X SYSTEMS LTD

APPLICATION NO:
O/2000/1444

LOCATION:
Land At Sheerlands Road, Arborfield Reading

APPLICANT:
Thamesway Homes Ltd C/O HGP Planning Consultancy

PROPOSAL:
Outline application for the proposed erection c 18 dwellings with associated access road and parking

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Angela Odell**

4/12/00 - AGREEMENT LTR TO BE SIGNED BEFORE CONSENT IS ISSUED.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

HPT Direct Line 0117-9876079
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PLANNING SERVICES
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FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 12 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I am writing to tell you that the appeal, reference number APP/X0360/A/00/1047146 has been withdrawn and we will be taking no further action on it.

Yours faithfully

Miss A Bibi

208B

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

WITHDRAWN 06/09/2000

98. APPLICATION NO: 2000/1506, PROPOSED ERECTION OF 17 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING, AND DEMOLITION OF 3 DWELLINGS, APPLICATION NO: 2000/1444 OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 17 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING AND DEMOLITION OF 3 DWELLINGS, LAND AT SHEERLANDS ROAD ARBORFIELD, FOR THAMESWAY HOMES LTD

The Committee considered a report on these applications as set out on Agenda pages 775 to 803.

In explaining the report, the Head of Planning and Transportation informed Members that one additional letter of objection had been received and also circulated a number of amendments to the report together with additional comments from the Police Architectural Liaison Officer, and the Highways Officer.

Mr G.Cowan, a local Member attended the meeting and spoke against the proposal.

Mr M. Hawthorne, (Applicants Agent) attended the meeting and spoke in favour of the proposal.

During the discussion of the proposal Members commented that condition no 20 concerning construction times should be amended.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act and other statutory powers securing the provision of affordable housing and financial contributions, as set out in paragraph 4 (F) of the Agenda page 780:

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1506 be approved, subject to the conditions set out in Agenda pages 780 to 782 with the exception of condition No: 20.

3) That condition 20 be amended to prohibit construction and demolition activities before the hours 0800 and 1800 Monday to Friday, 0800 Hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1444

Applicant : Thamesway Homes Ltd C/O HGP Planning Consultancy.

Location : Land At , Sheerlands Road, Arborfield, Reading.
Proposal : Outline application for the proposed erection of 18 dwellings with associated access road and parking

Site Notice Displayed ? :

YES	NO	DATE
✓		12.6.00. on fence on Tyler Pl.

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00.

Date Registered : 18/04/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 13/06/2000

Consultation Responses :

Planning Issues :

Application Number: O/2000/1444

Appraisal :

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

Application Number O/2000/1444
Conditions/Reasons for Refusal

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

Application No. **Received** **Arborfield**
F/2000/1506 & O/2000/1444 **18.4.00**

Applicant : **Thamesway Homes Ltd**
Location : **Land at Sheerlands Road, Arborfield**
Proposal : **F/2000/1506; Proposed erection of 17 dwellings with associated access road and parking, and demolition of 3 dwellings.**
O/2000/1444; Outline application for the proposed erection of 17 dwellings with associated access road and parking, and demolition of 3 dwellings.

1. **Planning History** – This 0.56 ha site comprises a pair of semi-detached houses (Nos. 16 & 18) Sheerlands Road and a bungalow (No.15) and their gardens and the rear part of the garden of no.14. Nos. 12 and 14 Sheerlands Road are detached bungalows and the remaining houses adjacent on this part of Sheerlands Road are semi-detached houses. To the rear of the site are detached houses on the Badgers Mount estate, with Nos. 1 and 29 Tyler Drive adjacent to the site. There are trees in the rear garden of Nos. 14 and 16 Sheerlands Road, along the north eastern boundary of the site and in the rear garden of No.1 Tyler Drive. The site slopes down slightly to the north-west and south-west in places.

   A similar outline application No. O/2000/1444 on the same site for 17 dwellings has also been submitted with access and siting to be determined, with now the same layout as the latest revised layout for the full application. The applicants have recently submitted an appeal against non-determination of this application by means of written representations, due to contracted obligations. They have advised that they intend to withdraw this appeal if planning permission is granted for the current full application.

2. **Proposal** – for the full application – The latest revised proposal is to demolish the existing 3 dwellings and erect 17 houses with some garages and estate road. The proposal is for 8 x 2 bedroom semi-detached houses, 4 x 3 bedroom semi-detached houses, 4 x 4 bedroom detached houses and 1 x 5 bedroom detached house. The four 2 bedroom houses on the front plots Nos. 14-17 are to be affordable houses. The latest revised plans also show the house on plot 1 moved forwards by 3½m. A tree survey has been submitted. It is proposed to remove many of the existing trees on the site but to retain the 3 trees subject to a Tree Preservation Order (TPO); 2 Scots Pine and a Turkey Oak. Additional trees would also be planted. Six car parking spaces are proposed for the 4 affordable houses on plots 14-17.

   The original plans proposed 18 dwellings, including in the area of the TPO's trees. Subsequent revised and superseded plans proposed 16 dwellings, with one 4 bedroom house instead of 2 x 2 bedroom houses on plot 12 and 13.

   The applicants have submitted a development brief covering location, layout, house types, access, trees, means of enclosure, archaeology and contamination.

- ***Applicants' Consultant Ecologist*** – No evidence of badgers on the site.

Revised Plans

- ***Arborfield Parish Council*** – Comments attached.
- ***Swallowfield Parish Council*** – Do not consider the revised plans overcome their objections.
- ***12 letters of objection (to first revised and/or latest revised plans)*** – Revisions do not overcome the above objections, except for the retention of the TPO'd trees.
- ***Police Architectural Liaison Officer*** – Still concerned there would be a lack of surveillance to the parking area behind plots 14-17.

4. **Appraisal** – Main issues are;

A. Principle of Residential development (Berkshire Structure Plan Policies H2; Loddon Area Local Plan Policy LH1; Wokingham District Local Plan (Deposit Draft) Policies WH2 and WOS2; Planning Policy guidance Note No.3 (PPG3).
B. Layout, including density and housing mix (Berkshire Structure Plan Policies EN1 and H9; Loddon Area Local Plan Policies LBE1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WBE1 and WH6; PPG3).
C. Trees and effect on neighbouring residential property (Berkshire Structure Plan EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WBE1 and WBE11).
D. Traffic, access and parking (Berkshire Structure Plan LD5; Loddon Area Local Plan Policies LT5 and 6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and 7; PPG13).
E. Other technical issues; archaeology (Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and 22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and 16B; PPG16) and potential contamination of the land.
F. Services and Infrastructure. (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).
G. Concerns of the Parish Councils and local residents.

A. Principle of residential development

The site is within the Arborfield Garrison settlement boundary in the local plans. As the site is existing housing and garden land, it comes within the definition of 'previously developed' land in PPG3 (which is often commonly referred to as 'brownfield' land). There is therefore no objection in principle to residential development of the site and it accords in principle with the relevant policies and planning guidance. There are basic shopping facilities at the garrison and the contributions referred to in section F below are intended to off-set extra pressure on existing services and facilities which the proposed development may cause.

3. **Consultations** –
Original Plans

- ***Arborfield Parish Council (Original Plan)*** – Object – comments attached.
- ***Swallowfield Parish Council (Original Plan)*** – Object – comments attached.
- ***Barkham Parish Council*** – "We fully support the comments made by Arborfield Parish Council and wish to add that the additional dwellings will only add to the excessive amount of traffic which already uses Biggs Lane, especially in the rush hour".
- ***20 letters of objection to original plans*** – on grounds of;
  - Overdevelopment – number of dwellings and density too high and out of character.
  - Traffic – additional traffic will add to existing congestion and will be a safety hazard and insufficient parking proposed (will lead to on-road parking). Need traffic claming and better signage. Potential obstruction during construction by construction vehicles.
  - Loss of trees, including habitats for birds – concerned loss of trees will cause drainage and structural problems. Some trees were felled after the application was submitted.
  - No public open space proposed.
  - Loss of privacy and outlook.
  -Site is not well located for access to services which are already overstretched.
  - Already enough new housing with the proposed 280 house MOD site.
  - If allowed should ensure contributions to services and infrastructure and restriction of construction hours. Trellising above 1.8m fencing requested for, and on behalf of, Nos. 12 and 14 Sheerlands Road for privacy.
- ***Highway Officer*** – No objections subject to conditions.
- ***Tree Officer*** – No objection to revised plans subject to tree protection and landscaping conditions. Considers there would be an acceptable relationship between the proposed development and the 3 TPO'd trees, and with trees growing adjacent to the site. Most of the other trees on the site have limited significance in the wider landscape. The 3 Leyland Cypress have local value, particularly to the neighbouring properties in Tyler Drive. However, he does not consider the value of these trees to be sufficient to warrant refusing planning permission or reducing the number of houses on the site to allow their retention.
- ***Consultant Archaeologist*** – Recommends a condition requiring the implementation of a programme of archaeological evaluation and mitigation to be carried out before development commences, and advises this can be undertaken after any permission is granted.
- ***Environment Agency*** – No objection subject to a condition for surface water control measures.
- ***Environment Health Officer*** – Recommends conditions concerning investigation of ground conditions and remedy of any contamination, investigation and control measures of any present and likely future impact of landfill gas, and restriction on hours of construction.
- ***Police Architectural Liaison Officer*** – Concerned there would be a lack of surveillance to the parking area behind plots 14-17.

C. Effect on neighbouring properties and trees
The existing properties most directly affected are Nos. 1 and 29 Tyler Drive at the rear, and Nos. 12 and 14 Sheerlands Road. The revised plans show the 3 trees subject to the Tree Preservation Order between plots 5 and 6 to be retained. This revision removed 2 x 2 bedroom houses which would have been on the site of these trees and looked towards the rear garden and obliquely towards the rear elevation of No.29 Tyler Drive, which was the most significant instance of overlooking. Plots 4, 5 and 6 would have 10.5m long rear gardens. Any overlooking from plot 5 will be very oblique and there would be at least 24m at an oblique angle between the rear elevations of 29 Tyler Drive and Plot 6, with one of the trees partially between. Regarding No.1 Tyler Drive, any first floor overlooking from plots 7 and 6 would be oblique and trees close to this boundary are within/on the boundary with the garden of No.1 Tyler Drive. There is an existing 1.8m fence with trellis above along the rear boundary of the site, which should prevent any significant overlooking at ground floor level. As the proposed house on Plot 1 has been moved forwards, this would now avoid significant loss of outlook, daylight and sunlight to the side bay window and conservatory of the bungalow at No.14 Sheerlands Road.

The side of the proposed house on plot 2 would be 21.5m from the rear of plot 12 to the rear of 12 Sheerlands Road and the rear elevation of the house on plot 2 would be about 24m from the rear elevation of No.14 Sheerlands Road and at an oblique angle. It is proposed to provide 0.4m high trellising above 1.8m high fencing along the boundaries with Nos. 12 and 14 Sheerlands Road, as requested.

Many of the existing trees would be removed from the site, including conifers on the site of the proposed plots 4 and 5. Whilst these would have provided additional screening, these trees are not of sufficient grade to require retention and their removal is required if the most efficient use of the land is to be achieved in terms of number of houses. It is also considered that unacceptable levels of overlooking between existing and proposed dwellings can be avoided, even with the removal of these trees.

The effect of the proposal on existing residential properties and trees is therefore considered acceptable. A condition restricting hours of construction work (including demolition) should be included if permission is granted.

D. Traffic, access and parking
Proposed parking would comply with the Council's standards except for plots 14-17 where 6 spaces are proposed, whereas the standard would require 7. However, as the spaces would be available communally, and as the provision would be in line with the latest standard in Draft PPG13, this is considered acceptable. The Highway Officer also considers the proposed access and estate road layout acceptable. As the proposed affordable dwellings are to be houses and not bungalows specifically for disabled people, it is considered that the provision of extra wide parking bays for plots 14-17 is not essential.

As the Council has allocated the nearby Poperinghe Barracks site for housing development (298 dwellings) and the argument on sustainability on the Badgers Mount development was not upheld at its appeal, it is considered that development of the site could not be reasonably refused on sustainability grounds.

B. Layout, including density and housing mix
As 17 dwellings are now proposed on this 0.56ha site the net density would be 30.36 dwelling per ha. This is at the lower end of the 30-50 dwellings per ha. minimum range required for accordance with PPG3 and the density policy adopted by the Environmental Services Committee on 12 June 2000.

The proposed housing mix is as follows;

No. of Bedrooms	No. of houses proposed	Percentage	Percentage required by Policy WH6
2	8	47%	At least 45%
3	4	24%	25%
4 and 5	5	29%	Not more than 30%
	17	**100%**	

The proposed housing mix is therefore considered satisfactory under Policy WH6.

The layout proposes siting the 4 houses on plots 14-17 forward of the house on Plot 1 and the adjacent dwelling in Sheerlands Road. As these 4 plots would be at the end of the road, it is considered that they would provide a satisfactory appearance in the street scene, avoid a large area of parking adjacent to Sheerlands Road and also avoid additional turning movements close to the bend at Sheerlands Road/Tyler Road.

Although a house is proposed on plot 1 next to the existing bungalow on plot 14, this repeats the relationship between Nos. 11 (a house) and No.12 Sheerlands Road (a bungalow). Regarding the orientation of Plots 9-14 there is an existing long fence alongside Tyler Drive, and if these houses were to face onto Tyler Drive this would require their accesses to be onto Tyler Drive (with subsequent additional traffic on the Sheerlands Road/Tyler Drive corner). There would also be an unattractive aspect from within the proposed new development of high rear garden fences. It would also not be possible to fit plots 9 and 10 into the same space, without significantly reducing the length of their rear gardens .

Regarding the Police Architectural Liaison Officer's concerns about surveillance of the parking spaces behind plots 14-17, the revised plan shows 1.2m high fencing with trellis along the rear boundaries of plots 14-17. This would enable surveillance of all 6 parking spaces. There would be no direct access to the site from Tyler Drive. The distances and relationships between the proposed houses are considered satisfactory. The proposed layout, housing mix and density are therefore considered acceptable.

2. This permission relates to the application as amended by and shall be carried out in accordance with revised layout plan No. 99P9403 Rev D submitted to the Local Planning Authority on 02.08.00 showing 17 houses, retention of TPO trees, 2 x Compton design on plots 12 and 13, and the house on plot 1 re-sited.
3. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above in the side elevations of the dwellings.
5. The bathroom and ensuite windows in the first floor side elevations of the proposed development shall not at any time be glazed other than with obscure glass.
6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
9. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details.
10. Details of routes of all proposed underground services in relation to retain trees shall be submitted to and approved by the Local Planning Authority before development commences. All underground services shall then be installed in accordance with the approved details.
11. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number T.013/1 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.
12. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

E. Other technical issues
Archaeology: The Council's consultant archaeologist would be satisfied by a survey and evaluation to be carried out after any permission is granted and before development commences.
Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination and landfill gas.

F. Services and Infrastructure
The 4 houses on plots 14-17 are to be affordable houses. This represents 23.5% of the total and is considered a satisfactory proportion.
The following proposed contributions have been agreed;
£34,652 towards education infrastructure,
£20,000 towards highway works, in particular the implementation of the proposed access and parking works at Arborfield Junior and Coombes Infants schools,
£10,000 towards off-site recreation provision (up-grading of the play and public pitched at Arborfield Cross).
The above contributions are considered satisfactory.

G. Concerns of the Parish Councils and local residents
The issues of housing in principle, density, open space, parking, trees/landscaping, archaeological potential, loss of privacy, outlook and light, highway issues, sustainability, hours of construction work and fencing have been addressed above. Regarding any structural problems resulting from the removal of trees, this is a civil matter, but as the houses on the Badgers Mount estate are newer than the trees, it is considered that there would be a low risk of heave.

5. **Conclusion** – The principle of residential development on the site is considered acceptable and the proposed density is the minimum to accord with PPG3. The proposed housing mix complies with the Council's policy. It is considered that the proposed layout would result in a satisfactory appearance in the street scene and not have unacceptable effects on neighbouring residential properties in terms of privacy, outlook and light. The TPO'd trees would be retained, and although other existing trees would be removed, some new tree planting is proposed. The proposal is considered satisfactory in terms of access and parking, and proposed conditions would cover archaeology and potential contamination. The proposed contributions to services and infrastructure are considered sufficient. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission to application No. F/2000/1506 subject to completion of a Section 106 Agreement to secure affordable housing and financial contributions, as set out in paragraph 4 (F) above, for transport measures, education and recreation provision and to the following conditions:

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

7, 8.
In the interests of visual amenity.
9, 10.
To ensure that existing trees are protected during development.
11, 13, 14.
In the interests of highway safety and convenience.
12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
15. In the interests of safety and security.
16, 20.
In the interests of residential amenity.
17. To ensure any archaeological history of the site is recorded.
18, 19.
In the interests of the health and safety of future residents.
21. To prevent the increase risk of flooding and to improve water quality.

Informatives

1. For condition No.6 (levels) details of existing ground levels should also be submitted at points close to the boundaries of the site and where houses are proposed whose plots abut the site boundaries. This is to facilitate accurate assessment of the proposed levels in relation to existing ground levels.
2. For condition No.19 it is recommended that gas protection measures are designed into the construction of the buildings in accordance with the guidance provided in "Building Research Establishment Report 212: construction of new buildings on gas contaminated land".

Application No. O/2000/1444
Recommendation: To resolve that had the appeal against non-determination not been submitted to the Planing Inspectorate, the application would have been granted planing permission subject to completion of a legal agreement as set out in para. 4(F) above, and to the following conditions;

1. a) Approval of the details of the design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

13. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.
14. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
15. There shall be no direct vehicular access from or egress to Tyler Road.
16. Before development commences 0.4m high trellising shall be provided above 1.8m high close boarded fencing along the boundaries of the site with No.14 Sheerlands Road and with No.12 up to the proposed side gate to Plot 1.
17. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological evaluation and mitigation (including preservation in situ) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
18. Before development commences the ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination shall be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority shall be consulted at all key stages in this investigation process.
19. 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 Planing Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor area, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.
20. Construction and demolition operations for which noise is audible at the site boundary shall not be carried out other than between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.
21. 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.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory external appearance.
4, 5, 6.
   To safeguard the amenities of neighbouring residents and the locality.

30669

Arborfield & Newland Parish Council

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16 JUN 2000	
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Fax 01189 760680
E-Mail parishclerk@arborfield.org.uk

9 June 2000

Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell

P.A. for 18 dwellings at Sheerlands Avenue. F/2000/1506 & 0/2000/1444

After careful consideration of the above planning applications the Parish Council objects to the development of 18 houses off of Sheerlands Road.

If the local authority is mindful in granting planning permission the Parish Council request that the following comments are taken into consideration.

Density:
Although the density may comply with PG3 the density would be out of keeping with the more spacious setting of the dwellings on Sheerlands Road and the back land development of Badgers Mount. The site cannot be screened sufficiently therefore it would be visible and detrimental to the character and appearance of the area.

Open Space:
The site is 0.56 h and because of the density of 18 dwellings and the size of the site, provision should be made for young children's play equipment and open space. The design of the site has not taken children into consideration.

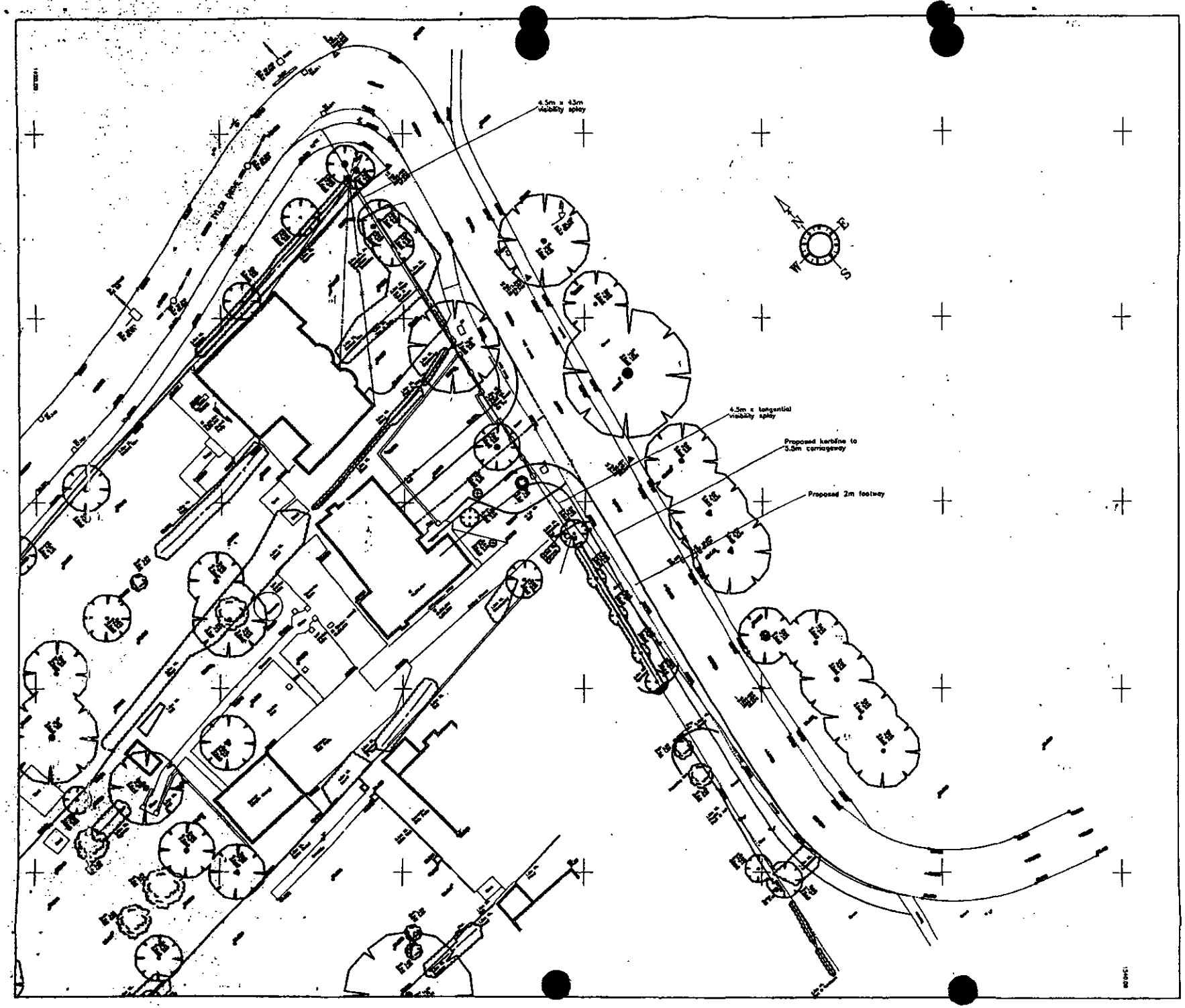
Parking:
There is insufficient parking for an estate that will rely on a car for the preferred mode of transport.
As there is insufficient parking on the site residents will park on Sheerlands Road causing inappropriate parking near the bend that leads to Tyler Drive.
Houses 15/16/17/18 should have parking facilities in view of their properties not behind a fence. It is also not recommended to have a rear entrance from the parking bays for security reasons even though this would shorten the distance to their house. Plot 15-18 according to the developer is suitable for the mobility impaired but the residents are expected to walk around to the back of the four properties to their cars. The car parking spaces do not appear to be wide enough for the disabled.

