APPLICATION NO:
F/2001/3252

LOCATION:
Land Adjacent Winnersh Primary School Greenwood Grove, Winnersh Wokingham.

APPLICANT:
Linden Homes (SE) Ltd C/O Lennon Planning Ltd

PROPOSAL:
Proposed erection of 16 dwellings new access and demolition of 39 Watmore Lane.

EARLIEST DATE FOR DECISION: **25/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/03/2001

CASE OFFICER: **Mrs B Polnik**

WITHDRAWN

1415

019

LENNON
PLANNING LTD

13 Hermitage Parade, High Street, Ascot SL5 7HE

Telephone: (01344) 873887
Fax: (01344) 874744
E-mail: consultancy@lennon-planning.co.uk
www.lennon-planning.co.uk

Our Ref: DSD/ads/919

1st March 2001

06.MAR2001 3458

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End, Wokingham
Berkshire RG11 1WR

W/D

For the attention of Mrs Polnik

Dear Sir

Proposed Residential Development on land Adjacent to Winnersh Primary School and including Nos. 37 and 39 Watmore Road, Winnersh

We refer to your recent telephone conversation with Mr T Ballard of Linden Homes with regards the above site and Application No. F/2001/3252 for the erection of 16 dwellings. We have agreed to withdraw that application on the basis that this new application for 18 dwellings is registered immediately in order that consultation can take place.

Accordingly, we enclose the following documentation:

i) 6 copies of the completed planning application forms;
ii) A completed Certificate B;
iii) 6 copies of a site location plan edged in red;
iv) 6 copies of the relevant layout and elevational plans. A schedule of plans is attached to the application.
v) A cheque for the sum of £380 being the requisite additional planning application fee.

The site is identified within the settlement area of Winnersh in both the adopted and emerging Local Plans. The site was previously proposed by the Council as a priority site for residential development and it is unclear why it was subsequently not retained in the Deposit Plan.

The former County Council and the Schools Governing body confirmed that the site is no longer required for educational purposes and that the land be released for residential purposes. An application submitted in March 1998 for residential development is the subject of an appeal, albeit that it is presently being held in abeyance.

Directors: C A Lennon BA, DipTP, MRTPI; M D V Lennon BA; R J Huntley BSc, DipTP, MRTPI; D S Dunlop BA(Hons), MRTPI
Registered in England No. 3943349 • Registered Office: 71 Bell Street, Henley-on-Thames RG9 2BD

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CS 0755	RLP
20 FEB 2001	
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	FILE:

Ref: Mrs B Palnik.
App No. F/2001/3252.

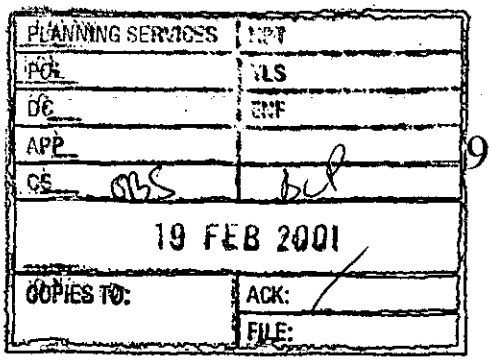
8 Astor Close.
Winnersh
Berks.
RG41 5JZ
16th February 2001.

Dear Sir or Madam.
Ref: F/2001/3252 LAND ADJACENT WINNERSH PRIMARY SCHOOL.

Here I am again writing yet more letters to protest against the Building of any Houses on this field, as had been said in the past So many times over the years, that we do not want this field built on, its the only field the children have to play their Ball games on North of the 329. and you the council are going to let these houses to be built. I think this is disgusting. Governments are Saying about children becoming Couch Potatoes. They will be even worse in this area if you take their only field from them they will only get worse. Also Have you not thought that the School will need to be extended due to the Building already taking place in the area, Once this field is gone it can't be replaced its gone forever. Then there will be the problem of over crowded School and children not having the Space they need. By changing the application number doesn't fool us you know. its the Same problem we have had Since 1998.
All the promises given by the Liberal leaders Saying they would Save our field was just political and they have failed us & the community as a whole. we are disgusted with the move.
Isn't it about time the Council & planning Dept started to learn by the mistakes on the planning for Winnersh and Surrounding area.
DO NOT ALLOW THESE HOUSE TO BE BUILT ON THIS FIELD

Yours Sincerely
A.B. Palnik

cc. Downing Street
John Redwood
The Sun.



9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

15.02.01

Application Number: F/2001/3252
Land adjacent Winnersh Primary School

Dear Mrs Polnik,

My friends and I do not want you to give planning permission to developers for 16 dwellings on 'the field'.

I left Winnersh Primary School last year to go to The Holt, so I know the school. Also our house backs onto the land in question. The field is used a lot by many different people doing different activities:

The school use the field for games. I was in the upper team of the school last year; we used the field for cross-country, softball and rounders. The upper team is made up of three classes of about 35 children in each class (105 people). The infants and middle team also use the field.

The pupils who live in our area go to and from school by walking across the field to the back entrance of the school - it's a much shorter way to get to school. (Mum says there is no entrance from the field to the school on the layout map)

Lots of people walk their dogs. Some people come everyday at regular times - some come more than once. Others use the field occasionally.

My friends and I play and chat on the field quite often as it is away from the traffic near the Industrial Estate. It feels safe to us especially as I can see my house and I know that my parents watch what we are doing! Other groups go there as well.

There is a group of young men who play football regularly. They don't want a 5 a side pitch; they want to keep the full sized football pitch.

Parents and grandparents take their children and play with them there also. Some people play with their children. Someone was teaching his son to hit a ball with a cricket bat the other week. Sometimes at Bank Holidays a large group of people of different ages play baseball.

It is a pleasant area with trees and a hedgerow around the big field. It is good to have somewhere to play that feels safe and is nearby. Winnersh is a village and villages should keep some of their open areas. There are lots of birds (a heron sometimes comes), some animals including bats and hedgehogs and I've even seen a fox.

Thank you for reading this. Please would you not give planning permission for the school field to be used for houses. We want to keep our field.

Yours faithfully,

RHRamsdale.

Rosalind Ramsdale. Age 13.

Some of my friends, those who live very close to the field, have written a few sentences. Here is a copy for you.

please keep the field for everyones enjoyme
PLEASE!

G Storey E Slacey	
Ron Baker J. BAKER 1 Grovelands close.	
KARLA BARNES	
Kathryn Smith 2, Grovelands Close.	Playing football, walking do
Elaine Smith, Peter Smith } 2 Grovelands Cl.	Recreation / nature / walking dog
Aileen Sinclair, Ian Sinclair } 29 Grovelands avenue	Playing games, exercising dog walking to school.
J. Shine, R. Shine } 7 Astor Close	The ONLY recreation facil in N. Winnesh where the local youth can really play.
1 Whitehouse 78 GROVELANDS PARK	
G. M. Bichard 9, Marlborough Close	

Mrs F. ISMAY. 1 ASTOR CLOSE [signature] (DEFINITELY NOT TO BUILD)	This is the only safe piece of play area for the children to play on, as we are constantly reminde to keep them off the streets
The Balch Family 2 Astor Close Winnersh	Green space for the school is going to be necessary if new houses are built where will the school put these children. Where will the children ~~at~~ this sc of the road play? There is n other green space
Mr & Mrs Payton 3 Astor close Winnersh	
HANA TANG 4 ASTOR CLOSE DINNERY	Should keep it a playfield
STEVE COUNTERMAN	KEEP IT GREEN
JOYCE LANG	I think it is unfair to tak a children's playing field. fo Just 24 Houses when we need Green Spaces for Children play.
The Baker family.	We really need this Cid for the youngest Cid is two and the [illegible]

PLANNING SERVICES	HPT
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20 FEB 2001	
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Ref: MRS B Palnik.
App NO. F/2001/3252.

8, Astor Close.
Winnersh
Berks.
RG41 5JZ
16th February 2001.

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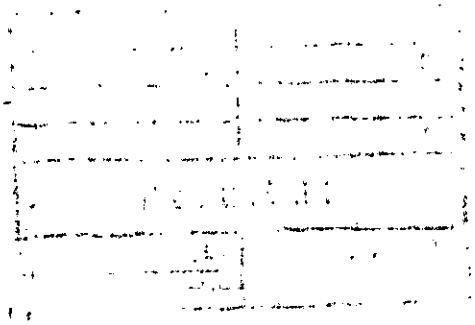
DO NOT ALLOW THESE HOUSE TO BE BUILT ON THIS FIELD.

Yours Sincerely
J D Lang.
J D LANG.

cc. Downing Street
John Redwood
The Sun.
plus anyone else I can think of.



School field sales clamp

TOUGH new curbs on the sale of school playing fields were announced yesterday — to help young sports stars.

More than 5,000 pitches have been sold to developers since 1981.

Future sales — for sport-based development — must be Government-approved. Culture supremo Chris Smith said: "Pupils must get the chance to play sport."

Housing 'dumping ground' fears as school site is eyed by developer

A DEAL to sell off land used by Winnersh schoolchildren will pave the way for hundreds of houses to be dumped on the parish, it is feared.

Wokingham District Council has reopened negotiations with developer Linden Homes, to sell off the field currently used by Winnersh Primary School, in Greenwood Grove.

And residents are anxious that if the deal is clinched it will be the "tip of the iceberg", setting a precedent for other green field sites in the area.

Dave Weston, who lives in Greenwood Grove, has campaigned against plans to sell the land since 1997, when Berkshire County Council first agreed to sell up.

Mr Weston was outraged to learn the council had agreed to reopen talks at a meeting of the resources sub-committee.

He said: "I am concerned Winnersh will be overdeveloped.

"They plan to take away valuable recreation ground desperately needed by the school for the sake of 24 houses.

"More than that, I believe this is the tip of the iceberg.

"If developers get in there, I'm convinced they have longer term plans for the area, which will add tremendous pressure to the already overstretched infrastructure of Winnersh."

Staff at the school were shocked to learn they might be about to lose valued teaching space, which they have used for 30 years.

Headteacher David Cowley said: "We would hope to be included in discussions, but as yet Linden Homes and the council have not involved us.

"The field is a resource we use and we appreciate having it, but I suppose we could give it up if we had to.

"At the end of the day all of us resist change, but I'm a realist too.

"But people will have to look very seriously at whether Winnersh and the school will be equipped to deal with the increase in numbers."

Linden Homes land director Toby Ballard confirmed it would buy the land when and if planning permission was granted.

He did not comment on any future building programmes planned for Winnersh.

Karen Jordan, a spokesman for Wokingham District Council, explained it was hoping the sale of the land would be made on "more favourable terms" and would be better for the community.

▶ See Letters: P6

Why take this valuable space for more housing?

SIR — We have lived under the threat of the recreational field alongside Winnersh Primary School being sold for housing development for over two years.

Throughout this period there has been a great deal of discussion with various 'official' bodies.

However, having gone through a fallow period the matter has once again raised its ugly head.

I am reliably informed that Wokingham District Council are looking to sell this valuable recreational facility, used by both the school and public for housing development — why?

Councillor R Turner was a prime mover back in his county council days to sell off this land, the only green open playing space north of the A329 left in Winnersh.

I therefore asked Cllr Turner to be open and honest and give the residents of Winnersh answers to the following:

Why sell recreational facility for housing? What benefit will the sale be to the school or Winnersh?

Winnersh suffers traffic log jam, why add to it?

The school is currently at capacity and needs more space. Why take this valuable space for more housing?

Cllr Turner and/or the district council need to be open and honest with the long-suffering residents of Winnersh.

Dave Weston, Greenwood Grove, Winnersh.

DETR
ENVIRONMENT
TRANSPORT
REGIONS

News Release

033/ENV

16 January 1998

GOVERNMENT SETS OUT HOW IT WILL SAVE SCHOOL PLAYING FIELDS

The Government today set out how it will fulfil and extend its pledge to stop the sale of playing fields which schools and communities need.

The initiatives will be taken forward in three key measures in a co-ordinated approach by the Department of Education and Employment, the Department of Environment, Transport and the Regions and the Department of Culture, Media and Sport.

These are:

- tightening planning controls in respect of development on all local authority-owned playing fields where the English Sports Council advises against the proposals;
- introducing new legislation to require all maintained schools to see consent for the sale of playing fields; and
- sending a clear message to all local education authorities to discourage them from selling off land before these measures become law.

Deputy Prime Minister, John Prescott, said:

"Playing fields are vital for the quality of life in our communities. Once developed they are lost forever. In some cases the Sports Council and local planning authorities disagree on whether developing a local authority-owned playing field would result in a local shortage. In these cases I propose to ask local planning authorities to refer the matter to me to decide whether to leave it to them or whether I should take the decision. I will shortly be writing to consult them on my proposal."

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS, ELAND HOUSE, BRESSENDEN PLACE, LONDON SW1E 5DU

3. The effect of the proposed arrangements would be that the local planning authority, before granting planning permission will need to notify the Secretary of State, who will then have to decide within 21 days whether he is content for the local planning authority to make the decision or whether he wishes to call in the case for his own determination.

Press Enquiries: 0171 890 3043
(Out of Hours: 0171 873 1966)
Public Enquiries Unit: 0171 890 3333

Hands off our school field, fume protesters

Political row rumbles on over future of land

by SALLY BRYANT
Wokingham Times

CONTROVERSY over the fate of a Winnersh field is spiralling with a bitter war of words between political parties and an accelerated residents' campaign.

Fierce debate centres on a field next to Winnersh Primary School which is fast becoming the village's most notorious green spot.

Protesters, who want to see it stay green, were due to present a 350-signature petition to Wokingham District Council on Monday night.

The move came at the end of a week of political backbiting and recriminations, sparked by conflict at a council committee meeting.

The land was declared surplus by the now-defunct Berkshire County Council in 1996 and that authority entered into a conditional contract for sale with a housing developer.

It was a legacy passed on to Wokingham District Council, which refused a planning application for 28 houses in 1998.

An appeal was lodged and held in abeyance, but is now due to be heard in September.

There was uproar at last week's meeting of Wokingham District Council's policy and strategy committee, which ended with a decision for public consultation.

Angry residents flouted the rules to speak out — leading campaigner Dave Weston, who lives near the school in Greenwood Grove, later called it a "shambles" and "a joke of a meeting".

Both the Conservatives and Liberal Democrats have since issued stinging statements.

The district's Conservatives have hit out at the Lib Dems for "failing to come up with a way to halt the legal agreement signed by their colleagues at the Liberal Democrat-controlled County Council in 1997" and accused the Lib Dems of failing to deliver on a key election pledge.

Cllr Liz Siggery, the Tory member for Winnersh, said: "The residents do not want consultation, they want action, and if the Liberals cannot deliver what they promised, then they should admit the error of their ways.

"A public consultation is a waste of my residents' money at this stage, as it is the Council Tax that would fund this."

But Cllr Prue Bray, who called a public meeting the day before the heated committee meeting, hit back, saying: "At the time the county council agreed to sell the land, the Liberal Democrats were not in overall control of the council.

"The Tories' suggestion that Liberal Democrats are entirely responsible for the sale of this land is a complete misrepresentation."

She claimed the Liberal Democrats were trying to clear up "the mess" inherited from the county council.

"I am now under attack for failing to achieve in two months what the Tories themselves failed to achieve in the previous three years," she said.

"I am still opposed to development on the school field. I am still going to work as hard as I can on behalf of the people of Winnersh."

Determined Mr Weston underlined he was opposed to the idea of any development on the recreational field because it was needed by the school and the community.

Schools get cash boost

Grant to provide more classrooms and teachers

By SALLY BRYANT

MORE classrooms are to be built at Wokingham district schools and more teachers employed to cut infant class sizes.

Further negotiations after a package of Government grants was announced in March have resulted in more money coming to the district.

The moves are linked to the Government initiative to get fewer than 30 names on the register in classes for five- to seven-year-olds.

