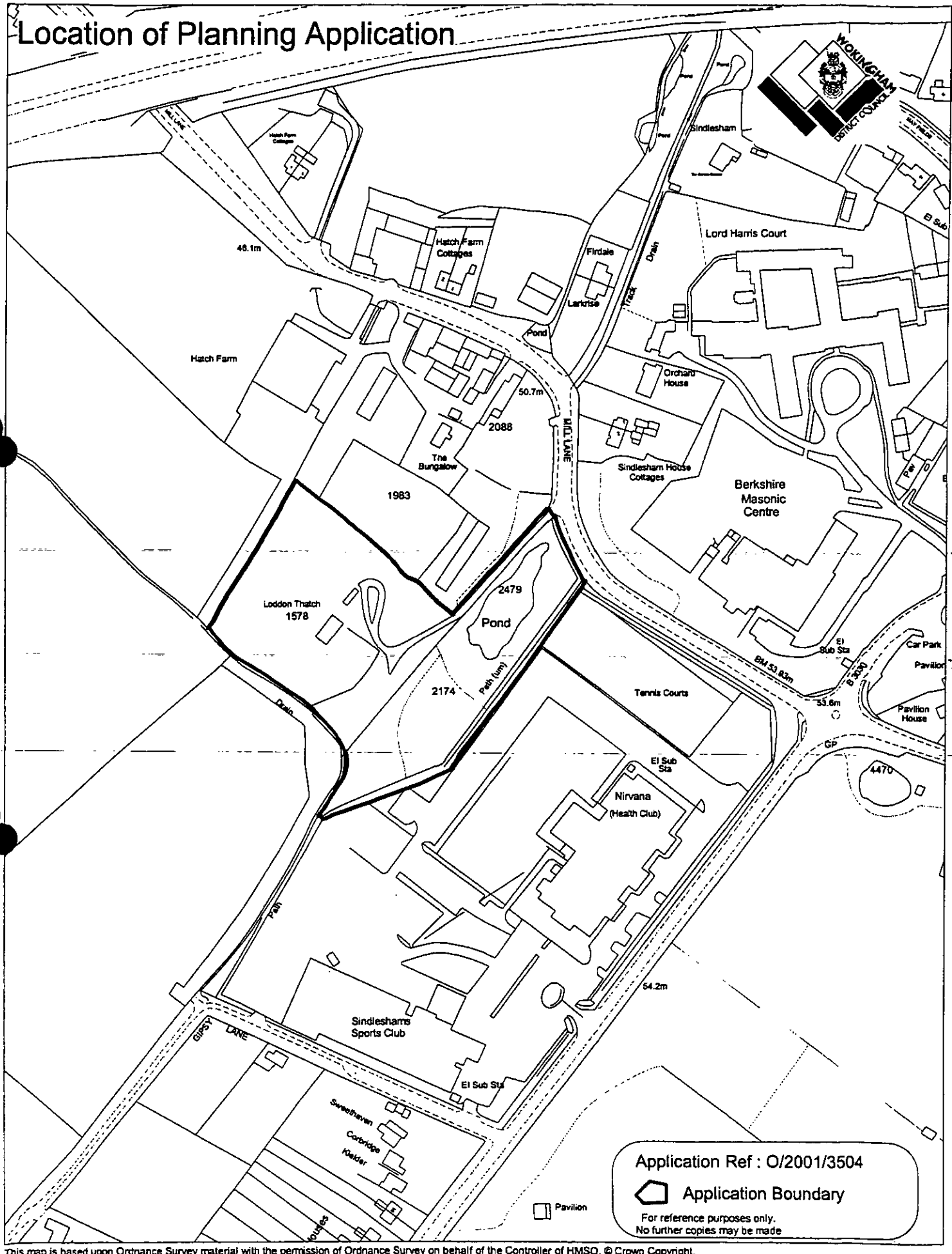
1 Considerable extra traffic would be generated onto the already busy Mill Lane

2 The proposed mini-roundabout on Mill Lane would be ineffective and dangerously sited

SIGNED: _____ DATE: 28-03-01

Clerk To Winnersh Parish/Town Council.

Location of Planning Application



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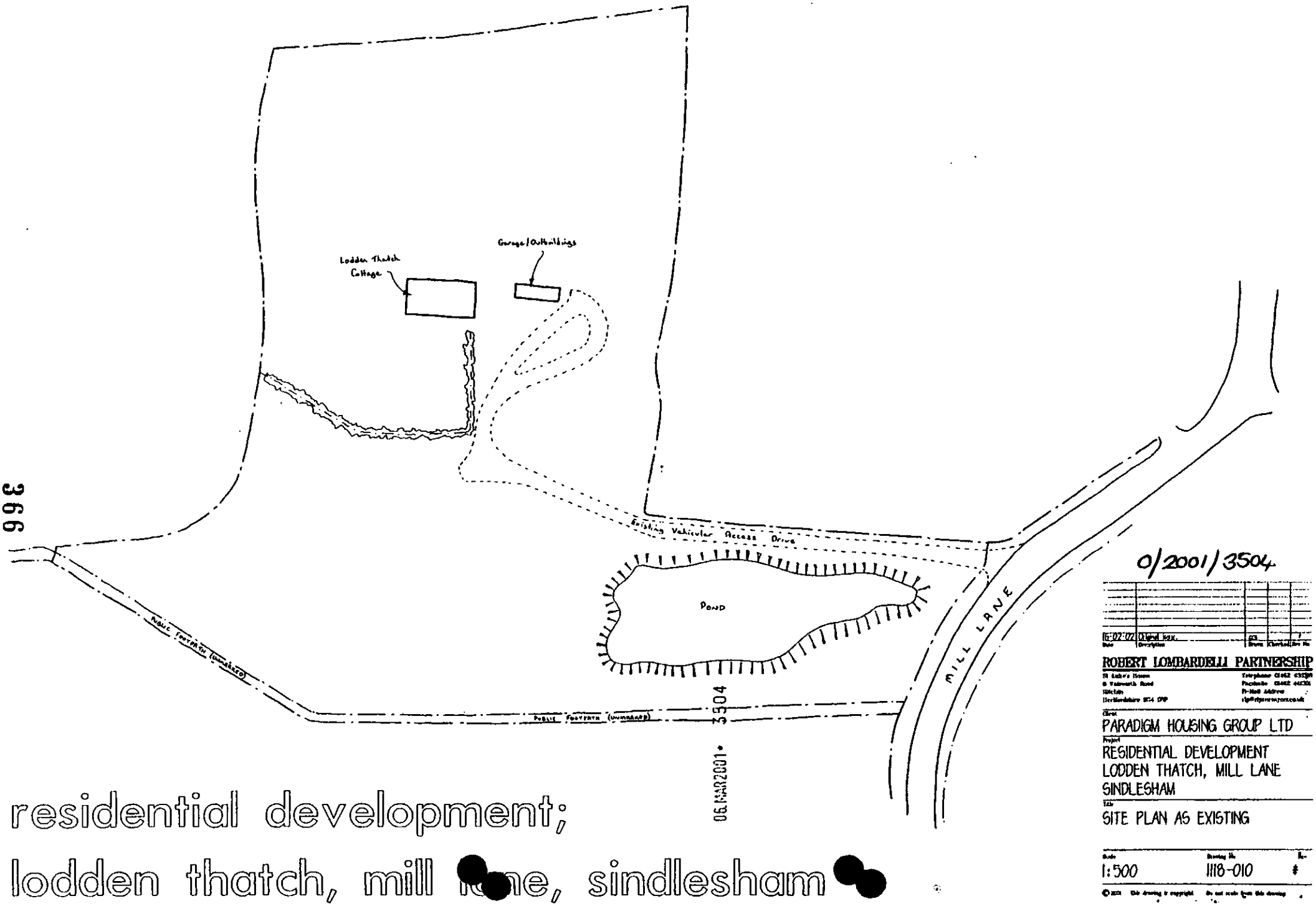
Development Control Section, Environmental Services, Wokingham District Council.