Reason

1. a) No such details have been submitted.
   b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Also the same conditions as Nos. 2, 6 and 9-21 inclusive above.

Angela Odell



803

1506

Rev	Date	Revision

DMMason
Engineering Consultants
101 Marlborough Road
Old Town, SWINDON
SN3 1NJ
Tel. 01793 611712

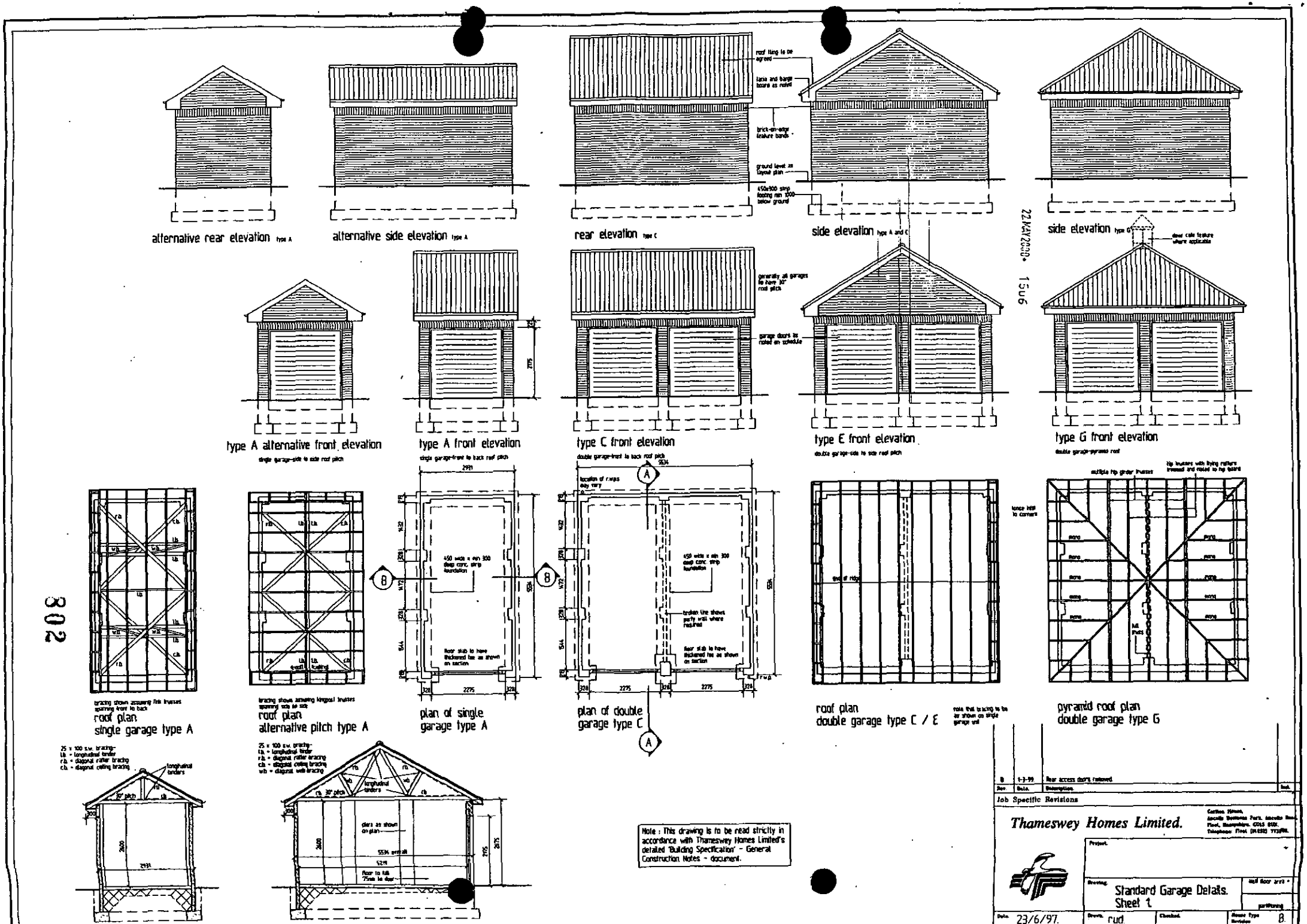
Client: Thameswey Homes

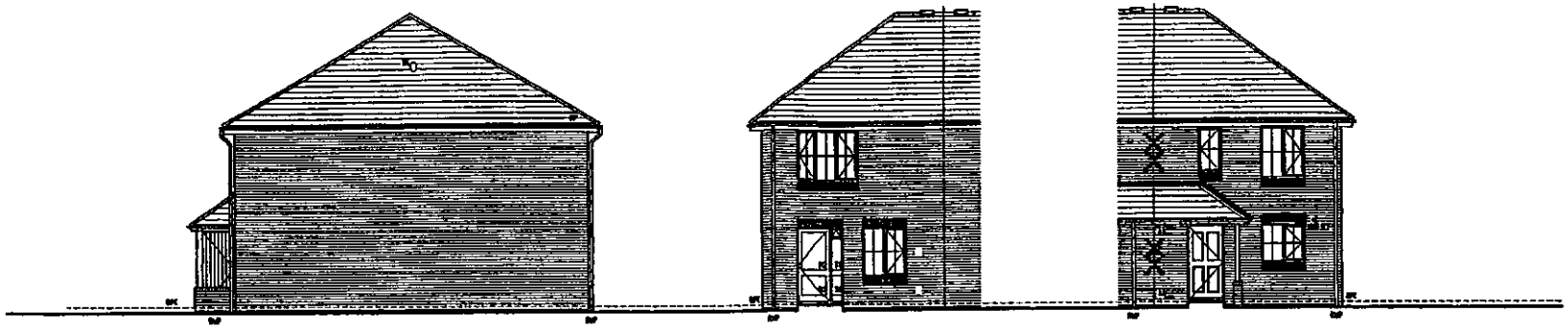
Project: Sheerlands Road, Arborfield

Drawing Title: Proposed Access Road Works

Scale	Date	Drawn	Checked
1:200	Feb '00	DMM	

Drawing No. T 013 /1 Rev

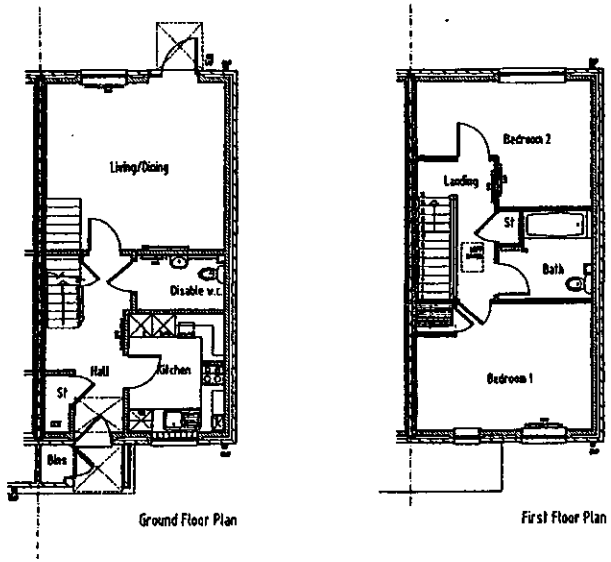

alternative rear elevation type A
alternative side elevation type A
rear elevation type C
side elevation type A and C
side elevation type G
type A alternative front elevation
single garage-side to side roof pitch
type A front elevation
single garage-front to back roof pitch
type C front elevation
double garage-front to back roof pitch
type E front elevation
double garage-side to side roof pitch
type G front elevation
double garage-pyramid roof
roof plan
single garage type A
roof plan
alternative pitch type A
plan of single
garage type A
plan of double
garage type C
roof plan
double garage type C / E
pyramid roof plan
double garage type G
Note : This drawing is to be read strictly in accordance with Thameswey Homes Limited's detailed 'Building Specification' - General Construction Notes - document.
Job Specific Revisions
Thameswey Homes Limited.
Standard Garage Details.
Sheet 1
23/6/97.
rud.
B.
22 MAY 2000 15u6
802



SIDE ELEVATION

REAR ELEVATION

FRONT ELEVATION



Ground Floor Plan

First Floor Plan

22.MAY.2000 15:06

801

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

Carlton House,
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 6YN.
Telephone: Fleet (01252) 773000.

Project.

Drawing. 2BH - Handed
Planning Drawing

Date. 15-5-00

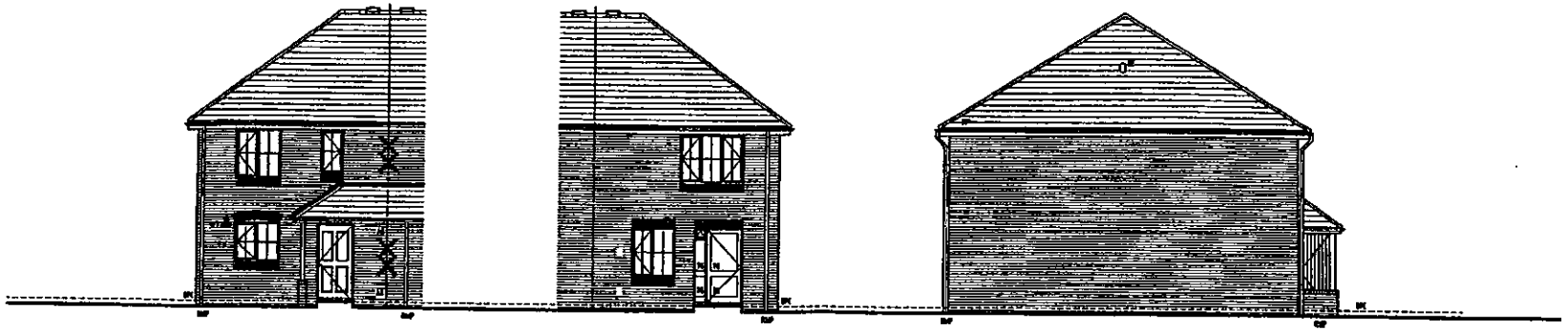
Drawn. mjb

Checked.

Scale. 1:100

Number. 000/2BH/P/02

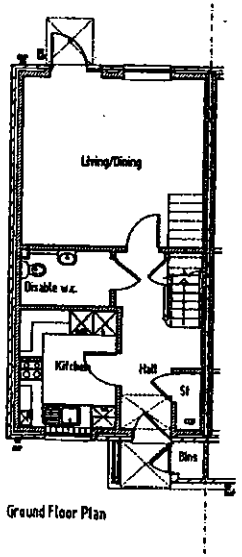
Revision.



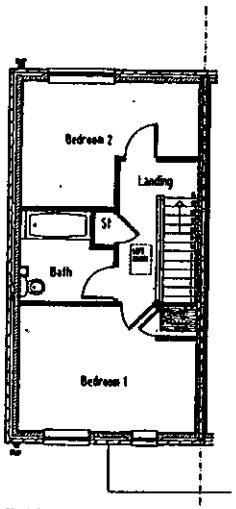
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



Ground Floor Plan



First Floor Plan

22 MAY 2000 1506

800

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

Carlton House,
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 8UN.
Telephone: Fleet (01252) 773900.

Project.

Drawing.
2BH
Planning Drawing

Date. 15-5-00

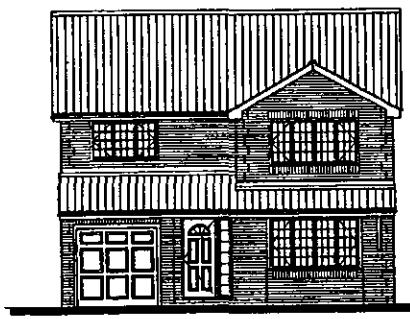
Drawn. mjb

Checked.

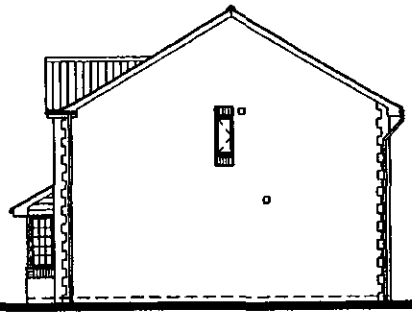
Scale. 1:100

Number. 000/2BH/P/01

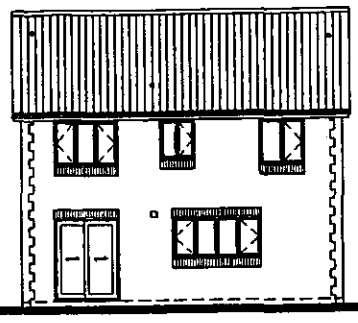
Revision.



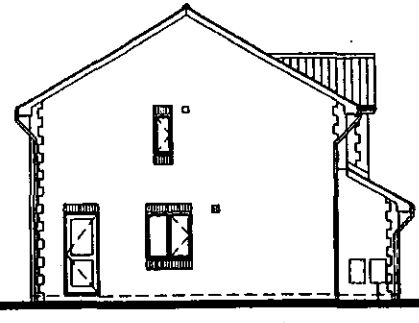
FRONT ELEVATION.



SIDE ELEVATION.

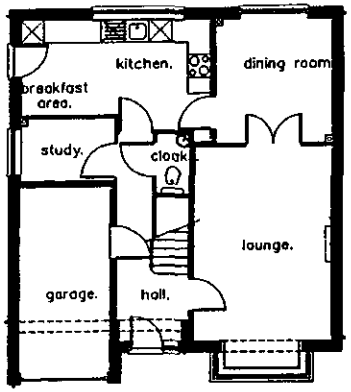


REAR ELEVATION.

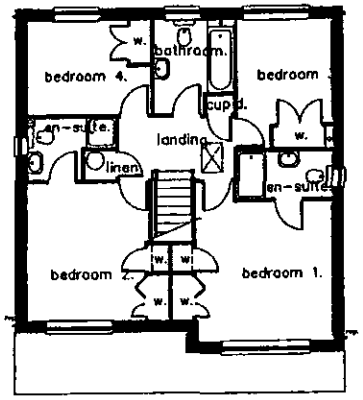


SIDE ELEVATION.

22 MAY 2000 1506



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR.	metric.	imperial.
Lounge.	3570 x 5060	11' 8" x 16' 7"
Dining Room.	3030 x 3190	9' 11" x 10' 5"
Kitchen / Breakfast.	2475 x 2450	16' 1" x 8' 0"
Garage.	2375 x 4860	7' 9" x 15' 11"
Study.	1590 x 2440	5' 2" x 8' 0"

FIRST FLOOR.	metric.	imperial.
Bedroom 1.	3570 x 3645	11' 8" x 11' 11"
Bedroom 2.	3240 x 3600	10' 7" x 11' 9"
Bedroom 3.	2535 x 2705	8' 4" x 8' 10"
Bedroom 4.	2650 x 2430	8' 8" x 7' 11"

Note : All dimensions exclude general recesses, bays and wardrobes.

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

Carlton House.
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 8UN.
Telephone: Fleet (01252) 773900.

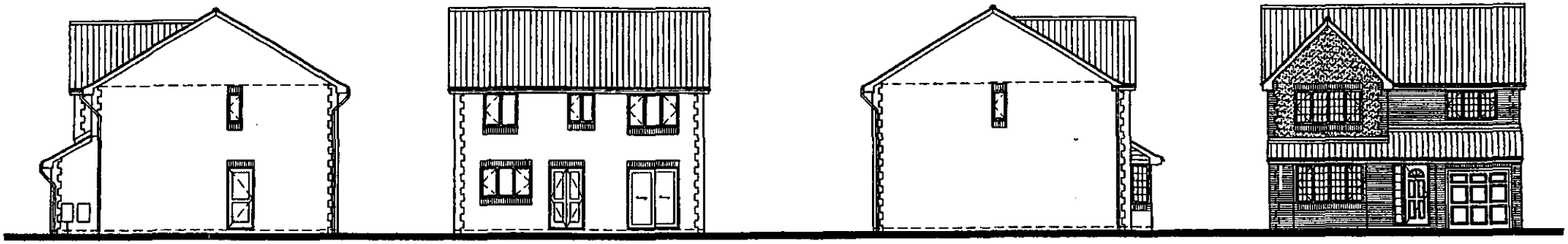
Project. —

Drawing. Kingsley. Country Style. Nett floor area = 123.56 sq m, 1330 sq ft.

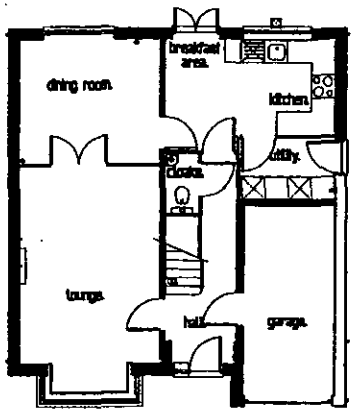
Date. 31/7/99. Drawn. s.l.s. Checked. —

Scale. 1 : 100. Number. 000/KIN/P/01. Revision. —

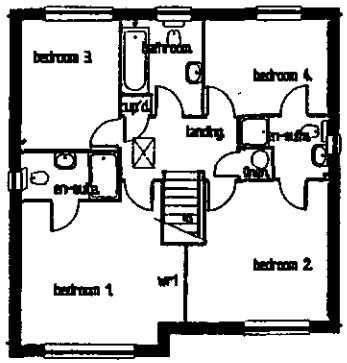
7999



SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION. FRONT ELEVATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR	metric	imperial
Lounge	3570 x 5060	11' 8" x 16' 7"
Dining Room	3570 x 3190	11' 8" x 10' 5"
Kitchen / Breakfast	4365 x 2490	14' 4" x 8' 2"
Utility	1550 x 2440	5' 1" x 8' 0"
Garage	2375 x 4860	7' 9" x 15' 11"

FIRST FLOOR	metric	imperial
Bedroom 1	3570 x 3645	11' 8" x 11' 11"
Bedroom 2	3240 x 3600	10' 7" x 11' 9"
Bedroom 3	2535 x 2705	8' 4" x 8' 10"
Bedroom 4	2650 x 2430	8' 8" x 7' 11"

Note : All dimensions exclude general recessess, bays and wardrobes.

22.MAY2000* 1506

798

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

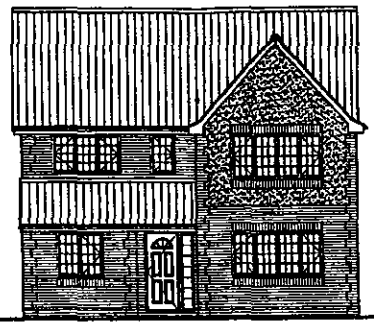
Carlton House, Ancells Business Park, Ancells Road, Fleet, Hampshire. GU13 8UN. Telephone: Fleet (01252) 773900.

Project. -

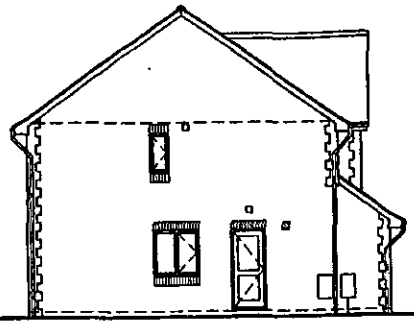
Drawing. Kingsley. - Handed Country Style.

Date. 31/7/99. Drawn. mjb Checked. -

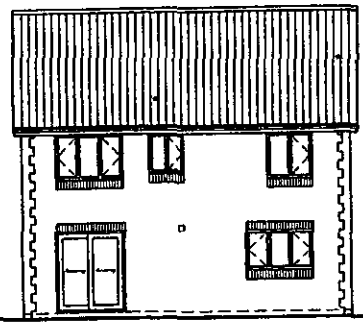
Scale. 1 : 100. Number. 000/KIN/P/02 Revision. -



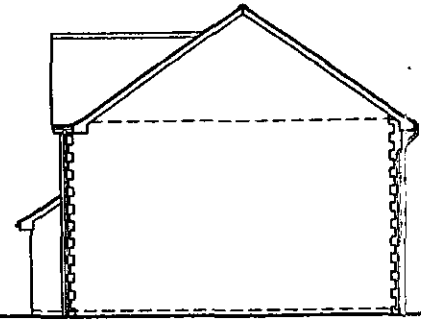
FRONT ELEVATION.



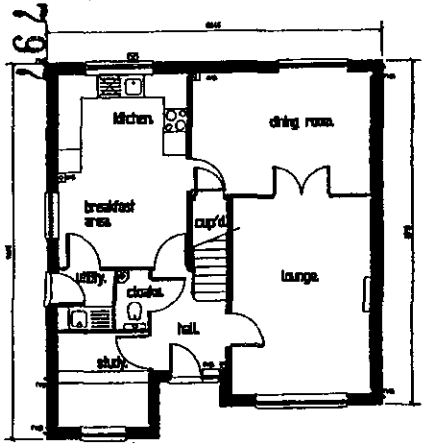
SIDE ELEVATION.



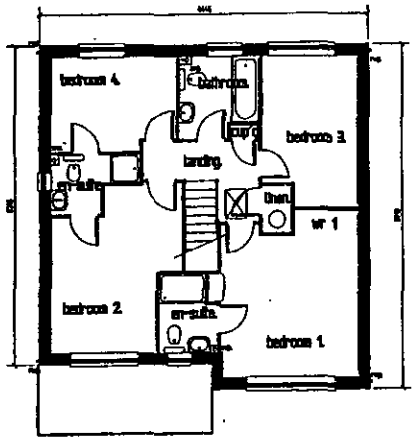
REAR ELEVATION.



SIDE ELEVATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR	metric	imperial
Lounge.	3570 x 5100	11' 8" x 16' 8"
Dining Room.	3155 x 4575	10' 4" x 15' 0"
Kitchen / Breakfast.	3360 x 4980	11' 0" x 16' 4"
Utility.	1400 x 1550	4' 7" x 5' 1"
Study.	2350 x 2435	7' 8" x 7' 11"

FIRST FLOOR.	metric	imperial
Bedroom 1.	3570 x 3665	11' 8" x 12' 0"
Bedroom 2.	2750 x 3520	9' 0" x 11' 6"
Bedroom 3.	2540 x 3295	8' 4" x 10' 9"
Bedroom 4.	2430 x 2650	7' 11" x 8' 8"

Note : All dimensions exclude general recessess, bays and wardrobes.