In March, the Department for Education and Employment announced that district council bids for extra classes at the Coombes in Arborfield, Winnersh Primary and St Teresa's RC, in Wokingham, had been successful.

Money was reserved in a pot for St Peter's CE Primary, Earley, and Shinfield Infant and Nursery, and these have now been confirmed.

The district council's latest talks with the DfEE have won a major boost for North Woodley, with the confirmation of a grant for Willow Bank Infant School.

And the council's argument, that there is a similar need to get class sizes down in Twyford, has won an £85,000 handout for an extra classroom at Polehampton Infant School as well.

A further sum of £82,000 has been made available for employing new teachers for infant classes in the district — and the council has been told there will be even more money for extra teachers in the future.

Cllr John Green, chairman of the council's education and cultural services committee, said: "I am delighted that yet again the determination of the education department to do the best for the district's children has been rewarded

"The extra money will mean even more of our children can be given a good start on their education."

Help for the grass of '99

THE government will tomorrow unveil new plans to protect school playing fields.

More than 5,000 sports pitches have been sold in the last 15 years.

But if Schools Minister Charles Clarke's scheme gets the green light, schools that want to sell land will have to go through an inquiry—and plough back the cash into sports facilities.

£125m for play space

A £125 MILLION lottery fund to create playing fields and village greens was announced yesterday. It will help schools to buy back sports grounds or create new ones on derelict inner-city sites. Community groups could also apply for money to spruce up parks or conserve wildlife havens. And schemes to create safe routes to schools or leisure centres, set up neighbourhood recycling centres and extend access to the countryside will also be eligible.

Culture Secretary Chris Smith said: "The green spaces initiative will help to reclaim derelict parts of our country and allow more people to enjoy more parts of our environment than ever before. It is a tragedy that thousands of school playing fields have been sold off."

School field sales clamp

TOUGH new curbs on the sale of school playing fields were announced yesterday – to help young sports stars.

More than 5,000 pitches have been sold to developers since 1981.

Future sales – for sport-based development – must be Government-approved. Culture supremo Chris Smith said: "Pupils must get the chance to play sport."

GOT A STORY? PHONE

SUN NEWSPAPER 0171 782 4100

Saturday 17th Jan 1998.



RUNNING ORDER: Pupils should be given a sporting chance

Ministers put brake on sale of school playing fields over couch potato fears

BY DOROTHY LEPKOWSKA
EDUCATION CORRESPONDENT

THE Government yesterday ordered a clampdown on the sale of school playing fields amid fears that Britain was raising a generation of couch-potatoes.

Ministers issued tough rules signifying a virtual halt to the sale of land for development, just days after head teachers' union leader, David Hart, warned schools were turning out "unfit Philistines". The new guidelines say councils have to ensure proceeds from sales are ploughed back into sports provision or education, and schools are left with adequate facilities.

The new regulations were announced yesterday by Schools Ministers Charles Clarke, Culture Secretary Chris Smith and the Regeneration Minister, Richard Caborn, at Cyril Jackson Primary in east London.

Mr Clarke said: "School playing fields are an invaluable resource and one to which Government attaches the highest priority. Their loss almost always causes widespread concern."

The rules underpin last year's legislation which gave Ministers powers to veto plans to sell off recreational areas.

The Government wants all schools to offer pupils at least two hours' physical activity a week, with competitive team sports remaining compulsory for five to 11-year-olds. Pupils between 14 and 16 have been given greater flexibility to take part in other sports under a recent national curriculum review.

However, a National Association of Head Teachers' survey in March deemed most state schools' sports facilities "woefully inadequate".

Mr Hart said Britain could never hope to compete in a world arena in sports such as football and cricket while children had no chance to develop their talents.

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16 FEB 2001

Mrs B Polnik
Planning Dept.
W.D.C.
Shute End
Wokingham RG40 1WR

21 Greenwood Grove
Winnersh
Wokingham
Berks. RG41 5LH

15th Feb. 01

Dear Mrs Polnik,

Ref. Plann. App. F/2001/3252

I once again write to oppose the development of the Winnersh Primary School recreational field. My opinion and that of Winnersh Residents has not changed since we first voiced our opposition back in Jan. 1998.

I enclose copies of both petitions compiled 1998 (over 200 signatures) the other in 2000 (over 400 signatures) which surely clearly indicates the strength of feeling against this plan. I also enclose a copy of a letter from the D of EE which indicates that any development on school playing fields requires the Secretary of States approval. As the above is now " a new planning application " presented after section 77 of the School Standards and Framework Act 1998 it must therefor be presented to relevant Government Department for approval ?.

To grant planning permission on this site will remove a vitally essential recreational facility from both Winnersh Primary School and the youth of Winnersh, who have used the field for many years, it is in fact the only area available north of the A329 within Winnersh.

Other factors for consideration is the current road congestion, more development will add yet further misery and pollution to what is already an over developed area, stop dumping more and more houses on every conceivable piece of green land you can find in Winnersh.

Yours sincerely,

D.F.Weston

c.c. The Rt Hon. John Redwood
Cllr's Mrs P. Bray & Mrs L. Siggery
Mr K. Redbourn – Editor Wokingham Times.
Mr.Andrew Peach – B.B.C. Radio Berkshire.

9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

PLANNING SERVICES	HPT
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District Council Planning Department,
PO Box 157 Shute End,
Wokingham,
Berkshire.
RG40 1WR

FAO Mrs B Polnik

16 February 2001

Dear Mrs Polnik,

Ref: F/2001/3252

As a homeowner whose property backs onto the school sportsfield on which the proposed development would take place I am naturally concerned about the effects of such a development on the value of my property to me. This value is not merely expressed in monetary terms but also in terms of my interest in wildlife.

Since moving into this house in October 1998 I have taken considerable steps towards integrating my garden into the natural history setting of the area. I have removed a lot of tall conifer hedging that was an annoyance to neighbours and am in the process of planting a mixed deciduous hedge that will blend in well with the ancient hedgerow that borders the sports field. (I have told two Conservative councillors about the ancient hedgerow, they said that it would be looked into). I have made a wildlife friendly pond that has already got a good number of insects in it as the carnivorous beetle larvae are obviously thriving. There have been groups of up to 20 birds bathing in the pond at one time. I have planted some areas of wildflowers - hopefully of interest to both insects and birds. I hope that what I am doing will add to the natural history value of the area.

Moving back to the sportsfield which I now have a very good view of from my back garden. The field is used by a large number of different people at different times and for different recreational purposes.

- A number of people walk their dogs and some exercise and train them there as well. It is very good discipline for a child to train a dog - and some do on this field.
- Some families play with their children and grandchildren. It is nice to see different generations enjoying themselves together.
- Some play football. This ranges from local teams who train regularly to smaller groups of children meeting on an ad hoc basis, or a father and son having a kick about.
- Small groups, especially of girls, like to sit and talk. It is private without being remote.
- Some make daisy chains - some using buttercups as well.
- Some of us enjoy the natural history of the field. It has hedges most of the way round it - one being an ancient hedgerow if the species count is an accurate way of measuring age. The mowing regime is wildlife sympathetic - the centre portion being mown often enough to maintain the football pitch, but the grass round the edge is allowed to grow longer and some areas of bramble are left.
- Later in the year there are good crops of blackberries and apples - also sloes if you know when to eat them.

I would like to take you for a walk round the field. I'm afraid that I've been a bit busy with the garden so I have probably missed a lot of things that a full survey would reveal.

We enter the field under an archway of wild roses. Turning right we follow along the ancient hedgerow. The white blooms of elder are very beautiful if you look closely, and if you get one on the right day the bouquet like elderflower wine is delightful. The tall bushes that make up much of this hedgerow are blackthorn, and at this time of year the fruit is beginning to develop. We'll have to wait a few months until the sloes are ripe enough to eat. They have to be really ripe otherwise they are very bitter. An oak tree towers above the hedge and provides a refuge for the squirrel that we have disturbed. The lower bushes are elms that are regrowing after being cut down when attacked by Dutch Elm Disease. If you look in the lane the other side of the hedge you may be able to find some loose bark from one of the trunks

and see the patterns made by the beetles that spread the disease. Fortunately the beetle can't survive in the small bushes - so these will have some years growth before having to worry about the disease striking again. The bramble is in flower. Simple white flowers which attract both hive bees and bumblebees, as well as providing pollen on which several types of hoverfly feed. Can you see those green berries up there? That's Rowan. When they ripen they'll go red. Look at the ivy growing up that old tree. The caterpillar of the Holly Blue butterfly feeds on that. I saw one of the butterflies in my garden earlier in the year - getting moisture from the wet mud by the pond. There's a hawthorn bush. It was covered in May blossom earlier in the year, and in autumn it will be laden with red haws which the birds love to eat. Can you see the honeysuckle there? Its a bit lower in the lane and you can smell its fragrance. There's a hazel in the corner of the field. The squirrel will love its nuts later in the year.

Look where the grass near the bushes has been allowed to grow long. That grass is Yorkshire fog - probably named after the clouds of pollen that it sheds on bright summer's days. There are another couple of lovely grasses but I'm afraid I don't know their names. See this flower - dark head with a white halo. That's Ribwort Plantain. There is some clover there but I don't know which species as it's not in flower. There is a lovely group of daisies. My daughter would make a daisy chain if she was with us. That one with the yellow flowers, a bit like a dandelion, is Cat's Ear. Why? Perhaps this little lip on the side of the bud looks like a cats ear.

We turn the bend and walk beside some large old apple trees and some rather tall brambles. Plenty for a feast later in the year, or perhaps a blackberry and apple pie. Careful of the nettles. They are food for the caterpillars of some of our most attractive butterflies - Small Tortoiseshell, Red Admiral, Peacock and Comma. That's the school wildlife area. Look how they've planted a hedge with a good mixture of species - Hornbeam, Field Maple, Blackthorn, Hawthorn, Willow, and Broom. Look at the gorgeous yellow flowers on that Broom.

Its getting a bit late now so there's not time to show you the unusual habitat formed on the old foundations of a building - sometimes very wet and sometimes scorching hot. That's why there's a sedum species growing on. A succulent you know. The field also has Chickweed, Dock, Goosegrass, several species of umbellifer, bindweed, dandelion, cranesbill, both Red and White Clovers, Perforate St John's Wort, Mugwort, Ragwort, Creeping Thistle, Lady's Smock, and Broad Leaved Plantain.

Would the hedgerow and footpath be kept or would this development be the first and the entrance to the whole of the land east of Watmore Lane - as far as the railway line near the M4?

I believe that the field and hedgerow and adjoining lane are a precious resource for the community here in Winnersh and that they ought to be protected from being built on.

Yours faithfully,

Roland Ramsdale

Roland Ramsdale

Mrs. Lynette Baker
Wokingham District Planning

c.c. Mr. J. Redwood M.P.
Mrs. L. Siggery
Mr. D. Ball
Wokingham Times

2 Greenwood Grove
Winnersh
R.G 41 5 L.H.
2nd. Feb. 98

Dear Mrs. Baker,

Ref. Planning App. 97/66894/F

This petition is presented on behalf of the residents in and around the proposed development area detailed in the above plan, who vigorously oppose this application and the possible re-introduction of Plan 96/63193/F (Floodlights on Winnersh Primary School playing field).

Our opposition covers many areas:

- Loss of vital Playing/ Recreational field facility.
- Destruction of many Mature trees and Hedgerows.
- Add further to the already traffic congestion in Winnersh.
- Increased danger to pedestrians/ children from increased traffic .
- Increased pollution and threat to health.
- Decimation of Wildlife and nesting birds.
- Reduced property security.
- Reduced property privacy.
- Pre-cursor to even greater development in future.

It is generally felt these proposals are ill-conceived and totally overlook, if not ignore, the long term affect on residents and the environment in and around the Village of Winnersh.

D. F. Weston.

NAME	ADDRESS	SIGN
R C BACON	2 GREENWOOD GROVE	R C Bacon
J E BACON	"	J E Bacon
J J BACON	"	[illegible]
J. KEMP S. KEMP	31, GREENWOOD GROVE WINNERSH WOKINGHAM BERKSHIRE	[illegible]
J O. TOOME S M. TOOME	34 GREENWOOD GROVE WINNERSH	[illegible]
J. G. McDONALD I. L. McDONALD	33 GREENWOOD GROVE WINNERSH	J. G. McDonald
E D SWEATMAN. S S SWEATMAN.	32 GREENWOOD GROVE WINNERSH	[illegible]
J. W. ALLAN	28 GREENWOOD GROVE	[illegible]
C. ALLAN	28. GREENWOOD GROVE	C. Allan
Mrs & Mrs M Harris	2. Merry Hill Green Lane Winnersh, Wokingham	S Harris
D. Silver	2 Merry Hill Green Lane Winnersh Wokingham	D Silver
[illegible]	[illegible]	
N McDERMID	[illegible]	
[illegible]	Emmbs due House [illegible]	[illegible]
B. S. Straker B. S STRAKER	20 Greenwood Grove.	B. S. Straker

NAME	ADDRESS	SIGN
STEVE RICHARDSON	ILLETAS POPLAR WINNERSH	[signature]
Kimberley RICHARDSON	ILLETAS Poplar Winnersh	Kim Richardson
Margaret McLay [signature]	[illegible] Meadow View Winnersh	[signature]
ALEX KELLEHER	16 MEADOW VIEW	Alex Kelleher
Suzanne MANTELL	[illegible] Green Lane	S Mantell
[illegible]	[illegible] Green Lane	[illegible]
[illegible]	"	
[illegible] "	"	
[illegible] "	"	
[illegible] "	"	
[illegible] "	"	
[illegible] "	"	
[illegible]	"	
A Macgregor	Cedars " —	[illegible]
J D [illegible]	12 [illegible]	
[illegible]		

NAME	ADDRESS	SIGN
P. Rushton L. Rushton	12 Greenwood Grove	[signature]
P. RUSHTON	"	[signature]
C. Taulbut	14, Greenwood Grove	C. S. Taulbut
E. Mulhern G. Mulhern	11 Greenwood Grove	E. A. Mulhern [signature]
B Mulhern	11 Greenwood Grove	B A Mulhern
V. M. Roysla	9. Green wood	V M. Roysla
M. DEIGNAN S. DEIGNAN	8, GREENWOOD GROVE	[signature]
Alan Thornton	16, Greenwood Gr. Winnersh, Wokingham.	A. Thornton
NIGEL COUGILL	15 GREENWOOD GROVE	Nigel Cougill
Helen Bartlett	16 Greenwood Grove	H Bartlett
STEWART OWER	10 GREENWOOD GROVE	[signature]
HELEN OWER	"	HOwer
Jane Mayne	34 Bathurst Rd	J Mayne
Parmder Babra	76, Bathurst Rd	P Babra
GM + Mason	Albany Park Drive	GM + Mason
M. KANG	23, Woodward Cl.	[signature]
Reeves	4 Rainbow Park	Reeves
[signature]	5 Deerhurst	[signature]
P Taylor	17 Eagles Lane	Taylor
[signature]	29 Dawson Drive	[signature]

NAME	ADDRESS	SIGN
M. A STRAKER	20 GREENWOOD GROVE WINNERSH RG41 5LH	[illegible]
L. DAWS	10 Primrose Lane Winnersh RG41 5LR	[illegible]
J Matthews	25 Sherwood Rd Winnersh RG41 5NH	Judith Matthews
S Goddard	5 Bayley Court Winnersh	[illegible]
T HAINES	11 Azalea Close Winnersh	[illegible]
J WHITTLE	14 AZALEA CLOSE WINNERSH	[illegible]
J Hayes	9 Clarendon Close, Winnersh	J. Hayes
C DENNEY	6 Russell Way	C Y Denney
J. Garlick	33 Welby Cres	[illegible]
[illegible]	[illegible]	[illegible]
R Blackwell	49 Wattmore Ln	R Blackwell
B MILLER	76 ROBIN HOOD WAY	[illegible]
A. WRIGHT	17 Lincoln Close	A C Wright
F. FREEMAN	14 ROBIN HOOD LANE	F Freeman
P. PALETHORPE	YELDELL MANOR	P Palethorpe
E Maynal	Dolphin Close Winnersh	[illegible]
[illegible]	5 Westfield Rd	[illegible]
[illegible]	8 [illegible] Drive	[illegible]
S [illegible]	[illegible]	[illegible]