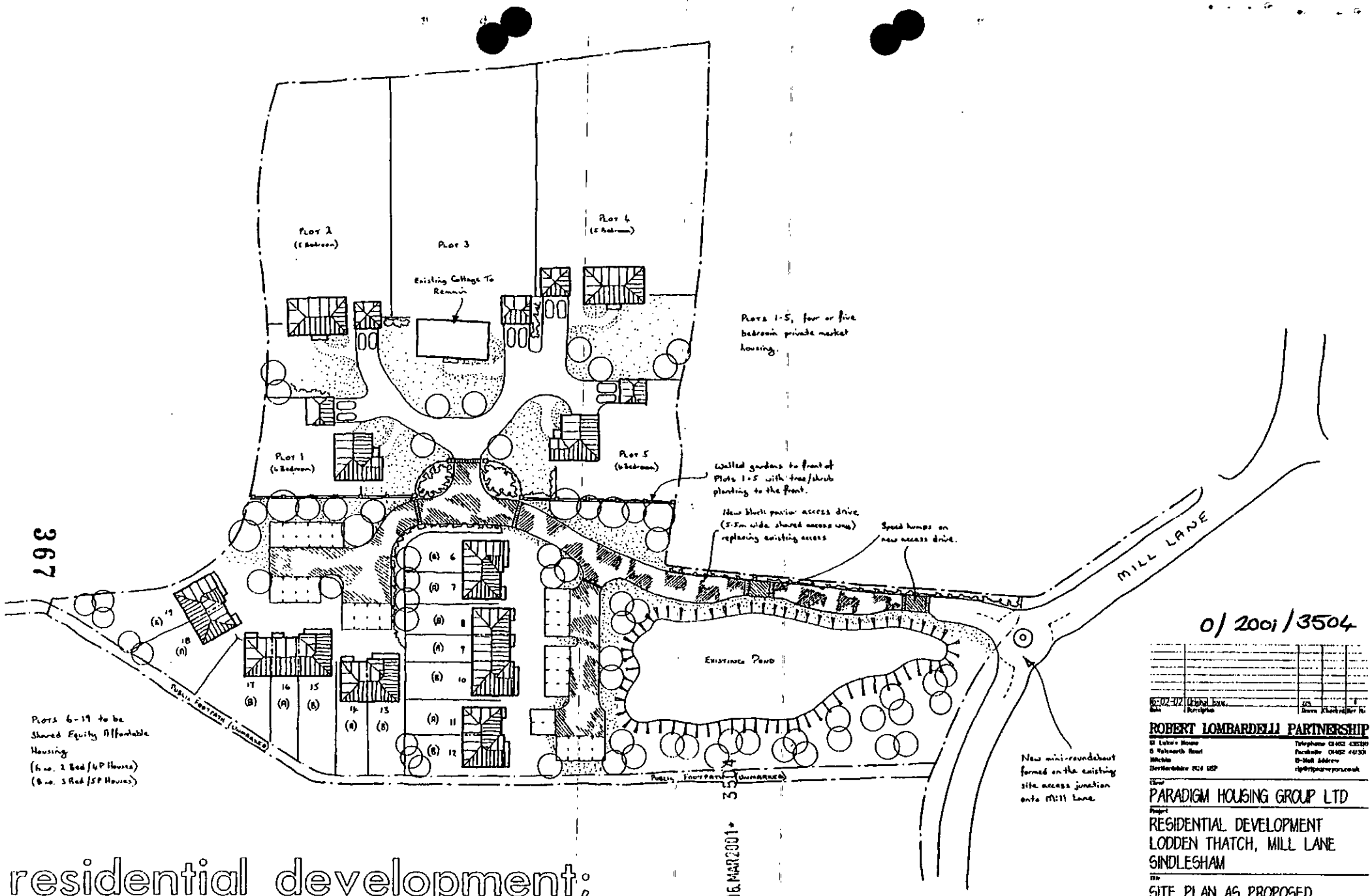
25 May 2001

Scale: 1 : 2500

N W E S



residential development;
lodden thatch, mill lane, sindlesham



residential development; lodden thatch, mill lane, sindlesham

0/2001/3504

ROBERT LOMBARDELLI PARTNERSHIP

PARADIGM HOUSING GROUP LTD

RESIDENTIAL DEVELOPMENT
LODDEN THATCH, MILL LANE
SINDLESHAM

SITE PLAN AS PROPOSED

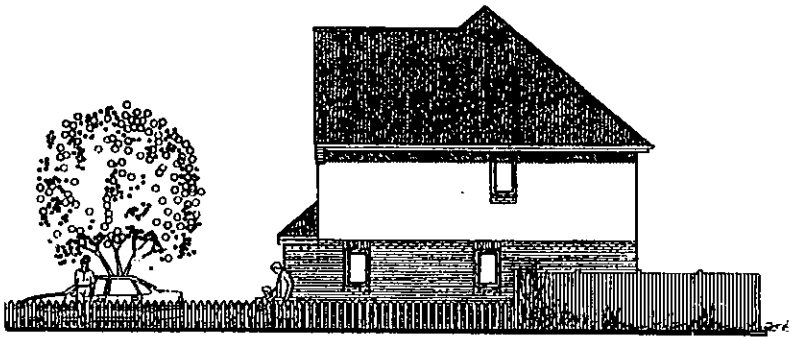
Scale	Drawing No.	Rev.
1:500	1118-011	#

For illustrative purposes



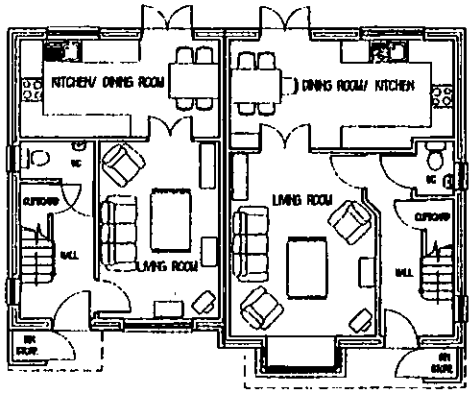
Type A Type B

FRONT ELEVATION



Type B

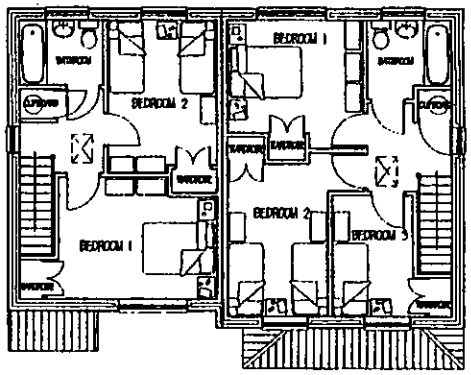
SIDE ELEVATION



House Type A
4 person, 2 bedroom; 76m²

House Type B
5 person, 3 bedroom; 91m²

GROUND FLOOR PLAN



FIRST FLOOR PLAN

0/2001/3504

Date	Description	Drawn	Checked	Rev No
20-2-01	Original issue.	D.S		F

ROBERT LOMBARDELLI PARTNERSHIP
St Lukes House
6 Walworth Road
Ritchie, Herts
SG4 0SP
Telephone 01462 435300
Facsimile 01462 441033

Client
PARADIGM HOUSING GROUP

Project
AFFORDABLE HOUSING DEVELOPMENT
SITE AT LODDEN THATCH
MILL LANE, SINDLESHAM.

Title
TYPICAL SEMI-DETACHED HOUSE
PLANS & ELEVATIONS

Scale	Drawing No	Rev
1:100	1118-020	*

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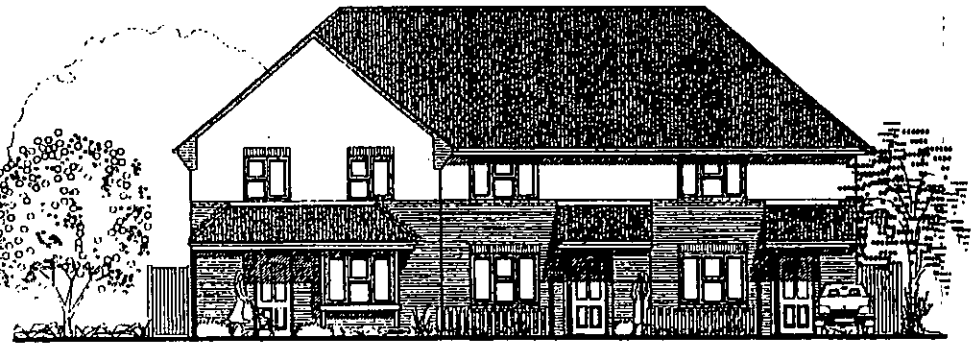
For illustrative purposes

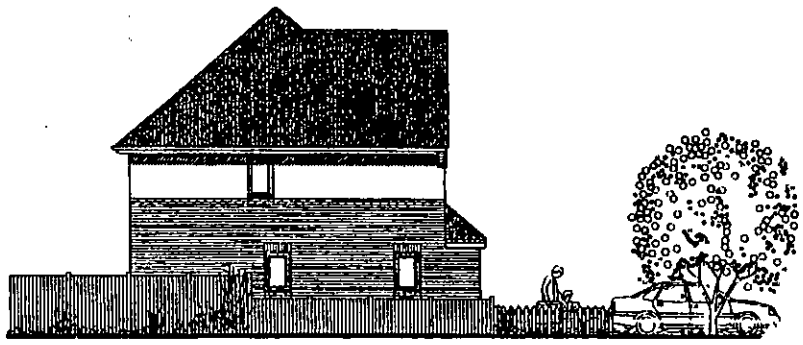
06 MAR 2001 * 3504

terrace elevations & plans



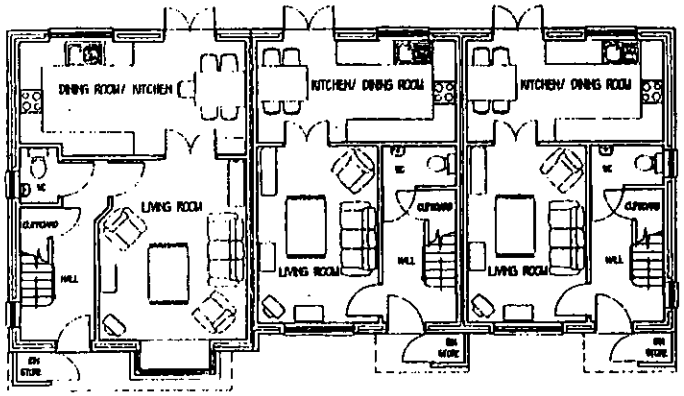
Type B Type A Type A

FRONT ELEVATION



Type B

SIDE ELEVATION

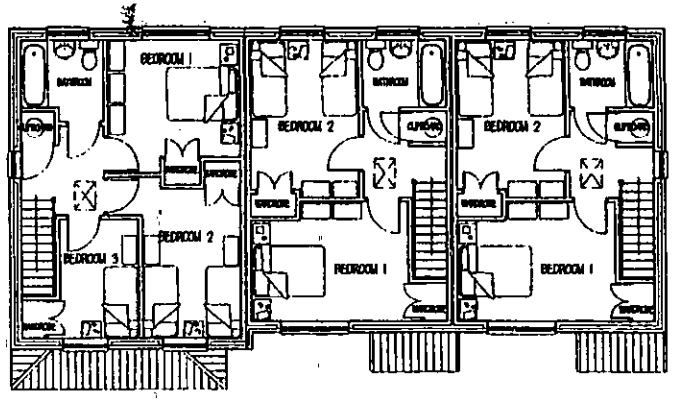


House Type B
5 person, 3 bedroom; 91m²

House Type A
4 person, 2 bedroom; 78m²

House Type A
4 person, 2 bedroom; 78m²

GROUND FLOOR PLAN



FIRST FLOOR PLAN

369

terrace elevations & plans

0/2001/3504

Date	Description	Drawn	Checked	Rev No
20-2-01	Original issue.	CCS		

ROBERT LOMBARDELLI PARTNERSHIP

St Lukes House
6 Walsworth Road
Hitchin, Herts
SG4 0SP

Telephone: 01462 430016
Facsimile: 01462 441301

Client
PARADIGM HOUSING GROUP

Project
AFFORDABLE HOUSING DEVELOPMENT
SITE AT LODDEN THATCH
MILL LANE, SINDLESHAM.

Title
TYPICAL HOUSE TERRACE
PLANS & ELEVATIONS

Scale	Drawing No	Rev
1:100	1118-021	#

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WORK SHEET FOR : Mrs B Polnik

Application Number : O/2001/3504

Applicant : Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

Location : Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Proposal : Outline application for 18 mixed tenure dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.6.01

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.01

Date Registered : 06/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001

This application will have expired on: 01/05/2001. 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 :

refer to report

Planning Issues :

WOLP : Rural area
Gap to north
Settlement boundary to south

Application Number: O/2001/3504

Appraisal :

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

Application Number O/2001/3504
~~Conditions~~/Reasons for Refusal

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

1. The proposed development, by reason of its nature and scale, would cause unacceptable harm to the wooded and undeveloped character of the site and setting of the building. As such the proposal is considered contrary to policies LTV2 and LBE1/2 of the Loddon Area Local Plan; WCC1, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft); and C2 of the Berkshire Structure Plan.

2. The proposed junction is in an unsuitable location and would adversely affect road safety and free flow of traffic.

3. The proposed density of development fails to reflect the identified need for density of new housing to be of at least 30 dwellings per hectare in order to make best use of available land as required by PPG3. The proposal is therefore considered also contrary to the policy relating to density in the Wokingham District Local Plan (Deposit Draft).

4. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore considered contrary to policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

6. Approval of the application would be likely to create an unacceptable precedent for further such developments ~~in the 'Green Gap'~~ which the Local Planning Authority would then find difficult to resist.

Informative:

1. The site may contain great crested newts, a protected species, and the applicant is advised that in the event of an appeal a newt mitigation scheme may be required.

MINERALS LOCAL PLAN POLICIES:

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Loddon Thatch Mill Lane Sindlesham Wokingham.

APPLICATION NUMBER: O/2001/3504

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 12.6.01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Some sporadic development. Health Club Nirvana to SE. Otherwise open countryside - rural in character Public footpath to south east boundary.

3. DESCRIPTION OF SITE/BUILDING

Thatched cottage extended in past with outbuildings set in large grounds. Parts of site wooded in character. Pond within grounds

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES Yes - some covered by TPO.

ACCESS/PARKING single track access from Mill Lane

LEVELS to be dealt with by condition if OA

BOUNDARY TREATMENT -11-

OTHERS

Application No.O/2001/3504 **Received 6.03.01** **Winnersh**

Applicant: **Chiltern Hundreds Housing Association Ltd.**
Location : **Loddon Thatch, Mill Lane, Sindlesham**
Proposal : **Outline application for 18 dwellings for mixed tenure**

1. **Introduction** – This 1.52 ha. site is located on the south-western side of Mill Lane. A public footpath runs along the south-eastern boundary beyond which is the Nirvana Health Club. The site comprises a thatched 2-storey house with ancillary building, set in large grounds containing areas of woodland and a pond. The property has been extended in the past.

   The woodland area south-west of the pond is covered by a Tree Preservation Order (582/1993).

   In 1974 outline planning permission (00001) was refused for 6 dwellings on grounds of the site being in a rural area, piecemeal development, and the road being sub-standard to cater for additional traffic.

2. **Proposal** – Outline application, with all matters reserved for 18 additional dwellings on site. The existing dwelling remains within the cluster of houses. It would comprise a mix of dwellings for private market and shared equity, the latter being for key workers who are referred to as 'teachers or emergency services workers, etc.' in the applicant's design synopsis. The housing mix proposed would be as follows:

Private Market Housing:	2 x 5 bed houses	11%
	2 x 4 bed houses	11%
	4 dwellings	
Shared Equity Affordable Housing:	8 x 3 bed houses	45%
	6 x 2 bed houses	33%
	14 dwellings	
Total	18 dwellings	

   An illustrative plan shows the existing access from Mill Lane being widened and a mini roundabout at the junction with Mill Lane.

3. **Consultations** -
   - ***Highway Authority :*** Recommend refusal on grounds of the proposed junction being in an unsuitable location, adversely affecting road safety and free flow of traffic.
   - ***Landscape Architect :*** The proposal would result in a fundamental change in the landscape character of the site. The applicant purports that the proposal "would be designed around the natural characteristics of the site" and although the pond is to be retained the loss of existing planting and open grass areas does not support this and therefore refusal is recommended.
   - ***Environmental Health :*** There is concern that noise from the health club may cause detriment to the amenity of the proposed dwellings. The dwellings

may also be affected by noise from the M4. In order to fully assess this an acoustic assessment needs to be carried out. It should consider various noise sources including car park noise, plant noise and road traffic noise.