22 MAY 2000 1506

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

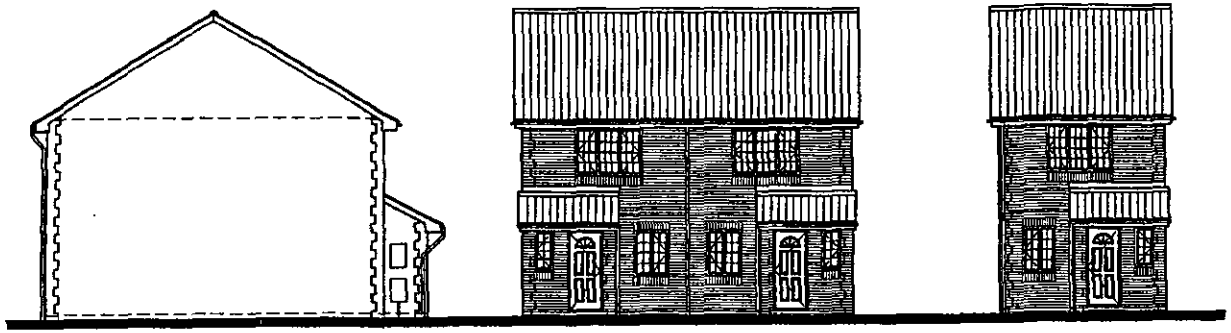
Carlton House,
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 8UY.
Telephone: Fleet (0125.) 773900.

Project. –

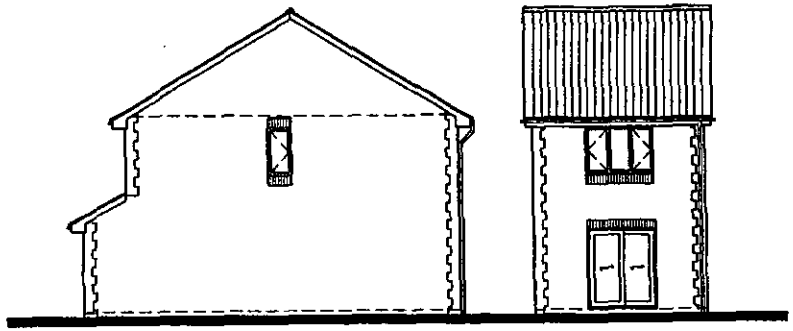
Drawing. Wentworth.
Country Style.

Date. 31/7/99. Drawn. S.L.S. Checked. –

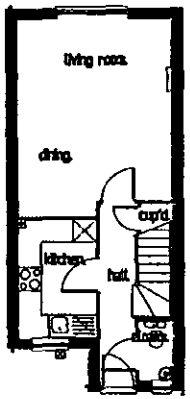
Scale. 1 : 100. Number. 000/WEN/P/01. Revision. –



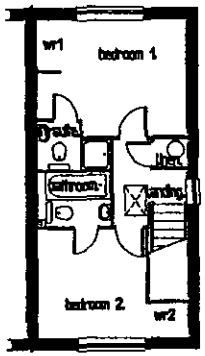
SIDE ELEVATION - DETACHED. TERRACE. DETACHED.



SIDE ELEVATION - DETACHED. REAR ELEVATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR.	metric.	imperial.
Lounge/dining	3920 x 5005	12' 10" x 16' 5"
Kitchen	1980 x 3085	6' 6" x 10' 1"

FIRST FLOOR.	metric.	imperial.
Bedroom 1	3295 x 2950	10' 9" x 9' 8"
Bedroom 2	2860 x 2830	9' 4" x 9' 3"

Note : All dimensions exclude general recessess, bays and wardrobes.

962

Rev.	Date.	Description.	Init.
		22MAY2000 1506	

Thameswey Homes Limited.

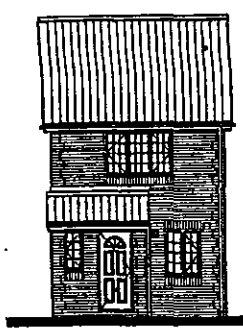
Carlton House,
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 8UN.
Telephone: Fleet (01252) 772900.

Project. -

Drawing. Compton. - Handed
Country Style.

Date. 31/7/99. Drawn. mjb Checked. -

Scale. 1 : 100. Number. 000/COM/P/02 Revision. -



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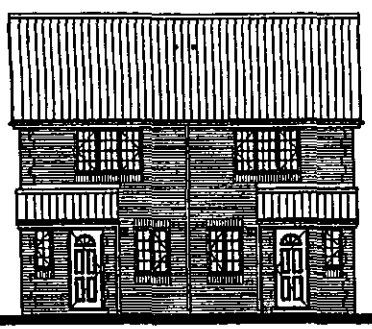
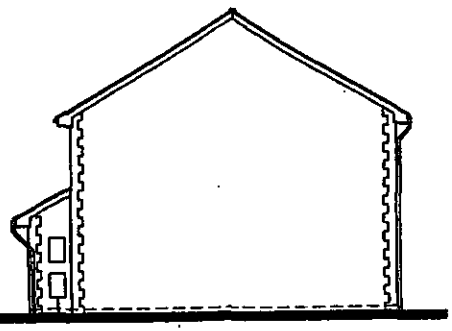
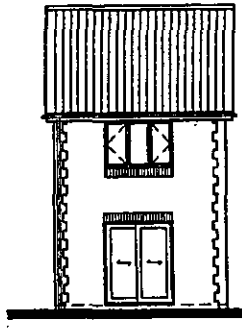


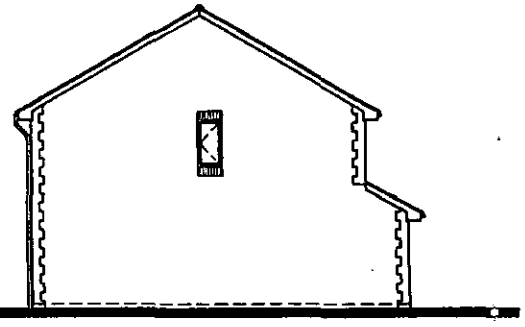
TERRACE.



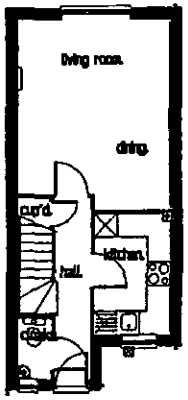
SIDE ELEVATION - DETACHED.



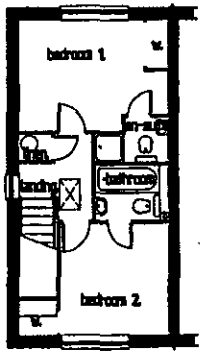
REAR ELEVATION.



SIDE ELEVATION - DETACHED.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR	metric	Imperial
Lounge/dining	3920 x 5005	12' 10" x 16' 5"
Kitchen	1980 x 3085	6' 6" x 10' 1"

FIRST FLOOR	metric	Imperial
Bedroom 1	3295 x 2950	10' 9" x 9' 8"
Bedroom 2	2860 x 2830	9' 4" x 9' 3"

Note : All dimensions exclude general recesses, bays and wardrobes.

22 MAY 2000 1506

Rev.	Date.	Description.	Init.
A	31.9.99	KITCHEN WINDOW REDUCED WIDTH AND HEIGHT	

Thameswey Homes Limited.

Carlton House,
Ansells Business Park, Ansells Road,
Fleet, Hampshire. GU13 8UN.
Telephone: Fleet (01252) 773800.

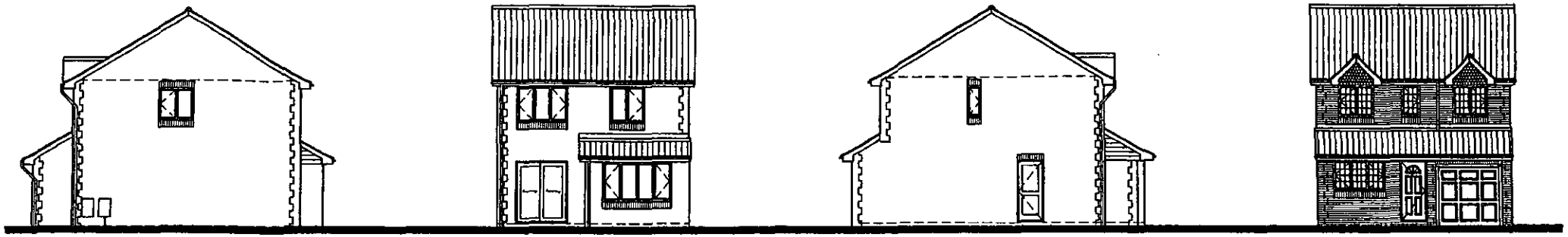
Project. –

Drawing. Compton. Country Style.

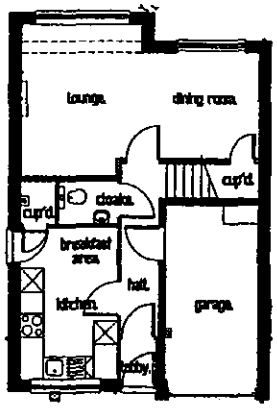
Date. 31/7/99. Drawn. s.l.s. Checked. –

Scale. 1 : 100. Number. 000/COM/P/01 Revision. A

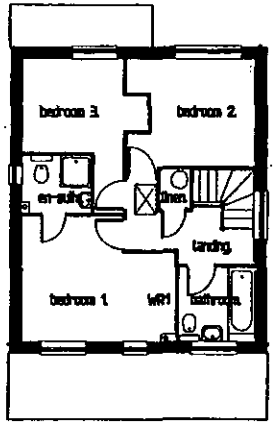
795



SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION. FRONT ELEVATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR	metric.	imperial.
Lounge/dining	3190 x 6105	10' 5" x 20' 0"
Kitchen / Breakfast.	2460 x 3905	8' 0" x 12' 9"
Garage.	2440 x 4675	8' 0" x 15' 4"

FIRST FLOOR.	metric.	imperial.
Bedroom 1	3380 x 3185	11' 1" x 10' 5"
Bedroom 2	2785 x 2755	9' 1" x 9' 0"
Bedroom 3	2645 x 2435	8' 8" x 7' 11"

Note : All dimensions exclude general recesses, bays and wardrobes.

22MAY2000 1506

794

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

Carlton House,
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 8UN.
Telephone: Fleet (01252) 773900.

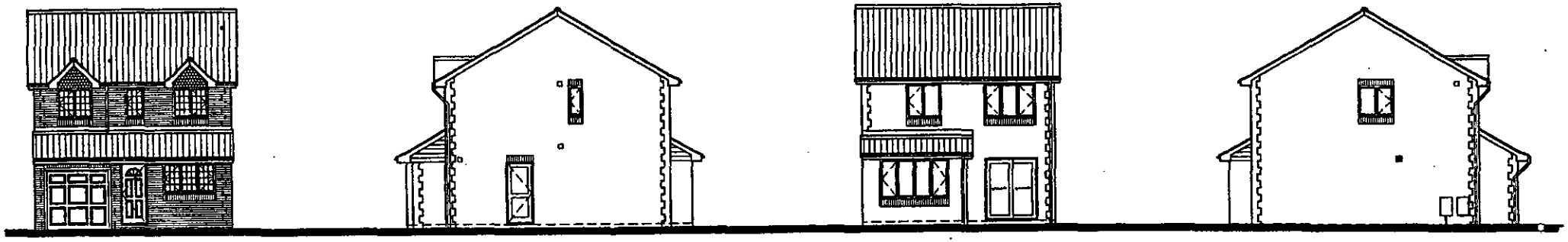
Project.

Drawing. Ashley. - Handed Country Style.

Date. 15-5-00 | Drawn. mjb | Checked. -

Scale. 1 : 100.

Number. 000/ASY/P/02 Revision. -

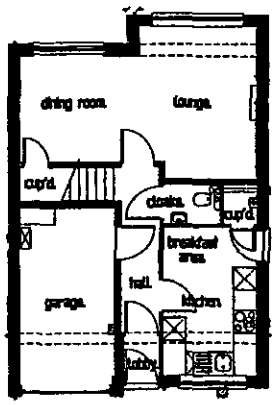


FRONT ELEVATION.

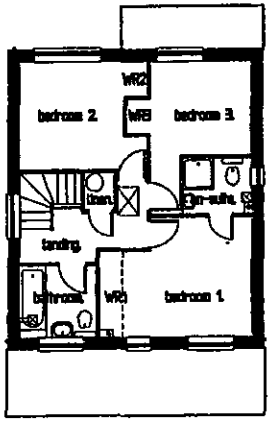
SIDE ELEVATION.

REAR ELEVATION.

SIDE ELEVATION.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL ROOM DIMENSIONS.

GROUND FLOOR	metric.	imperial.
Lounge/dining	3190 x 6105	10' 5" x 20' 0"
Kitchen / Breakfast	2460 x 3905	8' 0" x 12' 9"
Garage	2440 x 4675	8' 0" x 15' 4"

FIRST FLOOR	metric.	imperial.
Bedroom 1	3380 x 3185	11' 1" x 10' 5"
Bedroom 2	2785 x 2755	9' 1" x 9' 0"
Bedroom 3	2645 x 2435	8' 8" x 7' 11"

Note : All dimensions exclude general recesses, bays and wardrobes.

22 MAY 2000 1506

793

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

Carlton House,
Ancells Business Park, Ancells Road,
Fleet, Hampshire. GU13 8JN.
Telephone: Fleet (01252) 772000.

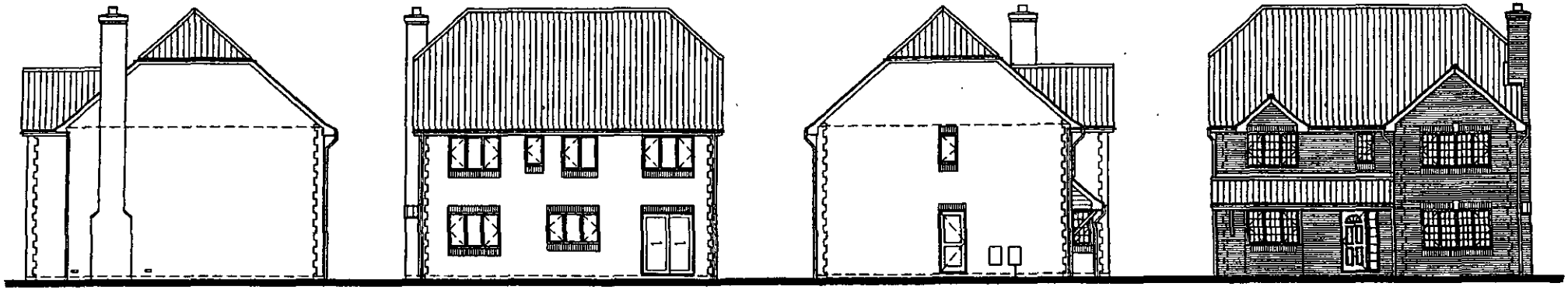
Project.

Drawing. Ashley. Country Style.

Date. 31.7.99 | Drawn. S.L.S. | Checked. -

Scale. 1 : 100.

Number. 000/ASY/P/01. Revision. -



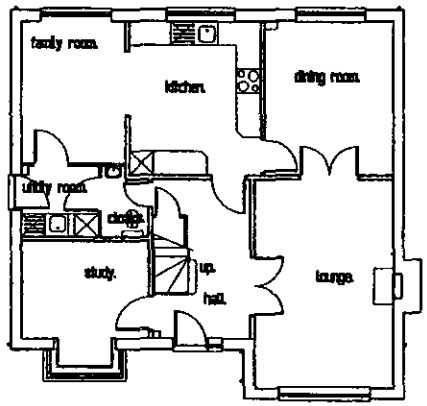
SIDE ELEVATION. REAR ELEVATION. SIDE ELEVATION. FRONT ELEVATION.

GENERAL ROOM DIMENSIONS.

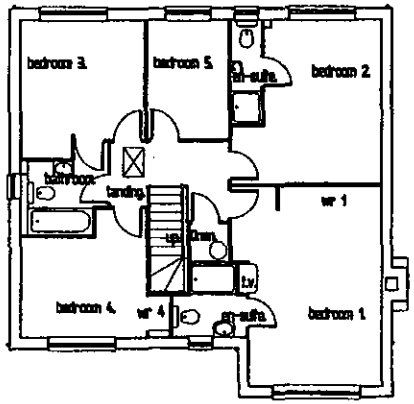
GROUND FLOOR.	metric.	imperial.
Lounge.	3540 x 5310	11' 7" x 17' 5"
Dining Room.	3270 x 3870	10' 8" x 12' 8"
Kitchen.	3370 x 3870	11' 0" x 12' 8"
Family Room.	2639 x 3570	8' 7" x 11' 8"
Study.	2470 x 3230	8' 1" x 10' 7"
Utility Room.	1825 x 1955	5' 11" x 6' 4"

FIRST FLOOR.	metric.	imperial.
Bedroom 1.	3540 x 4470	11' 7" x 14' 8"
Bedroom 2.	3197 x 3512	10' 3" x 11' 6"
Bedroom 3.	2980 x 3255	9' 9" x 10' 8"
Bedroom 4.	2545 x 3290	8' 4" x 10' 9"
Bedroom 5.	2115 x 2980	6' 11" x 9' 9"

Note : All dimensions exclude general recessess, bays and wardrobes.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

792

22 MAY 2000 1506

Rev.	Date.	Description.	Init.

Thameswey Homes Limited.

Carlton House, Ancells Business Park, Ancells Road, Fleet, Hampshire. GU13 8UR. Telephone: Fleet (01252) 773900.

Project. -

Drawing. Chichester. - Handed Country Style.

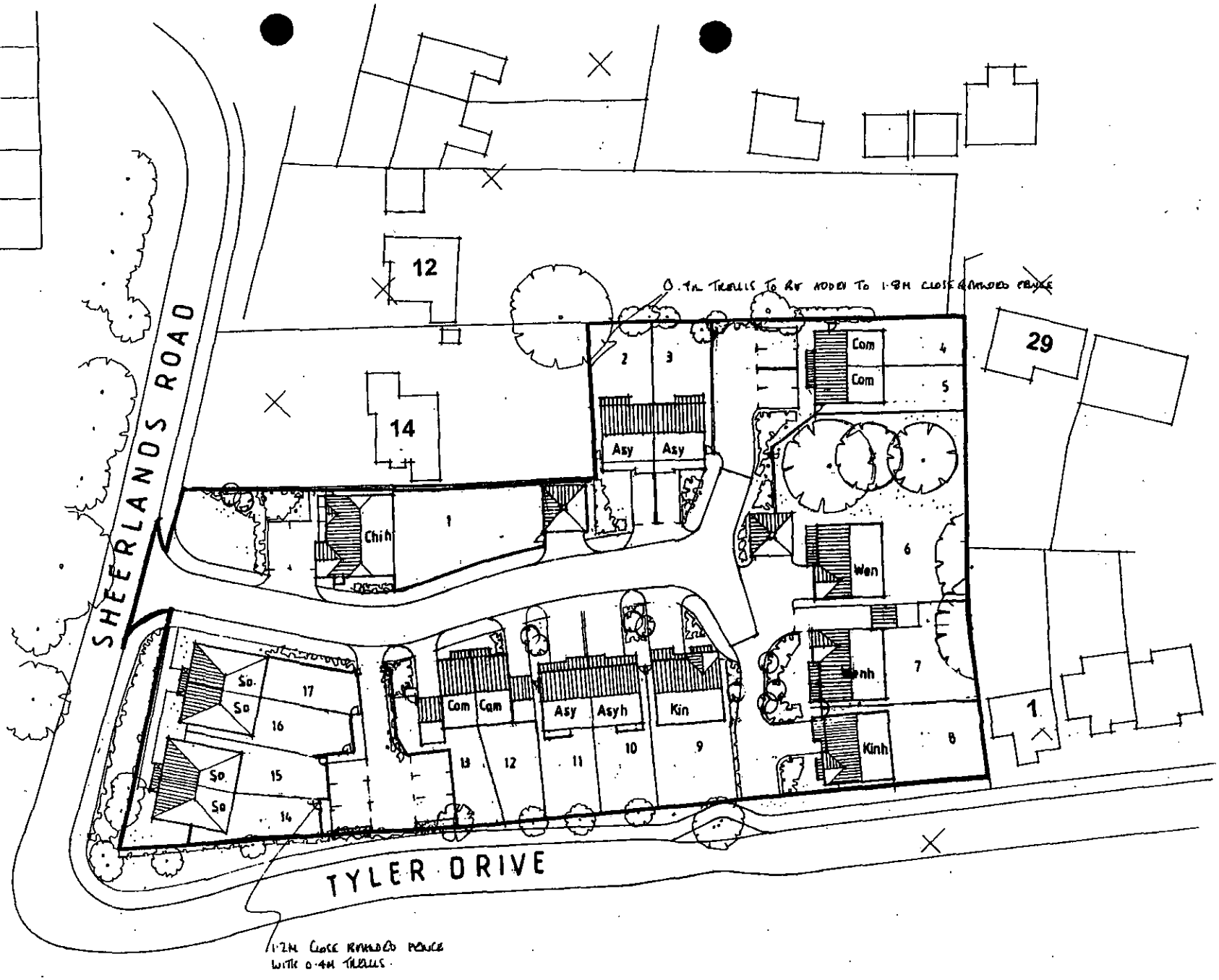
Date. 31/7/99. Drawn. mjb Checked. -

Scale. 1 : 100. Number. 000/CHI/P/02 Revision. -

3	4
4	2
2	4
TOTAL UNITS	17

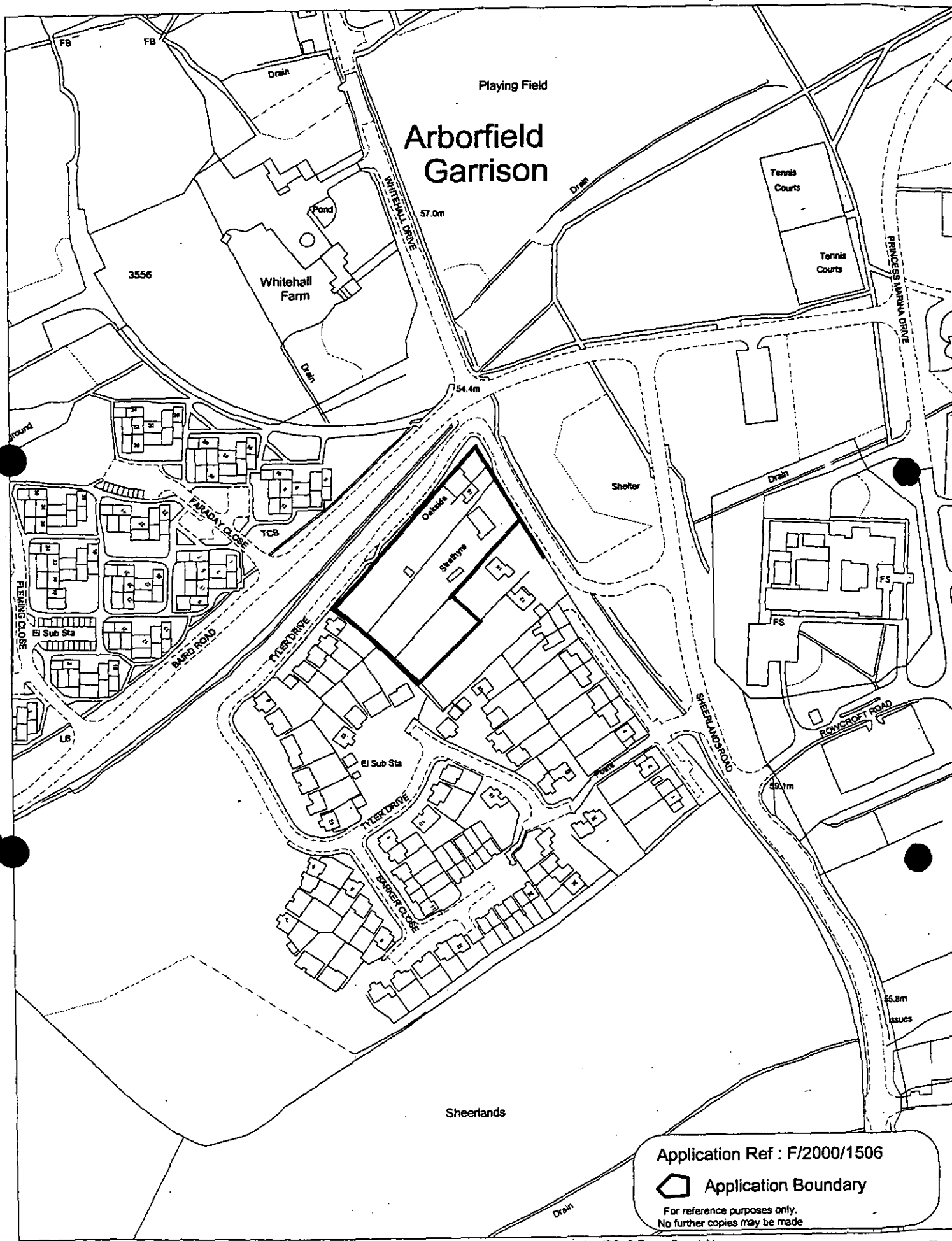
h CLOSE BOARDED FENCE

POST & WIRE FENCE



791

Thameswey Homes Limi



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Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000