NAME	ADDRESS	SIGN
Mr & Mrs Newell	1 Greenwood Gr	E. A. Newell
		A. J. Newell
SCOTT NEWELL	"	J. Newell
MR+MRS M. WARD	"	M. Ward
		Jan Yeats
MRS RICHARDS	25 GREENWOOD GROVE	
MR & MRS MITCHELL	THE MKS POTTER	

NAME	ADDRESS	SIGN
MR W DAVEY	14 Meadow View	[illegible]
MRS E DAVEY	" " "	E Davey
Mr N. BATTELL	22 Meadow View	N. Battell
MIS K TEMPERLEY	31 Meadow View	K Temperley
Miss Z Hornby	2 Maple Close	[illegible]
J Wells	5 MAPLE CLOSE	J Wells
[illegible]	8 Maple close	[illegible]
T J [illegible]	27 Meadow View	T J [illegible]
E Dunage	23 Meadow View	[illegible]
[illegible]	" " "	[illegible]
M. J Teare	27. Greenwood Grove.	M. J. TEARE
Ken [illegible]	"	[illegible]

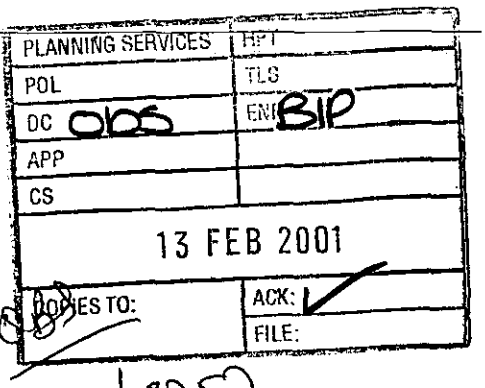
NAME	ADDRESS	SIGN
Mr A. Hornby	2- Maple close	
Mrs Y Hornby	2. maple close	
Mrs J C Bullus	1 MAPLE CLOSE	
JOHN BULLUS	1 Maple Close	
	6 Meadow View	
R. FOSTER	6 MEADOW VIEW	
H BULLOCK	1 Meadow View	
M HILL	12 MAPLE CLOSE	
J HILL	12 MAPLE CLOSE	
J. LOVELL	14 MAPLE CLOSE	
R. LOVELL	14 MAPLE CLOSE	
[illegible]	[illegible]	
[illegible] MULLETT	[illegible] Meadow View	
A. LACEY	11 Meadow View	
[illegible]	[illegible]	
[illegible] BLOICE	8 Meadow View	
[illegible]	[illegible]	
J. HARRIS	19 Meadow View	
R. Harris	19 Meadow View	
[illegible]	21 Meadow View	
T KNIGHT	25 MEADOW VIEW	
S KNIGHT	25 MEADOW VIEW	

NAME	ADDRESS	SIGN
D. WESTON.	21. GREENWOOD GR.	D Weston.
M. B. WESTON.	" " "	M. B. Weston.
H. S. O'HALLORAN	9 MAPLE CLOSE	H S O'Halloran
R BOWLES	17 GREENWOOD GROVE	R Bowles.
A. BOWLES	17 GREENWOOD GROVE	A Bowles
F. FARMER	29 GREENWOOD GROVE	F. Farmer
D M FARMER	29 GREENWOOD GROVE	D.M. Farmer.
L. Ault	22 Greenwood Grove	L Ault
J. Ault	22 Greenwood Grove	J. Ault.
D Ault	22 GREENWOOD GROVE	D Ault
M. HOPKINS.	23 GREENWOOD GROVE.	M Hopkins
D Pilgrim	30 Greenwood Grove	D Pilgrim
J Pilgrim	30 Greenwood Grove	J W Pilgrim
C M Alexander	7 Greenwood Grove	C M Alexander
R J. ALEXANDER	7 Greenwood Grove	R J Alexander
R. R. WARNER	5 GREENWOOD GROVE	R. R. Warner.
T WARNER	5 GREENWOOD GROVE	T Warner
M. J. GREEN	4 GREENWOOD GROVE	M J Green
N.K. Nichols	4 GREENWOOD GROVE	N K Nichols
J. Nettleton	3 Greenwood Grove	J. Nettleton
A. C. Nettleton	3 Greenwood Grove	A C Nettleton

NAME	ADDRESS	SIGN
MR W. DAVEY	14 Meadow View	[signature]
MRS E DAVEY	" " "	E Davey
Mr N. BATTELL	22 Meadow View	N. Battell
MRS K TEMPERLEY	31 Meadow View	K Temperley
Miss Z Hornby	2 Maple Close	[signature]
J Wells	5 MAPLE CLOSE	J Wells
[signature]	8 Maple close	[signature]
T J Mintz	27 Meadow View	T J Mintz
[signature]	23 Meadow View	[signature]
[signature]	" " "	[signature]

NAME	ADDRESS	SIGN
Mr. A. Hornby	2. Maple Close	
Mrs Y Hornby	2. Maple Close	
Mrs J. C Bullus	1 Maple Close	
John Bullus	1 Maple Close	
	6 Meadow View	A. Foster
R. Foster	6 Meadow View	
H Bolcock	1 Meadow View	
M Hill	12 Maple Close	
J Hill	12 Maple Close	
J. Lovell	14 Maple Close	
R. Lovell	14 Maple Close	
S Barr	5 Meadow View	
M. Mullett	9 Meadow View.	
A. Lacey	11 Meadow View	
S. Baynes	15 Meadow View	
M D Bloice	8 Meadow View	
J Pyle	10 Meadow View	
J. Harris	19 Meadow View	
R. Harris	19 Meadow View	
L Harvey	21 Meadow View	
J Knight	25 Meadow View	
S. Knight	25 Meadow View	

Ian Jordan



2001/3252

BP

From: WebComments@wokingham.gov.uk
Sent: 11 February 2001 13:53
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3252
Correspondent_FullName: Mr & Mrs M.J. Balch
Correspondent_StreetAddress: 2 Astor Close, Winnersh
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 5JZ
Correspondent_Telephone: 0118-978-8001
Correspondent_Email: balch_family@lineone.net

Comments:

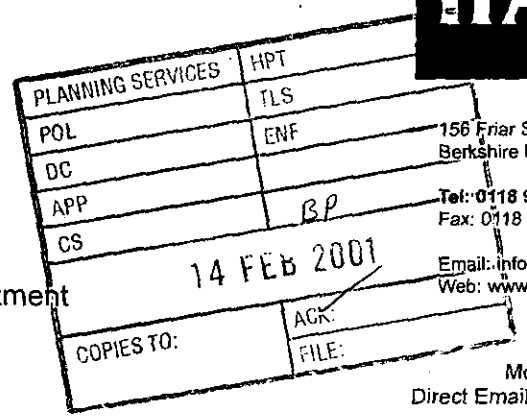
I wish to object to this application on the following grounds:-
1. Increase in traffic loading on area especially on the Winnersh traffic lights.
2. Use of school playing fields/public area for building
3. Building on this area will mean there is no effective space for the school (WPS) to expand into which it will surely need to do as the local area is still expanding
4. Building on school playing fields is against central government policy
5. Building on this area leaves no open space for local children to meet or play games
6. Local infrastructure is not designed for additional housing (eg doctors, schools, shops, libraries, roads etc)

Your Ref: Mrs B Polnik F/2001/3252

Our Ref: SES/18885

Date: 13 February 2001

BMS



HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1071
Mobile Telephone: 07879-600056
Direct Email: ses@haslams-surveyors.co.uk

Mrs B Polnik
Wokingham District Council
Environmental Services Department
Planning Services
Council Offices
Shute End
WOKINGHAM
Berkshire RG40 1BN

Dear Madam

RE: PLANNING APPLICATION: F/2001/3252
LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE

We are writing on behalf of Mr & Mrs Morgan of 41 Watmore Lane, Winnersh, who object to the above planning application on the following grounds:

1. The new access will generate a great deal of noise and air pollution.

2. The positioning of street lights both to the side and rear of 41 Watmore Lane, will cause an unacceptable level of light pollution.

3. The proximity of plot 12 and, in particular the car parking, in relation to the rear boundary of 41 Watmore Lane, will generate an unacceptable level of noise.

4. The additional traffic movements will add to the congestion and accidents, on Watmore Lane, already experienced during peak hour delivery and collection of children at Winnersh Primary School.

It is unclear whether the sequential test has been applied to this property in line with the guidance given in Planning Policy Guidance Note 3: Housing, I would appreciate your response on this matter as this is not a brownfield site.

If Wokingham District Council were minded to grant planning consent, whilst we would remain opposed to the proposed development, we would wish you to consider the following matters to be dealt with by way of condition:

- Increased security in relation to the side and rear boundaries of 41 Watmore Lane.
- Imposition of speed restrictions to reduce the impact from traffic noise.
- Imposition of traffic calming measures on Watmore Lane.

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

HASLAMS

Should you wish to discuss this matter any further, please do not hesitate to contact the writer.

Yours faithfully

Sarah E Sutton BSc (Hons)
HASLAMS

c.c. Mr & Mrs Morgan

5 Astor Close,
Winnersh,
Wokingham
RG41 5JZ

PLANNING SERVICES	HPT
POL	TLS
DC	ENV
APP	
CS	

07/02/01.

02 FEB 2001

COPIES TO:	ACK
	FILE:

Mrs B. Pole BIP

Dear Madam,

Re. planning Application No F/2001/3252.

Our objections to this plan are the same as they were four years ago — mainly it will obviously result in a lack of adequate playing field space.

We regret that this has now become a matter of "parish pump" politics with little understanding on either side.

Yours faithfully,

R.S. & C.B. Corbett.

425

D/EE

Department for Education and Employment

Mowden Hall
Staindrop Road
Darlington DL3 9BG

Telephone 01325 460155
Fax 01325 392685

Mr D F Weston
21 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH

Direct Line 01325 391031
Local Fax 01325 391010
E-Mail: Paul.Falcus@dfee.gov.uk

Our Reference E151

14 June 1999

Dear Mr Weston

Thank you for your letter of 20th May, addressed to David Blunkett, about the proposed disposal by Wokingham District Council of an area of land at Winnersh Primary School. I am replying as I have responsibility for the disposal of school playing fields by local education authorities.

I can confirm that section 77 of the School Standards and Framework Act 1998 requires a local authority to first obtain the Secretary of State's consent before disposing, or changing the use, of any school playing fields. Playing field is defined in the Act as any land in the open air which is provided for the purposes of physical education or recreation.

I can let you know that your concerns about the proposed sale and future development of the land at Winnersh Primary School have been noted and I would thank you for taking the trouble to write about this matter. I can also say that Wokingham District Council has not yet applied for the Secretary of State's consent to sell the land in question. I can assure you that should the District Council apply to sell the land, your concerns will be taken into account before any decision is made.

Some of the issues that you have raised are planning matters that should be directed to the local planning authorities. Education Ministers do not have any power to influence local planning decisions. I am, therefore, forwarding a copy of your letter to John Williamson at the Department of the Environment, Transport and the Regions.

Yours sincerely

Paul Falcus

Paul Falcus
Schools Assets Team
Schools Capital and Buildings Division

Mr. Alan Spratling
Wokingham District Council

21 Greenwood Grove
Winnersh RG41 5LH

Dear Mr Spratling,

Ref. Planning App. 97/66894/F
HOUSING DEVELOPMENT of WINNERSH PRIMARY SCHOOL FIELD.

At your meeting last Monday 10th July 00 you concluded by suggesting there was a need to consult with Winnersh Residents, to seek their views on the development plan. You also stated you were unaware of Winnersh Parish Council's views.

Hopefully I can save you time.

1. The enclosed Petition signed by over 400 Winnersh Residents clearly states, " WE DO NOT WANT A DEVELOPMENT ON THE SCHOOL FIELD ".
   (I also enclose a copy of the previous petition taken in Feb. 98. For your perusal)

2. At the Winnersh Parish Council Meeting 11th July 00. Ian Harry Chairman, clearly stated " they have always, and still do oppose this development.

This petition is the result of a few peoples hard work in the few days available between meetings ie. 10th - 17th July 00 and clearly indicates, WINNERSH DOES NOT WANT ITS ONLY FIELD NORTH OF THE A329 DEVELOPED FOR MORE HOUSES.

Yours sincerely,

D.F.Weston.

c.c. Mr. J. Redwood M.P.
Cllrs. D. Ball, P. Bray & L. Siggery
Sally Bryant, Wokingham Times
Graham Bond, Woodley Chronicle
Petition Support Team, (Many thanks for your help.)

WINNERSH RESIDENTS SAY - NO ! NO ! NO ! to SCHOOL FIELD PLAN.

* **NO MORE HOUSES.**
* **NO MORE TRAFFIC.**
* **NO MORE POLUTION.**
* **NO MORE DECIMATION OF WILD LIFE.**

KEEP THE ONLY OPEN GREEN SPACE NORTH OF A329 FOR THE BENEFIT OF SCHOOL AND COMMUNITY.

NAME	ADDRESS	SIGN
Y E HORNBY	2. MAPLE CLOSE WINNERSH	Y E Hornby
A.C HORNBY	2 MAPLE CLOSE WINNERSH	
J D BULLUS	1 Maple Close	
R.M. Yeats	6 Meadow View	R.M. Yeats
A. Foster	6 Meadow View	
I. Harris	19 Meadow View	I. Harris
E Mc D	2 MEADOW VIEW	E Mc DERMOTT
H BULCOCK	1 MEADOW VIEW	H Bulcock
S REID	1 MEADOW VIEW	S Reid
I LOVELL	14 MAPLE CLOSE	I Lovell
F. LYONS	14 MAPLE CLOSE	F E Lyons
R. LOVELL	14 MAPLE CLOSE	R. Lovell

FURTHER INFO. CONTACT : DAVE. WESTON 9781204

Cont.....

NAME	ADDRESS	SIGN
S BARR	5 Meadow View	S B
M D BLOIN	8 Meadow View	[illegible]
M A Blore	8 Meadow View	[illegible]
M. McVeigh Mond.	7, Meadow View	[illegible]
M/A Kuttlett	9. MEADOW VIEW.	[illegible]
J.A. Read	11 Meadow View	J A Read.
B.D. HALL	15 MEADOW VIEW	[illegible]
J. R. Crosby	15 Meadow View	[illegible]
J. RONAN	17 MEADOW VIEW	[illegible]
A. HARVEY	21 Meadow View	[illegible]
P.J. DUNAGE	23, MEADOW VIEW	[illegible]
S. Knight	25 Meadow View	[illegible]
Z. Hornby	2 Maple Close	[illegible]
J. KNIGHT	25 MEADOW VIEW	[illegible]
R TEMPEMEY	31 Meadow VIEW	[illegible]
R COSGROVE	33 " "	[illegible]
D HOGG.	35 MEADOW VIEW, WINNERSH	David Hogg
DE BATTELL	22 MEADOW VIEW	DE Battell
H. Woodward	20 Meadow View	H. Woodward
J HILL	12 MAPLE CLOSE	[illegible]
Y MILNE	11 MAPLE CLOSE	[illegible]
R FRANKLIN	10 MAPLE CLOSE	[illegible]
S. NEWMAN	11 MAPLE CLOSE	S. Newman
S. CHANTRELL	3 MAPLE CLOSE	S T Chantrell
Gabriella Chantrell	3 MAPLE CLOSE	Gabriella Chantrell

WINNERSH RESIDENTS SAY - NO ! NO ! NO ! to SCHOOL FIELD PLAN.