- ***Conservation Architect :*** First impression is that the existing cottage should be designated as a listed building of architectural and historic interest. However there is evidence that the integrity of the timber frame has already been compromised and the position of the soleplates suggests that the floor level may already have been dropped in relation to the adjoining ground.

  Notwithstanding this it is considered that the building and its setting still reflects the traditional agricultural/rural character of this area which is acknowledged in similar 17th century listed buildings along Mole Road and Gipsy Lane. The visual sensitivity of the approach track, pond and adjacent woodland all contribute to the unique setting of this building which would be lost. Therefore it is recommended that the application be refused.
- ***Education:*** The application is for 18 net gain dwellings and falls into the catchment area of Bearwood Primary school, and the Forest/Holt Secondary schools. All schools are full, therefore contributions of £27,982 towards primary schools and £24,817 towards secondary schools are requested.
- ***Minerals Officer :*** Although this development lies within a sand and gravel deposit as shown by the Minerals Plan for Berkshire, it is not within a preferred area of extraction and as such I consider that no resource would be sterilised as permission for extraction would not normally be permitted here (Minerals Local Plan for Berkshire Policies 10 to 13).
- ***Housing Officer :*** Proposal would provide much needed low cost affordable housing for shared ownership for local people. There is considerable demand for affordable housing in the area.
- ***Ecologist :*** Request a survey to assess whether great crested newts are present.
- ***Environment Agency :*** No objection, in principle subject to conditions to include further details of surface water source control, 5m buffer zone along the watercourse along the western boundary and landscape management plan.
- ***Crime Prevention Design Adviser :*** Illustrative layout creates good natural surveillance over public movement area and the parking is under good observation on frontage. The rear boundaries of plots 12-19 need to be adequately protected from climbing from the footpath, i.e. by 1.8m close boarded fencing with trellis topping.
- ***CPRE :*** Site is located outside the identified settlement in an area important to the separation of settlement, therefore the proposal is contrary to development plan policies and should be refused.
- ***The Ramblers' Association :*** The public footpath should be preserved as a minimum 2m wide strip, surfaced with hoggin or similar.
- ***Parish Council :*** Object - refer to attached.

- ***Letters of representation :*** 6 letters received. Objection/comments can be summarised as follows:
  - concern over increased traffic onto already congested road.
  - access is on a dangerous bend where there have been a number of accidents.
  - adverse impact on trees, flora and fauna.
  - proposal threatens separation between Lower Earley and Sindlesham.
  - need maintain the countryside.
  - 18 dwellings would be out of character with the area.
  - if allowed, proposal would set a precedent.

4. **Appraisal** – The main issues are:

   A. Principle of residential development in this location and impact of proposal on character/visual amenity of area: [Policies C2 of the Berkshire Structure Plan; LTV2 and LH9 of the Loddon Area Local Plan; and WCC2, WH9 and WBE11 of the Wokingham District Local Plan (Deposit Draft) and PPG9].

   B. Impact on setting of existing dwelling: [Policies EN4 of the Berkshire Structure Plan; LBE16 of the Loddon Area Local Plan; and WHE14 of the Wokingham District Local Plan (Deposit Draft)].

   C. Impact on amenities of neighbouring occupiers and future occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1/2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)].

   D. Housing mix and density: [PPG3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft)].

   E. Highways issues: [Policy WOS3 of the Wokingham District Local Plan (Deposit Draft)].

   F. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft)].

   G. Ecological issues: [PPG9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft)].

   H. Concerns of Parish Council and residents.

A. Principle of residential development in this location and impact of proposal on character/visual amenity of area

The site is located outside the settlement boundary of Sindlesham which lies to the south and east of the site. It is sited within a rural area as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan (Deposit Draft), where there is a general presumption against development.

To the north and west of the site are open fields. This area is designated as an area important to the separation of settlements as defined by the Loddon Area Local Plan and green gap as defined by the Wokingham District Local Plan (Deposit Draft).

Whilst policies LH9 of the Loddon Area Local Plan and WH9 of the Wokingham District Local Plan contain exceptions for the provision of affordable housing, the exceptions are for small scale schemes solely for affordable housing. In the case of LH9, this is for development not normally exceeding 10 dwellings 0.4 ha. in size. It is considered that as the site is relatively large and the proposal is for 18 dwellings and includes mixed tenure, the proposal does not comply with these exceptions.

The proposal, although currently in outline would result in the loss of a number of trees which are covered by a Tree Preservation Order which would affect the wooded character of the site. The proposal would undoubtedly intensify residential development on this site and adversely affect the undeveloped wooded character of the site. As such it would cause demonstrable harm to the rural character and visual amenity of the area and conflict with development plan policies C2 of the Berkshire Structure Plan, LTV2 of the Loddon Area Local Plan and WCC1 of the Wokingham District Local Plan (Deposit Draft) which aim to protect such areas.

B. Impact on the setting of the existing dwelling
The existing thatched cottage has been identified by the Conservation Architect as being worthy of inclusion as a building of traditional local character. Whilst the existing cottage is shown to be retained, it is considered that the proposal for 18 dwellings within its grounds would adversely affect the setting of the building.

C. Impact on amenities of neighbouring occupiers and future occupiers of proposed dwellings
Although detailed siting and design would be a reserved matter, due to the relationship of the site and the nearest residential properties, it is not considered that the amenities of neighbouring occupiers would be adversely affected.

However the Environmental Health Officer has raised concern over noise as a result of the health club and motorway noise. This would have to be addressed by an acoustic assessment to ensure that the amenities of future occupiers are not adversely affected.

D. Housing density and mix
The proposed mix of houses, 2-bed, 33%; 3-bed, 45% and 4-bed+, 22%; is considered to be acceptable as adequate provision is also being made for smaller units.

The density of housing proposed would be 12.5 per hectare which falls short of the minimum density recommended in PPG3. If density was increased the impact on the character of the area would be more acute and therefore this emphasises the unacceptability of the site for such a development.

E. Highway issues
Although access is not currently under consideration the only vehicular access to the site is from Mill Lane. It is considered that the junction shown on the plan submitted is in an unsuitable location and as such would adversely affect safety and free flow of traffic.

F. Service, Amenities and Infrastructure Provision
Policy WOS4 of the Wokingham District Local Plan requires development proposals to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. All contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations' and be a consequence of the development and directly related to it.

In this instance 78% of the proposed development would be for shared equity affordable housing. Notwithstanding this provision, normally in developments of this size contributions towards education and recreational facilities, as well as highway infrastructure and possibly community facilities would be expected. In the case of education contributions of £27,982 towards primary schools and £24,817 towards secondary schools are sought. These issues have not been discussed in detail with the applicant due to the unacceptable nature of the development.

G. Ecological Issues
There is a large pond within the application site which may support a population of great crested newts, a protected species. The Ecologist has requested that a survey be submitted to assess the presence of this species. If this species of newts is found then a mitigation scheme would need to be submitted. As the application is being recommended for refusal, the applicant has not been requested to undertake such a survey although an informative is suggested in the event of an appeal being lodged

H. Concerns of Parish Council and residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, trees and character of area have been dealt with above.

5. **Conclusion** – Finally, with regard to setting a precedent, the Local Planning Authority is concerned that if planning permission was to be granted for the proposal it would be difficult to resist development elsewhere in rural areas.

Whilst it is acknowledged that there is a demand for affordable housing in the area, the proposal also includes houses for the private market and it is not considered that this should override policies which aim to protect the countryside. The development of 18 additional dwellings would not only adversely affect the undeveloped and wooded character of the site but also affect the setting of the building. Furthermore it has not been demonstrated that the proposal would not affect highway safety and the proposal would set a dangerous precedent.

6. **Recommendation** – REFUSE planning permission on the following grounds:

1. The proposed development, by reason of its nature and scale, would cause unacceptable harm to the wooded and undeveloped character of the site and setting of the building. As such the proposal is considered contrary to policies LTV2 and LBE1/2 of the Loddon Area Local Plan; WCC1, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft); and C2 of the Berkshire Structure Plan.

2. The proposed junction is in an unsuitable location and would adversely affect road safety and free flow of traffic.

3. The proposed density of development fails to reflect the identified need for density of new housing to be of at least 30 dwellings per hectare in order to make best use of available land as required by PPG3. The proposal is therefore considered also contrary to the policy relating to density in the Wokingham District Local Plan (Deposit Draft).

4. The proposal does not include appropriate contributions to services and infrastructure needs which would result from the proposed development. The proposal is therefore considered contrary to policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

6. Approval of the application would be likely to create an unacceptable precedent for further such developments ~~in the 'Green Gap'~~ which the Local Planning Authority would then find difficult to resist.

Informative:

1. The site may contain great crested newts, a protected species, and the applicant is advised that in the event of an appeal a newt mitigation scheme may be required.

Basia Polnik

FROM: Mrs B Polnik

DATE: 15 March 2001

19 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2001/3504

Proposal: Outline application for 18 mixed tenure dwellings..

Site Address: Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant: Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

Your observations are required in respect of this application **by 08/04/2001** .

The Committee **OBJECTED** to the application on the following grounds:

1. Considerable extra traffic would be generated onto the already busy Mill Lane

2. The proposed mini-roundabout on Mill Lane would be ineffective and dangerously sited

SIGNED: _____ DATE: 28-03-01

Clerk To Winnersh Parish/Town Council.

Date: 05 July 2001

Your Ref:

My Ref: **Mrs B Polnik - O/2001/3504**

Chiltern Hundreds Housing Association Ltd
C/O Robert Lombardelli Partnership
St Lukes House 5
Walsworth Road
Hitchin
Herts
SG4 9SP

WOKINGHAM DISTRICT COUNCIL
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

Application Number: O/2001/3504

Site Address: Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Proposal: Outline application for 18 mixed tenure dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for refusal and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

John Mitchell

Development Control Manager

Applicationo	Name & Address
O/2001/3504	Prue Bray 45 Bluebell Meadow Winnersh WOKINGHAM Berkshire RG41 5UW
O/2001/3504	C W Josey Orchard House Mill Lane Sindlesham WOKINGHAM RG41 5DF
O2001/3504	Mr L H Nailor 1 Sindlesham House Cottages Mill Lane Sindlesham WOKINGHAM Berkshire RG41 5DY
O/2001/3504	Mr and Mrs D P & L Carroll The Bunglow Hatch Farm Mill Lane SINDLESHAM Berkshire RG41 5DD
O/2001/3504	Sidney and Dawm Greenham 1 Hatch Farm Cottage Mill Lane SINDLESHAM Berkshire RG41 5DG

See Part One all plans

To:
Harold Sanders
Urban Design And Conservation Officer URGENT.

From: Mrs B Polnik

Date: 25 June 2001

Application Number: O/2001/3504

Proposal: Outline application for 18 mixed tenure dwellings..

Site Address:
Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant:
Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

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

The first impression of Loddon Thatch is of a 'chocolate box cottage' which should be designated a listed building of architectural and historic interest.

However, there is evidence from observation of the exterior that the integrity of the timber frame has already been compromised and the position of the soleplate suggests that the floor level may have been dropped in relation to the adjoining ground.

On the front of the property evidence suggests that windows could have replaced the entrance doors of two former cottages, one of which has lost the majority of its exposed timber frame.

Two large hipped roof structures cover an addition which extends for the full length of the property and their ridges are higher than the roof line of the original building. These works are not visually sensitive, with a long window to a staircase being particularly inappropriate to a cottage, or cottages of this period.

The interior still has large sections of exposed timbers, visible through the windows. Closer inspection of the structure may clarify the degree of its authenticity.

I consider the building and its setting still reflects the traditional agricultural /rural character of this area which is acknowledged in similar C17 listed cottages along Mole Road and Gipsy Lane. The visual sensitivity of the approach track, pond and adjacent woodland all contribute to the unique setting of this building which would be lost if this proposal was accepted.

I consider it should be rejected.