Scale: 1 : 2500

N
W
S

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

28 June 2000

Faxed and posted

F/2000/1506 - Proposed erection of 18 dwellings with associated access road and parking, Land at Sheerlands Road, Arborfield (adjoining parish consultation)
0/2000/1444 - Outline application as above (adjoining parish consultation)
Swallowfield Parish Council thanks Wokingham District Council for the opportunity to comment on the above application. The Parish Council opposes the application for the following reasons:

1. It will be impractical, and probably impossible, to screen the site. Consequently it will be a visual intrusion to the surrounding areas.
2. The Parish Council believes that the proposed site is not sustainable in that
   (a) the local schools are not within realistic walking distance;
   (b) the local shops are sufficiently far removed that most new residents will drive to them;
   (c) public transport is severely limited and consequently most new residents will e forced to use their cars to travel to work or other destinations.
3. Construction on this site will detract from the rural nature of the settlement.

The Parish Council therefore trusts that this application will be rejected.

33036

AO Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

Revised Plans

10 August 2000

Ms A Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG41 1WH

Dear Ms Odell

Revised Plans for Planning Application F/2000/1506 16 Dwellings Sheerlands Road

Although two of the Compton designed houses have been removed from the plans because of the Tree Preservation Orders; it still does not make the density and layout of the site more acceptable.

The remaining two plots 4 and 5 have markedly smaller parking bays which could lead to difficulties in the future.

The Chichester house still over shadows the adjacent bungalow but it was noted that the garage has been re-positioned closer to the access of the site.

The density is still too high in a rural area and that any new development would not be sustainable.

We reiterate our objections to the original planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Design:
Not only is the density too high for a rural environment the layout of plot 1 and 15-18 bears no relationship to the street scene of the neighbouring houses that are set back from the road with large gardens. Could some thought be given to allowing plot 9-14 to face Tyler Drive although we realise this would not give an open appearance to the site.

In conclusion:
We reiterate our objection on the grounds that the development is not sustainable and should not rely on future developments to be made so. Over-development of the site in a rural settlement.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Trees/Landscaping:
The residents of Tyler Drive have informed us that trees have already been removed. TPO's should be placed on any remaining trees/hedges in the interest of the wildlife.
There appears a complete lack of landscaping to soften the hard urban design of this site.
The site cannot be screened sufficiently therefore it would be visible and detrimental to the character and appearance of the area.

Archaeological Potential:
Sheerlands Road formed part of the Old Devil's Highway, the Roman Road to Silchester; while the development at Badgers Mount was taking place important archaeological artefacts were found. There is speculation that a Roman Villa lies under the properties/land on Sheerlands Road. Therefore no planning permission should be granted until at least a top deck survey has been carried out.

Intrusion:
14 Sheerlands Road is a bungalow; the position of plot 1 will cause a loss of light and over dominance of the neighbouring property.

Highways:
The visibility from the site will be restricted unless the vegetation is removed from either side of the access but this would detract from the rural appearance of the area. The increase in traffic from the site coupled with the bend would be detrimental to the safety of traffic exiting Badgers Mount.

Sustainability:
The Inspector agreed that the MOD development was not sustainable as a result developer funding was required for the amenities and the infrastructure.
Public transport is available on a limited basis and the range of destinations is also limited.
The distance from the local schools would necessitate parents driving their children to school or funding for the local school buses if room is available.
The distance to the local convenience shops is some distance away therefore most residents would drive.
No direct safe walking route to the local schools.
No safe cycle routes to the main destinations.
The Medical Practice is some distance at Swallowfield although Arborfield Village Hall holds surgeries three times a week, funding is needed to complete the extension.
The local infant and junior schools are already over subscribed.
Although the site is included in the Arborfield Garrison Settlement it is not sustainable and in view of the Governments policies should not be built where there will be a reliance on the car.

Housing:
The 5-year land supply has been met, therefore this site should not be considered a windfall site, developments should be built in locations which minimise the use of the car and are well related to existing employment, shopping and amenities.
Whitehall Brick and Tile (Badgers Mount) is not a sustainable development but the landfill element of the site combined with the lapsed permission for industrial units was an important factor in granting permission.

Date: 28 July 2000

To: Highways

We have received Additional Information for the following planning application:

Application Number: O/2000/1444

Location: Land At, Sheerlands Road, Arborfield, Reading.

Proposal: Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Applicant: Thamesway Homes Ltd C/O HGP Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Development brief.

Comments are required by 11/08/2000.

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

Comments AS PER DC Comm

6TH SEPT 2000

Date: 11 July 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2000/1444

Location: Land At Sheerlands Road, Arborfield, Reading.

Proposal: Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Applicant: Thamesway Homes Ltd C/O HGP Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Reduction in proposed number of dwellings from 18 to 16 and revised layout. Drawing nos 99P9402/A, ~~99P9403/A.~~

Comments are required by 01/08/2000.

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

Comments as per DC Committee

DATED 6TH SEPT 2000

Babtie
Environmental

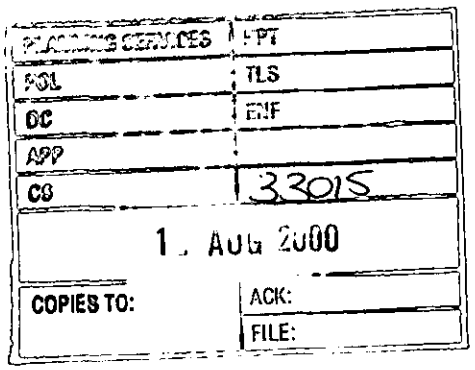
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref PF/SW

Your ref Angela Odell/0/2000/1444



9 August 2000

John Mitchell
Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Mitchell

APPLICATION NUMBER: 0/2000/1444
LAND AT SHEERLANDS ROAD, ARBORFIELD, READING

Thank you for the development brief. The section on archaeology is inappropriate, as it does not secure preservation in situ or by record. I refer to my letter of 26 July and the draft condition recommended for this application. I continue to recommend the application of the condition in my letter of July 26th.

Yours sincerely

P FASHAM
Principal Archaeologist

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
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Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S8360

Recycled Paper

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Land at Sheerlands Road, Arborfield

Application Number: O/2000/1444

Development Brief for demolition of 3 dwellings and erection of 18 dwellings and associated access road and parking

---

The development brief adequately covers the main issues of concern:

- Housing Mix – 45% - 1&2-bed dwellings
  - 25% - 3-bed dwellings
  - 30% - 4 + bed dwellings
- *Affordable Housing – up to 25% affordable housing*
- Density – at least 30 dwellings per hectare (net)
- Boundary Treatment – the continuous fenced boundary along the north-western edge of the site to be soften by vegetation or breaks in the fencing.
- TPOs – the three trees on site with TPOs to be retained

Liz Walker

Liz Walker
Policy & Plans
4.8.00

Date: 28 July 2000

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: O/2000/1444

Location: Land At , Sheerlands Road, Arborfield, Reading.

Proposal: Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Applicant: Thamesway Homes Ltd C/O HGP Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Development brief.

Comments are required by 11/08/2000.

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

HGP PLANNING CONSULTANCY

Town Planning Consultants to the Private & Public Sector

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224 Facsimile 01329 282380
E-mail: enquiries@hgppc.co.uk Website www.hgppc.co.uk

1444 : 1

Ref: 99P94 ☐ For your information ☑ As requested ☐ Please let me have your comments

Enclosed: 4 NO COPIES DEVELOPMENT BRIEF TO ACCOMPANY APPNS. O/2000/1444 & F/2000/1506

32215

F.A.O.
MRS. ANGELA ODELL

PL
POL
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CS

COPIED TO:
ACK:
FILE:

With Compliments

1970

(RING ONE)

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

App No. (Planaps) /0/2000/1444 (Ludhouse) Date Rec. 25. 7. 00

Location: Land at Sheerlands Road,

Parish Arborfield

Applicant: Thamesway Homes Ltd.

Description of attached plans Development Brief.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Arborfield, Swallowfield, Barkham, Finch. P.C.s, Mrs Cowan

OTHERS: Bobtie Archaeologist (Peter Fasham)

E.H.O.

Andy Glenerow (Dinton Pastures)

P.A.L.O.

Policy + Plan

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

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

NEIGHBOURS:

Date for Responses 2 weeks.

FURTHER ACTION

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

Redate Application ✓/ N From

New Site Notice ✓/ N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 28.07.15.

Yellow - Part One Copy
Green - Officer's Copy

DEVELOPMENT BRIEF
FOR
SHEERLANDS ROAD,
ARBORFIELD

1444

ADDITONAL
INFORMATION

INTRODUCTION

The site comprising 0.56 hectare lies within Arborfield Garrison whereby there is a presumption in favour of development as applies to other settlements within Wokingham District Council.

The Garrison is self contained benefiting from retail, recreation and community facilities and generating a considerable amount of employment.

A cycleway is proposed along Sheerlands Road, part of an extensive route which runs west to east across the southern part of the district.

The site lies on the corner of Sheerlands Road into Tyler Drive and is contained by medium density housing. There are currently three dwellings on the site. As previously developed land within the built area this constitutes a Brownfield site and therefore should be developed efficiently. Residential development should provide a mix of house sizes and make best use of land.

THE SITE

There are no particularly onerous constraints on the land. The main considerations in designing the layout will be the impact on the surrounding housing. The layout should ensure that the amenity and outlook of the existing properties are protected. The minimum distance between the rear of the new properties and the flank walls of those existing will be 13 metres. Elsewhere the proposed housing will be at least 1 metre from existing boundaries.

A tree survey was undertaken to assess the condition and amenity value of the existing trees. The site supported a number of conifers and fruit trees of varying quality. 3 trees are considered to be in good condition and of particular amenity value, 2 Scots Pines and a Turkey Oak. These trees have been retained on site and are subject to Tree Preservation Orders.

ACCESS

Access to the site will be from Sheerlands Road. It is proposed to widen the stretch of road which fronts the site and provide 2 metre footways.

Within the site turning facilities for a refuse vehicle should be provided. All the houses will have adequate parking space, with integral or detached garages with access drives, or off street parking in the form of courtyard parking either to the front or rear of the houses. To protect the street scene, parking to the plots fronting Sheerlands Road will be behind the houses. Parking for the affordable units will be provided on a basis of 1.5 spaces per dwelling in line with the latest guidance. Where courtyard parking or parking to the rear is provided the layout should ensure that these areas are well overlooked. There will be no access into the site from Tyler Drive.

HOUSE TYPES

In compliance with Local Plan policies and PPG3 a mix of house sizes will be provided to accommodate different styles of household. The density of the development should provide approximately 30 dwellings to a hectare. This is considered a suitable density which makes efficient use of the land whilst reflecting the character of the surrounding area.

Twenty five percent of the units will be affordable housing. Developers will enter agreements with a recognised housing association to ensure that the benefits of the affordable housing are enjoyed by successive as well as the initial occupiers of the properties. The proposed housing size mix should seek to comply with the Local Plan guidelines of at least 45% two bedroom units, up to 25% three bedroom units and not more than 30% four or five bedroom units.

ENCLOSURE

1.8 metre close-boarded fencing will enclose the site, with post and wire fencing between the dwellings. Climbing plants and shrubs will provide additional enclosure and soften the appearance of the fencing. To the rear of the plots fronting Sheerlands Road where rear courtyard parking is provided, the fencing will be 1.2 metres with a 0.4 metre trellis on top. This will allow some visibility from the rear windows and back gardens into the parking area. Hedging and shrubs will be used to define individual curtilages fronting the access road and define private/public space.

SECURE BY DESIGN

Properties will front Sheerlands Road to 'police' the entrance to the development. The small scale of the development will mean residents are easily aware of additional or 'unknown' vehicles or people entering the site. There will be no access into the site from Tyler Drive. Therefore apart from the houses fronting Sheerlands Road the development will be inward looking and parking and public areas will all be well overlooked whilst privacy of private gardens will be protected.

ARCHAEOLOGY

As the site is currently in use as domestic garden it would be inappropriate to undertake an archaeological dig prior to consent. It is recommended that a non-invasive desk- top is undertaken and a watching brief required by way of condition on the planning permission.

CONTAMINATION

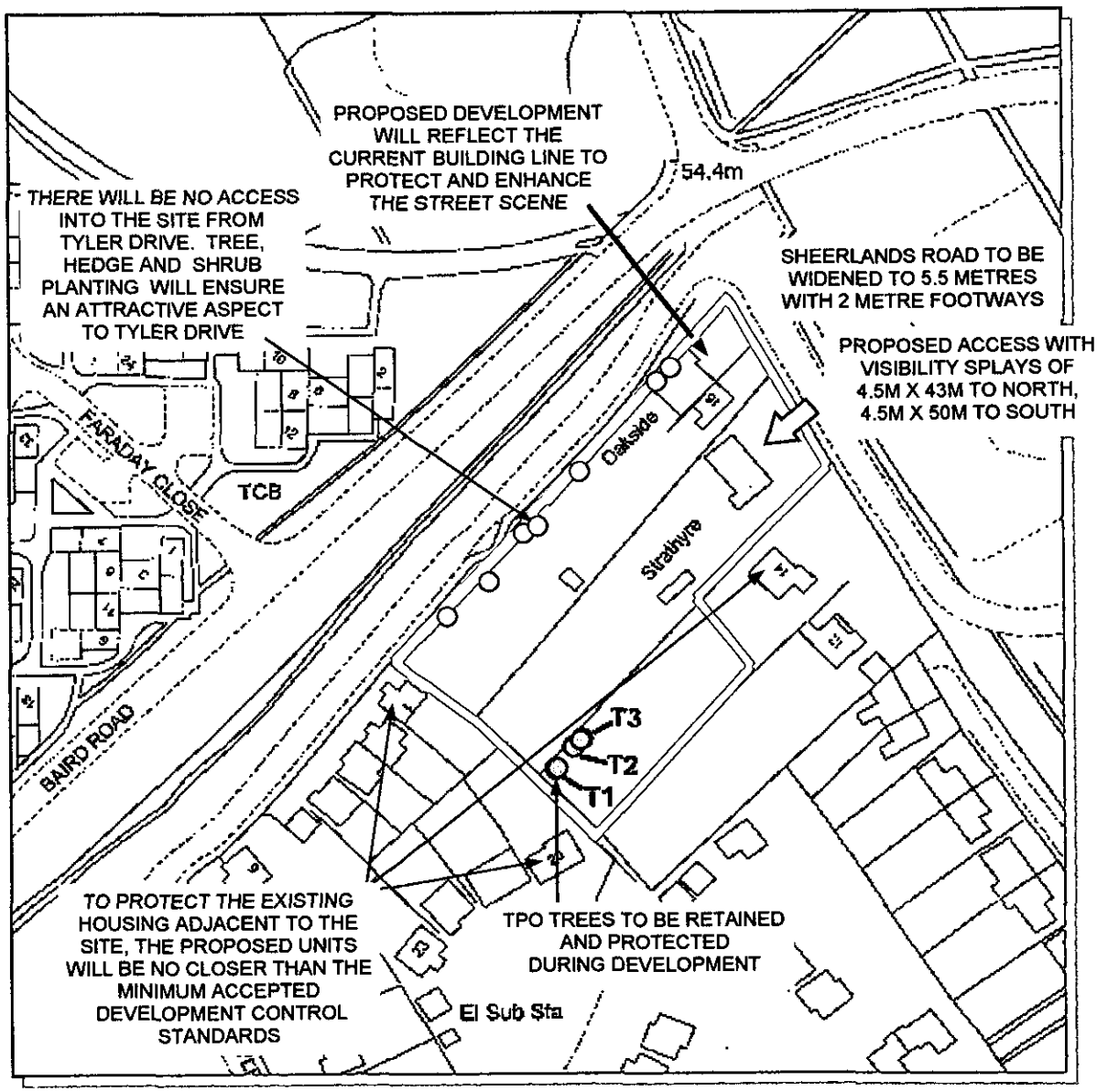
Concern has been raised about potential contamination from an adjacent site. However, there is no apparent evidence of this on site. It would be prudent to investigate this during construction, with any amelioration measures undertaken if necessary and therefore any consent should be covered by an appropriate "Grampian" condition.

ECOLOGY

As the site is comprised entirely of residential curtilage it is considered unlikely that there are any features of particular ecological interest. However, it is recommended that a basic ecological statement should accompany any planning application.

LAND AT SHEERLANDS ROAD, ARBORFIELD

DEVELOPMENT PROPOSALS



HGP PLANNING CONSULTANCY

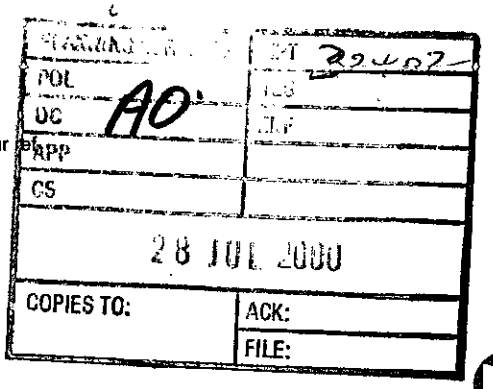
Babtie
Environmental

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

Babtie

A member of Babtie Grou

Our ref BEN 409500/144401506/PF/SW Your ref



26 July 2000

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

Dear Angela

APPLICATION NOS. F2000/1444 AND F2000/1506
LAND AT SHEERLANDS ROAD, ARBORFIELD, READING

Further to my letter of 19 July 2000 I have received the attached correspondence from the applicants archaeological advisors.

In view of the difficulties of access and of implementing the evaluation, I can accept that all archaeological mitigation – including preservation *in situ* can be secured by condition. This approach is in line with advice contained in PPG 16, Policy WHE 17 of the Wokingham District Local Plan deposit draft, policy LBE 23 of the Loddon Area Local Plan and policy EN6 of the Berkshire Structure Plan.

The following conditions should be used to secure this requirement:

No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological evaluation and mitigation – including preservation in situ - in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Yours sincerely

P FASHAM
Principal Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
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Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

S8316

Recycled Paper

Angela Odell

To: HGP Planning
Subject: RE: Sheerlands Road, Arborfield

Dear Mrs Jezeph

Firstly, I did not agree that revised plans should be submitted before a meeting/discussion. They arrived without any prior discussion with me.

Outstanding matters
1. Highways - I have had no comments back yet from the highway officer.
2. Trees - I have had no comments back yet from the tree officer.
3. Archaeology
4. Services and Infrastructure contributions - Please my letters of 7 July.
5. Security - I am faxing you the latest comments from the PALO.

I note your intention to submit a development brief shortly. Until the above matters are satisfactorily resolved, there is no target Committee date.

Regards

Angela Odell-----Original Message-----
From: HGP Planning [SMTP:admin@hgppc.co.uk]
Sent: 17 July 2000 14:36
To: Angela.Odell@wokingham.gov.uk
Subject: Sheerlands Road, Arborfield

To Mrs Angela Odell

Planning applications 0/2000/1444 & F/2000/1506

I understand from my colleague Martin Hawthorne, that while I was away it was agreed that instead of meeting you as previously discussed, the revised plans taking into account the TPO trees would be submitted together with a development brief. I am currently preparing the development brief which I hope to submit to you by the end of this week.

I believe it has also been suggested that the applications may be taken to committee in early August, perhaps you could confirm this please and let me know if there are any outstanding matters that need to be resolved.

Thank you.

Sylvia Jezeph

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Land at Sheerlands Road, Arborfield

Application Number: O/2000/1444

New plans showing a reduction in proposed number of dwellings from 18 to 16 and revised layout. Drawings nos. 99P9402/A

Change to Housing Mix
The new plans show the loss of 2x2-bed dwellings in the southern corner of the site. The resultant change in the proposed mix of dwellings is such that just over one third of the dwellings will have 4 or more bedrooms. Proposed amendment 5/10 to the Deposit Draft Local Plan adds to paragraph 5.17. It states that the Housing Needs Survey 1997 identified a need for smaller dwellings. Policy WH6 states that emphasis will be given to the need for small (one, two and three) dwellings.