* **NO MORE HOUSES.**
* **NO MORE TRAFFIC.**
* **NO MORE POLUTION.**
* **NO MORE DECIMATION OF WILD LIFE.**

KEEP THE ONLY OPEN GREEN SPACE NORTH OF A329 FOR THE BENEFIT OF SCHOOL AND COMMUNITY.

NAME	ADDRESS	SIGN
J. KEMP	31, GREENWOOD GROVE	J. Kemp
S. KEMP.	" "	S. h. Kemp
A. Newell	1 Greenwood Grove	E. A. Newell
A. Newell	" "	A. J. Newell
S. Newell	" "	S. Newell
J E Bacon	2 " "	J E Bacon
J S BACON	2 " "	J S Bacon
E L MORRISON	2 " "	ENQUIRE
R L Bacon	2 " "	R L Bacon
S. Nettleton	3 Greenwood Gr	S J Nettleton
R. Baker	5, Greenwood Grove	R. R. Baker
A. Warner	5 Greenwood Grove	A Warner

FURTHER INFO. CONTACT : DAVE. WESTON 9781204

Cont.....

NAME	ADDRESS	SIGN
G. HYDE	7, SYLVESTER CLOSE	[illegible]
H. LOXTON	10 SYLVESTER CLOSE	H T Loxton
R. TERRELL	11 SYLVESTER CLOSE	[illegible]
K. MOCKRIDGE	12 SYLVESTER CLOSE	K Mockridge
S. ANAND	9 SYLVESTER CLOSE	S. Anand
N. Anand	9 Sylvester Close	N Anand.
M HARRIS	2 MERRYHILL GREEN	M Harris
S E Harris	2 Merry Hill Green Winnersh	S E Harris
MRS - R. BEALES	58, ROBINHOOD WAY, WINNERSH	[illegible]
MR. Beales	" " " "	[illegible]
D. PAYNE	70 ROBINHOOD WAY WINNERSH	D C Payne
B. PAYNE	" " " "	B Payne
Terry Jones	Labours End OLD Farmhouse	[illegible]
John Minshall	1 The Priory, Winnersh	[illegible]
Ryan Minshall	1 The Priory, Winnersh	[illegible]
Stephen Cox	3 The Priory Winnersh	[illegible]
Laura Gibbs	4 The Priory Winnersh	[illegible]
Ruth and Grimes	5 The Priory Winnersh	[illegible]
Diane Grimes	5 The Priory.	Diane Grimes
Dr. Steve Tannen	4 Windermere Close	[illegible]
P. R. Tanner.	4 Windermere Close	[illegible]
Irene A. Mure.	6. Windermere Close.	Irene A Mure
R. Sharma	3 " "	[illegible]
M. SHARMA	3 WINDERMERE CLOSE	M [illegible]
R. ALEXANDER	7 GREENWOOD GROVE	R. [illegible]
C. ALEXANDER	7 ~~GR~~ "	C Alexander

Cont.....

NAME	ADDRESS	SIGN
T.S WARNER	5 GREENWOOD GROVE WINNERSH	[illegible]
A.J. WARNER	" "	[illegible]
R J WARNER	" "	[illegible]
J. Nettleton	3 Greenwood Grove.	J. Nettleton.
Andy Nettleton	3 Greenwood Grove, Winnersh	A. Nettleton.
V. Rahn	6 Greenwood Grove,	[illegible]
[illegible]	21 Greenwood Grove	[illegible]
H.S. O'Halloran	9. Maple Close	H.S. O'Halloran
D. WESTON	21. GREENWOOD GR.	[illegible]

Cont.....

NAME	ADDRESS	SIGN
B. J SWEATMAN	32 GREENWOOD GROVE, WINNERSH	
Jim McDonald	33 GREENWOOD GROVE WINNERSH	Jim McDonald.
ISABEL McDONALD	" " "	Isabel McDonald

WINNERSH RESIDENTS SAY - NO ! NO ! NO ! to SCHOOL FIELD PLAN.

* **NO MORE HOUSES.**
* **NO MORE TRAFFIC.**
* **NO MORE POLUTION.**
* **NO MORE DECIMATION OF WILD LIFE.**

KEEP THE ONLY OPEN GREEN SPACE NORTH OF A329 FOR THE BENEFIT OF SCHOOL AND COMMUNITY.

NAME	ADDRESS	SIGN
J. GRIFFITHS	63 Watmore Lane	
C Bowsher	38 WATMORE LANE	
H. Nash	28 Watmore Lane	
R P Mabey	28 Watmore Lane	
J Thompson	24 Watmore Lane	
K Thynne	24 Watmore Lane	
M. GIBBS	45 Watmore Lane	
K. Gibbs	45	
	43 Watmore Lane	
M Harrison	43 Watmore Lane	
J Malcolm	36 Watmore Lane	
P. JENKINS	36 " " "	

- FURTHER INFO. CONTACT : DAVE. WESTON 9781204 -

WINNERSH RESIDENTS SAY - NO ! NO ! NO ! to SCHOOL FIELD PLAN.

* NO MORE HOUSES.
* NO MORE TRAFFIC.
* NO MORE POLUTION.
* NO MORE DECIMATION OF WILD LIFE.

KEEP THE ONLY OPEN GREEN SPACE NORTH OF A329 FOR THE BENEFIT OF SCHOOL AND COMMUNITY.

NAME	ADDRESS	SIGN
N.R. GRIFFITHS	63 WATMORE LANE	[illegible]
ERIC REED	65 WATMORE LANE	[illegible]
HILARY REED	65 WATMORE LANE	[illegible]
OUT	67	
R. CUMMINGS.	69 Watmore Lane	[illegible]
J. BARRACLOUGH	71 Watmore Lane	[illegible]
OUT	73	
SUNIYA MEHRA.	75 WATMORE LANE	S. Mehra.
OUT	75A	
OUT	77	
G. HOWELL	48 WATMORE LANE	[illegible]
OUT	46	

FURTHER INFO. CONTACT : DAVE. WESTON 9781204

Cont.....

NAME	ADDRESS	SIGN
OUT	64	
OUT	62	
OUT	60	
OUT	58	
OUT	56	
OUT	54	
OUT	52	
OUT	50	
S. BELLAMY	59 WATMORE LANE	
C. B. Jealory	57 " "	
A. EVANS	55 " "	[illegible]
HAS INTEREST.	53	
P. HUGHES	51 " "	[illegible]
R. Blackwell	49 " "	R. Blackwell
J. GRIMSON	47 " "	[illegible]
D. Grimson	" " "	D. Grimson
M. Shanks	34 " "	M. Shanks
B. Shanks	34 " "	B. Shanks

Cont....

NAME	ADDRESS	SIGN
M. BENNETT	42 WATMORE LANE	
J. LEAN	67 WATMORE LANE	J Lean
P.D. LEAN	67. " "	Peter D. Lean.
P TUTTLE	44 " "	P Tuttle
M Tuttle.	44 " "	P Tuttle.

WINNERSH RESIDENTS SAY - NO ! NO ! NO ! to SCHOOL FIELD PLAN.

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* **NO MORE POLUTION.**
* **NO MORE DECIMATION OF WILD LIFE.**

KEEP THE ONLY OPEN GREEN SPACE NORTH OF A329 FOR THE BENEFIT OF SCHOOL AND COMMUNITY.

NAME	ADDRESS	SIGN
AULT. I	22 GREENWOOD GROVE WINNERSH BERKS RG41 5LH	I Ault
Ault L.	"	L Ault
B.S. STRAKER.	20 GREENWOOD GROVE - WINNERSH	B S Straker
M. A STRAKER	- - - - -	M A Straker
N G WARD	19 GREENWOOD GROVE WINNERSH	N G Ward
M. WARD	19 GREENWOOD GROVE WINNERSH	M Ward
C.D BROWN	25 Greenwood Grove. WINNERSH	C D Brown
A.M. BROWN	25, GREEN WOOD GROVE. WINNERSH	A M Brown
H. BARTLETT	16 GREENWOOD GROVE, WINNERSH	H Bartlett
NIGEL COUGHLIN	15 GREENWOOD GROVE, WINNERSH	N Coughlin
JACQUI COUGHLIN	15 GREENWOOD GROVE, WINNERSH	J Coughlin
STUART OWNER	10 GREENWOOD GROVE	S Owner

FURTHER INFO. CONTACT : **DAVE. WESTON 9781204**

Cont.....

NAME	ADDRESS	SIGN
Helen Owen	10 Greenwood Grove	H Owen
Brima Combe	26 Greenwood Grove	[illegible]
Teare	27 Greenwood Grove	[illegible] Teare
Teare	" " "	[illegible] Teare
Allan	28 " "	G Allan
Allan	28 " "	[illegible]
Farmer Mc	29. " "	R Farmer
Farmer Mrs.	29. " "	F M Farmer
J. Pilgrim	30 " "	J Pilgrim
[illegible]	17 " "	M Hopkins
Richard Bowler	17 " "	[illegible]
Ann Bowler	" " "	[illegible]
Richard Biddiscombe	Woodford, Poplar Lane	[illegible]
Sue Biddiscombe	" "	S Biddiscombe
Steve Doll	Tinks Cottage Poplar Lane	[illegible]
B. Martell	Merryhill Cottage Merryhill Green Lane Winnersh	[illegible]
D Johnson	4. Merryhill Gn. Lane	D.K. Johnson
[illegible]	1 Merryhill Green	[illegible]
[illegible]	" "	W McDermid
[illegible]	" "	K McDermid
Mark McDermid	" "	M McDermid
Michelle McDermid	" "	[illegible]
V. Humphries	7 Alderney Gardens	[illegible]
R. Humphries	" "	[illegible]

Cont.....

NAME	ADDRESS	SIGN
R. FIELD	16 Watmore Lane, Winnersh	R Field
L MORRISON	23 WATMORE LANE, WINNERSH	L Morrison
A McCARTHY	" "	A McCarthy
A. NARRAWAY	25 WATMORE LANE, WINNERSH	A Narraway
B. BASSET	31 WATMORE LANE, WINNERSH	B B Basset
D BASSET	31 WATMORE LANE, WINNERSH	D Basset
R Amy	33 Watmore Lane	R Amy
M C. Hatcher	35 Watmore Lane	M C Hatcher.
D Hatcher	" "	D. Hatcher

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NAME	ADDRESS	SIGN
G. TAME.	62 ROBINHOOD WAY.	[illegible]
L. WALLIS	60 ROBIN HOOD WAY	[illegible]
A. Treghown	60 Robin Hood Way	[illegible]
[illegible]	1 Earley [illegible]	[illegible]
A. Brown.	64 Robin Hood Way.	A. Brown.
F Ham	66 Robin Hood Way	[illegible]
G. Harman	66. Robin Hood Way	G. Harman
S. MAJIAHIA	72 Robin Hood Way	S.J. Majiahia
M E Banyard	3 Priory Court	M. E. Banyard
[illegible]	3 PRIORY COURT RG41 5JQ	G. L. BANYARD
[illegible] E DALE	4 PRIORY COURT RG41 5JQ	[illegible]
J A DALE	4 PRIORY COURT RG41 5JQ.	[illegible]

FURTHER INFO. CONTACT : DAVE. WESTON 9781204

Cont.....

NAME	ADDRESS	SIGN
S CROFT	Robin's Croft	S. Croft
M. SHACKELFORD	2, The Priory, Winnersh	
R. SHACKELFORD	"	
S. Shackelford	"	
J. Shackelford	"	
J. NEALE	1 WINDERMERE CLOSE	
R. HARVEY	"	
[illegible]	2 Windermere Close	
R SABLE	"	
M KEITCH	7 Windermere Close	
S. CUTTLER	8 Windermere Close	
M. CUTTLER	" " "	
[illegible]	" "	
[illegible]	9 " "	
M. THOMSON	10 WINDERMERE CLOSE	
C. TILLETT	74 Robin Hood Way	
MATT SMITH	78 ROBIN HOOD WAY	
[illegible] SMITH	"	
[illegible] AE SMITH	"	
G. RAWLES	80 ROBIN HOOD WAY	
[illegible] HULL	3 LAWER COTTS ROBIN HOOD WAY	
D. BRANDER	Brookside cottage Robin Hood Way	
B.A. BELL	2 Sylvester Close Winnersh	
[illegible]	3 " " "	
RUZLAN	5 SYLVESTER CLOSE Winnersh	

WATMORE LANE FOR TO D.B. R H3 L

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NAME	ADDRESS	SIGN
N.K. Nicholls	4 Greenwood Grove RG41 5LH	
Mike Green	" " " "	M. J Green
Mrs M. J Thompson	6 WATMORE LANE	M. J. Thompson
Mark Hall	8 WATMORE LANE	
Roy Hall	8 WATMORE LANE	
Clive Tayle	10 WATMORE LANE	
Richard Tayle	" " " "	
Christine Tayle	" " " "	C Tayle.
J P Hughes	4 Watmore Lane.	J. P. HUGHES
M. Reeve	14, WATMORE LANE	
X Moore (MRS)	14 WATMORE LANE	
Field MRS	16 Watmore Lane	

FURTHER INFO. CONTACT : DAVE. WESTON 9781204

Cont....

NAME	ADDRESS	SIGN
MRTA JUBZ	5 GRIGGANS AVE	
MRS. S. JUBZ	5 " "	
MR A. BALL	7 " "	
[illegible]	9 " "	
Michael Ruenton	12 Greenwood Grove	
Liliane Ruenton	" " "	
John Toombs	34 " "	
Shirley Toombs	34 " "	

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NAME	ADDRESS	SIGN
DAVID BALL	7 GROVELANDS AVE	
JUDY BALL	〃	J Ball
SOPHIE BALL	7 〃	S Ball
MRS RICE	21 GROVELANDS AVE	M. Rice
MR TASKER	14 GROVELANDS AVE	D Tasker.
MRS TASKER	〃	J. Tasker
MR STACEY	22 GROVELANDS AVE	L Stacey
H. MACMILLAN	16 GROVELANDS AVE	
W. MATTEY	12 〃 〃	
S. MURRAY	9 GROVELANDS AVE	S. Murray
MR R JOBZ	5 GROVELANDS AVE	
MR A JOBZ	5	

FURTHER INFO. CONTACT : DAVE. WESTON 9781204

Cont.....

NAME	ADDRESS	SIGN
Zander Bell	12 Camellia Way Wokingham	[illegible]
James Bell	12 Camellia Way, Wokingham	[illegible]
Mary Balch	2 Astor Close Winnersh	Mary S Balch
Zack Bell	12 Camellia Way Wokingham	[illegible]
Terry SHAW	2 Grovelands Park Winnersh	[illegible]
A George	4 GROVELANDS PARK WINNERSH	A George
J. M. Elliott	5 Grovelands Park. Winnersh	J. M. Elliott
MR MRS MAYNARD	6 GROVELAND PARK WINNERSH	[illegible] Maynard
Mrs A. BRIDCUTT	7 Groveland Park Winnersh	[illegible]
Mr. D. BRIDCUTT	7 Groveland Park Winnersh	D. Bridcutt
MRS C. KHAN	8 Grovelands Park Winnersh	[illegible]
J Weth	10 Grovelands Pk.	J Weth
E Weth	10 GROVELANDS PK	E. Weth
D FORKATH	9 " "	[illegible]
M BOWN	14. GROVELANDS PK	M Bown
J. SHEWOOD	15 Grovelands Park	J Shewood
[illegible]	25 Grovelands PARK	[illegible]
M J Alford	27 GROVELANDS PARK	M J Alford
E CLARKE	28 GROVELANDS PARK.	E. Clarke
J. Tyrrell	33. GROVELANDS PARK.	J. Tyrrell
T J Palmer	34 GROVELANDS PARK	T J Palmer
	" "	
G MITCHELL	38 — — —	[illegible]
M Kelly	39 — — —	M Kelly

Cont.....