Harold Sanders

28. June. 01.

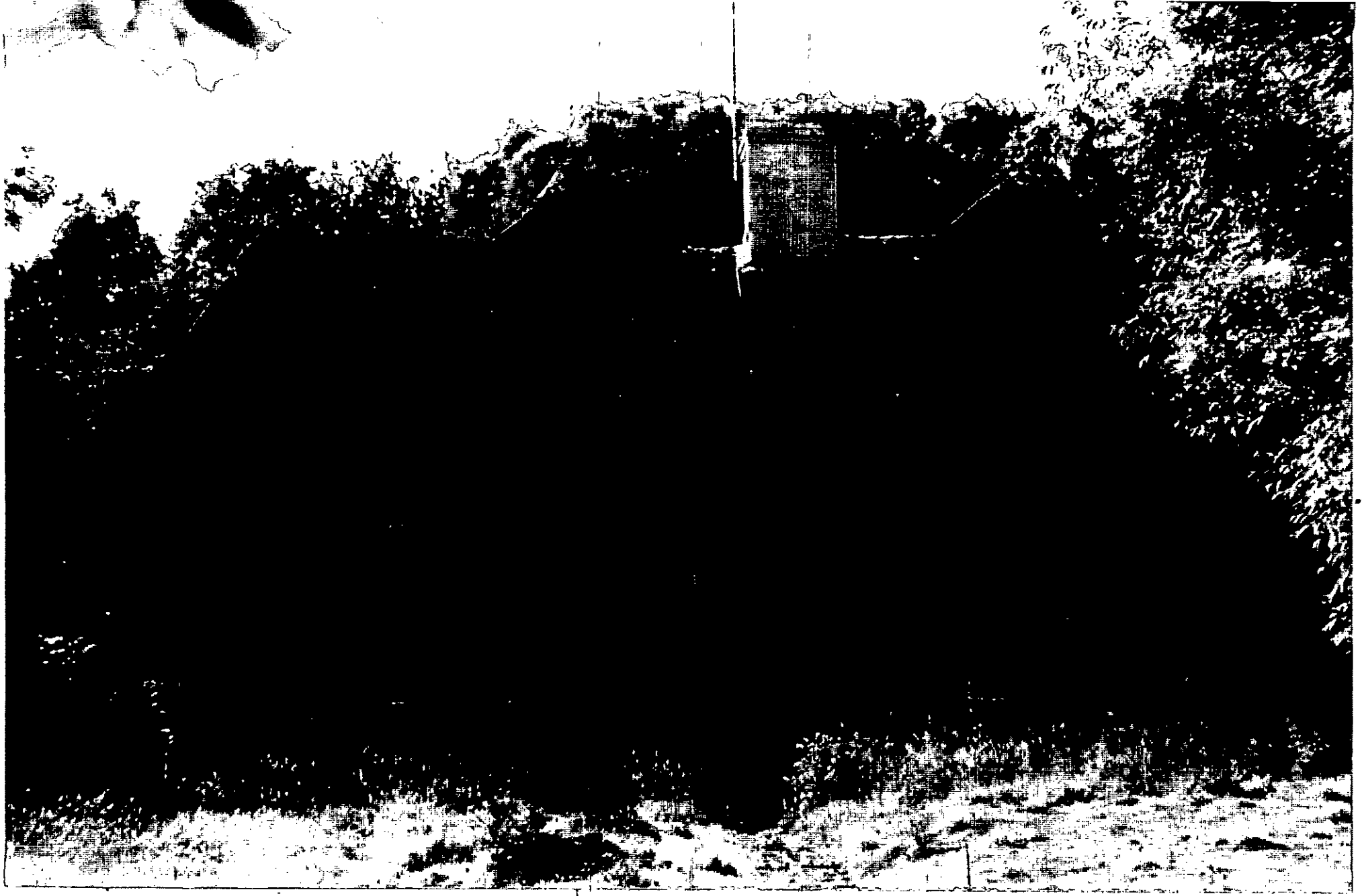


ORIGINAL BRACE BEHIND TILT/ BRICK SLIPS.

WINDOWS CUT INTO BEAMS
JOINTS NOT PEGGED



REAR EXTENSION


TIMBER FRAME REMOVED FROM FRONT
ORIGINAL DOOR
NEW DOOR OPENING.
ORIGINAL DOOR.
TIMBER FRAME NOT AUTHENTIC.



DOUBLE HIPPED REAR EXTENSION.

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: O/2001/3504
CASE OFFICER: BASIA POLNIK

APPLICANT: CHILTERN HUNDREDS HOUSING ASSOCIATION LTD
LOCATION: LODDON THATCH, MILL LANE, SINDLESHAM, WINNERSH
PROPOSAL: OUTLINE APPLICATION FOR 18 DWELLINGS FOR MIXED TENURE.

This 1.52ha site is located on the south-western side of Mill Lane. The site is lies within a rural area where there is a general presumption against development and therefore is likely to be refused.

The proposal which is in outline with all matters reserved, is to retain the existing dwelling and erect an additional 18 dwellings on-site. The existing dwelling would remain in the cluster of houses for private market housing. The illustrative plan shows the following mix:

Private Market Housing:	2x5 bed houses (11%) 2x4 bed houses (11%)
Shared Equity Affordable Housing:	8x3 bed houses (45%) 6x2 bed houses (33%) Total 18 houses

The primary considerations for the SAI Panel are:

- **Highway requirements**: implications for traffic generation. Possible contributions/improvements.
- **Public Open Space**: Possible contributions to off site provision
- **Social Housing:** The scheme would provide 14 units for shared equity.
- **Education**: possible contribution.
- **Community Facilities/Libraries**: possible contributions

BP/25.5.01

Basia Polnik

From: Hilary Wardale
Sent: 28 June 2001 15:00
To: Basia Polnik
Cc: Helen Rowlay
Subject: O/2001/3504 Loddon Thatch, Mill Lane, Sindlesham

Basia
I hope Education are not too late to request contributions from the developer for this planning application. Please could yoou let me know if this is the case?

Education contributions are calculated as follows:
The application is for 18 net gain dwellings and falls into the catchment area of Bearwood Primary school, and the Forest/Holt Secondary schools. All schools are full, therefore an Education contribution is requested.

Please note that the catchment area school Bearwood Primary is at maximum capacity so we will be unable to accommodate pupils from the development at Bearwood Primary. Primary pupils will need to be re-directed to available spaces at nearby local schools, and primary contributions are therefore requested for local primary schools, not Bearwood specifically.

Calculations:

Primary contributions: 18 * 0.3 * £4,798 * 1.08 = £27,982

Secondary contributions: 18 * 0.2 * £6,383 * 1.08 = £24,817

TOTAL CONTRIBUTIONS REQUESTED: = £52,799

Please let me know if you require further information.
Hilary
(ext 6166)

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 6 July, 2001
My ref: BP/O/2001/3504

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT LODDON THATCH, MILL LANE, SINDLESHAM, WINNERSH

I refer to the above-mentioned planning application which is due to be considered at the next Development Control Committee on 11th July 2001 and write to notify you that although the application is being recommended for refusal, the following contribution have been sought:

- £27,982 towards primary school sector and £24,817 towards secondary school sector

Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 6th July 2001
My ref: BP/O/2001/3504

Councillor P Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

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Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 6th July 2001
My ref: BP/O/2001/3504

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT LODDON THATCH, MILL LANE, SINDLESHAM, WINNERSH

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Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 6th July 2001
My ref: BP/O/2001/3504

Chiltern Hundreds Housing Association
C/o Robert Lombardelli Partnership
St Lukes House
5 Walsworth Rd
Hitchin
Hertfordshire
SG4 9SP

Environmental Services Department
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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

By Fax & Post

Dear Sir

RE: PROPOSED RESIDENTIAL DEVLOPMENT AT LODDON THATCH, MILL LANE, SINDLESHAM, WINNERSH

I refer to the above-mentioned planning application which is due to be considered at the next Development Control Committee on 11th July 2001. The application has been recommended for refusal as the principle of development is not considered to be acceptable in this rural location. However notwithstanding this I have received comments from the Education Officer requesting the following contribution:

- £27,982 towards primary school sector and £24,817 towards secondary school sector

Should you wish to discuss the matter further do not hesitate in contacting me.

Yours faithfully

B. POLNIK (Mrs)
Senior Planning Officer

MR & MRS D.P & L CARROLL,
THE BUNGALOW, HATCH FARM,
MILL LANE ,
SINDLESHAM,
BERKS ,RG41 5DD.

MRS B POLNIK,
THE PLANNING DEPARTMENT,
WOKINGHAM DISTRICT COUNCIL,
SHUTE END,
WOKINGHAM,
BERKS.

15/4/2001.

PLANNING SERVICES	HPT
POL	TLS
DC BP	ENF
APP	
CS OVS	
23 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

REF; APPLICATION NUMBER O/2001/3504.
LODDON THATCH,MILL LANE, SINDLESHAM.
18, MIXED TENURE DWELLINGS.

DEAR MRS POLNIK,

WE ARE WRITING TO OBJECT TO THE ABOVE PLANNING APPLICATION APPLICATION.
WE DO NOT COMPREHEND HOW CONSIDERATION CAN BE GIVEN TO THIS PROJECT WHEN IT WILL CLEARLY GO AGAINST THE PREVAILING TREE PRESERVATION ORDER ON THIS AREA.
W.D.C. REF NO; TPO 582/1993
THE ROAD TO THE HOUSES WOULD CLEARLY DAMAGE THE TREES EITHER SIDE,AND THE 14 SMALLER DWELLINGS ARE CLEARLY INSIDE THE PROTECTED AREA.THE INFORMATION WE RECEIVED AT THE TIME FROM W.D.C STRESSED THE IMPORTANCE OF PROTECTING THE TREES AND WILDIFE HABITAT OF THIS COPSE AREA.

THE EXISTING TRAFFIC PROBLEM IN MILL LANE IS BAD ENOUGH, WITHOUT ADDING A SIGNIFICANT NUMBER OF EXTRA CARS ONTO A COUNTRY LANE THAT ALREADY TAKES A LARGE BURDEN OF TRAFFIC FOR WHICH IT IS CLEARLY INADEQUATE.WE ARE CURRENTLY UNABLE TO GET ONTO THE ROAD IN THE MORNINGS DUE TO STATIONARY TRAFFIC AND HAVE ATTENDED MANY ACCIDENTS.THE PROPOSED

ROUNDABOUT AND ACCESS ROAD WILL ONLY COMPOUND THIS PROBLEM.MILL LANE CURRENTLY DOES NOT EVEN HAVE FOOTPATHS AND IS A DANGER TO OUR CHILDREN WHOM WE CANNOT ALLOW TO CROSS THIS DANGEROUS ROAD.

WE ALSO ARE CONCERNED THAT DEVELOPMENT OF THIS AREA WILL BE THE OPENING FOR FURTHER PLANNING APPLICATIONS IN THE FUTURE TO INFILL. THIS WILL EVENTUALLY RESULT IN THE CREATING OF ONE LARGE HOUSING ESTATE JOINING LOWER EARLEY WITH SINDLESHAM .THIS IS A RURAL AREA ALREADY DAMAGED BY THE MOTORWAYS IF THIS IS ALLOWED TO PROCEED WE ARE LOSING WHAT LITTLE COUNTRYSIDE THERE IS LEFT.SINDLESHAMS CHARACTER AND HISTORICAL VALUE LOST.

YOURS SINCERELY

D.P. & L CARROLL.

April 17. 01

Mrs L. H. Nailor
1 Sindlesham House Cottages
Mill Lane, Sindlesham
WOKINGHAM, Berks
RG41 5DY

Application no. 0/2001/3504
Lodden Thatch Hill Lane
18 Mixed tenure buildings

Development around Mill Lane area I oppose because of more traffic onto the already over used little road - the 'cut through' to the M4, etc. Please leave our bit of country as it is.

Lucy H. Nailor.

PLANNING SERVICES	HPT
POL	TLS
DC BP	ENF
APP	
Obs	
19 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Orchard House
Mill Lane
Sindlesham
Wokingham
RG41 5DF

Development Control
Environmental Services Dept
Planning Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

18 April 2001

Dear Sirs,

Loddon Thatch, Mill Lane, Sindlesham
0/2001/3504

I write with reference to my previous letter voicing concerns over the above application.

Further investigation has revealed that there is a tree preservation order (TPO 582/1993) in existence. I trust that the order will be upheld.