Change to Housing Density
Following the publication of the new PPG3, the Environmental Services Committee resolved, on 12 June 2000, to include the agreed density policy in the District Local Plan, as soon as the local plan process permits, and to adopt that policy for the purpose of development control as soon as possible. In summary the new draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. It goes on to state that higher densities will be acceptable in locations with good public transport connections and good access to local retail, community and service facilities.
The reduction of dwellings from 18 to 16, on this site of 0.56 ha this results in a net density of 28.6 dwellings per hectare. As noted in the original comments on this application, the land at Arborfield Garrison is subject to the same presumptions in favour of development as on land within settlement boundaries, therefore it is appropriate to apply this new density policy to this application.

Change in Layout
The changes in layout consist of the removal of 2x2-bed dwellings from the southern corner of the site, and the position of 2x3-bed dwellings being swapped with the position of 1x4-bed dwelling. These changes have been made in order to retain the three trees on site that are covered by TPOs.

Affordable Housing & Boundary Treatment
Original comments on these issues still stand.

Conclusions
The revised proposals fall short of both the housing mix and density policies. If the proposal were to be altered so that the land at plot 6 was developed for 2x2-bed, rather than 1x4-bed, the housing mix would allow the trees covered by TPOs to be retained and the mix and density policies to be met. As the revised scheme stands it is not in accordance with WH6 or the new density policy.

Liz Walker

Liz Walker
Policy & Plans
13.7.00

Date: 11 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2000/1444

Location: Land At Sheerlands Road, Arborfield, Reading.

Proposal: Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Applicant: Thamesway Homes Ltd C/O HGP Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Reduction in proposed number of dwellings from 18 to 16 and revised layout. Drawing nos 99P9402/A, ~~99P9403/A~~.

Comments are required by 01/08/2000.

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

NEIGHBOURS:

14, 15, 16, 17 & 18 Sheerlands Road

1, 2, 3, 4, 6, 8, 10, 12 Faraday close

1, 3, 5, 7, 9, 11, 15 Tyler Drive

23, 25, 27, 29, 31, 33, 35, 37, 39, 12, 14 Tyler Drive

4, 8, 9, 10, 11, 12 Sheerlands Rd

(RING ONE)

1970

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

App No. (Planaps) / 0/2000/1446 (Ludhouse) + F/2000/1506 Date Rec. 6.7.00

Location: Land at Sheerlands Rd

Parish Arborfield

Applicant: Thamesway Homes Ltd.

Description of attached plans Reduction in proposed number of dwellings from 18 to 16 and revised layout

Drawing No's: 99. P94. 02A. + 03A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Rob Bourne, Babtie ✓

Policy + Plans ✓

Police Arch Liaison Officers ✓

Leisure Services. ✓

Bucks, Swallow & Finch P.C.s.

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

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

NEIGHBOURS: ~~Nos 14, 15~~ see attached. ✓

+ 2 Police Cottages, Broadcommon Rd, Rusk. 18, 6, 34 Barker Close, Arbo ✓ 3, 16, 14 " ✓ 10, 17, 2 Tyler Drive, ✓ 12, 11 Sheerlands Rd.

Date for Responses 3 weeks

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notice Y / ~~N~~

New Description As above

CASE OFFICER AD.

Consultations Sent by Admin. on 11.07.00.

Yellow - Part One Copy
Green - Officer's Copy

N.B.

plan 02A is for O/2000/1444.

& 03A is for F/2000/1506

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

PLANNING SERVICES 3175
POL
DC AMO
APP
CS
06
COPIES TO: ACK.
FILE:

Mrs A Odell
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1BN

SC/vn/99.P94
5 July 2000

0444

0444

Dear Mrs Odell

PLANNING APPLICATION NOS. 0/2000/1444 & F/2000/1506
LAND AT SHEERLANDS ROAD, ARBORFIELD

With regard to the Tree Preservation orders placed upon the trees on the eastern boundary, please find enclosed copies of amended dwg nos. 99.P94.02/A and 99.P94.03/A. In both instance the layout has been altered to ensure that the development does not impact upon the protected trees.

I also can confirm that a development brief is currently being prepared and will be submitted shortly.

If you require any further information please do not hesitate to contact me.

Yours sincerely

pp MARTIN HAWTHORNE

enc

cc G Bell Esq – Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI;
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited. Furzehall Farm. Registered in England Reg. No: 2066641

Received by Wokingham District Council

Application No: O/2000/1444

Proposal:
Reduction in proposed number of dwellings from 18 to 16 and revised layout.

Location:
Land At Sheerlands Road, Arborfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/08/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

11 July 2000

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 July, 2000
My ref. AO/O/2000/1444 & F/2000/1506
Your ref. SJ/jr/99.P94

HGP Planning Consultancy
Furzehall Farm
Wickham Road
Fareham
Hants
PO16 7JH

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

Dear Mr Hawthorne/Ms Jezeph

PLANNING APPLICATIONS NOS. O/2000/1444 & F/2000/1506
PROPOSED ERECTION OF 18 DWELLINGS ON LAND AT SHEERLANDS ROAD, ARBORFIELD

Service and Infrastructure
In addition to the items in my letter of today, there has also been a local request for further funding towards the 'casual' surgery held in the village hall. (There is planning permission for an extension to the village hall which will include a surgery. There is no medical practice in Arborfield. The nearest is in Swallowfield.)

Yours sincerely
AO
MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 July, 2000
My ref. AO/O/2000/1444 & F/2000/1506
Your ref. SJ/jr/99.P94

HGP Planning Consultancy
Furzehall Farm
Wickham Road
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Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hawthorne/Ms Jezeph

PLANNING APPLICATIONS NOS. O/2000/1444 & F/2000/1506
PROPOSED ERECTION OF 18 DWELLINGS ON LAND AT SHEERLANDS ROAD, ARBORFIELD

Thank you for your letter of 5 July and revised plans, and note your intention to submit a development brief shortly. As I will not be in the office until next Friday 14 July, I am trying to re-consult on these today. However, before I do so, I need your confirmation that you are formally changing the description of development on both applications from proposed 16 instead of 18 dwellings. I also need to know which plans are for which application.

Fencing
I have received a request on behalf of Nos. 12 and 14 Sheerlands Road for trellising on top of 1.8m. fencing, similar to that along the rear boundary of the site. Please confirm whether you would be willing to provide this.

Services and Infrastructure
The services and infrastructure group met on Monday and the following contributions are considered applicable:

Highways - Contribution towards Arborfield Cross junction improvements and towards the proposed 'dropping-off' point at Arborfield school. Please contact Tom Callaghan on 0118 974 6323 to obtain further details and amount.

Education - Contribution towards primary and secondary education based on the Dept. of Education multiplier. I am awaiting details of the current multiplier/amount, but meanwhile you may wish to check directly with the education officer Helen Rowlay on 0118 974 6156.

Public Open Space/Leisure Facitlies - I am expecting comments and/or a request for contributions, possibly today. If I do not receive anything today you may wish to follow this up directly with Lisa Jarvis on 0118 974 6255.

Affordable Housing - Whilst the proposed net increase in the number of dwellings will now be 13 and the site is more than 0.5 ha. in size and therefore the provision of up to 25% affordable housing on the site under Wokingham District Local Plan (Deposit Draft) Policy WH7 is still applicable. Please advise me whether you are proposing affordable housing on the site, and if so on which plots.

Housing Mix
I note that the proportion of 2 bedroom houses has now decreased to 37.5% and the number of 4/5 bedroom houses has increased to the same proportion. As you will be aware, this no longer complies with Wokingham District Local Plan (Deposit Draft) Policy WH6, which requires at least 45% 2 bedroom dwellings and not more 25%.

Trees
I note that the revised layout appears to have been devised to take account of TPO'd trees. However, I have not yet received any comments from the tree officer, Neil Etherington.

If you do contact any of the above officers directly, please advise them that the number of proposed dwellings has now been reduced to16, and ask them to keep me informed of the contents of your discussions.

However, I advise you that satisfactory outcome of the above issues will not commit the authority to approving the application. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

c.c. Tom Callaghan, Highways

Lisa Jarvis, Leisure Services

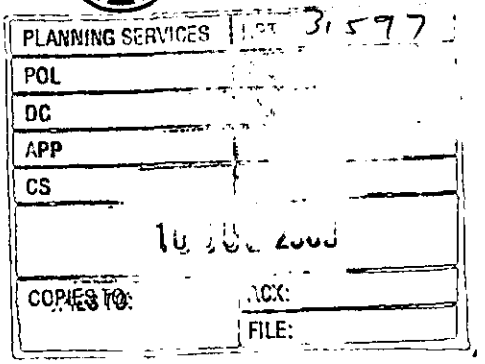
Helen Rowlay, Education

Neil Etherington, Trees

Our ref: SP\2000\001782\001
Your ref: F/2000/144

Date: 4th July 2000

ENVIRONMENT AGENCY



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

For the attention of: Angela Odell

Dear Madam

ERECTION OF 18 X DWELLINGS WITH ASSOCIATED ACCESS RD & PARKING SHEERLANDS ROAD, ABORFIELD, READING

Thank you for your letter dated 18 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: **SU76NE/2/4.** The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 763 652	118 m	Whitehall Brickworks	Household waste

In view of the distance involved it is unlikely that landfill gas will present a risk to this proposal.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer 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.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: HGP Planning Consultancy Ltd, Furzehall Farm, Wickham Road, Fareham PO16 7JH

Michael Reed
Architect:
B.A.(Hons) Arch; B Arch; RIBA

@ The Workshop
36 School Road
Penn
Buckinghamshire
HP10 8EF

phone / fax 01494 817955
email MRA@
workshop-penn.demon.co.uk

District Planning Officer
Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berks
RG11 1BN

With compliments

Sent to me in error

Angela Odell

To: admin@hgppc.co.uk
Subject: Sheerlands Road

Dear Ms Jezeph

Sorry, but I should also add that I have received comments from our policy section on the revised plans. They are concerned at the change to the housing mix and density, and consider that one of the 4 bedroom houses should be swapped for 2x2 bedroom houses.

Regards

Angela

Angela Odell

To: Helen Rowlay
Subject: Planning Applications O/2000/1444 & F/2000/1506

Dear Helen

Applications (alternatives) for 18 dwellings (net increase of 15) at Sheerlands Road, Arborfield - Contributions towards education provision.

Please could you provide me with the current cost multipliers for primary and secondary provision so that I can work out the amount to request from the applicants.

Thanks

Angela

Date: 13 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2000/1444

Location: Land At, Sheerlands Road, Arborfield, Reading.

Proposal: *Outline application for the demolition of 3 dwellings and erection of 18* dwellings with associated access road and parking

Applicant: Thamesway Homes Ltd C/O HGP Planning Consultancy.

Case Officer: Angela Odell

The new plans show the following: Tree survey. Drawing no THA/14160/01.

Comments are required by 27/06/2000.

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

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

PLANNING SERVICES | HPT 30347
PCL | TLS
DC | ENF
APP
CS
03 JUN 2000
COPIES TO:

Mrs A Odell
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

SJ/vn/99.P94
7th June 2000

ADDITIONAL PLAN

1444
1506

Dear Mrs Odell

PLANNING APPLICATION NOS. 0/2000/1444 & F/2000/1506
LAND AT SHEERLANDS ROAD, ARBORFIELD

With reference to your letter of June 6th 2000, I am pleased to enclose two copies of the Tree Survey undertaken on the above site.

With regard to the archaeological implications of the development, I understand that Thameswey Homes have now instructed archaeological consultants to undertake a desk top survey which I shall forward to you at the earliest opportunity.

I can confirm that the site notices are now displayed on site.

If you require any further information please do not hesitate to contact me.

Yours sincerely

SYLVIA JEZEPH

enc

cc G Bell Esq – Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI;
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 18 May 2000

Application Number: O/2000/1444

Proposal: Outline application for the proposed erection of 18 dwellings with associated access road and parking

Parish: ARBORFIELD PARISH

Site Address:
Land At , Sheerlands Road, Arborfield, Reading.

Applicant:
Thamesway Homes Ltd C/O HGP Planning Consultancy.

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

✓ below as applicable;

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

Comments.

Insufficient information provided – the proposed point of access is not shown; and details of the access road proposed will be needed.

Signed: A. Linnell **Print name:** A LINNELL

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 June, 2000
My ref. AO/O/2000/1444

Babtie Environmental
School green
Shinfield
READING
RG2 9HL

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

Dear Rob

PLANNING APPLICATIONS O/2000/144 & F/2000/1506
PROPOSED DEMOLITION OF EXISTING 3 DWELLINGS AND ERECTION OF 18 DWELLINGS AT SHEERLANDS ROAD, ARBORFIELD.

Thank you for your letter of 2 June. I confirm that we appoint you to advise the Council on the archaeological assessment to be undertaken by the applicants' consultants for the above proposal, on a time charge basis.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

John Mitchell
Development Control Manager

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

PLANNING SERVICES	HPT 30167
POL Your ref	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

2nd June 2000

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

Dear Angela,

APPLICATION O/2000/1444
LAND AT SHEERLANDS ROAD, ARBORFIELD

Having considered your consultation on the above application, I can inform you that there are significant archaeological implications which, in line with PPG16 and Wokingham Local Plan policies, will require further information about the archaeological content of the site to be provided by the applicant prior to determining the application.

Babtie currently do not have a contract with Wokingham District Council to provide archaeological planning services and therefore I cannot act for you regarding this application. If you wish us to act for you on this matter, could I suggest that you consider appointing us either on a time charge or a lump sum basis? If you wish to discuss this please contact myself (0118 9881611) or Pete Fasham (0118 988 1612).

Yours sincerely,

Rob Bourn
Senior Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
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Oxford
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Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
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Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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 BEN 409500/144401506/PF/SW Your ref

PLANNING SERVICES	No 32042
POL	TLS
DC	ENF
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CS	
21 JUL 2000	
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	FILE:

19 July 2000

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

Dear Angela

APPLICATION NOS. F2000/1444 AND F2000/1506
LAND AT SHEERLANS ROAD, ARBORFIELD, READING

Having considered your consultation on the above application, I would advise you that the proposals have potential archaeological implications. The application site is located just north of an Iron Age – Romano-British settlement and iron production site. The archaeological site was excavated in 1998 and may extend into the area of the current applications.

We would advise you that, in the light of guidance contained in PPG16, policy EN6 of the Berkshire Structure Plan, policy SBE 23 of the Wokingham South-East Local Plan and policy WHE15 of the Wokingham District Local Plan, the applicant be required to provide further information on the archaeological impact of the proposed development. This should be by means of trenching undertaken and reported upon by a suitable archaeological contractor, prior to determining the application. I have enclosed a brief for this work, which should be forwarded to the applicant.

Should the applicant fail to provide further information, I would advise that the application be refused permission as being contrary to the development plan policies quoted above and PPG16.

Yours sincerely

P FASHAM
Principal Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
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Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

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LAND AT SHEERLANDS ROAD, ARBORFIELD, READING

BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

LAND AT SHEERLANDS ROAD, ARBORFIELD, READING

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 Wokingham District Council 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 in Sheerlands Road, Arborfield at the junction with Tyler Road at Grid Reference SU 766 655.The land is currently occupied by three dwellings with gardens.

3 PLANNING BACKGROUND

3.1 Planning Application No. F/2000/1506, a revision of F/2000/1444, has been submitted to Wokingham District Council. The outline application is for the demolition of the three existing buildings and the erection of 16 new dwellings.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies just to the north of an archaeological site excavated in 1988 (Pine 1999) in advance of new housing on a former brick and tile works. The archaeological excavation recorded five main periods of activity from the mid-late Iron Age through to the 3rd century AD. And included evidence for settlement and iron production. The information about the site is entered in the Wokingham District Council Sites and Monuments under 6546. The potential of the site was indicated in a desk–based assessment in 1996 (Hall 1996) and confirmed by an evaluation in 1998 (Pine 1998). It is most likely that archaeological remains extend into the current application site.

5 REQUIREMENT FOR WORK

5.1 In order to enable Wokingham District Council 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 encompassing the following stages:

- review of recent work referred to in background above
- geophysical survey
- 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 4% 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.

7.3 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. Where the sample excavation has been preceded by other archaeological works on the same site, a single unified archive shall be prepared.

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 English Heritage's 'Management of Archaeological Projects 2' (MAP2).

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 (eg Evaluation trenching, geophysical survey, fieldwalking, etc.

- Date and 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

11.5 It should also 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 and
(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 Two copies of the results will be supplied to the Wokingham District Council 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 Wokingham District Council SMR with a full 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 to Wokingham District Council a completion notice will be issued to the applicant. 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.

References

Hall, M, 1996 Whitehall Brick and Tile Works, Sheerlands Road, Arborfield Garrison, An Archaeological Desktop Study, TVAS report 96/79

Pine,J, 1998 An Archaeological Evaluation at the Whitehall Brick and Tile Works, TVAS report 96/79b

Pine,J, 1999 The Excavation of a Late Iron Age/Roman Settlement and Iron Production Site at Whitehall Brick and Tile Works, Arborfield Garrison, Berkshire

THAMES VALLEY POLICE

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

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

Date 13h July 2000

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Mrs. A. Odell
~~Planning Department~~
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1444 & 1506

Dear Mrs. Odell.

Sheerlands Road, Arborfield.

Thank you for the details of the revised plans in respect of the above site.

My earlier concerns regarding the complete lack of natural surveillance to the parking provision behind plots 13-16 has not been addressed at all, and in respect of 1444, the parking for plot 1 is also hidden outside the garden boundary at the end of the plot. Such features are well established contributors to car crime and I must continue to object to their inclusion.

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 potential crime risks facing this proposal include domestic burglary & high risk of car crime related to the poor surveillance of parking provision.

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
CPDA. (Berks.)

Our ref: SP\2000\001782\001
Your ref: F/2000/144

Date: 4th July 2000

ENVIRONMENT AGENCY

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

For the attention of: Angela Odell

Dear Madam

ERECTION OF 18 X DWELLINGS WITH ASSOCIATED ACCESS RD & PARKING SHEERLANDS ROAD, ABORFIELD, READING

Thank you for your letter dated 18 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: **SU76NE/2/4.** The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 763 652	118 m	Whitehall Brickworks	Household waste

In view of the distance involved it is unlikely that landfill gas will present a risk to this proposal.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer 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.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: HGP Planning Consultancy Ltd, Furzehall Farm, Wickham Road, Fareham PO16 7JH

THAMES VALLEY POLICE

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

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

Date 16th June 2000

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Mr. A. Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1506

Dear Mrs. Odell

Sheerlands Road, Arborfield.

Thank you for the details of the application in respect of the above site.

I have two concerns regarding the layout.

a/. There should be no access from the development back into Tyler Drive adjacent to plot 10.

b/. The parking court behind plot 15 - 18 is completely hidden from natural or passing surveillance and the car owners have no view because of the garden fences. Again, there should be no access to Tyler Drive. Parking in this configuration is a high crime risk and is strongly opposed.

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 potential crime risks facing this proposal include burglary and car crime. This risk is increased if the development does not take account of the principles of 'Secured by Design'.

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
CPDA. (Berks.)

THAMES VALLEY POLICE

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

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

Date 16th June 2000

For 'Secured by Design' standards and application forms
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www.securedbydesign.com

Mr. A. Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1444

Dear Mrs. Odell

Sheerlands Road, Arborfield.

Thank you for the details of the outline application in respect of the above site.

There is no objection to the principle of the residential development, but I have two concerns regarding the indicated layout.

a/. There should be no access from the development back into Tyler Drive adjacent to plot 10.

b/. The parking court behind plot 15 - 18 is completely hidden from natural or passing surveillance and the car owners have no view because of the garden fences. Again, there should be no access to Tyler Drive. Parking in this configuration is a high crime risk and is strongly opposed.

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 potential crime risks facing this proposal include burglary and car crime. This risk is increased if the development does not take account of the principles of 'Secured by Design'.

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
CPDA. (Berks.)

Our ref: SP\2000\001822\001
Your ref: F/2000/1506

ENVIRONMENT AGENCY

Date: 21st July 2000

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

For the attention of: Angela Odell

Dear Sir/Madam

ERECTION OF 18 X DWELLINGS WITH ASSOCIATED ACCESS AND PARKING LAND AT SHEERLANDS RD, ABORFIELD, READING

Thank you for your letter dated 25 May 2000 which was received on 30 May 2000. You are asked to quote the following reference in any correspondence: SU76NE/2/4. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 763 652	117m to southwest	Whitehall Brickworks	1.5ha, closed, domestic waste 1981 – 1982

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Development Control: Contact Amanda Reed on 01276 45 4331

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.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

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

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

Cont/d..

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: HGP Planning Consultancy Ltd, Furzehall Farm, Wickham Road, Fareham PO16 7JH

Rec'd P+P 22/5/00

To:
Policy and Plans

From: Angela Odell

LW

Date: 18 May 2000

Application Number: O/2000/1444

Proposal: Outline application for the proposed erection of 18 dwellings with associated access road and parking.

Site Address:
Land At , Sheerlands Road, Arborfield, Reading.

Applicant:
Thamesway Homes Ltd C/O HGP Planning Consultancy.

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

See attached sheet

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Land at Sheerlands Road, Arborfield

Application Number: O/2000/1444

Outline application for proposed erection of 18 dwellings with associated access road and parking.

Planning History
Application F/2000/1506 has been submitted on the same site for the proposed erection of 18 dwellings & associated access road and parking. The application has not yet been determined.

Development at Arborfield Garrison
Policy WBE21 of the Deposit Draft Local Plan, as proposed to be amended, states that within the development boundary of Arborfield Garrison there is a similar presumption in favour of development to that applied to the identified settlements, subject to the provisions of other policies contained in the plan. The land at Sheerlands Road is within the development boundary of Arborfield Garrison; therefore there is no policy objection to development in principle.

Housing Mix & Density
The proposed mix of dwellings would be acceptable, as only one third of the dwellings will have 4 or more bedrooms. The development of 18 dwellings on this site produces a net density of 32 dwellings per hectare. This is in accordance with the guidance contained in paragraph 58 of PPG3 (2000) which states that local planning authorities should encourage housing development which make efficient use of land (between 30 & 50 dwellings per net hectare).

Affordable Housing
Policy WH1(h), as proposed to be amended, requires an element of affordable housing to be provided in residential schemes of 15 or more dwellings or of 0.5 ha or more in settlements of 3,000 or fewer, and of 25 or more dwellings or of 1ha or more elsewhere. As Arborfield Garrison is not listed as one of the locations where the 25 dwelling requirement applies, it is appropriate to ask for an element of affordable housing to be included in this scheme. Policy WH7, as proposed to be amended, requires this element to be up to 25%.