NAME	ADDRESS	SIGN
C B. CORBETT	5 ASTOR CLOSE	C B Corbett
K COUNTERMAN	6 ASTOR CLOSE	K.C. Terry
S COUNTERMAN	6 ASTOR CLOSE	
J. SHINE	7 ASTOR CLOSE	
G Weaver	3 Grovelands close	G Weaver
P. Weaver	3 Grovelands close	G Weaver
[illegible]	3 GROVELANDS CLOSE	[illegible]
V WEAVER	3 GROVELANDS CLOSE	V. Weaver
M WEAVER	3, GROVELANDS CLOSE	M Weaver
	~~3 GROVELANDS CLOSE~~	
R ? SELLWOOD	4 GROVELANDS CLOSE	
D SELLWOOD	4 GROVELANDS CLOSE	
M.F. Sellwood	4 Grovelands close	M.F. Sellwood
M. ILLSLEY	5 GROVELANDS CLOSE	M. Illsley
H. ILLSLEY	" " "	H. Illsley
[illegible]	" " "	[illegible]
C HAYES	6 " " "	C. Hayes
C HAYES	6 " " "	C. HAYES
K. HAYES	6, GROVELANDS CLOSE	K. Hayes.
K. FERMOR	6 Grovelands close,	K. Fermor.
M J FERMOR	6, GROVELANDS CLOSE.	M Fermor
I SINCLAIR	29 GROVELANDS AVE.	I M Sinclair
A. Sinclair.	29 Grovelands Ave	A. Sinclair
R. Bell	12 Camellia Way	R. Bell

Cont.....

NAME	ADDRESS	SIGN
Mr + Mrs Fitzsey	66 Grovelands Park	M Fitzsey
Mr Fitzsey	" " "	
[illegible]	68 GROVELANDS PARK	
[illegible]	68 GROVELANDS PARK	
[illegible]	76 Grovelands Park	
[illegible]	76 Grovelands Park	
[illegible]	77 GROVELANDS PARK	
[illegible]	78 " "	V Whitehouse
G. Whitehouse	78 " "	
[illegible]	4 30 Dwyer Road	
[illegible]	82 Kingsbridge Rd	
S. Whitehouse	" " "	
T Grahame	80 Grovelands Park	T Grahame
D Grahame (Mrs)	" "	Dorothy Grahame
A Balch	8 Astor Close	
Mrs F Esmay	1 Astor Close	
Mr. A Balch	2 Astor Close	A Balch
Mr G. Balch	2 Astor Close	
Mrs A. Balch	2 Astor Close	
Edward Balch	2 Astor Close	
Michael Balch	2 Astor Close	M Balch

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NAME	ADDRESS	SIGN
J D Lang	8 ASTOR CLOSE	J D Lang
R.E.F Ramsdale	9 ASTOR CLOSE	R.E.F. Ramsdale
R.H.F. Ramsdale	" "	R.H.F Ramsdale
R.H. Ramsdale	" " "	R.H Ramsdale
E.J.B Ramsdale	" " "	R J Ramsdale
K.E. Ramsdale	" " "	K E Ramsdale
M A SMITH	1 Astor Close, Winnersh.	M A Smith
P J PAYTON	3 ASTOR CLOSE WINNERSH	
D J PAYTON	3 ASTOR CLOSE WINNERSH	D Payton
H Lang	4 ASTOR CLOSE "	H Lang
K Lang	" " "	K Lang
M.E. Corbett	5 ASTOR CLOSE	M.E. Corbett

FURTHER INFO. CONTACT : **DAVE. WESTON 9781204**

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NAME	ADDRESS	SIGN
K. SKINNER	39 GROVELANDS PARK	
A ADAMS	41 GROVELANDS PARK	
S. Clarke	42 Grovelands Park	
K Wareham	42 Grovelands Park	
P. Langthorne	54 GROVELANDS PARK	
R Langthorne	54 GROVELANDS PARK	
L. TURNER	57 GROVELANDS PARK	
D [illegible]	57 GROVELANDS Park	
B. Gray	58 GROVELANDS PARK	
D. Rose	59 Grovelands Park	
P. DOWDY	62	
D McLean	64 Grovelands Pk	

FURTHER INFO. CONTACT : **DAVE. WESTON 9781204**

Cont....

NAME	ADDRESS	SIGN
Kevin Ronson	19 Albany Park Drive Winnersh	Kevin Ronson
A Mayne	2 C Bathurst Rd	A Mayne
C McCrae KEN	25, TAMARISK RISE	C McCrae
S. ABBOTT	15, KELBURNE CLOSE	S Abbott
D. Kelley	2 verbena Close Winnersh	Dawn E. Kelley
D Cairns	8 Clarendon Close "	D Cairns
K OXBOROUGH	121 WOODWARD CLOSE WINNERSH	K Oxborough
C TURNER	2 PHEASANT CLOSE WINNERSH	[illegible]
D Potter	27 Reynards Close, Winnersh	D Potter
E. [illegible]	38 Dunbar Drive Woodley	E [illegible]
[illegible] MEALING	483 ARBOR LANE WINNERSH	[illegible]
J. BARNES	2 Wedderburn Close, Winnersh	J. Barnes
S. SIMPSON	5 Wedderburn Close, Winnersh	S Simpson
L. FERRÉ	6 Wedderburn Close, Winnersh	L Ferré
M Thiele	37 Albany Park Drive Winnersh	[illegible]
S BIDDLE	84 Woodward Ct. Winnersh	S Biddle
C P Lutt	141 Woodward Ct. Winnersh	C P Lutt
B. DEAN	21 Robinhood Lane Winnersh	B Dean
S. Potter	27 Reynards Close Winnersh	S Potter
J. Callan	22 Bathurst Rd	J. Callan
F Bryant	49 Bathurst Rd	[illegible]

Cont.....

NAME	ADDRESS	SIGN
MONICA MERRILL	7, WOODWARD CLOSE	Monica J Merrill
JUDITH BRADBROOK	433 READING ROAD	J Bradbrook
KAREN SMITH	66 BATHURST ROAD	K R Smith
Rachael Stevens	51 Albany Park Drive	H.R. Stevens
Paul Burnham	11 Mustdene Drive	P Burnham
T Annetts	100 Bathurst Road	T Annetts
M. Pallister	32 Greenacres Avenue	M. Pallister
T. Patrick	47, Woodward Close	T. Patrick
G. Lucido	45 Woodward Close	G Lucido
J KENDRICK	22 Wadmore Lane	Jane Kendrick
B. Vines	37 Sadlers Lane	B Vines
C van den Dungen	2, Elmley Close, Emmbrook	C van den Dungen
L. Pitters	12, Dolphin Close Winnersh	[illegible]
P. ETRIDGE	28, MALONE ROAD WOODLEY	[illegible]
C. GLOVER	19, Woodward Close Winnersh	C Glover
G WELLAND	15, ST MARYS RD SINDLESHAM	G Welland
A Parey	44 Woodward Close	A Parey
E. Bradwell	12 Delane Drive	[illegible]
CATHERINE SMITH	24 ALLNATT AVENUE	Catherine Smith
F Loveluck	15 Beechurst Ave	F Loveluck
A STANTON	78 WOODWARD CLOSE	Winnersh
C. McFarlane	9 Arbor Lane Winnersh	C McFarlane
E. Tunnell	April Folly, Merryhill Green Lane	[illegible]
J. Deak	9 Bluebell Meadow Winnersh	J Deak

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NAME	ADDRESS	SIGN
SUSAN DEIGNAN (MRS)	8 GREENWOOD GROVE, WINNERSH	Susan E Deignan
MARIA GEE	14 SNOWDROP GROVE, WINNERSH	M A Gee
LINDA HUBERT	4 SYLVESTER CLOSE, WINNERSH	L Hubert
Joelle Shattock	19 Watmore Lane Winnersh	J Shattock
P. Dunn	22. Sherwood Road. Winnersh	P. Dunn
M.N. SMITH	24 ALLNATT AVENUE, WINNERSH	M N Smith
C. Waters	55 Bathurst Road Winnersh	C Waters
J. Sharratt	35. Woodward Close Winnersh	J Sharratt
K. Broadhurst.	18, Dolphin close Winnersh	K. Broadhurst.
M. Younes	502A Reading Rd Winnersh	M Younes.
A WRIGHT	7 Lincoln Close, Winnersh	A Wright
B MILLER	76 Robin Hood Way Winnersh	B Miller

FURTHER INFO. CONTACT: DAVE. WESTON 9781204

Cont.....

NAME	ADDRESS	SIGN
A. Thomas.	39, Blagrove Drive	A. Thomas.
A. Parker	7 Verbena Close	[illegible]
C Binney	Simons Lane	Carol A Binney
S Wignall	43 King St LA	[illegible]
J G [illegible]	54 Dagnyman Dr	[illegible]
N. Stapleton	15 Woodward Close	N Stapleton
L. BROCK	15 ALDERNEY GDNS	L Brock
J Rice Jones	34 REYNARDS CLOSE	J. Rice Jones
C WILSON	4 TURNSTONE CLOSE	C Wilson
J [illegible]	20 DAVY CLOSE [illegible]	
G [illegible]	Albany Park Dr	
J. Milligan	28 St Marys Rd, Sindlesham	J. Milligan
J. Chivers	3 Sherwood Rd, Winnersh	[illegible]
R J HARDIE	5 Robinhood Lane Winnersh	R J Hardie
C [illegible]	7 REYNARDS CLOSE	[illegible]
S. Franks	21, Sherwood Road	S Franks
S Loreluck	15 Robinhood Lane	S Loreluck

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NAME	ADDRESS	SIGN
Mrs Sue Hanton	2 Westfield Rd Winnersh	S. Hanton
Mrs Helen Ower	10 Greenwood Grove, Winnersh	HOwer
MRS A.P. McKENZIE	16 Primrose Lane, Winnersh.	[illegible]
Ms T. Muster	37 Bathurst Rd Winnersh	T.A. Muster
Mrs S Stevens	7 Clarendon Cl Winnersh	[illegible]
Mrs P Ray	15 Turnstone Cl Winnersh	[illegible]
Jennifer Glenville	10 Kelburne Cl. Winnersh	Jennifer Glenville
ANDREA KUMAR	112 WOODWARD CLS, WINNERSH	A Kumar
Gill Spillane	60 Woodward Close, Winnersh	[illegible]
Anna Lacey	116 Forcester Finchampstead	[illegible]
Yvonne Newton	23 Fir Cottage Rd Finchampstead	[illegible]
Amanda Fletcher	36 Greenacres Ave, Winnersh	[illegible]

FURTHER INFO. CONTACT: DAVE. WESTON 9781204

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	BP
CS	
21 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

19 February 2001

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

Dear Mr Mitchell

Planning Application Number F/2001/3252

We are writing to register our objections to the above application.

Our objections to development of this area of land are:-

1. Development of this school playing field would limit the ability of the school to provide part of the required school sporting activities, and it's present potential to expand to meet the rising school population resulting from the increased housing density in the immediate area.

2. It is stated government policy that school playing fields should not be developed.

3. The site has served as a play area for local children for many years, both on an organized basis by the school, and on an informal basis. It is fully enclosed and not adjacent to a road. There are no other play areas nearby which can be reached without negotiating busy roads. The area to be left as open space would in no way fulfill the same purpose since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing dwellings around the field are sufficiently distant for this not to be a problem.

4. The playing field, which is enclosed by old, mature hedges, has become a haven for wildlife. A wide variety of birds nest here, and it is home to foxes, hedgehogs, frogs, toads, lizards, slow-worms and many small mammals. It is also a breeding area for moths and butterflies. The development would destroy that habitat.

5. This part of Winnersh has seen an enormous increase in housing over the past few years, and the congestion at Winnersh crossroads has become a major problem. Recent local flooding has accentuated the congestion when lanes and back-roads have been unavailable.

6. As the local population density has increased, so has the level of vandalism and crime in general. Local infrastructure and services have not grown with the population.

In addition we have the following comments on the information presented by the developers in Part 1 of the Planning Application.

a. In response to question 11 concerning the present use of the land, we would point out that the land is a school playing field and is regularly used as such by Winnersh Primary School. It is also much used as a ball game playing area on an informal basis.

b. A negative response is given to question 12 regarding the presence of trees on the site. In fact, a large ancient Oak tree stands on the front boundary of 39 Watmore Lane. Approval of this planning application will require that it be felled. There are also numbers of other mature trees on the site boundaries, and the hedgerows themselves constitute mature habitat.

c. We cannot comment on the building materials to be used since the specification referred to in question 13 was not available to us.

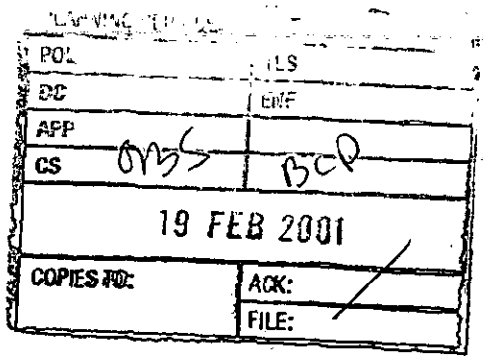
d. The response to question 18 indicates no public rights of way exist on or adjacent to the site. In fact such a right of way exists along the Eastern boundary, and this route is used by parents and children to access the field and the rear entrance to the school.
In the twenty years that we have lived here we have never seen evidence of any attempt to limit access to the field or the school by this route. This proposed development would sever that access and cause even more foot and vehicle traffic congestion at the front of the school

Yours sincerely

John Grimson

Denise Grimson.

Denise Grimson



"Blythburgh"
54, Watmore Lane,
Winnersh,
Nr. Wokingham.
Berks. RG41 5JT.
15/2/01.

W.L.C. Planning Dept.
Appl. No. F/2001/3252.

Dear Sir,

I have written twice before re-plans to build on this field, and my objection is the same,... The way building is being carried out in this area we shall need all that room to expand playing areas as there will not be enough room for the extra children, so how the education dept. were allowed to sell this land is beyond thinking... This field is a great area for the children to play a little part of greenary in the middle of housing.

There is a Fox family there and has been all fifty years I have been here this will drive them away There is alot of bramble with all kinds of wild life including all kinds of Birds, the Bird population is very much down, and as I provide data for the R.S.P.B. It is a great worry that this is not being looked into as builders when on land cut everything down and do not give any thought to our future wild life. THE MOST BOARDERING THE PUBLIC FOOT PATH SHALL BE LEFT ALSO.

The Bungalow that has been disscussed to come down for a road. has an old Oak tree at the entrance can that not stay as a calming for traffic in and out? they have made the Road into Aldeny Close in Watmore Lane as such by narrowing the pavement then that old Oak could stay.

If this last idea is put forward what happens to our lane as here we go again another road into Watmore Lane, Since I have lived in this lane Fifty years, then we had Dannywern Drive and Grovelands ave. Now we have Winnersh Gate, Aldeny Close, Greewood Grove Maidensfield making this five in and outs into Watmore Lane this new one Six, not forgetting that this lane has the School into it so even more so dangerous., This lane of in and outs cover only a few hundreds of yards.?

It is my view that as happened here with Aldeny Close these builders purchased a bungalow before the plans were passed and it was passed, we should not forget that Winnersh is built on a string of ~~wet~~ wells, and since all these buildings have been allowed to be built, including loft conversions, we have flooding everywhere, I have never had my garden under water but since the above has been passed it is often under water when it rains, and not just now with the extra rain. Watmore Lane is flooded by the post box every time it rains and one has to paddle to post letters. Not Forgetting the residents who b back onto Watmore Lane and up the lane who has filled all the ditches in so we down here have the floods. This all being so when are wougoing to stop allowing all these buildings there has to be a st stop sooner or later, we cannot cope nowwith the traffic with the schoolruns of kids who no longer can walk any more anywhere.

If you feel my letter goes off the point think, it does not, as it all links up to the fact, we do not want any more building here. We need to keep our wild life before we lose our heritage.