Yours faithfully,

C W Josey

PLANNING SERVICES | APT
POL | TLS
DC BP | ENF
APP
CS OBS
19 APR 2001
COPIES TO: | ACK: ✓
FILE:

SIDNEY GREENHAM
DAWN GREENHAM
1 Hatch Farm Cottage
Mill Lane
SINDLESHAM
Berkshire RG41 5DG

Telephone: 0118 979 1657

PLANNING SERVICES	HPT
POL	TLS
DC BP	ENF
APP	
CS OBS	
23 APR 2001	
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	FILE:

Planning Department
Wokingham District Council
Shute End
WOKINGHAM

18th April 2001

Dear Mrs Polnik

REF: Planning Application No. 0/2001/3504
18 MIXED TENURE DWELLINGS AT LODDON THATCH, MILL LANE, SINDLESHAM

We both object strongly to the above mentioned building application.

1) The traffic on this country lane is horrendous as it is, and accidents already happen too frequently. The proposed roundabout and access to the property will make matters worse.

2) We strongly support the existing tree preservation order on the property (T.P.O. 582/1993). Any development will certainly decimate the wildlife inhabiting that area; Bird-life, Badgers, Deer etc..

3) This development would also be the thin edge of the wedge, threatening the existing policy of Separation of Estates. In a very short time, if this application is allowed, Lower Earley estate and Sindlesham hamlet (mentioned in the Doomsday Book) will end up as one big housing estate.

Good bye to what little countryside there is.

Yours sincerely

S. Greenham
D. Greenham
Dawn Greenham

Orchard House
Mill Lane
Sindlesham
Wokingham
RG41 5DF

Development Control
Environmental Services Dept
Planning Services
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sirs,

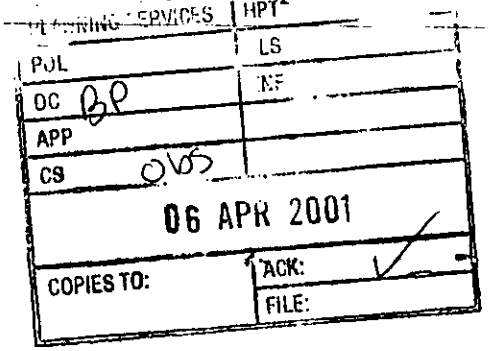
Loddon Thatch, Mill Lane, Sindlesham
0/2001/3504

I wish to raise concerns over the above proposal for 18 mixed tenure dwellings.

The road is narrow, with a dangerous bend at the access point to the property. There is no speed limit, and there have been numerous accidents on this bend over the years. In my opinion it would add great danger to allow so many vehicles (estimated at between 18 and 36) to join the road at that point.

Yours faithfully,

C W Josey



45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

E-mail: prue@bray.telinco.co.uk
Tel: 0118 989 4139

26 March, 2001

Dear Mrs Polnik

O/2001/3504

On the whole I am in favour of this type of development of mixed tenure dwellings. However, I have some serious concerns about this particular application.

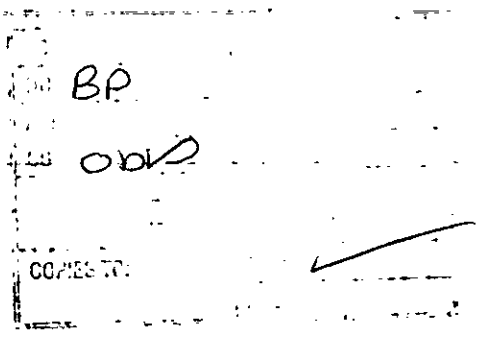
Loddon Thatch is set in woodland and has a very rural feel to it. This site is not within the area of the settlement. Although the plans have been drawn up in a fairly sympathetic manner, a development of 18 houses on this site would completely change the character of the surrounding area.

Applications for private housing on this site have been turned down in the past. I realise that affordable housing developments can be seen as special cases. I would appreciate it if you could let me know whether this site is acceptable *in principle* for this type of development under current policies?

Yours sincerely,

P. Bray

Prue Bray
District Councillor for Winnersh (Liberal Democrat)



J N Coles FRICS, FAAV
S J Brett FRICS, FAAV
G D White MRICS, FAAV
T B Dunn MRICS
K J Clarke MRICS, FAAV ACIArb.

Associates
R J Fuller FRICS, FAAV
T J Giblin BSc, FRICS
R S Moser FNAEA
Caroline Cope
S A Jones BA FRICS
H J J Riley BSc, CertREA*, FNAEA
J A Soane

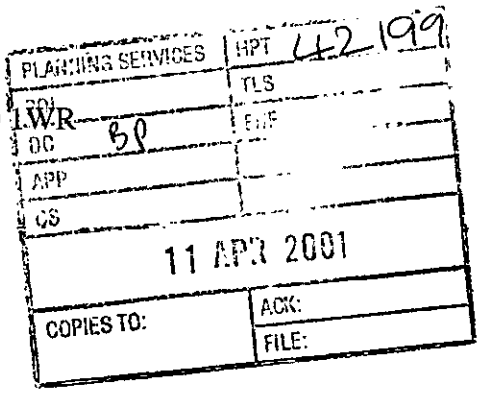
Consultant
L J F Mackay FRICS

SIMMONS & SONS

CHARTERED SURVEYORS · INDEPENDENT SINCE 1802 · RICS

12 Wote Street, Basingstoke, Hampshire RG21 7NN
Residential Sales- Tel: (01256) 840077
Residential Lettings- Tel: (01256) 337100
Agricultural Department- Tel: (01256) 327711
Fax: (01256) 320604
e-mail: basingstoke@simmonsandsons.com

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



Our Ref: GDW/MC/93/119

Your Ref: Application No. 0/2001/3504

Date: 10th April, 2001

Dear Sirs,

Re: Loddon Thatch, Mill Lane, Sindlesham, Wokingahm – Application No. 0-2001-3504

We act as Agents on behalf of Hatch Farm Dairies Limited who own land on three sides of the above property. We understand that there is an outline application for 18 mixed tenure dwellings to be constructed on this site and we have reported this fact to our clients.

We hope to get a response from our clients at any time and, therefore, we would ask for an extension of your time period so that we can make any submission on behalf of our clients. It is anticipated that we will make a response to you in the next few days.

Yours faithfully,

Simmons & Sons

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 15 March 2001

Application Number: O/2001/3504

Proposal: Outline application for 18 mixed tenure dwellings.

Parish: WINNERSH PARISH

Site Address:
Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant:
Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

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).

The proposed junction is in an unsuitable location and would adversely affect road safety and the free flow of traffic

Signed: _____ **Print name:** S.N. Aaron

14.6.01

See Part One Plans

To:
Minerals

From: Mrs B Polnik

Date: 15 March 2001

Application Number: O/2001/3504

Proposal: Outline application for 18 mixed tenure dwellings..

Site Address:
Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

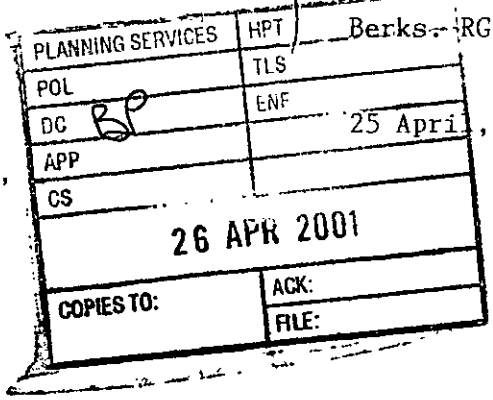
Applicant:
Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

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

Although this development lies within a sand + gravel deposit as shown by the minerals plan for Berks, it is not within a preferred area of extraction and as such I consider that no resource would be sterilized as permission for extraction would not normally be permitted here (MLP for Berks policy 10 & 13).

42576

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



25 April,2001.

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

Dear Sir,

APPLICATION NO.O/2001/3504 - 18 MIXED TENURE DWELLINGS AT LODDON THATCH,MILL LANE,SINDLESHAM.

The land involved in the above application is outside the limit of Identified Settlement and is classified as Countryside in the draft Wokingham District Plan(1997) and as Separation of Settlements in the Loddon Area Local Plan(LALP).The proposed development would be contrary to Policies WCC1,4,5,6, and 7 of the draft Wokingham District Plan(1997) and to Policy LC1 of the LALP.

Wokingham District CPRE therefore ask the District Council to refuse this application.

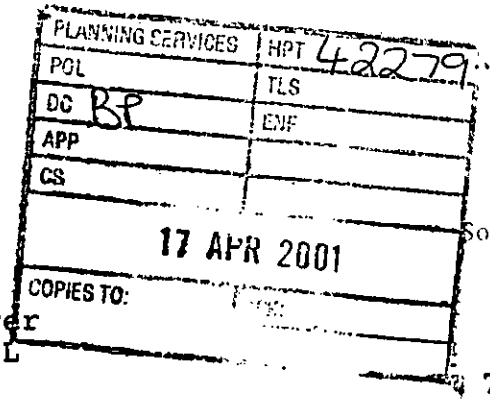
Yours faithfully,

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

The Ramblers' Association
Working for walkers



Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks



12 April 2001

Your ref: Mrs B Polnik
F/2001/3504

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. F/2001/3504

Site: Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

In response to your letter of 15 March, we would like to know whether the site in question includes ownership of the Right of Way running along the NE and THE sides?

May we suggest that it should be made a condition that this path should be preserved as a minimum 2 metre wide strip, surfaced with hoggin or similar.

One reason for an improved standard being set is that in due course there will be increased use of the path once further housing is built in nearby Gypsy Lane.

Yours faithfully
D. W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Copy/ Winnersh Parish Council

Basia Polnik

From: Andy Glencross
Sent: 04 June 2001 13:04
To: Basia Polnik
Subject: Planning application O/2001/3504 Loddon Thatch

Hi Basia

My comments on the above application are as follows : -

There are likely to be great crested newts in the area (Winnersh seems particularly good for this species), and the pond within this developement site may well support a population. **I advise that we request a survey of this pond in order to assess whether great crested newts are present before we give planning permission.**

This survey will have to be done within the next two weeks or next year.

If newts are found to be present then the following process should be followed.

English Nature (EN) have said that they do not like planning permission to be given with a condition attached to secure relevant licences. However the DETR prefer to see planning permision granted before they give out licences. Consequently I propose the following : -

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

(2) This mitigation scheme needs to be formulated in consulation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

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

In general I feel that the allocation of open space could be more generous with regards to land around the pond. I would like to be consulted on any landscape plans involving the pond and its surrounds.

I have not visited the site

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Discussed with JRM appln. due to be refused. Informative

~~The applicant is advised that~~ the site may the applicant is advised that contain great crested newts and in the event of an appeal a newt mitigation scheme maybe required.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP CS	
17 APR 2001	
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	FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Mrs B Polnik DATE: 12th April 2001

Location:	Loddon Thatch, Mill Lane, Sindlesham, Wokingham
Proposal:	Outline application for 18 mixed tenure dwellings
Application Number:	O/2001/3504

In response to your consultation dated 15th March 2001 for the above application, the tree and landscape comments are as follows:

The application site is set within a rural location and currently contains a low two storey thatched cottage(Loddon Thatch) and associated out buildings which were unoccupied at the time of my site visit. The site is accessed via a track off Mill Lane.

The site contains a number of landscape features: an overgrown pond is located close to the entrance of the site with extensive wetland vegetation; an existing hedgerow lies to the north of the access track and further trees and shrubs lie to the site frontage onto Mill Lane. Immediately surrounding the cottage are gardens which contain a variety of trees and hedgerows which form the garden boundaries. The remainder of the site is given over to extensive tree and shrub planting, glades and hedgerow boundaries.

The landscape character of the site is that of a rural single dwelling set within extensive gardens which are well furnished with mature hedgerows, trees and shrubs.

The development proposals illustrated on drawing 1118-011 would retain the cottage (but demolish the outbuildings) and retain the pond. However, no consideration appears to have been given to retaining the existing tree and hedgerow structure within the site. Furthermore the open areas of lawns and grassland would be lost and replaced by houses, car parking and access roads. Consequently there would be a fundamental change to the landscape character of the existing site.

The applicant purports that the proposal "would be designed around the natural characteristics of the site" and although the pond is to be retained the loss of the existing planting and open grass areas does not support this and I recommend that the application is refused.