Boundary Treatment
The proposed residential layout appears to indicate that there could be a continuous fenced boundary along Tyler Drive. This is in contrast to the recent redevelopment of the site to the south-west, which contains a number of dwellings fronting onto Tyler Drive. If highway standards prevent any further dwellings having direct access from Tyler Drive, it may be necessary to consider either altering the layout to provide some frontage development along Tyler Drive

(with access behind, from Sheerlands Road). Alternatively it may be necessary to increase the level of planting along Tyler Drive, to soften the otherwise hard north-western boundary (north sign incorrectly orientated on site plan).

Trees
From aerial photographs there appear to be a number of trees on site, three of which have a TPOs. The Tree & Landscape section should be consulted on the impact the development has on the existing trees.

Liz Walker
Policy & Plans
9.6.00

30669

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-Mail parishclerk@arborfield.org.uk

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9 June 2000

Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell

P.A. for 18 dwellings at Sheerlands Avenue. F/2000/1506 & 0/2000/1444

After careful consideration of the above planning applications the Parish Council objects to the development of 18 houses off of Sheerlands Road.

If the local authority is mindful in granting planning permission the Parish Council request that the following comments are taken into consideration.

Density:
Although the density may comply with PG3 the density would be out of keeping with the more spacious setting of the dwellings on Sheerlands Road and the back land development of Badgers Mount. The site cannot be screened sufficiently therefore it would be visible and detrimental to the character and appearance of the area.

Open Space:
The site is 0.56 h and because of the density of 18 dwellings and the size of the site, provision should be made for young children's play equipment and open space. The design of the site has not taken children into consideration.

Parking:
There is insufficient parking for an estate that will rely on a car for the preferred mode of transport.
As there is insufficient parking on the site residents will park on Sheerlands Road causing inappropriate parking near the bend that leads to Tyler Drive.
Houses 15/16/17/18 should have parking facilities in view of their properties not behind a fence. It is also not recommended to have a rear entrance from the parking bays for security reasons even though this would shorten the distance to their house. Plot 15-18 according to the developer is suitable for the mobility impaired but the residents are expected to walk around to the back of the four properties to their cars. The car parking spaces do not appear to be wide enough for the disabled.

Trees/Landscaping:
The residents of Tyler Drive have informed us that trees have already been removed. TPO's should be placed on any remaining trees/hedges in the interest of the wildlife.
There appears a complete lack of landscaping to soften the hard urban design of this site.
The site cannot be screened sufficiently therefore it would be visible and detrimental to the character and appearance of the area.

Archaeological Potential:
Sheerlands Road formed part of the Old Devil's Highway, the Roman Road to Silchester; while the development at Badgers Mount was taking place important archaeological artefacts were found. There is speculation that a Roman Villa lies under the properties/land on Sheerlands Road. Therefore no planning permission should be granted until at least a top deck survey has been carried out.

Intrusion:
14 Sheerlands Road is a bungalow; the position of plot 1 will cause a loss of light and over dominance of the neighbouring property.

Highways:
The visibility from the site will be restricted unless the vegetation is removed from either side of the access but this would detract from the rural appearance of the area. The increase in traffic from the site coupled with the bend would be detrimental to the safety of traffic exiting Badgers Mount.

Sustainability:
The Inspector agreed that the MOD development was not sustainable as a result developer funding was required for the amenities and the infrastructure.
Public transport is available on a limited basis and the range of destinations is also limited.
The distance from the local schools would necessitate parents driving their children to school or funding for the local school buses if room is available.
The distance to the local convenience shops is some distance away therefore most residents would drive.
No direct safe walking route to the local schools.
No safe cycle routes to the main destinations.
The Medical Practice is some distance at Swallowfield although Arborfield Village Hall holds surgeries three times a week, funding is needed to complete the extension.
The local infant and junior schools are already over subscribed.
Although the site is included in the Arborfield Garrison Settlement it is not sustainable and in view of the Governments policies should not be built where there will be a reliance on the car.

Housing:
The 5-year land supply has been met, therefore this site should not be considered a windfall site, developments should be built in locations which minimise the use of the car and are well related to existing employment, shopping and amenities.
Whitehall Brick and Tile (Badgers Mount) is not a sustainable development but the landfill element of the site combined with the lapsed permission for industrial units was an important factor in granting permission.

Design:
Not only is the density too high for a rural environment the layout of plot 1 and 15-18 bears no relationship to the street scene of the neighbouring houses that are set back from the road with large gardens. Could some thought be given to allowing plot 9-14 to face Tyler Drive although we realise this would not give an open appearance to the site.

In conclusion:
We reiterate our objection on the grounds that the development is not sustainable and should not rely on future developments to be made so. Over-development of the site in a rural settlement.

Yours sincerely



Miss Zoe Cowan
Clerk to the Council

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

28 June 2000

Faxed and posted

Planning Dept.
Wokingham District Council
Shute End, Wokingham
Berks RG40 1WR

Attn: Angela O'Dell, Emy Circuit, Elaine Connor and Farah Humayun

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28 JUN 2000	
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Dear Sirs,

Please find below the Parish Council's comments on current applications:

Attn: Elaine Connor
F/2000/1598 - Proposed first floor side extension to dwelling (renewal of consent 44350), Roughwood, Swallowfield Road, Swallowfield
The Parish Council has no objection to this application.

Attn: Emy Circuit
97/F/2000/1595 - Proposed two storey and single storey side extensions to dwelling, 1 The Street, Swallowfield
The Parish Council considers that these extensions are in keeping with the existing property and will provide a pleasant visual variation for the street scene. The Parish Council therefore has no objection to this application.

Attn: Farah Humayun
F/2000/1607 - Proposed conversion of garage to utility/playroom, 1 Kempton Cottages, Norton Road, Riseley
Norton Road is extremely narrow, with no footways and consequently there can be problems with on-street parking. The Parish Council notes that the applicant is providing three off-street parking spaces and considers that these parking spaces are limited and can only be achieved if the front wall is removed. Furthermore, larger vehicles are then likely to protrude beyond the existing front wall, onto the existing narrow verge. In addition, the Parish Council considers that, given the width of the road, it is unwise to lose any off-street parking capability which cannot be replaced in the future. The Parish Council therefore objects to this application.

Attn: Angela O'Dell
F/2000/1506 - Proposed erection of 18 dwellings with associated access road and parking, Land at Sheerlands Road, Arborfield (adjoining parish consultation)
0/2000/1444 - Outline application as above (adjoining parish consultation)
Swallowfield Parish Council thanks Wokingham District Council for the

opportunity to comment on the above application. The Parish Council opposes the application for the following reasons:

1. It will be impractical, and probably impossible, to screen the site. Consequently it will be a visual intrusion to the surrounding areas.
2. The Parish Council believes that the proposed site is not sustainable in that
   (a) the local schools are not within realistic walking distance;
   (b) the local shops are sufficiently far removed that most new residents will drive to them;
   (c) public transport is severely limited and consequently most new residents will e forced to use their cars to travel to work or other destinations.
3. Construction on this site will detract from the rural nature of the settlement.

The Parish Council therefore trusts that this application will be rejected.

Attn: Angela O'Dell
F/2000/1673 - Proposed single storey rear extension to dwelling, Harwood House, Odiham Road, Riseley
The proposed, small and not unattractive, extension will be situated in a large garden and will be hidden behind a hedge. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
F/2000/1704 - Proposed single storey rear extension to dwelling to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council considers that the replacement conservatory is, arguably, more visually pleasing than the existing conservatory. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
LB/2000/1702 - Proposed single storey rear extension to listed building to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council does not consider that the replacement conservatory detracts from the integrity of the listed building and consequently has no objection to listed building consent.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
28.Jun. 2000 14:50 SWALLOWFIELD PARISH COUNCIL No.0628 P. 2/2

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: O/2000/1444

Proposal:
Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Location:
Land At Sheerlands Road Arborfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/06/2000** from the date of this notice. 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: 02/06/2000

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 June, 2000
My ref. AO/O/2000/1444 & F/2000/1506
Your ref. SJ/jr/99.P94

HGP Planning Consultancy
Furzehall Farm
Wickham Road
Fareham
Hants
PO16 7JH

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

Dear Ms Jezeph

PLANNING APPLICATIONS NOS. O/2000/1444 & F/2000/1506
PROPOSED ERECTION OF 18 DWELLINGS ON LAND AT SHEERLANDS ROAD, ARBORFIELD

I refer to the above applications and enclose a copy of Loddon Area Local Plan Policy LH1. You will see from this that a development brief is normally required on sites, such as the above, which are more than 0.4 ha. in size. Whilst I note that you have submitted planning statements, these only partially cover the requirements. A development brief should start with a site appraisal, including physical constraints such as trees, archaeology, nearby housing etc, and then devise a layout which takes these into account. I look forward to receiving such a development brief.

However, I advise you that receipt of the above advice will not commit the authority to approving a revised layout based on such a development brief.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely
A O

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 June, 2000
My ref. AO/O/2000/1444 & F/2000/1506
Your ref. SJ/jr/99.P94

HGP Planning Consultancy
Furzehall Farm
Wickham Road
Fareham
Hants
PO16 7JH

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

Dear Ms Jezeph

PLANNING APPLICATIONS NOS. O/2000/1444 & F/2000/1506
PROPOSED ERECTION OF 18 DWELLINGS ON LAND AT SHEERLANDS ROAD, ARBORFIELD

I have received a consultation from the consultant archaeologist advising that there are significant archaeological implications which require further information about the archaeological content of the site to be provided by the applicant prior to determination of the application. An archaeological survey is therefore required.

I also note from my pre-application letter to Thamesway Homes that they were advised to submit a tree survey. I have consulted our arboriculturalist and have not yet received a reply, but anticipate that he will require a tree survey.

I will also write to you again about contributions to services and infrastructure when I have received internal advice on this issue.

I have concerns about the layout, particularly about potential overlooking, but consider that there is little point in discussing potential alterations to the proposals at this stage until the issues of archaeology and trees have been addressed.

Finally, I noticed that there were no red site notices displayed at the site yesterday. I am therefore getting new ones sent to you and these should be displayed straightaway. Please advise me when these have been displayed.

Please advise me when you anticipate that the above surveys will be provided. However, I advise you that receipt of the above information will not commit the authority to approving the application. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely
AO.
MRS A ODELL
Senior Planner

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

Angela O

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

SJ/vn/99.P94
19th April 2000

Dear Sir

LAND OFF SHEERLANDS ROAD, ARBORFIELD.

I refer to my letter of the 17th April and the submission of the planning applications. Please find enclosed a supporting statement with respect to this matter.

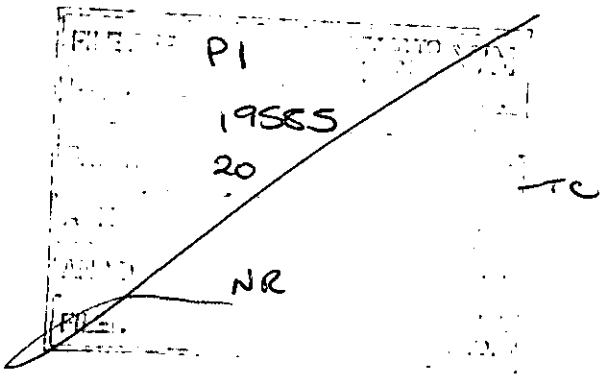
If you require any further information, please do not hesitate to contact me.

Yours faithfully

SYLVIA JEZEPH

enc

cc J Fletcher Esq – Thameswey Homes
G Bell Esq – Thameswey Homes



Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Komm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI;
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

Particular attention has been paid to the amenity and the outlook of existing properties which adjoin the site, to ensure their amenity is protected and there is no obvious over-looking.

To enhance the street scene from Tylers Drive, the rear courtyard parking for the affordable units and the private drive in front of plots 10 and 11, are kept open to allow views through into the site. This avoids a continuous rear boundary fence along Tylers Drive. However, it is proposed that the existing trees on this boundary be retained and supplemented with additional planting to soften the appearance of the close boarded fences which would enclose the rear gardens of plots 11 to 14 and the side boundary of plot 10.

4. CONCLUSION

The proposals seek to make efficient use of a previously developed site. The proposed density of the scheme is slightly in excess of thirty dwellings per hectare but this is considered suitable in the context of the surrounding development and the size of existing properties and their curtilages. Although the site is relatively small, a variety of house types and sizes are provided which would accommodate a wide range of households including those unable to compete in the open market.

PLANNING STATEMENT IN SUPPORT OF THE PROPOSALS TO CONSTRUCT EIGHTEEN HOUSES WITH ASSOCIATED ACCESS AND PARKING ON LAND OFF SHEERLANDS ROAD, ARBORFIELD.

1. INTRODUCTION

Two planning applications have been submitted on behalf of Thameswey Homes seeking consent for eighteen houses on land off Sheerlands Road, Arborfield. The two alternative layouts, both proposing a development of eighteen houses have been designed following pre-application discussions on both planning and highways issues. The proposed access off Sheerlands Road, incorporating improvements to the footways, has been approved by your Authority's highway engineers

2. THE SITE

The site which comprises just over half a hectare, lies within the identified settlement of Arborfield Garrison. Existing residential development in Sheerlands Road comprises detached and semi - detached houses within fairly large curtilages. The detached housing in Tylers Drive, which adjoins the site to the south west is of a slightly higher density.
There are currently three properties on the site and the proposals seek to re-develop this underused land with a mix of eighteen no 2, 3, 4 and 5 bedroom units. The proposals seek to make best use of this brownfield site, in line with the guidance of PPG3, whilst giving due consideration to the character and quality of the surrounding residential development.
4 no affordable units are included within the development proposals, and Thameswey Homes have already been in discussions with a recognised housing association to ensure that the benefit of these properties will be enjoyed by successive, as well as the initial occupiers.

3. DESIGN AND LAYOUT

Particular attention has been paid to the visual impact of the new access road on the existing street scene. Given that the two properties to the south are detached, plot 1 is a detached unit on a similar building line. The two alternative schemes propose either a garage and parking in front of the dwelling or a parking/turning area to the front with "garage only" parking to the rear of the property.
On the opposite side of the new access road are two pairs of semi-detached housing association units. These houses are "lifetime homes standard" and the parking provision in a rear courtyard, is adequate to accommodate the needs of the mobility impaired.
These properties have been brought to the front of the site to present an attractive pedestrian scale to the street scene leading visually around the sharp bend, which acts as a speed control for traffic, into Tylers Drive.

The remaining housing mix incorporates three bedroom semi-detached houses, two bedroom terraced housing and detached four and five bedroom houses. The dwelling type and size conform to criteria of Policies WH5 and 6 of the Local Plan Deposit Draft – Consolidated Document by providing a variety of housing proportionate to the assessed demand. A mix of housing types and sizes adds variety to the street scene. Parking is either set back behind the houses; takes the form of courtyard parking; or individual access drives lead to integral garages. This gives a softer, less regimented aspect to the layout.

Received by Wokingham District Council

Application No: O/2000/1444

Proposal:
Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Location:
Land At , Sheerlands Road, Arborfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 June 2000

Received by Wokingham District Council

Application No: O/2000/1444

Proposal:
Outline application for the proposed erection of 18 dwellings with associated access road and parking

Location:
Land At , Sheerlands Road, Arborfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR	Map No. 97 Site 0.49
Officer: AO	Application No. 0/2000/1444
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: OUTLINE APPLICATION FOR THE (O) PROPOSED ERECTION OF 18 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING

Location: ~~Off~~ Land at SHEERLANDS ROAD

Parish: ARBORFIELD Ward: Arborfield ✓ 18/5

Applicant: THAMESWAY HOMES LTD

Fee Received ~~[illegible]~~ (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Specify type of garage (A-SG) against each garage on site plan~~	8/5	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	See attached. Not required		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required xx Major Development

Date Site Notice Sent : 18.1.5 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓
Trees	NK: ✓
Conservation Officer	NK: .....
Environmental Health	NA: ← 250m landfill site construction
Housing	NA: .....
Leisure & Cultural services	PA: ✓
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: ✓
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: ✓
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: ✓

HERITAGE BODIES

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

OTHERS:

.....

.....

2x pre-apps with other application

NEIGHBOURS:

14, 15, 16, 17 & 18 Sheerlands Road

1, 2, 3, 4, 6, 8, 10, 12 Faraday Close

1, 3, 5, 7, 9, 11, 15 Tyler Drive

23, 25, 27, 29, 31, 33, 35, 37, 39, 12, 14 Tyler Drive

4, 6, 9, 10, 11, 12 Sheerlands Rd

Elevations

1) Compton – need end elevations of block 3→6 (terrace shown is not same as block on site plan)
2) Wentworth – ground floor window shown on side elevation is not in floor plans
3) Chichester/Ashley/Kingsley – supply 'handed' plans
4) Is "S.Tham/1434/Farnham/03 rev D" for the Harlington house design? If so, also need 'handed' plans.

Floor Plans

1) Compton/Chichester/Ashley/Kingsley – need 'handed' sets of floor plans
2) Is "STham/1434/Farnham/01 rev D" for the Harlington house design? If so, also need 'handed' plans.

18.APR.2000* 1444

1933

✓ STRATHYRE

ADDRESS 15 SHEERLANDS ROAD PARISH ARBORFIELD

PLOT No. OLD PROPERTY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
463/51	MR. A. BARKER	S/ST. LTS.	17.9.51	APP C/A
42229	MR. R. HOWES	S/ST LTS	1.3.94	C/A
FP94/2196	"	2x "	15.3.94	APP

MINISTRY DECISION

SPECIAL ORDERS

OAKSIDE ADDRESS 17 SHEERLANDS ROAD PARISH ARBORFIELD

✓ PLOT No. OLD PROPERTY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR24230	MR. HUGHES	2/ST. SIDE & 2/ST. REAR LTS.	26.3.85	APP N/A
23168	"	" "	22.5.85	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18.APR.2000* 1444

1789/a

SECTION 66 CERTIFICATE

Application No. 18 APR.2000* 1444

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
SEE ATTACHED LIST		17 APRIL 2000

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . of HGP PLANNING CONSULTANCY

On behalf of . THAMESWEY HOMES LTD . . . . . .

Date . 17 APRIL 2000 . . . . . .

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

CERTIFICATE B - LIST OF OWNERS

Ann Elizabeth Pollock
Claypotts
Hazeley Bottom
Hartley Witney
Hants

18.APR.2000* 1444

Ruth Fretwell
Little Acres
Danesfield Drive
Leominster
Hereford & Worcester

Peter John Barker
Woodlands Farm
Knowle Hill
Reading
Berks

Susan Hyland
Brunty Farmhouse
Woodside
Burrelton
Perth PH13 9NH

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

10 MAY 2000

The Environmental Services Department
Planning Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

SJ/jr/99.P94
9th May 2000

18 APR 2000* 1444

For the Attention of Mrs Hurst

Dear Sir

LAND OFF SHEERLANDS ROAD, ARBORFIELD

Further to my telephone conversation with your officer Mrs Hurst, I have asked my client Thameswey Homes for the additional plans required to enable you to proceed with determining the full planning application for the above site.

As we discussed, Thameswey Homes would also like to submit an outline application for this site and I enclose the completed forms, certificate and fee. I shall re-submit the full application as soon as the additional information is available.

Thank you for your assistance.

Yours faithfully

Sylvia Jezeph.

SYLVIA JEZEPH

enc

cc Graham Bell Esq, Thameswey Homes
John Fletcher Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thesis) DipTP RIBA MRTPI;
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

A0

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 01/2000/1144 relates.

Address of site Shewlands Road, Arborfield, Reading

Signed G.T. Bell.

Date 24.5.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

16.APR.2003* 1444

1.	APPLICANT'S NAME	THAMESWEY HOMES LTD
	ADDRESS	CARLTON HOUSE, ANCELLS BUSINESS PARK ANCELLS ROAD, FLEET, HANTS.
	POST CODE	GU13 8UN PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HGP PLANNING CONSULTANCY LTD
	ADDRESS	FURZEHALL FARM, WICKHAM ROAD, FAREHAM, HANTS.
	POST CODE	PO16 7JH PHONE 01329 220224
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND OFF SHEERLANDS ROAD, ARBORFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF 18no HOUSES WITH ASSOCIATED ACCESS ROAD AND PARKING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.56HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.P94.02 SEE ATTACHED SCHEDULE

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]		REDEVELOPMENT	[X]
ERECTION OF NEW BUILDING	[X]		ALTERATION or EXTENSION	[ ]

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

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

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

			SITING	[X]
EXTERNAL APPEARANCE	[ ]		DESIGN	[ ]
MEANS OF ACCESS	[X]		LANDSCAPING	[ ]

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	XXX/NO	If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/XXX	If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.		
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	SEE SITE PLAN	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO EXISTING MAINS	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/XXX If no, please give details	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	NEW ACCESS FROM SHEERLANDS ROAD	
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	DISABLED PARKING PROVISION FOR HOUSING ASSOCIATION UNITS	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	18 / *	/ *	3 / *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	XXX/NO	If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	XXX/NO	If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£1,140.00	

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

SIGNED [signature] ON BEHALF OF THAMESWEY HOMES LTD DATE 17TH APRIL 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

SYSTEMS LTD

APPLICATION NO.1444

Name of appellant:
Thameswey Homes Ltd

Site address:
Land At Sheerlands Road

Proposal:Erection of 16 dwellings with access and parking

Case Officer:AO

WITHDRAWN

Date Commenced 3/12/97

Date Completed

J:ZUABELFP.DOC - VER2 - 03/04/95

APPROVED

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

HPT Direct Line 0117-9876079
GTN Switchboard 0117-9878000
Fax No 0117-9878443
1374-6079

PLANNING SERVICES
POL
DC
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CS
13 SEP 2000
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FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 12 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I am writing to tell you that the appeal, reference number APP/X0360/A/00/1047146 has been withdrawn and we will be taking no further action on it.

Yours faithfully

Miss A Bibi

208B

RCC> P+P 22/5/00

To:
Policy and Plans

From: Angela Odell LW

Date: 18 May 2000

Application Number: O/2000/1444

Proposal: Outline application for the proposed erection of 18 dwellings with associated access road and parking.

Site Address:
Land At , Sheerlands Road, Arborfield, Reading.

Applicant:
Thamesway Homes Ltd C/O HGP Planning Consultancy.

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

See attached sheet

POLICY AND PLANS CONSULTATION

Case Officer: Angela Odell

Location: Land at Sheerlands Road, Arborfield

Application Number: O/2000/1444

Outline application for proposed erection of 18 dwellings with associated access road and parking.