Thank you for reading my letter

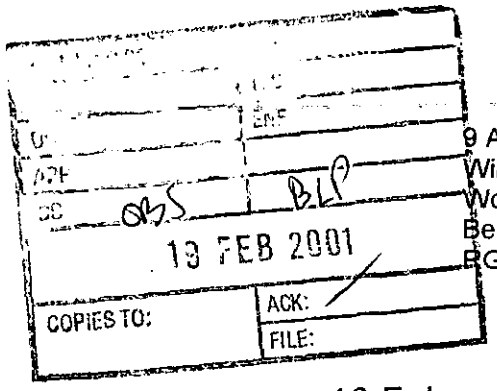
Yours Faithfully.

H Boyed

H. Boyed.

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

Ref: Mrs B Polnik F/2001/3252



9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

16 February 2001

Application Number: F/2001/3252

Dear Mrs Polnik,

I would like to strongly oppose the above planning application. This is a vital piece of land for the school and the community. Neither the Conservatives nor the Liberal Democrats, the nearby residents or the users of the field, including the school children want any development on the field. (You can refer to Council Minutes e.g. Policy and Strategy Committee, 10th July 2000).

You will appreciate that most of the people who use this field are school children and are unlikely to write to you. The older children do cross-country around the field most weeks on Tuesdays (the upper team have approximately 105 children), and the rest of the school sometimes have games lessons there. (Number on roll of school - 322) (25/07/00). How is it envisaged that the school children will get to the remaining part of the field for their games lessons? There is no provision for this on the plans.

On the layout plan there is no back entrance to the school for the children who at present walk over the field to and from school. (Some children are watched by their parents from the corner of the field). If this development goes ahead, the children who go straight across the field at present will have to go across the remaining part of the field, through the pedestrian link, on to the new development, into Watmore Lane, then into Greenwood Grove and finally arrive at school. I imagine their parents will take them by car instead, thus causing more traffic in Watmore Lane and Greenwood Grove!

This is primarily a children's playing field, which is close to many of their homes, and away from the traffic, especially from the workshops in Grovelands Avenue, which is becoming increasingly busy and dangerous, especially with fast delivery vans.

I believe the school is over-subscribed. It is not good management to sell a piece of land which the school could extend upon. Bearing in mind that any new development in Winnersh will put further strain on the already full schools. We ourselves had to appeal in order to get a place for our son in Forest School.

The children will need access from the school to the remaining part of the field for their games lessons, as will the council if they are to own and maintain this piece of land. The usual access for the mower being the back entrance to the school, which is lost.

Access from the public footpath (Astor Close - Poplar Lane) via the gate was not shown on the layout map.

I understand that the Natural History of the field will be looked at as part of the planning procedure. There is a possible ancient hedgerow along the footpath. Bats feed regularly over the field and we have had mention of great-crested newts in a pond in Grovelands Avenue - at the end of the road near Astor Close. (It may be worth looking in the pond in the school nature area). A survey was done on Wednesday 7th February with the school's permission. (I presume that a further survey will have to be undertaken, as it was not the right time to see the protected species.) I believe that someone has applied for a tree preservation order on the large oak tree in the front garden of 39 Watmore Lane. I expect the house and garden will have to be checked for bat roosts etc. before the proposed demolition.

The part of the field backing on to Watmore Lane, possibly because it is overgrown, is rich in wildlife. There are common lizards and slowworms. The mature privet is attractive to many moths. Clearing and building on this area will have an adverse effect on the children's nature area - the species count would go down. Part of the school's nature area appears to be included in Plot 1. Surely taking the field for development is bad enough!

The 5 a side pitch (Sports Council), is not wanted by anybody, especially the footballers who want the full-size pitch to remain. Definitely no lights are wanted, especially by the overlooking residents which includes me!

I appreciate that the area to which the notification letters, dated 1st February, were sent is larger than normal. However the young men who play football (they come by car), the dog walkers who live a little further away and the parents of the children that use the field to and from school have not been informed. There are no orange notices for this present application, as yet - (16th February). I would certainly expect to see one on the oak tree of 39 Watmore Lane. (There is one dated 24th October 2000 still on the tree). I would also expect an orange notice on the usual entrance to the field, which is the gate to the field off the public footpath between 9 Astor Close and 22 Grovelands Avenue.

Should / have the parents of the pupils at Winnersh County Primary School, been sent notification of the proposed development (not necessarily from the planning department). As this will affect all of the children due to the loss of a games area and also part of the school nature reserve. The increase in traffic will cause more pollution and parking problems. They should also be aware that the new development would cause more children to be added to the already large classes.

I believe that there is new legislation regarding the sale of playing fields. I trust that this will be looked into. Also the rules for the change of landuse.

The traffic / road congestion in Watmore Lane and Greenwood Grove at school drop off / pick up times is bad. The new development would cause more traffic as well as the possible increase in car use by the parents of the children who at present walk across the field and enter by the back gate.

Many of the Winnersh residents are concerned that this development would be the first and the entrance to the whole of the land east of Watmore Lane - as far as the railway line near the M4.

The majority of people living in Winnersh are against any development whatsoever on this site, as the councillors know well - The option C, which we could not choose, at the public consultation. Why was there a public consultation - to delay, distract or mislead perhaps?

Although the planning department are interested in the present application on 'The Field', I feel that the recent history of the field, including council meetings (especially county council), governors' meetings of the school, petitions, previous letters etc, should be very carefully considered in making the final decision.

I would like to emphasise that many of the local residents, including myself, would regard the piece of land on which this development is proposed, primarily as a children's play area. Thus the field is being taken from the children.

Please would you look sympathetically at the opposition to this planning application and think of the effect on the children of the area.

Yours faithfully,

R.E.F. Ramsdale.

Mrs R.E.F. Ramsdale.

12 Watmore lane
SMS Winnersh
Berkshire
8th February 2001

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14 FEB 2001	
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Environmental Services Dept
Wokingham District Council

Dear Sir,

Application Number F/2001/3252
Site Address: land adjacent Winnersh Primary School.

Further to your application F/2001/3252 I have the following comments to make. Please for once consider the residents of Watmore lane and act accordingly.

① This development would have an access on to Watmore lane at no great distance from the school entrance. The school traffic already causes problems for the residents of Watmore lane living near the school. The pavements are often blocked. Children and parents with dogs on leads or prams often are forced to walk into the road. More traffic on Watmore lane would put a greater strain on this area and could result in accidents with children

being involved. Also car drivers will use the new access as a turning point having dropped their children off at the school creating more chaos

(2) Many children play in Watmore lane in the evenings and more traffic would put them at risk there are no speed bumps in the lane

(3) More Properties in this area would mean more traffic at the Crossroads where most of the local residents already have to give for long periods of time in order to get out on to the Reading Road. Those wishing to turn right towards Reading have most of the time to turn on the red traffic light which is a totally inadequate system and more houses will mean more pressure on this system.

(4) The residents of Watmore lane have repeatedly told the council that we do not want development on this land. Our wishes have so far been ignored. If this development goes ahead will you guarantee no further development will take place? or is this application the thin end of the wedge.

Yours faithfully

J [illegible]

St Anne's, 28 Watmore Lane
Winnersh, Wokingham
Berks, RG41 5JT
Tel: (0118) 9789924
email rmay@x-stream.co.uk

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13 FEB 2001	
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Wokingham District Council
Environmental Services Dept
Planning Services
Shute End
Wokingham
RG40 1WR

Wednesday, 07 February 2001

Your Ref: Mrs B Polnik F/2001/3252

Dear Sirs

I do not object to the proposed building of 16 houses, I am well aware of the need for new housing, particularly for first time buyers, but would like to raise the following points:

1. Will the development stay at 16 dwellings or is this just the start of something much bigger as with Alderney Gardens?

2. Where will the children living in these houses go to school? Winnersh Primary School is already full and the field will have been lost.

3. The demolition of a perfectly good and attractive house is totally unnecessary. There is also the question of an extremely large, and presumably old, Oak tree in the front garden of 39 Watmore Lane. Is there a preservation order on this tree?

4. Parking at 9.00am and 3.15pm in Watmore Lane and Greenwood Grove is a problem now. The Planning Officer should observe the traffic at the times stated above.

Yours faithfully

Mrs H May

6 March 2001

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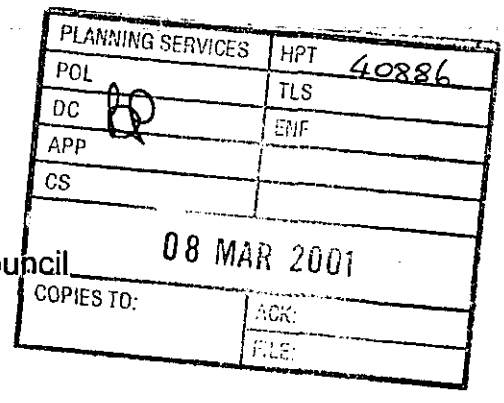
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



SPORT ENGLAND

South East Region
51a Church Street
Caversham
Reading
Berkshire RG4 8AX

Telephone: 0118 948 3311
Fax: 0118 947 5935
Website: www.english.sports.gov.uk

For the attention of Mrs B Polnik

Our Ref: PL/BE/WO/PN.GB

Dear Madam

PROPOSAL: PROPOSED ERECTION OF 16 DWELLINGS, NEW ACCESS AND DEMOLITION OF 39 WATMORE LANE
AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH, WOKINGHAM
REF: F/2001/3252

Thank you for consulting Sport England South East Region on the above application. I am conscious that the period for consultation responses has already expired, and without waiting any further for clarification on a number of points (I have been unable to speak to your Mrs Polnik due to her absence through sickness and my annual leave) I have now responded to the application based on the information I have at present.

Sport England has considered the application in the light of the English Sports Council's Playing Field Policy (a copy of which was sent to your Council in the summer of 1997). The aim of the policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demands of the pitch sports. The policy identifies five exceptions to our normal position of opposing development which would result in the loss of playing fields. As none of these apply in this case, we wish to register our objection to the application.

This is on that basis that the proposed development would be on land currently or formerly used as playing fields or land allocated as such within the local development plan. No indication within the application exists as to any alternative provision of such space, nor that there is an excess of supply of such space within the area. Unless and until evidence is provided that indicates that the proposed development would not conflict with Sport England's policies therefore, we shall maintain our objection to the application.

Chair: Trevor Brooking CBE
Senior Vice-Chair: Des Wilson Vice-Chair: Tessa Sanderson OBE
Chief Executive: Derek Casey
Regional Director: David Dolman

Sport England is the brand name of the English Sports Council which is the distributor of Lottery funds to sport

For your information, Sport England's planning policy in respect of the protection of playing fields is as follows;

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan, unless, in the judgement of Sport England, one of the specific circumstances applies. The specific circumstances are:

- ***E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.***

- ***E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.***

- ***E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.***

- ***E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.***

- ***E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.***

The Town and Country Planning (Playing Fields) (England) Direction 1998 requires local planning authorities to notify the DETR of planning applications where they wish to grant planning permission, but where Sport England advises against the development, because there is, or the development will result in, a deficiency in playing field provision for schools or the wider

community in the area. The direction applies to local authority owned playing fields; and all others which are currently used, or which have been used in the past five years, by educational institutions.

Further information on playing fields is available in the English Sports Council publications: "A Sporting Future for the Playing Fields of England", "Planning and Provision for Sport: Factfile 2" and "The Playing Pitch Strategy", available from English Sports Council Publications, PO Box 255, Wetherby, LS23 7LZ. Information on Government policy is set out in "PPG17: Sport and Recreation and in Sport: Raising the Game".

I would be grateful if you would advise me of the outcome of the application.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours faithfully

S Shirley.

pp

Guy Bailey
Development Manager

Direct Line 01273 644105
Email guyb@english.sports.gov.uk

Applicationo	Name & Address
F/2001/3252	C B Cobett 5 Astor Close Winnersh Wokingham RG41 5JZ
F/2001/3252	Mrs H May St Annes 28 Watmore Lane Winnersh Wokingham RG41 5JT
F/2001/3252	Mr & Mrs Batch 2 Astor Close Winnersh Wokingham Berks
F/2001/3252	S Sutton (Haslams) 156 Friar Street Reading RG1 1HH
F/2001/3252	The Owner/Occupier 12 Watmore Lane Winnersh RG41
F/2001/3252	D F Weston & Petition 21 Greenwood Grove Winnersh RG41 5LH
F/2001/3252	Mr & Mrs Ramsdale & Petition 9 Astor Close Winnersh Berks RG41 5JZ
F/2001/3252	H Boyed 54 Watmore Lane Winnersh RG41 5JT
F/2001/3252	A B Long 8 Astor Close winnersh RG41 5JZ
F/2001/3252	J & D Grimson 47 Watmore Lane Winnersh Wokingham Berks

F/2001/3252

D W Bonds
70 Broad Hinton
Twyford
RG10 0LP

App. F/2001/3252
Letters sent
13-03-01.

Our ref: SP\2001\003146\001
Your ref: O/2001/3252

Date: 5th March 2001

ENVIRONMENT AGENCY

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

PLANNING SERVICES	HPT 40848
POL	PLS
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CS	
08 MAR 2001	
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For the attention of: Mrs B Polnik

Dear Sir/Madam

PROPOSED ERECTION OF 16 DWELLINGS NEW ACCESS AND DEMOLITION OF 39 WATMORE LANE AT LAND ADJACENT WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH, WOKINGHAM

Thank you for your letter dated 1st February 2001, which was received on 8th February 2001. You are asked to quote the following reference in any correspondence: SU77SE/9/19. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

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.

Cont/d..

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

PLANNING INFORMATIVES

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 Ian Doyle on 01276 454365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Distance from site	*Landfill name*	*Details*
80 metres	Clarendon Close	no information
185 metres	Caravan Site, Merryhill Green	no information

Given the nature of the development, I would advise that a landfill gas risk assessment be undertaken prior to development commencing.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

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.

Cont/d..

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard standing 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 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 Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, SL5 7HE.

The Ramblers' Association
Working for walkers

PLANNING SERVICES	HPT
POL	TLS
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27 FEB 2001

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The Ramblers

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

23 February 2001

Your ref: Mrs B Polnic/F/2001/3252

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/2001/3252

Site: Land adjacent Winnersh Primary School

In response to your letter of 1st February, our view is that in principle we are opposed to the 'sell off' of any school playing fields.

In this particular case it seems a very short sighted policy to dispose of this site which may well become more useful in the future as a 'green lung' in an increasingly built-up area. so.

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

Registered charity number 1066760

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 8 February 2000

Location:	Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham
Proposal:	Proposed erection of 16 dwellings, access road and demolition of 39 Watmore Lane
Application Number:	F/2001/3252

In response to your consultation dated 1 February 2001 for the above application, the landscape comments are as follows:

The site is located within the settlement boundary and enclosed by vegetation of varying significance on many of the boundaries with some scrub in the western part of the site.

Although I have no objection in principle to this type of development in this location, the position of the dwellings needs to be carefully considered in relation to boundary vegetation especially on the southern and western boundaries. This also applies to vegetation within the garden of No.39 Watmore Lane and whether any trees and shrubs along either boundary can be retained. Substantial additional planting needs to be considered along the eastern boundary of the housing area as well as improving the hedgerow along the footpath by removing dead elms and planting additional trees and shrubs.

There are a number of trees including an oak, along the existing southern boundary of Four Acres which is shown to be incorporated into a 5-aside-pitch, i.e. that the trees will need to be removed. The trees should be retained as a feature of part of the open space and this can be achieved by moving the pitch further to the south away from the trees.

Neil will comment on the impact of the proposed access road on the existing tree in the front garden of 39 Watmore Lane.

Catherine Brimble

Catherine Brimble
Landscape Architect

1509/ab

PLANNING APPLICATION PART 1

24 JAN 2001 * 3252

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

For office use only
Application No.