Should the applicant prepare a detailed Tree Survey in accordance with BS 5837 : 1991 - Trees in Relation to Construction and be able to demonstrate that the important trees on the site can be retained and produce landscape proposals that reinforce the existing sites predominately rural character I maybe able to withdraw my objection. However, the proposals will require substantial modification to achieve this end.
ROBERT PETROW

Consultant Landscape Architect

Basia Polnik

From: Sharon Graham
Sent: 30 April 2001 16:18
To: Basia Polnik
Cc: Howard Squires
Subject: Loddon Thatch, Mill Lane, Sindlesham - 3504

Further to your recent memo I can confirm that the proposal would provided much needed low cost affordable housing for shared ownership for local people. Our latest waiting list figures indicate a considerable demand for affordable housing within the area:

Demand for 2, 3 and 4 bed affordable homes in Winnersh

2 bed - 218
3 bed - 114
4 bed - 24

Demand for 2, 3 and 4 bed affordable homes in Earley

2 bed - 192
3 bed - 176
4 bed - 29

Please let me know if we can provide any additional information to support the case for affordable homes in respect of this application.

Thanks
Sharon

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: - -jpe/mill2

To: Basia Polnik, Development Control — Your Ref: O/2001/3504

COPIES TO:

Date: 20 March 2001

PROPOSAL: OUTLINE APPLICATION FOR 18 MIXED TENURE DWELLINGS
ADDRESS: LODDEN THATCH, MILL LANE, SINDLESHAM

These proposals have been evaluated and I have the following comments:

The site is located close to Nirvana health club and I have concerns that noise from the health club may cause a detriment to the amenity of the proposed dwellings. The dwellings may also be effected by noise from the M4. In order to fully assess this an acoustic assessment needs to be carried out, the assessment should consider all the various noise sources including carpark noise, plant noise and road traffic noise.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise associated with the health club and road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Policy and Plans Consultation

Location: Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Proposal: Outline Application for 18 Mixed Tenure Dwellings.

Application Number: O/2001/3504

Applicant: Chiltern Hundreds Housing Association Ltd c/o Robert Lombardelli Partnership.

Potentially the following policies in the Wokingham District Local Plan Deposit Draft (WDLPDD) could apply to the site:

Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WCC1: Development in the Countryside
Policy WLL8: The Protection & Management of Features in the Landscape
Policy WBE1: Development in its Local Context
Policy WBE11: Protection of Trees & Woodland
Policy WH6: Variety of Housing
Policy WH7: Affordable Housing
Policy WH9: Affordable Housing – Provision by Exceptions
Policy WT1: Location of Development
Policy WT2: Access to Development
Policy WT4: Environmental Aspects of Traffic

The application would conflict with Policy WOS2 since the site is located outside the 'identified settlement' of Sindlesham and within the countryside, where residential development is not normally permitted. It could be argued that the proposal is supported by Policy WOS1 (i), WOS5 (a) and Policy WCC1 (f), which encourage development on brownfield sites in preference to greenfield and redevelopment proposals in the countryside. In addition, the proposal conforms with Policy WH6 and WH7, which encourages small (one, two and smaller three bedroomed) dwellings and affordable housing. It is also important to consider Policy WH9, which states that in exceptional circumstances, planning permission may be granted for small scale schemes solely for affordable housing. However, it is a relatively large site and proposal for 18 dwellings, and includes mixed tenure.

Furthermore, the development conflicts with Policy WOS1, WOS3, WLL8, WBE1, WBE11, WH1, WT1, WT2 and WT4. It would have an adverse affect on the countryside and wooded character and appearance of the area, particularly to the setting of the settlement and visually intrude into the countryside, and result in the loss of trees

protected by Preservation Orders. It would also have poor access, not be well served by public transport, and would generate additional vehicle turning movements and increase the amount of traffic along Mill Lane, and not be close to existing local facilities.

It is also important to consider PPG3 (2000), which stresses the importance of sustainable development, and states that the Government's objective is to '*promote more sustainable patterns of development and make better use of previously-developed land, the focus for additional housing should be existing towns and cities*' (paragraph 1). It goes on to say that local authorities should give priority to re-using previously-developed land in urban areas, empty homes and conversions in preference to the development of greenfield sites (paragraph 2). These aims are repeated at paragraph 21, 22, 26, 30, 31, 32, 40, 41, 65, 67 and 69, indicating the level of importance given to minimising the amount of greenfield land that needs to be developed. Paragraph 30 states that in identifying sites for allocation, local authorities should *'follow a sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors'*. The site would be classified as re-use of previously developed land, however, it is located outside the settlement boundary, does not form part of an urban extension, and is not in the vicinity of a good public transport corridor.

In addition, the site was the subject of a written representation (Respondent No. 987) at the Local Plan Public Inquiry, which was dealt with by Richard Ford.

Recommend – **REFUSAL,** as the proposal is contrary to the Local Plan.

Andrew Astin
Policy & Plans
26/03/01

FROM: Mrs B Polnik

DATE: 15 March 2001

19 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2001/3504

Proposal: Outline application for 18 mixed tenure dwellings..

Site Address: Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

Applicant: Chiltern Hundreds Housing Association Ltd C/O Robert Lombardelli Partnership.

Your observations are required in respect of this application **by 08/04/2001** .

The Committee **OBJECTED** to the application on the following grounds:

1 Considerable extra traffic would be generated onto the already busy Mill Lane

2 The proposed mini-roundabout on Mill Lane would be ineffective and dangerously sited

SIGNED: _____ DATE: 28-03-01

Clerk To Winnersh Parish/Town Council.

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 19th April 2001

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :- securedbydesign.com

42487

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CS	
23 APR 2001	
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Your Ref. 3504

Dear Mrs. Polnik.

Loddon Thatch, Mill Lane, Sindlesham.

Thank you for the details of this application.

The layout creates good natural surveillance over public movement areas and the parking is under good observation on frontage.

The proposal creates no problems in respect of crime prevention provided the rear boundaries of plots 12 - 19 are adequately protected from climbing from the footpath. (1.8 meter close boarded fencing with trellis topping will be required here - this is the 'Secured by Design' criteria which will need to be met for the affordable housing if the developer wishes to reach the award standard).

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this development include burglary & car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments and recommendations into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Our ref: SP\2001\003420\001
Your ref: O/2001/3504

Date: 17th April 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 42367
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CS	
19 APR 2001	
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For the attention of: Mrs B Polnik

Dear Sir/Madam

OUTLINE APPLICATION FOR 18 MIXED TENURE BUILDINGS LODDON THATCH, MILL LANE, SINDLESHAM

Thank you for your letter dated 15 March 2001 which was received on 21 March 2001. You are asked to quote the following reference in any correspondence: SU76NE/23/7. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: A Buffer Zone 5 metres wide alongside the watercourse on the western boundary shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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

CONDITION: A landscape management plan, including long term design objectives, a planting scheme, management responsibilities and maintenance schedules for the buffer zone to the pond and watercourse, shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.
REASON: To protect/conserve the natural features and character of the river corridor and pond.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control:

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

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

Conservation:

Although the Agency does not object in principle to the proposals, the plans do not consider the nature conservation impacts of the development. The Agency welcomes the retention of the pond as part of the site redevelopment. To ensure the protection of the pond however, we would recommend that a larger buffer zone be provided/established between the pond and the proposed housing (6-12).

Buffer zones to ponds and lakes are required for the following purposes;
(i) to provide for terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;

Cont/d..

(ii) 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 pond/lake itself;
(iii) to allow where appropriate, for the regrading of banks to a lower profile in areas where there is public access;
(iv) to prevent overshadowing of waterbodies by buildings; and
(v) to reduce the risk of accidental pollution from run-off.

Our plans also suggest that there is a watercourse on site along the western boundary. This should also be clarified as the Agency would request that a minimum of a 5 metre buffer zone be provided between the development and any watercourse. The buffer zone should not include any development, hardstanding, fences or domestic/ornamental gardens.

The buffer zones around the pond and the watercourse should be undisturbed and appropriately managed for wildlife.

The Agency would also ask for clarification of the existing conservation value of the site and pond, and whether any fish and protected species such as great crested newts are present. The nature conservation impacts of the scheme should be considered and appropriate mitigation/compensation provided.

ADVICE TO APPLICANT

Conservation:

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 adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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

Environment Protection:

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

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

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

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries

Cont/d..

please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Robert Lombardelli Partnership, St Lukes House, 5 Walsworth Road, Hitchin, Herts SG4 9SP

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2001/3504

Proposal:
Outline application for 18 mixed tenure dwellings.

Location:
Loddon Thatch Mill Lane Sindlesham Wokingham

This application is being advertised in the Wokingham Times newspaper on the 11/04/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/05/2001**. Written comments submitted will become available for public inspection.

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

Date: 11/04/2001

11/4 B.

Received by Wokingham District Council

Application No: O/2001/3504

Proposal:
Outline application for 18 mixed tenure dwellings.

Location:
Loddon Thatch, Mill Lane, Sindlesham, Wokingham.

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. 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

15 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL * PRE-APP ATTACHED *

Start date: 06 MAR 2001	Map No. 67 Site 151
Officer: BP Application No. 0/2001/3504	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(O) OUTLINE APPLICATION FOR 18 MIXED TENURE DWELLINGS

Location: LODDEN THATCH MILL LANE

Parish: WINNERSH Ward: Winnersh 15.3.01 D

Applicant: CHILTERN HUNDREDS HOUSING ASSOC LTD

Fee Received 3040-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..XX.....

Date Site Notice Sent : 15.3.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees TPOs on site ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
Housing ✓ .....
Leisure & Cultural services ✓ .....
Public Rights of Way ✓ .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓ .....
Strategic Planning (JSPU) ✓ .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
- C.P.R.E ✓
- Ramblers Association (please send map to Mr Bounds) ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

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

HERITAGE BODIES

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

OTHERS: (River Valleys Policies Area Rural Area)

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + see map.

ROBERT LOMBARDELLI PARTNERSHIP

Chartered Quantity Surveyors
Chartered Building Surveyors
Design & Build Consultants
Architectural Designers
Planning Supervisors
Employer's Agents
Project Managers

[illegible] 3364

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

Ref 111813164.doc

For the Attention of the Planning Officer

21st February 2001

Dear Sir,

Re; Mixed Tenure Residential Development
Lodden Thatch, Mill lane, Sindlesham

On behalf of our client, Chiltern Hundreds Housing Association, we enclose an outline planning application for mixed tenure residential development of the above site. As part of the application we enclose:-

1. Six copies of the application form
2. Certificate of Ownership
3. Application Fee
4. Six copies of existing and proposed drawings.
5. Six copies of our Design Synopsis Report.

The drawings are intended as indicative proposals only, as the application is for outline permission only with all matters reserved. Once the application has been formally lodged, we would be pleased to meet to discuss any specific aspect of the scheme.

Yours Sincerely,

Colin Spence

Copy to: Peter Bahri: Chiltern Houndreds H.A.
Sharon Graham Wokingham D.C. Housing Dept

St. Luke's House
5 Walsworth Road
Hitchin
Hertfordshire SG4 9SP
Robert Lombardelli ARICS, MaPS *Telephone: 01462 436318*
Phillip Hemmings BSc, ARICS *Facsimile: 01462 441391*
Colin Spence Dip Arch, ARICS *E Mail: rlp@rlpsurveyors.co.uk*
VAT Reg. No 332598934 *Web site: www.rlpsurveyors.co.uk*

LODDEN THATCH, MILL LANE, SINDLESHAM

06.MAR2001 * 3504

OUTLINE PLANNING APPLICATION FOR MIXED TENURE RESIDENTIAL DEVELOPMENT

FOR

CHILTERN HUNDREDS HOUSING ASSOCIATION LTD.

DESIGN SYNOPSIS

FEBRUARY 2001

ROBERT LOMBARDELLI PARTNERSHIP
St Luke's House
5 Walsworth Road
Hitchin
Herts SG4 9SP

Tel. 01462 436318
Fax. 01462 441391
E-Mail Address:
Rlp@rlpsurveyors.co.uk

1.0 SITE DESCRIPTION

The site is located in a semi-rural location on the edge of Sindlesham, off Mill Lane, behind Nirvana Health Club. The Berkshire Masonic Centre is located immediately on the opposite side of Mill Lane, and further down Mill Lane away from Sindlesham are a number of residential buildings and farm buildings. Extensive development at the rear of the Health Club is currently being undertaken adjacent to our site boundary. The site is in private ownership, and our clients, the Chiltern Hundreds Housing Association Ltd., have agreed the purchase of the site. Chiltern Hundreds Housing Association Ltd are a non-profit making organisation committed to providing solutions to the affordable housing requirements of local communities. We understand Chiltern Hundreds Housing Association have worked closely in the past with Wokingham District Council on other housing projects.