Planning History
Application F/2000/1506 has been submitted on the same site for the proposed erection of 18 dwellings & associated access road and parking. The application has not yet been determined.

Development at Arborfield Garrison
Policy WBE21 of the Deposit Draft Local Plan, as proposed to be amended, states that within the development boundary of Arborfield Garrison there is a similar presumption in favour of development to that applied to the identified settlements, subject to the provisions of other policies contained in the plan. The land at Sheerlands Road is within the development boundary of Arborfield Garrison; therefore there is no policy objection to development in principle.

Housing Mix & Density
The proposed mix of dwellings would be acceptable, as only one third of the dwellings will have 4 or more bedrooms. The development of 18 dwellings on this site produces a net density of 32 dwellings per hectare. This is in accordance with the guidance contained in paragraph 58 of PPG3 (2000) which states that local planning authorities should encourage housing development which make efficient use of land (between 30 & 50 dwellings per net hectare).

Affordable Housing
Policy WH1(h), as proposed to be amended, requires an element of affordable housing to be provided in residential schemes of 15 or more dwellings or of 0.5 ha or more in settlements of 3,000 or fewer, and of 25 or more dwellings or of 1ha or more elsewhere. As Arborfield Garrison is not listed as one of the locations where the 25 dwelling requirement applies, it is appropriate to ask for an element of affordable housing to be included in this scheme. Policy WH7, as proposed to be amended, requires this element to be up to 25%.

Boundary Treatment
The proposed residential layout appears to indicate that there could be a continuous fenced boundary along Tyler Drive. This is in contrast to the recent redevelopment of the site to the south-west, which contains a number of dwellings fronting onto Tyler Drive. If highway standards prevent any further dwellings having direct access from Tyler Drive, it may be necessary to consider either altering the layout to provide some frontage development along Tyler Drive

(with access behind, from Sheerlands Road). Alternatively it may be necessary to increase the level of planting along Tyler Drive, to soften the otherwise hard north-western boundary (north sign incorrectly orientated on site plan).

Trees

From aerial photographs there appear to be a number of trees on site, three of which have a TPOs. The Tree & Landscape section should be consulted on the impact the development has on the existing trees.

Liz Walker
Policy & Plans
9.6.00

PLANNING DEPT
30276

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 2/06/00

LAND AT SHEERLANDS ROAD, ARBORFIELD F/2000/1506

1. The ground conditions on the site must be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination must be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority is to be consulted at all key stages in this investigation process.

2. 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 development shall then proceed in strict accordance with the measures approved.

3 Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Informative

I recommend gas protection measures are designed into the construction of the buildings in accordance with the guidance provided in "Building Research Establishment Report 212: construction of new buildings on gas contaminated land".

J Mullaney

John Mullaney
Environmental Health Officer

PLANNING SERVICES | DPT 3185
APP
GS | AMO
14 JUL 2000
COPIES TO: | ACK: | FILE:

Barkham Parish Council

Small Oaks
Dole's Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

Mrs A. Odell
Planning Dept
Wokingham District Council

Date 12th July 2000

Dear Mrs. Odell,

Application Number: 0/2000/1444 and F/2000/1506
Land at Sheerlands Road, Arborfield

I have been asked to write to you on behalf of Barkham Parish Council concerning the above numbered planning applications.

We fully support the comments made by Arborfield Parish Council, and wish to add that the additional dwellings will only add to the excessive amount of traffic which already uses Biggs Lane, especially in the rush hour.

I trust our comments will be taken into consideration in this matter.

Yours sincerely,

J. P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

32357

TO: Angela Odell
DATE: 26th July 2000

SWALLOWFIELD PARISH CONSULTATION SHEET

Application Number: O/2000/1444

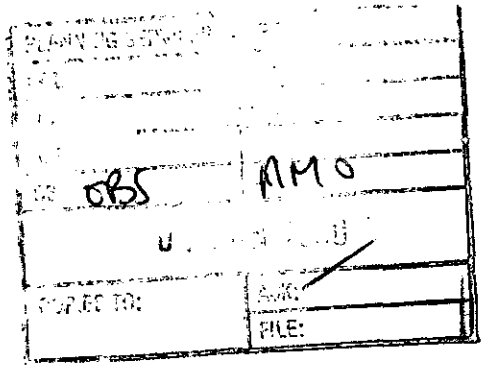
Proposal: Outline application for the demolition of 3 dwellings and erection of 16 dwellings (reduced from 18) (revised drawings)

Site Address: Land at Sheerlands Road, Arborfield

The Parish Council does not consider that the minor alterations in the number of dwellings, together with the revised layout to have any material effect on the original scheme. Consequently the Parish Council stands by its original objections.

SIGNED: C Aelons DATE: 26/7/00

Clerk to Swallowfield Parish Council



2 Police Cottages
Broadcommon Road
Hurst
Reading
Berkshire
RG10 0RH

Tel/Fax 0118 934 5253
email TIBunyard@msn.com

Angela Odell
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your ref: Angela Odell 0/2000/1444

June 7, 2000

Dear Ms Odell

RE: F/2000/1506 previously 0/2000/1444 – Land at Sheerlands Road, Arborfield

I write on behalf of my mother Mrs B Gerring who is the occupier at Ravenstone, 14 Sheerlands Road, Arborfield, and for whom I have the power of attorney.

Having viewed the plans for the proposed development of 18 dwellings on the above site, I wish to comment on the height of the fence to be erected around the remaining properties know as Ravenstone and Foxcote. I feel the 1.8m fence is quite inadequate to allow these two bungalows their privacy, bearing in mind the level of the houses and their close to what is now secluded gardens.

Yours sincerely,

Rita Bunyard

2

That you stipulated on the Badgers Mount Estate Ref 96/64429/F which adjoins my other side boundary.

This comprises 6 ft Close boarded Fencing with a 2 ft trellis on Top.

Will you please ensure that all fencing which affects my Boundary will be erected & completed before development commences.

I feel the Council will agree that this is a reasonable request to safeguard my security & peace of mind.

I would appreciate if you will confirm that the Council will take action on my behalf.

Yours truly

Linda R. Hart (mrs)

Foscroft
12 Sheerlands Ra
Arborfield RG2

Mr J. Mitchell
Dev. Control Manager
Ref 0/2000/1444

OBS AMO
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ACK:
FILE:

May 29th 200

Dear Sir,

I think 18 dwellings excessive for the plot, but real my voice is insignificent as nigh involved will benefit financiall

The proposed height of t Fencing between my boundar & the development is inadequate

It would leave the security of my property vulnerable t access from the planned esta

The privacy & value would also be considerably devalued

Will the Council please Ve Planning Permission until the Fenc Plan has been rectified & impo the same criteria for fenc

Gill A. Purchase

5, Tyler Drive,
Arborfield,
Berks,
RG2 9NG
Tel. Home (0118) 976 1717
Work (01235) 540308

Email: GillAPur@aol.com

Angela Odell
Planning Case Officer
Wokingham District Council
Shute End,
Wokingham,
Berks, RG40 1WR

10 June 2000

Dear Ms Odell,

PLANNING APPILICATION NUMBER – F/2000/1506 – Land at Sheerlands Road, Arborfield

Thank you for notifying us of the above plans

We object to the proposal on the following grounds

Proposed Size of the Development:

The proposed **number of dwellings is excessive** on such a small plot of land and is **'over-development'** of the site and not in keeping with the rural character of the area.

Eighteen new houses in the space of three and a half existing homes is not acceptable, as **it is of too higher density**, and little or no thought has been given to the **impact that the proposed development would have on the existing community.** Especially in regard to the extra traffic and parking the proposed development would generate, which will inevitably overflow on to Sheerlands Road or Tyler Drive. This is the only road to and from the 'Badgers Mount' development, and it is does not in the land could become extremely hazardous for drivers and pedestrians.

Community Amenities:

Should the proposal be accepted, it would mean the **loss of several trees** which provide an important community amenity and make a significant contribution to the general environment (see pictures). They are also home to an extensive range of birds (including owls) and other wildlife.

It should be noted that mature trees have already been felled, probably in anticipation of the planning application being submitted.

If any development is agreed, then we would wish to see a 'tree protection order' placed on the trees so that there would be **no development under the 'crown of the trees.** The layout of the houses should also be done in a way that ensures there is **no 'over-bording'** of people's gardens, which could threaten the trees in the long term.

We would also like to see **building regulations** put in place to ensure that the foundations of the houses allow for free growth of the roots of the trees in the future.

Removal of any of the substantial trees on the plot could result in severe '**land heave**' which could effect nearby houses.

Green Space

We note from the proposal that **no green or play space has been allowed**. For a proposed development of this size on the land shown, some provision should be made.

It is worth noting that on the adjoining *Badgers Mount* development, a play area and green space formed part of the planning application, but to date no work has taken place and the area is void of any play or usable parkland for residents to use. **We would urge a 'Planning Enforcement Officer' to take this matter on board and see why these planning requirements have not been provided by the builder 'Persimmon Homes'.**

Other Concerns:

Badgers Mount [illegible] route (Tyler Drive). It [illegible] than construction traffic could cause severe problems and delay emergency [illegible] to [illegible] the [illegible] development.

[illegible] ... [illegible] Rock.

Construction work will also lead to excessive noise, therefore whatever the size of development is agreed, we would want assurances that **no building work would take place after 1pm on Saturday's.**

Also, as this is a 'windfall' site' what will be the planning gain for the community?

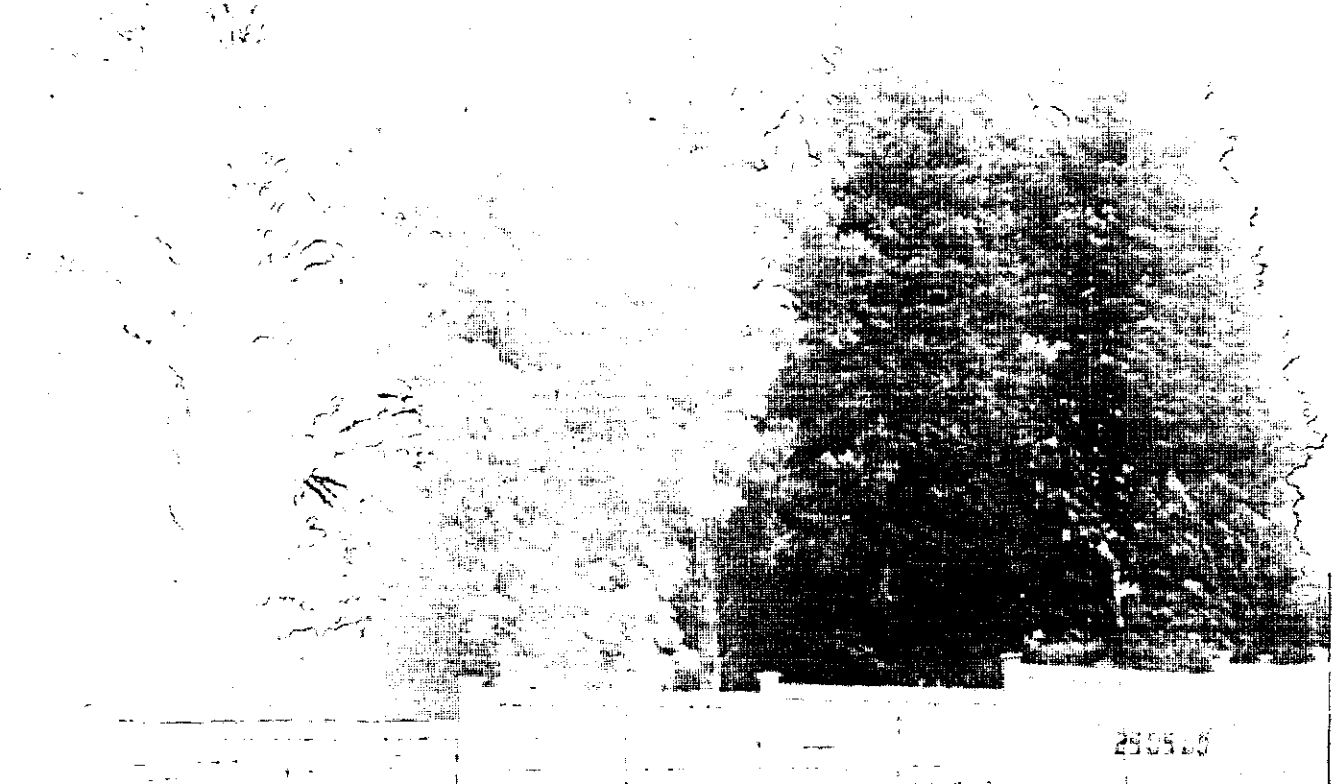
Before deciding on this proposal, we would urge the **Planning Committee to visit the site** to see for themselves the unacceptable nature of this proposal.

A proposal with fewer houses, more in keeping with the rural nature of the surrounding area and which protects the established trees would be acceptable.

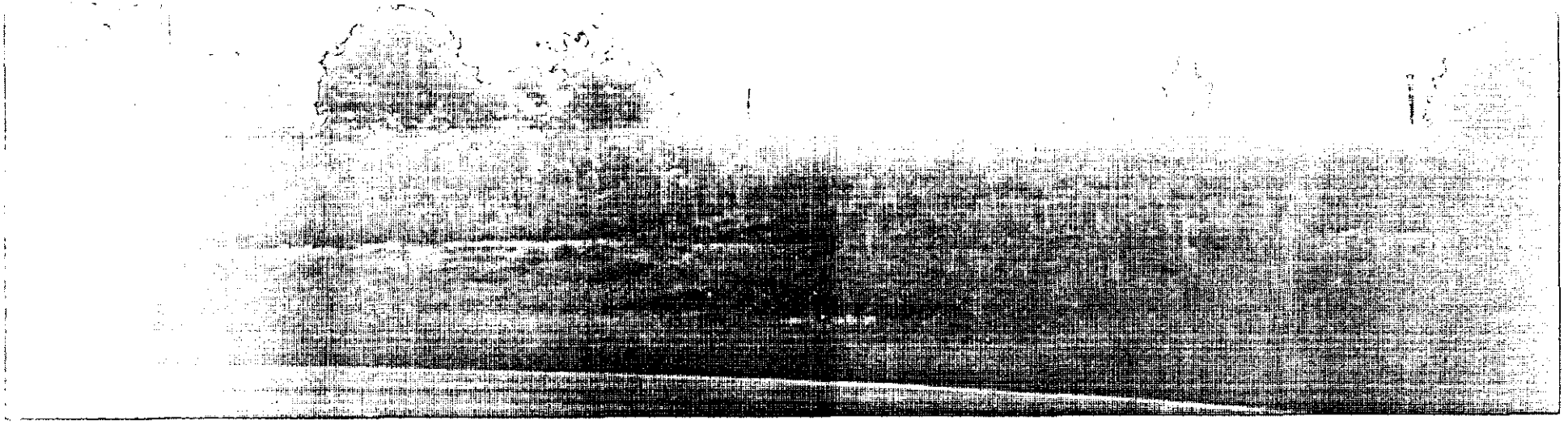
Yours sincerely,

Gill Purchase and Tim Rock





The trees represent a valuable 'community amenity' and add significantly to the environment.



...ould have been land-scapped and formed part of 'green space'
... Badgers Mount' development - picture taken June 2000.



This is where a 'play-area' should have been built on the neighbouring 'Badgers Mount' development - should have been completed in July '99

0/2000/1444

PLANNING SERVICES	RPT
DOI	TLS
DC	EMF
APP	
CS OPS	AMO
06 JUN	
COPIES TO:	

MR & MRS DALLAS
2 TYLER DRIVE
ARBORFIELD
BERKS RG2 9NG.
27.5.00

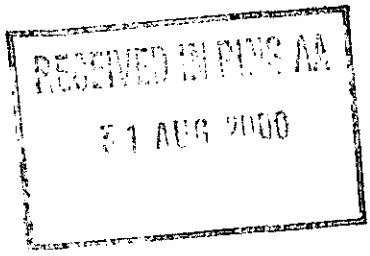
Dear Ms Angela Odell,

In response to the proposed development off Sheerlands Road in Arborfield I wish to object to the destruction of mature trees and then to compound it cram 18 houses into such a small space which will be out of character to the surrounding rural environment. It is patently obvious the prime motivation on the part of the developers is GREED. You have the authority to 'clip their wings'.

Yours Faithfully

M Dallas

Ruff Dallas



Attn Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ
25 August 00

Re: APP/X0360/A00/1047146 WDC 0/2000/1444
Appeal: by Thamesway Homes Ltd
Site: Land at Sheerlands Road, Arborfield

This planning application has been complicated by the Developer continuing to submit a variety of planning applications, all with minor alterations, finally cumulating with one to be heard by WDC on 6th September at the Planning Meeting. At the same time they have gone to appeal on non-determination. I would like to propose that the appeal be deferred until a decision is take on the 6th. This would permit evidence to be submitted later if the decision is for refusal on the 6th. while saving the expense of an appeal if the decision is for approval.

1.0 Introduction

1.1 As the District Councillor for Arborfield I represent the views of the local residents who are opposed to this development. It is my intention to provide written evidence as to why granting permission is unacceptable.

2.0 The Site and its Surroundings

2.1 The 0.56-hectare site is in the edge of a garrison settlement. The site is not an identified site in the local Plan or in the new Local Plan currently subject to Public Inquiry. It could de considered a "windfall" site only when perfectly good houses are demolished. Within the settlement, but located a long way away, is a Spar convenience shop. Limited leisure, recreation and community facilities are available but have some MOD restrictions. The current Community facilities are to be demolished and the date of their replacement has not been established. The Local Medical Practice is located 5 miles away *with no public transport facilities.*

2.2 The application site for 17 dwellings is on the corner of Sheerlands Road and Tyler Drive (Badgers Mount estate) and would replace two existing dwellings. The design does not fit comfortably within the existing street scene.

3.0 *Scope of Evidence*

3.1 **Sustainability and Policies.** A recent Inspectors decision, prior to the new PPG3, for development at the Garrison recognised that the site (Garrison) was not sustainable but as the land was identified as reserve site in the local Plan then the presumption-favoured development. This is clearly not the case with this development. The site is not sustainable and will be clearly be in breach of

PPG3, as the use of the private car will be heavily relied on. The Medical Practice, railway station, shopping, employment centres and schools are not accessible without the use of a private car, with only limited bus routes and schedules. The traffic generated breaches government sustainability policies to reducing car dependence and motorised journeys, especially those by private car set out in PPG3. PPG 3 seeks to reduce car dependence. Promote good design. Promote sustainable development. Avoid large areas of housing of similar characteristics. Location and accessibility of sites to services other than the car. Comply with the physical and environmental constraints e.g. Contamination. In determining planning applications, before development plans can be reviewed, Local Authorities should consider this PPG as **material** considerations especially paragraph's 31 and 32. PPG 3 also recognises the importance of "greening" and use of land that does not compromise the environment and the rejection of poor design. **Development outside urban areas must be only in the most sustainable option.** Any substantial new development should not consist exclusively of housing. Village development must be in character. Paragraph 72 to 74 sets out guidelines to new settlements, which should apply to this development. A net density calculation and other conditions in annex C need to apply. Government Guidelines on Biodiversity and nature conservation need consideration also as does the *DETR Planning for Sustainable Development; Towards Better Practice*, which recognises that

- Lesser amounts of development should on smaller villages, which have basic services.
- Diversity and character of different landscapes must be protected
- Distinctive local context should be enhanced by good quality design of buildings and effective landscaping.
- Draft PPG11 recognises that it is inappropriate to apply advice in other PPG's to rural areas that would undermine the object of sustainability while recognizing lower densities

3.2 **The Site.** Sheerlands Road is a rural cul de sac with a mixture of houses all with large gardens reflecting a rural settlement in which gardens create a unique street scene that recognises the important role they play in giving character to the rural settlement.

3.3 **Open Space.** The density of the site means that no provision has be made for children's play equipment and open space. By not taking children into consideration the natural security proper design would be given to safety has not been applied which again breaches the advice in PPG3 on good design. No provision has been made for POS, Leap's and Lap's and although this may be technically correct it fails the criteria for good design. PPG3 refers to greening but the density of the development actually concretes over the green and the existing green is considerably reduced.

3.4 **Parking.** Some of the dwellings have parking facilities at the rear of the properties in breach of WDC guidelines on security and parking area designs. Another failure to meet the PPG3 advice on good design. Rear entrances from the parking bays also fail the criteria on design and odes not take account on guidelines for the disabled.

3.5 **Archaeology.** Sheerlands Road was on the Roman Road to Silchester. Archaeological finds have been made previously on Sheerlands Road and important archaeological artefacts were found at Badgers Mount directly behind the development site. PPG16 states that no planning permission should be granted until the archaeological value of the land has been determined.

3.6 **Contamination**. PPG23 makes similar emphasis on contamination as PPG16 makes for archaeology. This site is located less than 250 M from a disused household land fill waste site that is currently emitting gasses. The site is adjoining a disused military rifle range and area of storage tanks which the MOD have no record of yet maps identifying these are available from the Southern Electric Company. A local farm much further from this site has had the bomb squad out to remove or carry out controlled explosives on over 400 pieces of ordinance. The site cannot be considered clear of contamination until these factors are dealt with and planning permission should not be granted until the appropriate certificates are obtained.

3.7 **Design and Density.** Draft PPG 11 recognises that it is inappropriate to apply advice in other PPG's to rural areas that would undermine the object of sustainability while recognising lower densities. This is a material consideration when it is recognised that the Local Plan identifies settlements of fewer than 3000 as Rural and this area is considerably under 3000. The density is too high for a rural environment and bears no relationship to the existing street scene. Although the density may comply with PPG3 it is not in keeping with the rest of Sheerlands Road and the development at Badgers Mount. Granting permission would set precedent for development in rural communities and the remainder of Sheerlands Road..

3.8 **Visual Intrusion.** The development will overlook 14 Sheerlands Road (a bungalow) and the properties to the rear on Badgers Mount. Loss of light, visual intrusion and over dominance of neighbouring properties is a serious local residents concern.

3.9 **Wildlife.** The density of the development does not allow for wildlife corridors or extensive landscaping and the existing abundance of wildlife is threatened by this development

3.10 **Highways.** The visibility from the site will be a blot on the landscape compared with existing and will detract from the rural appearance of the area. The proximity of the access to Tyler Drive, which is on an estate of 63 houses, is unsafe.

4.0 In Conclusion

4.1 I do not object to some limited re-development of the site provided the densities fit the street scene, the issue of sustainability and other issues listed in my evidence are addressed, but on behalf of the local residents I most strongly object to the density and design of the site that fails PPG3 in many ways and does not reflect the existing houses or character of the rural area.