1.	YOUR NAME	LINDEN HOMES (SOUTHEAST) LIMITED
	ADDRESS	LINDEN HOMES, THE VILLAGE AT CATERHAM BARRACKS, COULSDON ROAD, CATERHAM ONH
	POST CODE	CR3 5YB Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	LENNON PLANNING LIMITED
	ADDRESS	13 HERMITAGE PARADE, HIGH STREET, ASCOT
	POST CODE	SL5 7HE Tel No. 01344 873887
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING NOs. 37 & 39 WATMORE ROAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF No.39 WATMORE ROAD
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: SEE ATTACHED SCHEDULE

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.

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.

SURPLUS PART OF SCHOOL SITE
PART 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.

XES / NO

13. *PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.*

BRICKWORK AND TILES AS INDICATED ON DETAILED DRAWINGS
COLOURS AND SPECIFICATIONS

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

YES XNO

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 XNO

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

YES XNO

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.

XES / 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	4
	4	1
	5 or more	5
	TOTAL	16
Nos. of residential units lost through demolition or conversion		1
/ NET CHANGE		15

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

YES XNO

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

XES / 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.

XES / 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 [signature] ON BEHALF OF LINDEN HOMES (SOUTHEAST) LIMITED DATE 23RD JANUARY 200

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.

To:
Neil Etherington
Senior Arboricultural Officer

See Part 1 all plans.

From: Mrs B Polnik

Date: 01 February 2001 01 FEB 2001

Application Number: F/2001/3252

Proposal: Proposed erection of 16 dwellings new access and demolition of 39 Watmore Lane..

Site Address:
Land Adjacent Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham.

Applicant:
Linden Homes (SE) Ltd C/O Lennon Planning Ltd.

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

1509/ab

PLANNING APPLICATION PART 1

24 JAN 2001 * 3252

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

For office use only
Application No.

1.	YOUR NAME	LINDEN HOMES (SOUTHEAST) LIMITED
	ADDRESS	LINDEN HOMES, THE VILLAGE AT CATERHAM
		BARRACKS, COULSDON ROAD, CATERHAM ONHIL
	POST CODE	CR3 5YB Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	LENNON PLANNING LIMITED
	ADDRESS	13 HERMITAGE PARADE, HIGH STREET,
		ASCOT
	POST CODE	SL5 7HE Tel No. 01344 873887
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING NOs. 37 & 39 WATMORE ROAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF No.39 WATMORE ROAD
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: SEE ATTACHED SCHEDULE

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.

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.

SURPLUS PART OF SCHOOL SITE
PART 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.

BRICKWORK AND TILES AS INDICATED ON DETAILED DRAWINGS
COLOURS AND SPECIFICATIONS

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

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YES / NO

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YES / NO

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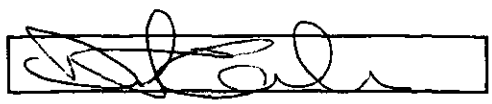
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED  ON BEHALF OF LINDEN HOMES (SOUTHEAST) LIMITED DATE 23RD JANUARY 200

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.

File F/2001/3252

LENNON PLANNING LTD

13 Hermitage Parade, High Street, Ascot SL5 7HE

Telephone: (01344) 873887
Fax: (01344) 874744
E-mail: consultancy@lennon-planning.co.uk

www.lennon-planning.co.uk

PLANNING FOR THE WHOLE COMMUNITY RTPI National Award Winner 2000

Our Ref: CAL/rac

18th May 2001

Neil Etherington
Environmental Services Department
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Etherington,

Tree Preservation Order No. 1018/2001

Thank you for your letter dated May 14th, which has been forwarded to my clients. Notwithstanding the comments set out in your letter, I write to confirm that my clients wish to maintain their objection to the T.P.O.

Yours sincerely,

C. A. Lennon

PLANNING
POL
DC ENF
APP
CS OBS AP
21 MAY 2001
COPIES TO: ACK: ✓
FILE:

Directors: C A Lennon BA, DipTP, MRTPI; M D V Lennon BA; R J Huntley BSc, DipTP, MRTPI; D S Dunlop BA(Hons), MRTPI
Registered in England No. 3943349 • Registered Office: 71 Bell Street, Henley-on-Thames RG9 2BD • VAT No: 745 0717 35

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2001	Map No. ..... Site ...1.15.....
Officer: BP | Application No. F|2001|3252	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 16 DWELLINGS NEW ACCESS AND DEMOLITION OF 39 WATMORE LANE

+ 378.39 WATMORE RANE

Location: LAND ADJ WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE

Parish: WINNERSH Ward: Winnersh

Applicant: LINDEN HOMES (SE) LTD

Fee Received 3040-00 Required ..... Additional ..... Refund .....

(4)

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	Agric Holdings declaration Deleted	phoned 31/1	
5	Elevation plans	Plot 9 – kitchen door + window shown in side elev, not on floor plan.		
6	Floor plans	Revised plans coming in once application registered + any errors to be corrected		
7	Metric scale disclaimer			
8	Encroachment letter	N. Lake has all pre-app correspondence		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required Major development

Date Site Notice Sent 01.02.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees .....
Conservation Officer .....
Environmental Health ✓ 250m Landfill Site Cons.
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) ✓ Plans.
Education ✓
Social Services ✓
Highways ✓
- Andy Glencross, Dinton Pastures (poss. bats/newts) ✓ Plans.
- Open Spaces Society, 80 West Street, Henley on Thames, Oxfordshire RG9 2EA

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco Plans.
Environment Agency + New access road ✓
Rail Track .....
Police Arch. Liaison Officer ✓ Plans.

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) ✓ Site Plan.
Sport England ie. English Sports Council, 516 Church Street, Caversham, Reading, RG4 8AX, Att: Linda McCauley

OTHERS:

No pre-apps
- CPRE. ✓ Site Plan.
- Ramblers Association (pls send one copy of map to Mr D. Bounds)
- Wokingham District Sports Council Plans. 2 old Police Cottages, Broadcommon Rd, Hurst

NEIGHBOURS:

2 x S/N + all addresses as for F/2000/2561 pls. (see list attached)
+ Petition c/o 21 Greenwood Grove, Lightwater.
+ J. Heyes 9 Clarendon Close ✓
+ Ms S. Sutton, Haslams, 156 Friar Street, Reading.

CONSULTATION SHEET

APPLICATION NO. _____

59

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEA NOTIFICA SENT
14 Constable Close			
1-9 Astor Close, Winnersh			
19-59 (odds) & 10-36 (evens) Watmore Lane			
3, 4, 7, 11, 12, 14 → 23 (incl), 28 → 34 (incl) Greenwood Grove			
2, 4, 6, 7, 17, 20, 21, 23, 24, 25 Meadow View, Winnersh			
1 → 8 (incl), 14 Maple Close "			
1 → 4 Merry Hill Green "			
Merry Hill Cottage, Merry Hill Green "			
Woodford, Poplar Lane, "			
Emmbridge House, Poplar Lane, "			
Kutir, Poplar Lane, "			
Illetas, Poplar Lane, "			
The Firs, Poplar Lane, "			
Tinks Cottage, Poplar Lane, "			
Four Acres, Poplar Lane, "			
Metas, Poplar Lane, "			
The Smallholding, Poplar Lane, "			
70, 82 Robinhood Way, Winnersh			
1, 2 & 4 Priory Court, Robinhood Way			
14, 18, 19, 20, 22, 29, 31 Grovelands Avenue			
Units A1, A2, A3, A4, A5, A6, A7, A8 Grovelands Avenue			
1-6 (all) Grovelands Close			
61, 54, 69 Watmore Lane			
13a, 13b Harefield Close			
24, Allnott Avenue			
5, The Priory			
6, Windermere Close			
West Barn, The old Farmhouse, Robinhood Way			
5 Deerhurst Avenue			
38 & 70 Robinhood Lane			
Winnersh County Primary School, Greenwood Grove			

Babtie Environmental

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

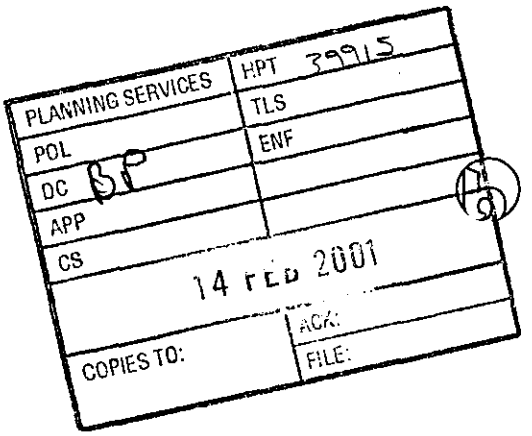
Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

12th February 2001



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

Dear Mrs Polnik

APPLICATION F/2001/3252
Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advice you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be by means of an archaeological evaluation to be completed once its results are submitted to yourselves *before* determination of this application.

Please find enclosed a copy of a brief for the evaluation work required.

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

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

LAND ADJACENT TO WINNERSH PRIMARY SHOOL, GREENWOOD GROVE, WINNERSH, WOKINGHAM

BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located adjacent to Winnersh Primary School, Greenwood Grove, Winnersh, at grid reference SU 7865 7110.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/3252, submitted to Wokingham District Council, proposes the erection of 16 dwellings new access and demolition of 39 Watmore Lane.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies within 50 metres of an archaeological find spot of a Bronze Age Cremation Urn. The proposed construction may disturb archaeological remains associated with earlier uses and buildings on the site.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 5% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations.*

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work.*

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;

(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

Basia Polnik

From: Andy Glencross
Sent: 06 February 2001 12:11
To: Basia Polnik
Subject: Planning application F/2001/3252 Greenwood Grove Winnersh

My comments on the above application are as follows : -

As with all demolitions if bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

In addition there are likely to be great crested newts in the area (Winnersh seems particularly good for this species), and the ponds with the grounds of Winnersh County Primary school 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.

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.

I have visited the site

Andy Glencross
Countryside Officer (Biodiversity)

Rec'd P+P 1/2 See Part 1 all plans.

VFS 39446

To:
Policy And Plans Section

From: Mrs B Polnik

Date: 01 February 2001

PSD

REPLY REQUIRED 16/2

Reply 23/2

Application Number: F/2001/3252

Proposal: Proposed erection of 16 dwellings new access and demolition of 39 Watmore Lane.

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Land Adjacent Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham.

Applicant:
Linden Homes (SE) Ltd C/O Lennon Planning Ltd.

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

There is a very long history behind this.

Broadly the proposal falls to be considered against policy WH1. which favours development of unidentified sites in ~~built~~ settlements subject to a whole range of criteria. (and similar policy in LALP).

policy WR2 provides for protection of existing open space. + recreational facilities. (and similar policy in LALP

You need to read PPG3 carefully. especially paragraph 53.

pp. D

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

PLANNING SERVICES	HPT 3452
POL	TLS
DC	ENF
APP	
CS	
28 FEB 2001	
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	FILE:

Date 23rd February 2001

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

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

Your Ref. 3252

Dear Mrs. Polnik

Land Adjacent to Winnersh Primary School.

Thank you for the details of this application.

I would strongly reiterate my comments in my previous letter (20th Nov. 2000) in respect of this proposal.

The pedestrian link is a serious concern and is contrary to advice in DoE circular 5/94.

The 5 a side pitch is isolated for natural surveillance and the creation of a right of way across it would be highly detrimental to both users and local residents. If the pitch was tidied and gated, to keep it safe for school and amenity use, this would improve the local facilities. To leave it hidden and insecure will create a dog run that will be unpleasant and unsafe for any sports or recreational uses.

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 that this proposal faces include car crime, burglary and a serious risk of anti-social behviour and misuse of the recreation area.

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

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

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES | HPT 40485
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DC SP | ENF
CS
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FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

27 February 2001

Ref: JI/FJ/1343

For the attention of Mrs Polnic

Dear Sirs,

RE: LAND TO THE REAR OF WATMORE LANE – WINNERSH.

I confirm having advised Jan Cooper by telephone today of the site area of the above application site.

1. Recreation area 0.42HA
2. Housing area including access 0.74 HA
3. Total "Red Line" area 1.16HA

Yours faithfully

John Irish
Partner

Cc. Lennon Planning
Cc. Linden Homes

By fax and post

0118 9894403

PLANNING SERVICES | HPT 4051
POL | TLS
DC BP | ENF
APP |
CS |
28 FEB 2001
COPIES TO: | ACK: FILE:

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

FAX COVER SHEET

TO	Mrs Polnic		
COMPANY	Planning Department – Wokingham District Council		
FROM	John Irish		
FAX No	0118-9746486		
PAGES INC	2 Including cover	DATE	27 February 2001

MESSAGE:

Re: Land to the rear of Watmore Lane - Winnersh

0118 9894403

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

27 February 2001

Ref: JI/FJ/1343

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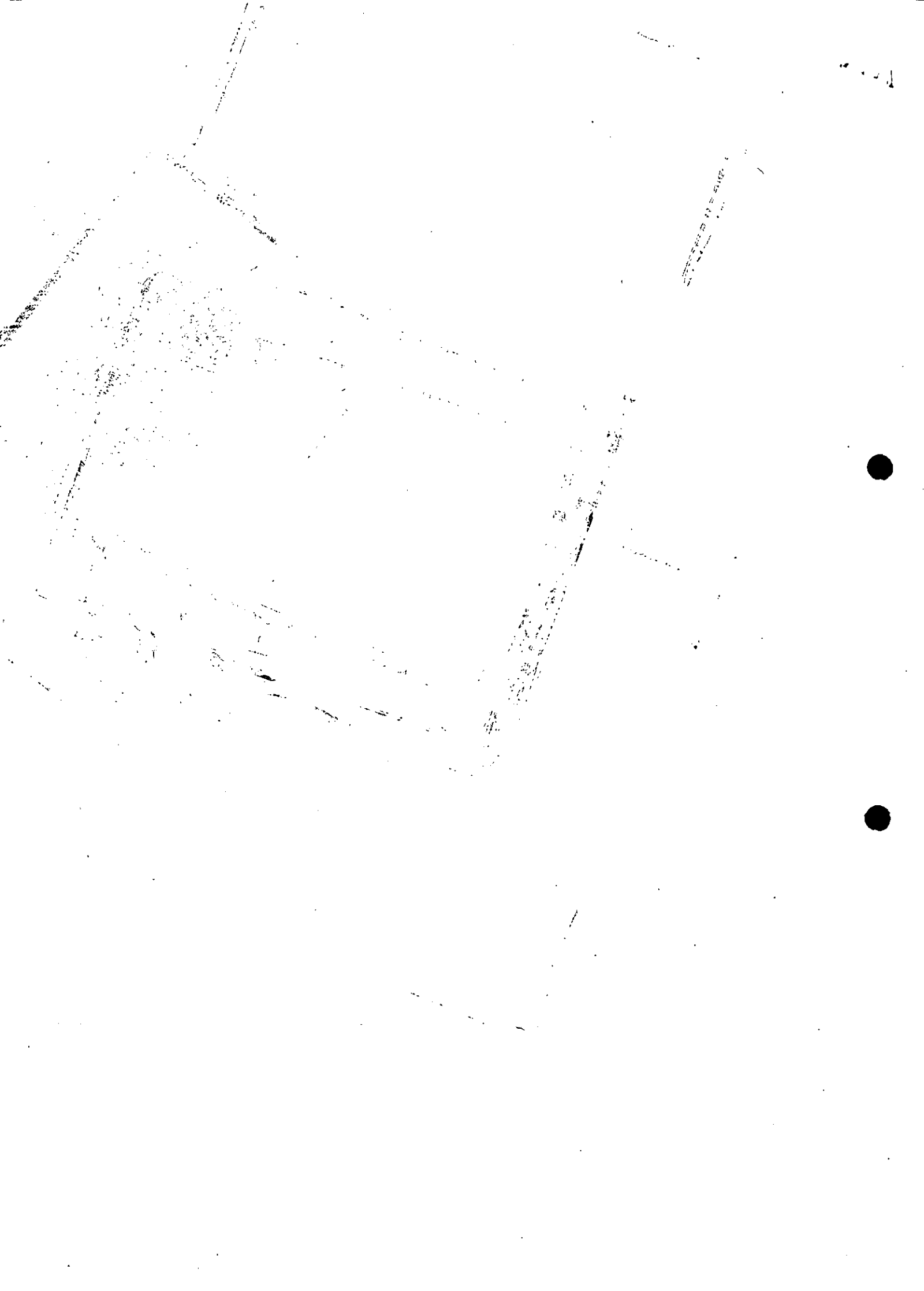
John Irish
Partner

Cc. Lennon Planning
Cc. Linden Homes

By fax and post



FROM: Mrs B Polnik

DATE: 01 February 2001

- 2 FEB 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3252

Proposal: Proposed erection of 16 dwellings new access and demolition of 39 Watmore Lane..