The site area amounts to 1.52 hectares. There is currently a large two-storey brick cottage on the site (Lodden Thatch), of painted brickwork under a thatched roof. There are outbuildings adjacent, which are used for garages or general storage. The cottage is set back in the centre of the site, away from the Mill Lane access. Vehicular access to the cottage is currently via a gravel track off Mill Lane. This passes a large pond at the entrance to the site, which acts as a natural drainage point for the immediate surrounding land. There is an existing hedgerow to the north side of the access track, with extensive vegetation with trees around the existing pond and to the site road frontage onto Mill Lane

The land generally to the rear (or south-west) of the pond is generally more open, grassland, with a mixture of trees and overgrown hedgerows around the site boundary. To the North-east of this area, is located the existing cottage, which is surrounded by more formal open gardens, containing a variety of trees. Again, hedgerows and trees form a boundary for these gardens, providing privacy from the access track. The northern edges of the site again have more extensive vegetation, with a mixture of small/large trees with hedgerows to the boundaries.

2.0 PLANNING POLICY

We understand the site currently lies beyond the development limits of Sindlesham set out in the current local structure plan. This boundary runs along the south-east line of the site. We understand this may be reviewed when the structure plan is reviewed late 2001/early 2002.

Current planning guidelines allow for 'Affordable Housing' to be provided under Policy WH7, where schemes of 15-dwellings or more require 25% of new dwellings to be for affordable housing, subject to site conditions and a housing needs survey.

Policy WH9 also calls for 'Affordable Housing' to be provided by exceptions, to provide affordable housing to meet proven local needs. These would be on sites that would not otherwise be released for development, subject to the sites: -

1) Being on the periphery of rural settlements.
2) Such a development should not have an adverse effect upon the character of any settlement or intrude on open countryside.
3) The dwellings should be occupied initially by those resident in the parish.
4) The occupation of the dwellings shall remain in the long term under control to ensure the affordability aspect is maintained for the future benefit of subsequent occupiers.

The council's current policy also calls for the provision of around 700 affordable housing units to be provided by March 2006.

We understand the site owners have made past attempts the secure planning permission for private market housing development on the site, and to date, these have been unsuccessful.

3.0 HOUSING REQUIREMENTS

Chiltern Hundreds Housing Association have had extensive discussions with the Housing Officer at Wokingham District Council to ascertain the housing requirements and establish how this can best be achieved. Although the Housing Officer would be very supportive of a development on this site, we understand the council is not in a position to provide any financial input into such a scheme. The scheme would therefore need to be funded through the Association through private borrowing and cross-subsidy.

A particular need for key worker accommodation has been identified by the council (i.e. teachers or emergency services workers etc.). In view of this, the Association has applied under current government initiatives for a separate grant to supply accommodation for key workers. In addition, by working in conjunction with the private sector, it is intended that the financial shortfall between the grant and actual scheme costs will be met by the revenue from the private sector of the mixed tenure proposal, thus allowing our client to meet the council's housing requirements at no cost to the local authority.

4.0 PROPOSED HOUSING MIX

As we have mentioned in Section 3, in order to allow the scheme to work financially, we are proposing a mixed tenure development, with the revenue achievable from the sale of the private market housing subsidising the affordable housing.

The council's requirements for key worker accommodation are for two and three bedroom houses. These are likely to be made available on a shared equity basis, with the Association retaining a proportion of the property value, thus retaining the affordability factor if and when the properties are sold on.

The new dwellings to be built under the proposed new private market housing are to be of similar size to the existing cottage (i.e. large 4 or 5 bedroom detached dwellings with garages). This will provide a mixed tenure development on the site as a whole, with a varied selection of dwelling sizes from 2-bedroom up to 5-bedroom.

The proportion of affordable housing on the site would therefore be 74%, as opposed to the 25% indicated under current planning policy guidelines.

5.0 SCHEME PROPOSALS

Because of the semi-rural nature of the site, our proposals would be designed around the natural characteristics of the site. The access track into the site would be converted to a block paved shared access drive, incorporating speed restrictions. The pond adjacent to the access road would be preserved in its current size to be retained as the dominant landscape feature, and used as a visual amenity for the development.

The access road would lead to two groups of housing which would provide the 2 or 3 bedroomed dwellings for affordable housing. These 14-units would be laid out in two housing courts of seven dwellings in each, with parking laid out in small communal courts in front of the dwellings. The dwellings will take the form of a rural cottage development, with half-rendered elevations beneath pitched roofs. The units would be arranged around specific mature trees identified to be retained.

To the north-west side of the above development would be the private market housing area. Here, we are proposing four new 4 or 5 bedroom-detached cottages, with separate garages, around the existing thatched cottage (to be retained). Again, it is our intention to maintain a number of the mature trees around the existing cottage, and to retain all existing boundary vegetation to the perimeter of the site. All these properties would be available for sale at full market value.

6.0 HIGHWAY ISSUES

We are aware that the existing vehicular access onto Mill Lane is likely to be inadequate as a 'T' junction. The access point is mid-way through a double-bend, presenting limited distance visibility. We therefore propose the construction of a mini-roundabout in this location, which should achieve the desired effect of slowing the traffic down through the double-bend, requiring traffic to give way to vehicles appearing to the right. This would involve the re-alignment of the road at this location and widening of the mouth of the site access road. The proposals indicated on the proposed site plan are intended as indicative only, and will need to be developed in conjunction with our Highways Engineer.

7.0 PLANNING APPLICATION

The enclosed application is for outline approval only, with all matters reserved. The proposals submitted are indicative only, intended to demonstrate the scale, design mix, layout of the proposed development. Layout plans and elevations are enclosed for the affordable housing part of the site. The reserved matters application will include the remaining house designs (plans & elevations), landscape design, highways access design. The following drawings are submitted as part of the outline planning application: -

1118 –001 - Location Plan (1:1000)
1118 – 010 - Site Plan as Existing (1:500)
1118 - 011 - Site Plan as Proposed (1:500)
1118 - 020 - Semi-detached house plans & elevations(1:100)
1118 - 021 - Terraced house plans & elevations(1:100)

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.

CERTIFICATE A

06.MAR2001 - 3554

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: CHILTERN HUNDREDS HOUSING ASSOCIATION LTD

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.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr. G.H. HUNTER	9 ILCHESTER COURT, LINK ROAD, NEWBURY, BERKS	1.3.01.
MR B PRESTON	SILVER BIRCHES, NETHERAVON RD, SALISBURY, WILTSHIRE	1.3.01.

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.

(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).

- 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) . . . . . .

. . . . . .

(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

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.

Agricultural Holdings Certificate

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 C Spence for ROBERT LOMBARDELLI PARTNERSHIP

On behalf of CHILTERN HUNDREDS HOUSING ASSOC. LTD.

Date 1.3.01

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

1509/ab

PLANNING APPLICATION PART 1

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

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

WOKINGHAM DISTRICT COUNCIL

08.MAR.[illegible] 3504

For office use only
Application No.

1.	YOUR NAME	CHILTERN HUNDREDS HOUSING ASSOCIATION Ltd
	ADDRESS	HUNDREDS HOUSE, 24 LONDON ROAD WEST,
		AMERSHAM, BUCKS
	POST CODE	HP7 0EZ Tel No. 01494 588282
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROBERT LOMBARDELLI PARTNERSHIP
	ADDRESS	ST LUKES HOUSE, 5 WALSWORTH ROAD
		HITCHIN, HERTS
	POST CODE	SG4 9SP Tel No. 01462 436318
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LODDEN THATCH,
		MILL LANE,
		SINDLESHAM, WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1·52 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	MIXED TENURE RESIDENTIAL
		DEVELOPMENT
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

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

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

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

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. NONE

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RESERVED MATTERS ISSUE

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	–
	2	6
	3	8
	4	2
	5 or more	2
	TOTAL	18
Nos. of residential units lost through demolition or conversion		–
	NET CHANGE	18

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

LEVEL ACCESS INTO DWELLINGS.

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £3,040.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED C Spence for ROBERT LOMBARDELLI PARTNERSHIP ON BEHALF OF CHILTERN HUNDREDS HOUSING ASSOCIATION DATE 21-2-01

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



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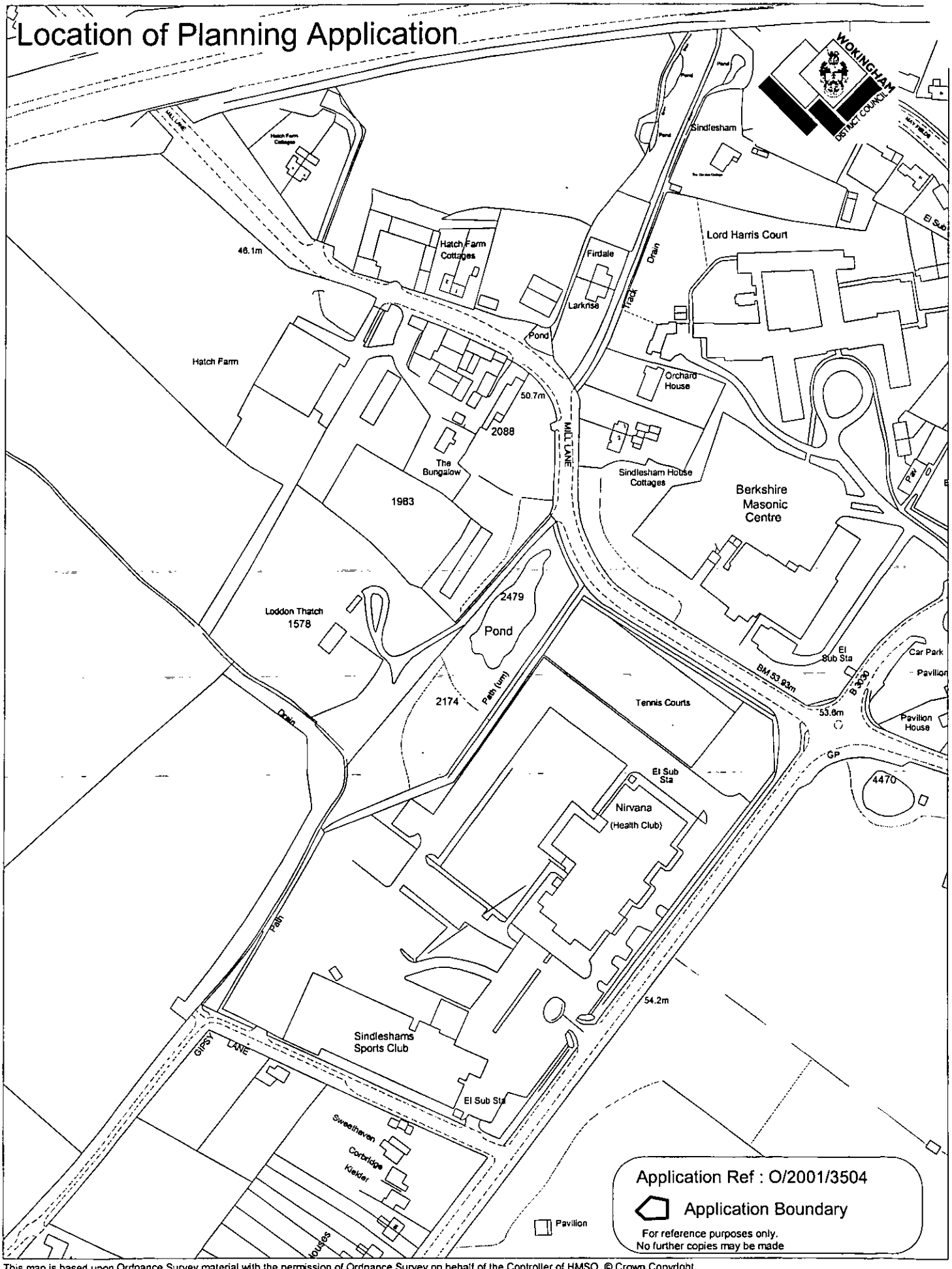
Development Control Section, Environmental Services, Wokingham District Council.
12 March 2001

Scale: 1 : 2500

N
W E
S

Location of Planning Application



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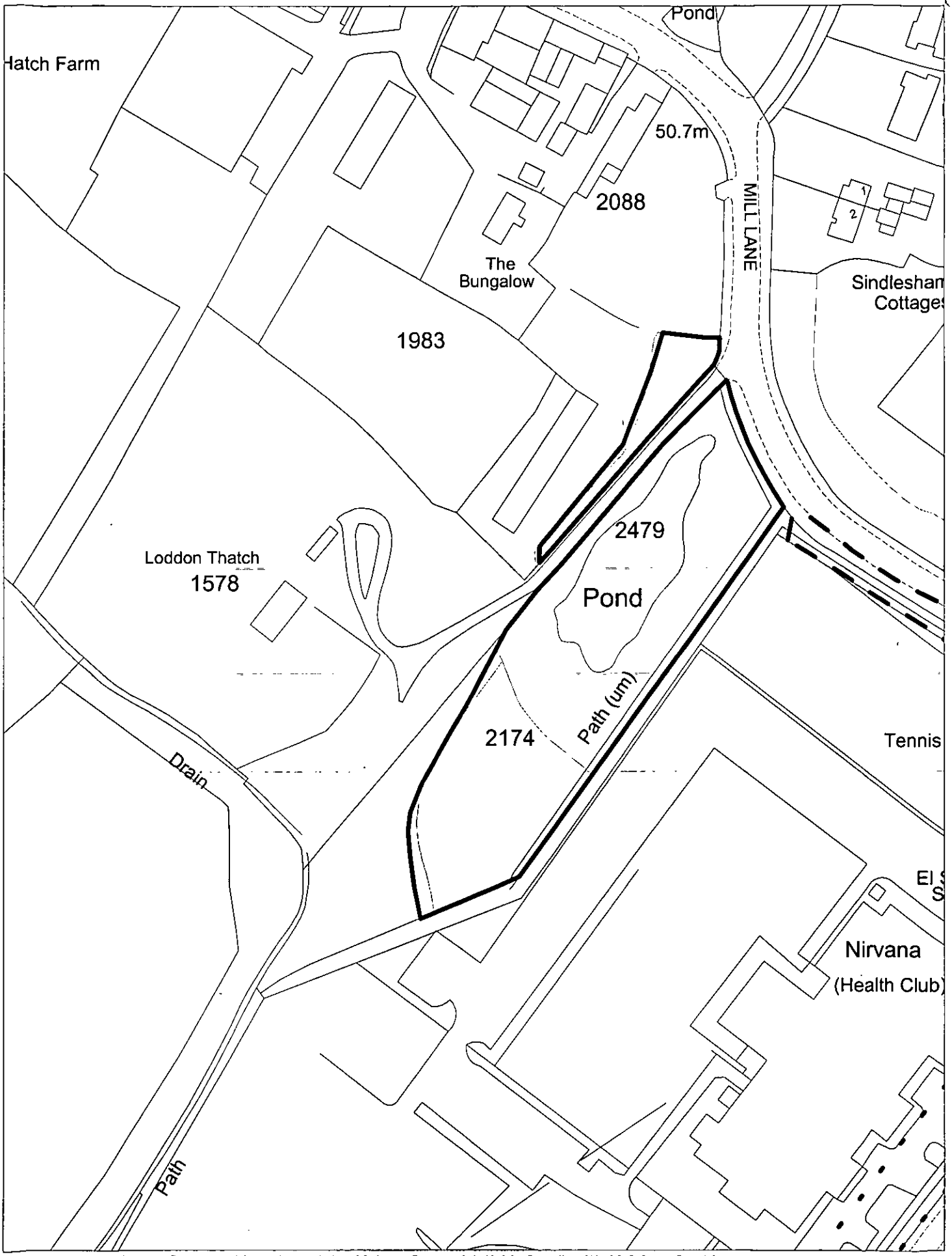
Development Control Section, Environmental Services, Wokingham District Council.

25 May 2001 Scale: 1 : 2500

N W E S



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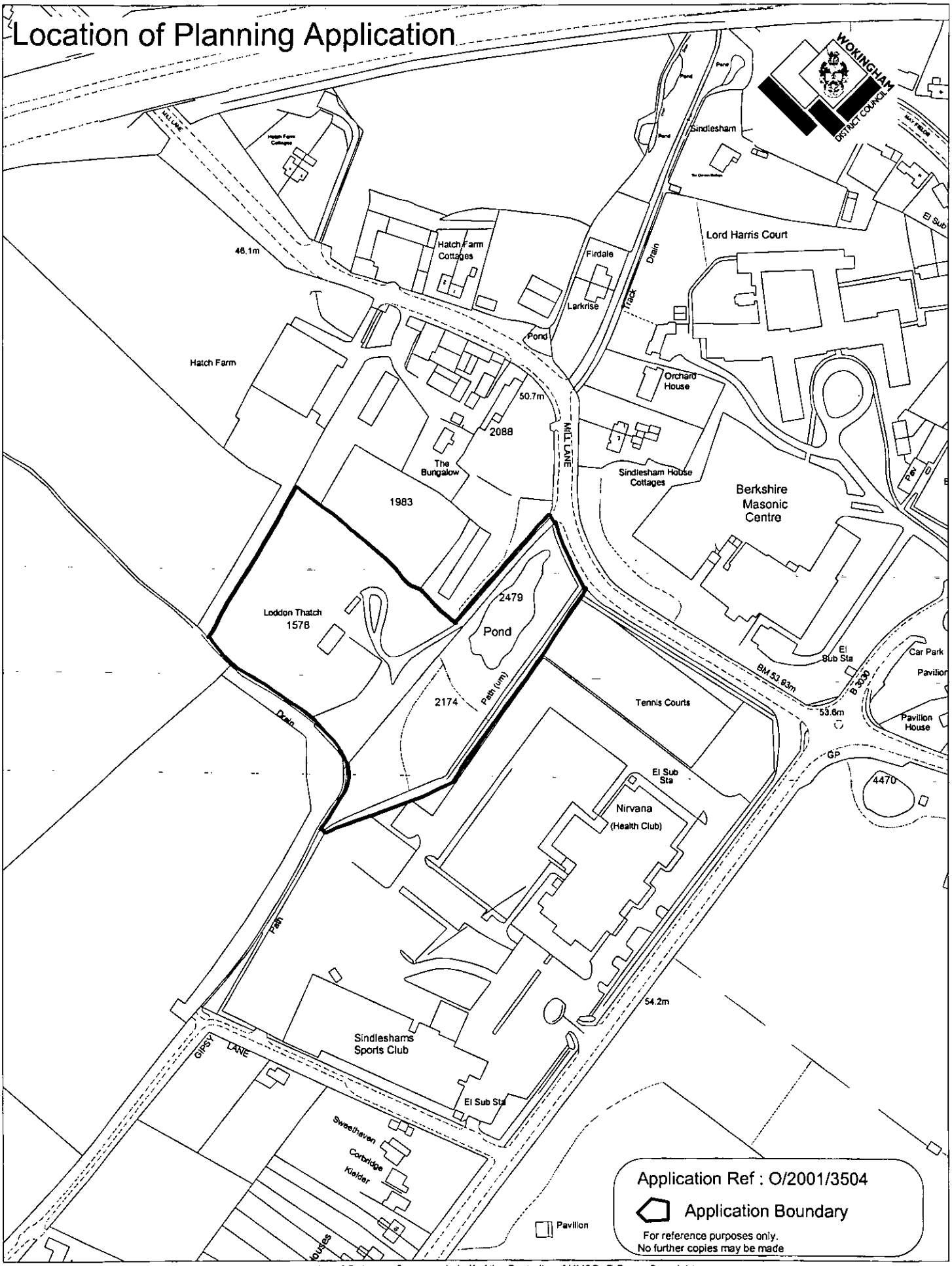
Landscape Section, Environmental Services, Wokingham District Council.

26 June 2001 Scale: 1 : 1250

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2001

Scale: 1 : 2500

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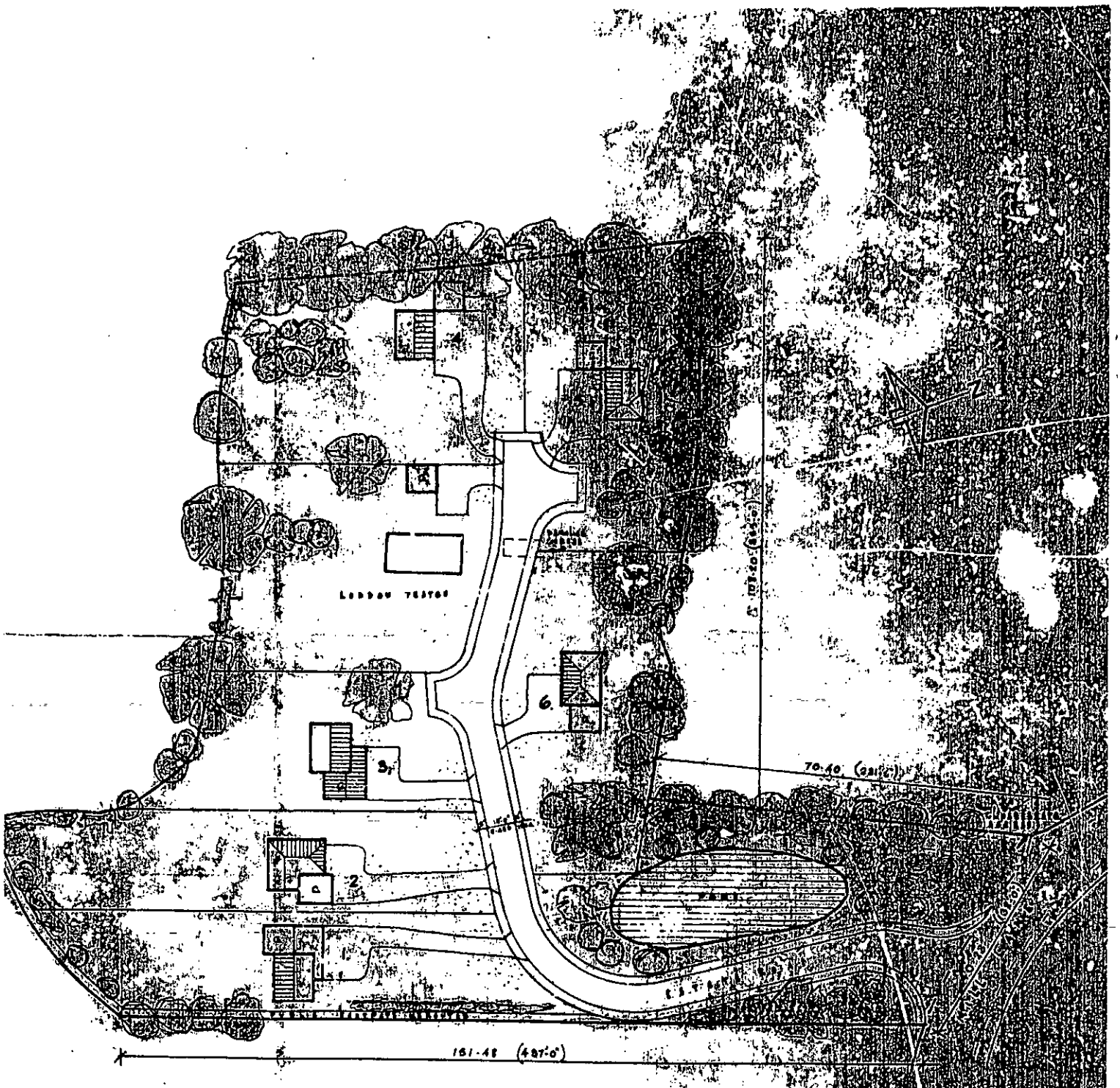
Landscape Section, Environmental Services, Wokingham District Council.

26 June 2001 Scale: 1 : 1250

N W E S



OSED · DEVELOPMENT · AT · LODDON · THATCH ·
ANE · SINDLESHAM · WOKINGHAM · BERKS ·