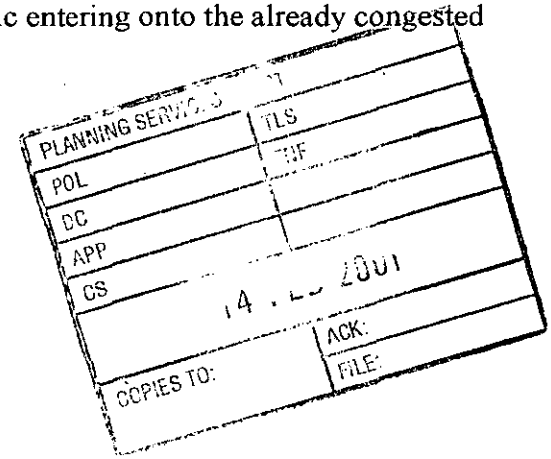
Site Address: Land Adjacent Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham.

Applicant: Linden Homes (SE) Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 25/02/2001** .

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

1 There would be an increase in traffic entering onto the already congested Robinhood Lane



SIGNED: _____ DATE: 13.2.01

Clerk To Winnersh Parish/Town Council.

PLANNING SERVICES | HPT 39825
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13 FEB 2001
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Basia Polnik, Development Control

My Ref: JPE/greenwwod

Your Ref: F/2001/3252

Date: 12 February 2001

PROPOSED ERECTION OF 16 DWELLINGS NEW ACCESS AND DEMOLITION OF 39 WATMORE LANE
LOCATION; LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WINNERSH

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

CONTAMINATED LAND
The site is within 250 metres of a landfill site and hence a detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to occupation of the building. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

NOISE
I am concerned that noise from the use of playing fields may cause a detriment to the amenity of plots 4-8. Ideally I recommend that the site layout is redesigned so as to minimise the noise exposure to sensitive parts of the development. An acoustic barrier will also need to be constructed along the boundary of the site; the height of the barrier should be approved prior to development commencing.

I recommend that the following condition be imposed should the application be granted planning consent:

1 Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.
Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Development shall not begin until a scheme for protecting the proposed dwellings from noise from playing fields adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works, which form part of the scheme approved by the Authority, shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative period in writing.
Reason – to protect the amenity of neighbouring properties from noise.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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.



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: F/2001/3252

Proposal:
Proposed erection of 16 dwellings new access and demolition of 39 Watmore Lane.

Location:
Land Adjacent Winnersh Primary School Greenwood Grove Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 14/02/2001 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 **07/03/2001**. 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: 14/02/2001

SN displayed on school gates by BP. 13.2.01

Orange SN displayed on ~~tree~~ o/s. 39 Watmore Lane 13.2.01

LENNON
PLANNING LTD

13 Hermitage Parade, High Street, Ascot SL5 7HE
Telephone: (01344) 873887
Fax: (01344) 874744
E-mail: consultancy@lennon-planning.co.uk
www.lennon-planning.co.uk

Our Ref: DSD/ads/919

23rd January 2001

24 JAN 2001 * 3252

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG11 1WR

Dear Sir

Proposed Residential Development on land Adjacent to Winnersh Primary School and including Nos. 37 and 39 Watmore Road, Winnersh

We have been instructed by Linden Homes (South East) Limited to submit a detailed planning application in respect of the above site.

Accordingly, we enclose the following documentation:

i) 6 copies of the completed planning application forms;
ii) A completed Certificate B;
iii) 6 copies of a site location plan edged in red;
iv) 6 copies of the relevant layout and elevational plans. A schedule of plans is attached to the application.
v) A cheque for the sum of £3,040 being the requisite planning application fee.

The site is identified within the settlement area of Winnersh in both the adopted and emerging Local Plans. The site was previously proposed by the Council as a priority site for residential development and it is unclear why it was subsequently not retained in the Deposit Plan.

The former County Council and the Schools Governing body confirmed that the site is no longer required for educational purposes and that the land be released for residential purposes. An application submitted in March 1998 for a slightly larger development is the subject of an appeal, albeit that it is presently being held in abeyance.

We are aware of the current public consultation exercise in respect of the land. The present proposals are in line with Option B in that:

i) 16 dwellings are proposed with access from Watmore Lane;
ii) A contribution towards new all weather pitch for community and school use;
iii) Retention of open space; and
iv) Other possible benefits.

Directors: C A Lennon BA, DipTP, MRTPI; M D V Lennon BA; R J Huntley BSc, DipTP, MRTPI; D S Dunlop BA(Hons), MRTPI
Registered in England No. 3943349 • Registered Office: 71 Bell Street, Henley-on-Thames RG9 2BD • VAT No: 745 0717 35

Bearing in mind the location of the site within the defined limits of Winnersh, the fact that it is surplus to educational requirements and that the proposed development would provide tangible benefits for the local community these are compelling reasons why planning permission should be granted.

Furthermore, given the recent recommendations of the Part 1 Local Plan Inspector, the development of the site would assist in meeting the severe housing shortage in Wokingham. It would also be in line with current National Guidance in PPG3 with regards the redevelopment of land within urban areas.

If you require any further information then do not hesitate to contact us. Once the application is formally registered we would welcome a meeting to discuss the proposals.

Yours faithfully



Lennon Planning Limited

Encs.

24.JAN.2001 3252

SCHEDULE OF SUBMITTED PLANS

		Plan No.
1	PROPOSED SITE LAYOUT SITE PLAN BOUNDARIES	1363 /11C 1363/12
2	CRANMORE PLOT No. 1,2 &3 PLANS AND ELEVATIONS	1363 /12A
3	LYNMOUTH PLOT No.4 PLANS & ELEVATIONS	1363 /13A
4	RUNNYMEDE PLOTS 5 & 6 PLANS & ELEVATIONS	1363 /14A
5	RUNNYMEDE PLOT 7 PLANS & ELEVATIONS	1363 /15A
6	LYNMOUTH PLOT 8 PLANS & ELEVATIONS	1363 /16A
7	PENSHURST PLOT 9 PLANS & ELEVATIONS	1363 /17A
8	DOVEDALE PLOT 10 PLANS & ELEVATIONS	1363 /18
9	DOVEDALE PLOT 11 PLANS & ELEVATIONS	1363 /19
10	CHERWELL PLOTS 12, 13 & 14 PLANS & ELEVATIONS	1363 /20
12	DURHAM PLOTS 15 & 16 PLANS & ELEVATIONS	1363 /21
13	DETACHED GARAGES PLANS & ELEVATIONS	1363 /22B

1509/ab

PLANNING APPLICATION PART 1

24 JAN 2001 * 3252



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

For office use only
Application No.

1.	YOUR NAME	LINDEN HOMES (SOUTHEAST) LIMITED
	ADDRESS	LINDEN HOMES, THE VILLAGE AT CATERHAM BARRACKS, COULSDON ROAD, CATERHAM ONHILL
	POST CODE	CR3 5YB Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	LENNON PLANNING LIMITED
	ADDRESS	13 HERMITAGE PARADE, HIGH STREET, ASCOT
	POST CODE	SL5 7HE Tel No. 01344 873887
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING NOs. 37 & 39 WATMORE ROAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF No.39 WATMORE ROAD
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: SEE ATTACHED SCHEDULE

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.

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.

SURPLUS PART OF SCHOOL SITE
PART 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.

BRICKWORK AND TILES AS INDICATED ON DETAILED DRAWINGS
COLOURS AND SPECIFICATIONS

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	4
	4	1
	5 or more	5
	TOTAL	16
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	15

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

YES / NO

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

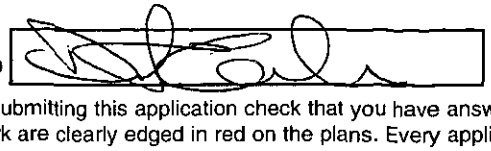
YES / NO

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  ON BEHALF OF LINDEN HOMES (SOUTHEAST) LIMITED DATE 23RD JANUARY 2001

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.

"ANDOVER"

ADDRESS 37 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU 7871 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
158/51	Mr. W. Shepherd	Garage	10.4.51	App. N/A
BR 6038	"	porch	7 2 77	APP N/A
20251	MR. & MRS R HALL	S/ST. EXT. ROOF CONV, DELG. GARAGE	20.10.83	N/A C/A
BR 2146T	"	Loft Conversion Ext. & Garage	26/10/83	App N/A
42324	APPEAL	S/ST. & 1ST FLOOR EXTS.	11.3.94	R&L
FP94/2255	MRS R. FRIEND	2x S/ST. EXTS/INT. ALTS.	15.2.94	C/APP
99/69929/F	Mr & Mrs S. Friend.	s/st/fr extn & f/fl/r extn (renewal 42324)	10/8/99.	C/A

DATE OF COMPLETION

MINISTRY DECISION 42324 - APPEAL ALLOWED - 25-8-94

SPECIAL ORDERS

DRAINAGE

"VECTIS"

ADDRESS 39 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU 7871(54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A 146	MR & MRS O'NEIL	LOFT CONVERSION	14.1.86	APP N/A
3				
42660	"	ALTS. TO EX. FR. DORMERS TO FORM LARGER EXTS.	31.5.94	C/A
FP94/2733	"	"	8.7.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

③ ADDRESS Winnersh County Primary School Greenwood Grove PARISH Winnersh

PLOT No.

ORD. SHEET No. SU 7871 5A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63320/T				
96/64794/F	County property officer	CLASSROOM UNITS	4.2.97	C/A
96/64795/F	"	S/ST. EXTENSIONS	3.2.97	C/A
97/65330/F	W/DR.			
FP97/6171	H. MASTER & GOVERNORS	NEW ENTRANCE, RECEPTION ETC.	3.4.97	C/APP
97/66894/F	LINDEN HOMES	24 DWELLINGS, ACCESS ROAD, DEM. & CARETAKERS DWELLING (RECK. HEAD)	12.3.98	REF
98/68849/F	Property Dept. - W.D.C.	S/St Exts - new entrance & toilet block plus remove outside toilets	25.2.99	C/A.
99/69541/F	"	S/St add'n girls toilets to new entrance (amend. to app. 98/68849).	22/7/99	APP
FP99/8626	W.D.C.	2 No. mod. exts. - toilet accom.	21.4.99	APP
[illegible]/70431/F	W.D.C.	single storey classroom extension to school	08.11.99	C/A

SPECIAL ORDERS TPO No. 923/1998

091074

1933

④ WINNERSH COUNTY PRIMARY SCHOOL, GREENWOOD GROVE

ADDRESS PARISH WINNERSH.

PLOT No.

ORD. SHEET No. SU 7871 5A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70786/F	Property Services Wok. DC.	Temp. permission for access into Poplar Lane, contract only, 16 wks	16.12.99	C/A
F/1999/9306	"	2 S/St Exts.	3.12.99	APP
F/2000/2561	Linden Homes L/adj	16 dwellings		

MINISTRY DECISION

SPECIAL ORDERS

① ~~MERRYHILL GREEN PRIMARY SCHOOL~~ Winnersh C.P. School

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 (54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/40/61	Mrs. E.N.D. Hargreave	Outline {Residential Devpt.	3.3.61	N/A. Refuse
O/166/65	Dr. P. Hargreave & Mr. E. Gander	" "	12.7.65	N/A. Refus
S/10/68	Director of Education Shire Hall.	Site for Primary School	5.6.68	N/A. C/A.
S/16/69	Royal County of Berks	4 Class. Primary Sch.	17.12.69	N/A. C/A
874/71	"	Terrapin Classroom	30.9.71	N/A. C/A.
286/72	"	Amended Grp plan to include changing rooms	16-3-73	N/A C/A
1628/73	"	outline Enlargement C.P. School	3.10.73	N/A C/A
O/646	Berkshire C.C.	Temp classrooms	28 11 74	N/A C/A BCC
RC 3268	Winnersh Branch Boy Scouts Assn.	Erection of garage	18 8 75	App n/a
03274	" " "	MET FOR MEETINGS	4.9.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923/1998 6.4.98

DRAINAGE

② WINNERSH COUNTY PRIMARY SCHOOL
ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06860	WINNERSH PRIMARY SCHOOL	COVERED WAY	25.8.77	N/A C/A 31.7.82
17647	BCC	TEMP CLASSROOM	14.7.82	N/A TP
19963.	B.C.C.	"	12.9.83	N/A C/A
25189	"	"	24.3.86	31.3.91
27507	"	RENEWAL	18.6.87	31.6.92
29089	"	"	16.12.87	TP
37311				
39206	"	RENEWAL BLOG D	30.7.92	1.7.97
39682	"	" PLAYGROUP BLOG	13.8.92	31.7.97
39721	"	RENEWAL " B	13.8.92	31.8.97
40699	"	REPL. DBLE CLASSROOM	26.8.93	31.3.98
96/63183/2	"	DBLE CLASSROOM WITH TOILETS	2.6.96	C/A

DATE OF COMPLETION

SPECIAL ORDERS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Certificates under Article 12A

PLEASE READ NOTE 16 ON THE FOLDER

Application for PLANNING PERMISSION

CERTIFICATES OF OWNERSHIP

CERTIFICATE A

24 JAN 2001 * 3252

A I hereby certify that:

1. on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner *(a)* of any part of the land to which the application relates.
2. 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 requisite notice to every person other than * myself / himself who, on the 21 days before 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:

Name of tenant (b)	*Address at which notice was served*	*Date on which notice was served*

Notes

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

(b) If you are the sole agricultural tenant enter 'none'.

* Delete where inappropriate.

Signed .....

* On behalf of .....

Date .....

CERTIFICATE B

or

B I hereby certify that:

1. * I have / The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner *(a)* of any part of the land to which the application relates, as listed below:

Name of owner	*Address at which notice was served*	*Date on which notice was served*
SEE ATTACHED LIST		

2. 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 requisite notice to every person other than * myself / himself who, on the day 21 days before 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:

Name of tenant (b)	*Address*	*Date of service of notice*

Notes

(a) } See notes to
(b) } Certificate A
above

Signed .....

* On behalf of LENNON PLANNING LIMITED

Date 23RD JANUARY 2001

Notice for service on individuals

Notes

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

* delete where appropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or publication, of the notice

* delete where inappropriate

THIS NOTICE MUST NOT BE ENCLOSED WITH YOUR APPLICATION BUT SENT BY YOU TO THE PERSON(S) CONCERNED.

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Notice under Article 12 of application for Planning Permission

Proposed development at (a) .....

I give notice that (b) .....

is applying to the (c) ..... Council

for planning permission to (d) .....

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at (e) .....

by (f) .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

* On behalf of .....

Date .....

PROPOSED RESIDENTIAL DEVELOPMENT
LAND ADJACENT TO WINNERSH PRIMARY SCHOOL
AND TO THE REAR OF WATMORE ROAD

LIST OF OWNERS ON WHOM NOTICE
OF APPLICATION SERVED

Name of Owner	Address of Services	Date of Services
Wokingham District Council	PO Box 151 Civic Offices Shute End Wokingham Berks RG40 1WH	23rd January 2001
Mr & Mrs S Friend	37 Watmore Road Winnersh Berks RG41 5JS	23rd January 2001
Mr & Mrs O'Neil	The Bungalow White Night Primary School Fair Lawn Green Sinfield Rise Reading RG2 8ED	23rd January 2001