4.2 Should the Inspector be mindful to grant the appeal then I respectfully request that the Community needs are met and appropriate contributions offered by the Developer to meet the local infrastructure are approved. I especially

request that contributions to the Local Village Hall to improve the very poor Doctors facilities there, which will be used by the new residents, should be considered as a priority.

4.3 I respectfully request the Inspector to dismiss this appeal

Yours sincerely,



District Councillor Gary Cowan,
Birch House,
Eversley Road,
Arborfield Cross,
Berkshire,
RG2 9PG.

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 BEN 409500/144401506/PF/SW

PLANNING SERVICES	LET 32042
POL	TL3
DC	ENF
APP	
CS	
20 JUL 2000	
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	FILE:

19 July 2000

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

Dear Angela

APPLICATION NOS. F2000/1444 AND F2000/1506
LAND AT SHEERLANS ROAD, ARBORFIELD, READING

Having considered your consultation on the above application, I would advise you that the proposals have potential archaeological implications. The application site is located just north of an Iron Age – Romano-British settlement and iron production site. The archaeological site was excavated in 1998 and may extend into the area of the current applications.

We would advise you that, in the light of guidance contained in PPG16, policy EN6 of the Berkshire Structure Plan, policy SBE 23 of the Wokingham South-East Local Plan and policy WHE15 of the Wokingham District Local Plan, the applicant be required to provide further information on the archaeological impact of the proposed development. This should be by means of trenching undertaken and reported upon by a suitable archaeological contractor, prior to determining the application. I have enclosed a brief for this work, which should be forwarded to the applicant.

Should the applicant fail to provide further information, I would advise that the application be refused permission as being contrary to the development plan policies quoted above and PPG16.

Yours sincerely

P FASHAM
Principal Archaeologist

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
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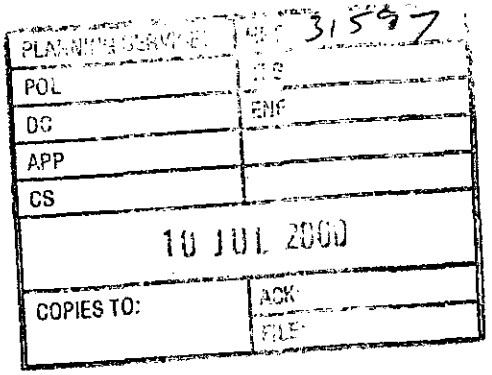
Our ref: SP\2000\001782\001
Your ref: F/2000/144

Date: 4th July 2000

ENVIRONMENT AGENCY



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

For the attention of: Angela Odell

Dear Madam

ERECTION OF 18 X DWELLINGS WITH ASSOCIATED ACCESS RD & PARKING SHEERLANDS ROAD, ABORFIELD, READING

Thank you for your letter dated 18 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: **SU76NE/2/4**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 763 652	118 m	Whitehall Brickworks	Household waste

In view of the distance involved it is unlikely that landfill gas will present a risk to this proposal.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

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

Cont/d..

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer 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.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: HGP Planning Consultancy Ltd, Furzehall Farm, Wickham Road, Fareham PO16 7JH

THAMES VALLEY
POLICE

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

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

Date 13h July 2000

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www.securedbydesign.com

Mrs. A. Odell
~~Planning Department~~
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1444 & 1506

Dear Mrs. Odell.

Sheerlands Road, Arborfield.

Thank you for the details of the revised plans in respect of the above site.

My earlier concerns regarding the complete lack of natural surveillance to the parking provision behind plots 13-16 has not been addressed at all, and in respect of 1444, the parking for plot 1 is also hidden outside the garden boundary at the end of the plot. Such features are well established contributors to car crime and I must continue to object to their inclusion.

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 potential crime risks facing this proposal include domestic burglary & high risk of car crime related to the poor surveillance of parking provision.

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
CPDA. (Berks.)

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 BEN 409500/144401506/PF/SW

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19 July 2000

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

Dear Angela

APPLICATION NOS. F2000/1444 AND F2000/1506
LAND AT SHEERLANS ROAD, ARBORFIELD, READING

Having considered your consultation on the above application, I would advise you that the proposals have potential archaeological implications. The application site is located just north of an Iron Age – Romano-British settlement and iron production site. The archaeological site was excavated in 1998 and may extend into the area of the current applications.

We would advise you that, in the light of guidance contained in PPG16, policy EN6 of the Berkshire Structure Plan, policy SBE 23 of the Wokingham South-East Local Plan and policy WHE15 of the Wokingham District Local Plan, the applicant be required to provide further information on the archaeological impact of the proposed development. This should be by means of trenching undertaken and reported upon by a suitable archaeological contractor, prior to determining the application. I have enclosed a brief for this work, which should be forwarded to the applicant.

Should the applicant fail to provide further information, I would advise that the application be refused permission as being contrary to the development plan policies quoted above and PPG16.

Yours sincerely

P FASHAM
Principal Archaeologist

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Wokingham District Council
Planning Application

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

AND/OR

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

Application No: O/2000/1444

Proposal:
Outline application for the demolition of 3 dwellings and erection of 18 dwellings with associated access road and parking

Location:
Land At Sheerlands Road Arborfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/06/2000** from the date of this notice. 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: 02/06/2000

30669

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-Mail parishclerk@arborfield.org.uk

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9 June 2000

Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell

P.A. for 18 dwellings at Sheerlands Avenue. F/2000/1506 & 0/2000/1444

After careful consideration of the above planning applications the Parish Council objects to the development of 18 houses off of Sheerlands Road.

If the local authority is mindful in granting planning permission the Parish Council request that the following comments are taken into consideration.

Density:
Although the density may comply with PG3 the density would be out of keeping with the more spacious setting of the dwellings on Sheerlands Road and the back land development of Badgers Mount. The site cannot be screened sufficiently therefore it would be visible and detrimental to the character and appearance of the area.

Open Space:
The site is 0.56 h and because of the density of 18 dwellings and the size of the site, provision should be made for young children's play equipment and open space. The design of the site has not taken children into consideration.

Parking:
There is insufficient parking for an estate that will rely on a car for the preferred mode of transport.
As there is insufficient parking on the site residents will park on Sheerlands Road causing inappropriate parking near the bend that leads to Tyler Drive.
Houses 15/16/17/18 should have parking facilities in view of their properties not behind a fence. It is also not recommended to have a rear entrance from the parking bays for security reasons even though this would shorten the distance to their house. Plot 15-18 according to the developer is suitable for the mobility impaired but the residents are expected to walk around to the back of the four properties to their cars. The car parking spaces do not appear to be wide enough for the disabled.

Design:
Not only is the density too high for a rural environment the layout of plot 1 and 15-18 bears no relationship to the street scene of the neighbouring houses that are set back from the road with large gardens. Could some thought be given to allowing plot 9-14 to face Tyler Drive although we realise this would not give an open appearance to the site.

In conclusion:
We reiterate our objection on the grounds that the development is not sustainable and should not rely on future developments to be made so. Over-development of the site in a rural settlement.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

28 June 2000

Faxed and posted

Planning Dept.
Wokingham District Council
Shute End, Wokingham
Berks RG40 1WR

Attn: Angela O'Dell, Emy Circuit, Elaine Connor and Farah Humayun

PLANNING DEPT	PT
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28 JUN 2000	
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Dear Sirs,

Please find below the Parish Council's comments on current applications:

Attn: Elaine Connor
F/2000/1598 - Proposed first floor side extension to dwelling (renewal of consent 44350), Roughwood, Swallowfield Road, Swallowfield
The Parish Council has no objection to this application.

Attn: Emy Circuit
97/F/2000/1595 - Proposed two storey and single storey side extensions to dwelling, 1 The Street, Swallowfield
The Parish Council considers that these extensions are in keeping with the existing property and will provide a pleasant visual variation for the street scene. The Parish Council therefore has no objection to this application.

Attn: Farah Humayun
F/2000/1607 - Proposed conversion of garage to utility/playroom, 1 Kempton Cottages, Norton Road, Riseley
Norton Road is extremely narrow, with no footways and consequently there can be problems with on-street parking. The Parish Council notes that the applicant is providing three off-street parking spaces and considers that these parking spaces are limited and can only be achieved if the front wall is removed. Furthermore, larger vehicles are then likely to protrude beyond the existing front wall, onto the existing narrow verge. In addition, the Parish Council considers that, given the width of the road, it is unwise to lose any off-street parking capability which cannot be replaced in the future. The Parish Council therefore objects to this application.

Attn: Angela O'Dell
F/2000/1506 - Proposed erection of 18 dwellings with associated access road and parking, Land at Sheerlands Road, Arborfield (adjoining parish consultation)
0/2000/1444 - Outline application as above (adjoining parish consultation)
Swallowfield Parish Council thanks Wokingham District Council for the

28 JUN. 2000 14:50 SWALLOWFIELD PARISH COUNCIL No. 0628 P. 1/2
SWALLOWFIELD P C

opportunity to comment on the above application. The Parish Council opposes the application for the following reasons:

1. It will be impractical, and probably impossible, to screen the site. Consequently it will be a visual intrusion to the surrounding areas.
2. The Parish Council believes that the proposed site is not sustainable in that
   (a) the local schools are not within realistic walking distance;
   (b) the local shops are sufficiently far removed that most new residents will drive to them;
   (c) public transport is severely limited and consequently most new residents will e forced to use their cars to travel to work or other destinations.
3. Construction on this site will detract from the rural nature of the settlement.

The Parish Council therefore trusts that this application will be rejected.

Attn: Angela O'Dell
F/2000/1673 - Proposed single storey rear extension to dwelling, Harwood House, Odiham Road, Riseley
The proposed, small and not unattractive, extension will be situated in a large garden and will be hidden behind a hedge. Therefore the Parish Council has no objection to this application.

Attn: Emy Circuit
F/2000/1704 - Proposed single storey rear extension to dwelling to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council considers that the replacement conservatory is, arguably, more visually pleasing than the existing conservatory. Therefore the Parish Council has no objection to this application.

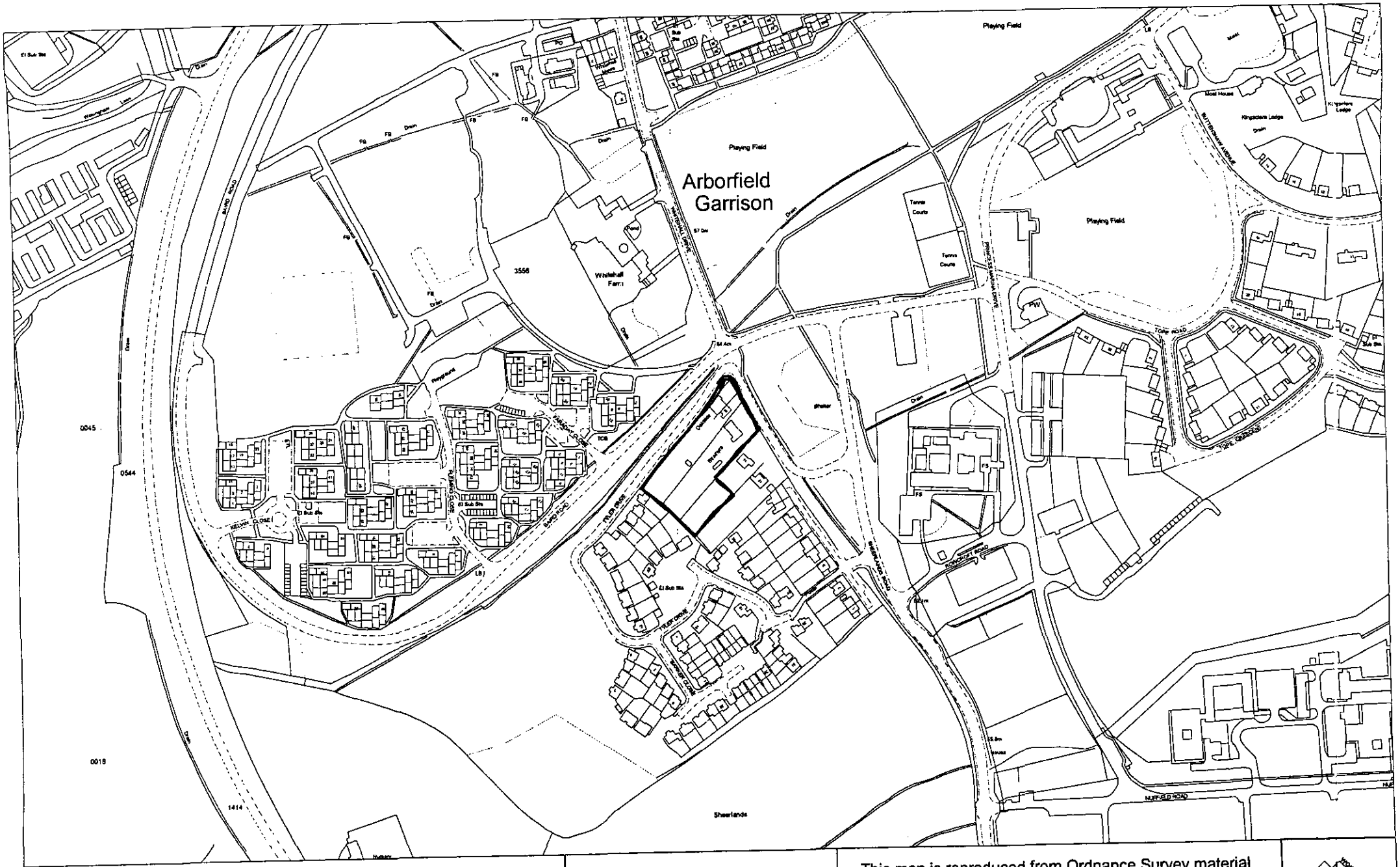
Attn: Emy Circuit
LB/2000/1702 - Proposed single storey rear extension to listed building to form replacement conservatory, Farley Hill Farm, Church Lane, Farley Hill
The Parish Council does not consider that the replacement conservatory detracts from the integrity of the listed building and consequently has no objection to listed building consent.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
28-JAN-2000 14:30 SWALLOWFIELD PARISH COUNCIL NO.0628 P.2/2



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Site Plan

Scale: 1 to 4000

Date: 4 August 2000

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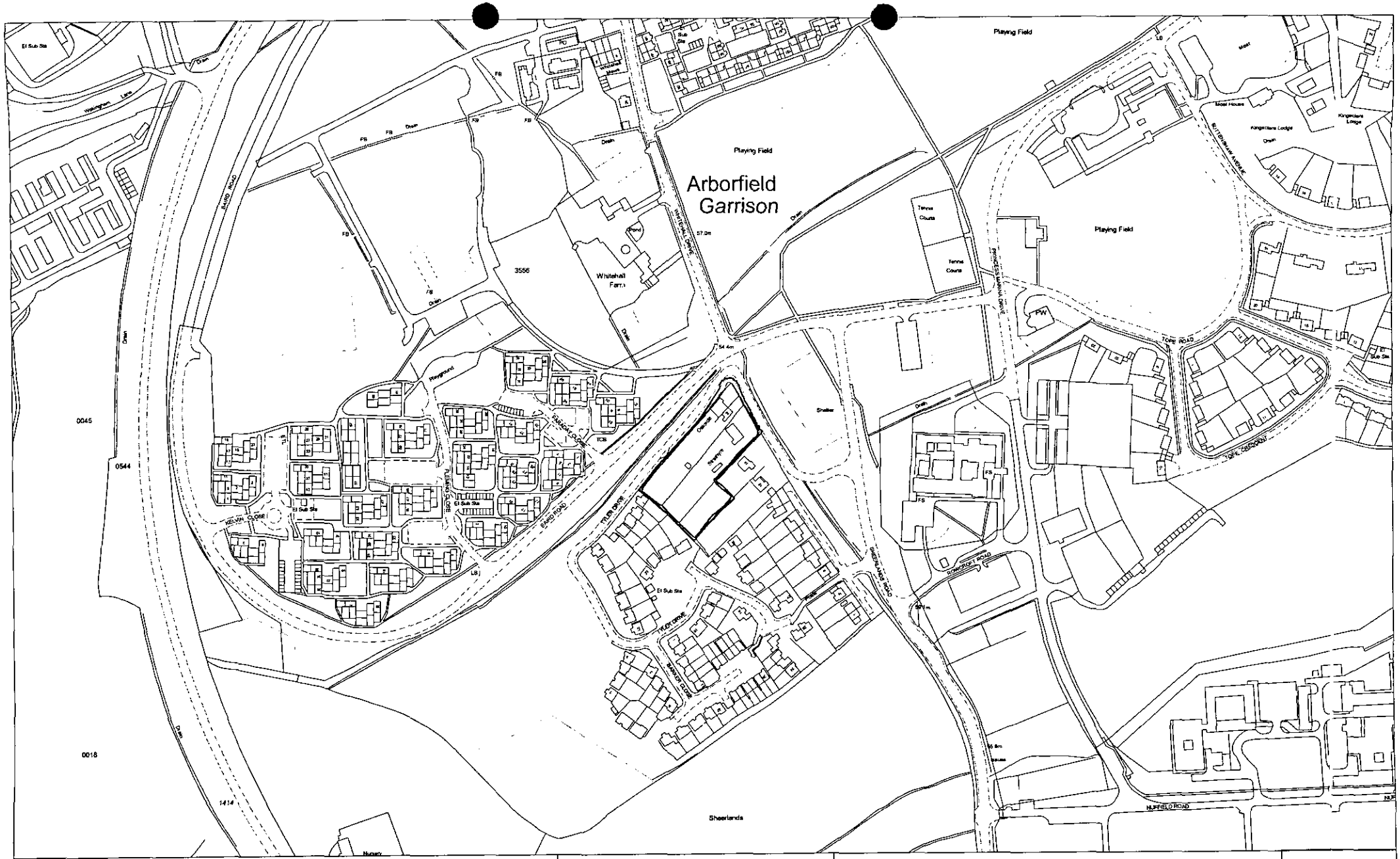
Arborfield
Garrison
Playing Field
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Playing Field
Whitehall Farm
3556
Tennis Courts
Tennis Courts
Bearwood Lodge
Moss House
Kingsclere Lodge
Kingsclere Lodge
Shelter
Sheerlands
Nursery
0045
0544
0018
1414
BAIRD ROAD
WHITEHALL DRIVE
PRINCESS MARINA DRIVE
BUTTERSHAW AVENUE
TOPE ROAD
TOPE CRESCENT
FALKLAND CLOSE
FLEMING CLOSE
KELVIN CLOSE
PLUM DRIVE
PLUM DRIVE
BARKER CLOSE
SHEERLANDS ROAD
ROWBARROW ROAD
NUFFIELD ROAD
Orchard
Nursery
Drain
Drain
Drain

APPEAL QUESTIONNAIRE

To be used for all appeals relating to applications made on or after 10 March 1992

APPEAL REF: APP/X0360/A/00/1047146 **GRID REF:**

APPEAL BY: Inamesway Homes Ltd

SITE: Land off Sheerlands Road, Arborfield

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / NO
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	~~YES / NO~~
b. a hearing?	~~YES / NO~~
2. a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / NO
3. Does the appeal relate to an application for approval of reserved matters?	YES / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / NO / NA
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	YES / NO
6. Is the appeal site within an approved Green Belt or AONB? Please specify which	YES / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	YES / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers.	YES / NO
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	YES / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	YES / NO
10. Does the appeal relate to an application for conservation area consent?	YES / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? (Delete as appropriate.)	YES / NO
b Would the proposed development affect the setting of a listed building?	YES / NO
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	YES / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.	YES/NO Sch 1 Sch 2 col	
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO	
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO	
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	9	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		—
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;	1	●
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		—
h. Details of any other applications or matters currently before the Council relating to the same site;		—
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; TO FOLLOW		
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO FOLLOW		
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.	6	

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application. YES / NO

b On what date did you give those notified at 16a for the submission of their representations? 01/09/00

c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

		Number of documents enclosed	N/A
i	representations received from interested parties about the original application	31	
ii	the planning officer's report to committee		—
iii	any relevant committee minute		—

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given. | | —

18. Do the documents listed above comprise the Council's full statement of case? YES / NO

Council's reference: 1444

I certify that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: [signature] on behalf of Cambridgeshire District Council

Date of despatch: 04/08/00

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

Our ref

2nd June 2000

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Babtie Environmental

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

Babtie

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

A member of Babtie Group

Dear Angela,

APPLICATION O/2000/1444
LAND AT SHEERLANDS ROAD, ARBORFIELD

Having considered your consultation on the above application, I can inform you that there are significant archaeological implications which, in line with PPG16 and Wokingham Local Plan policies, will require further information about the archaeological content of the site to be provided by the applicant prior to determining the application.

Babtie currently do not have a contract with Wokingham District Council to provide archaeological planning services and therefore I cannot act for you regarding this application. If you wish us to act for you on this matter, could I suggest that you consider appointing us either on a time charge or a lump sum basis? If you wish to discuss this please contact myself (0118 9881611) or Pete Fasham (0118 988 1612).

Yours sincerely,

Rob Bourn
Senior Archaeologist

Group Offices:
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Abingdon
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Birmingham
Bristol
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Cardiff
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No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 18 May 2000

Application Number: O/2000/1444

Proposal: Outline application for the proposed erection of 18 dwellings with associated access road and parking

Parish: ARBORFIELD PARISH

Site Address:
Land At , Sheerlands Road, Arborfield, Reading.

Applicant:
Thamesway Homes Ltd C/O HGP Planning Consultancy.

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

✓ below as applicable;

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

Comments.

Insufficient information provided – the proposed point of access is not shown; and details of the access road proposed will be needed.

Signed: _____ **Print name:** A LINNELL

Our ref: SP\2000\001822\001
Your ref: F/2000/1506

Date: 21st July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES | RPT 32132
POL | TLS
DC | JRF
APP |
CS |
COPIES TO:

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

For the attention of: Angela Odell

Dear Sir/Madam

ERECTION OF 18 X DWELLINGS WITH ASSOCIATED ACCESS AND PARKING LAND AT SHEERLANDS RD, ABORFIELD, READING

Thank you for your letter dated 25 May 2000 which was received on 30 May 2000. You are asked to quote the following reference in any correspondence: SU76NE/2/4. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

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

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 763 652	117m to southwest	Whitehall Brickworks	1.5ha, closed, domestic waste 1981 – 1982

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

Development Control: Contact Amanda Reed on 01276 45 4331

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.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

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

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

Cont/d..

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: HGP Planning Consultancy Ltd, Furzehall Farm, Wickham Road, Fareham PO16 7JH

THAMES VALLEY
POLICE

PLANNING SERVICES	HPT
POL	TLS
DC AO	ENF
APP	
CS	30834
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

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

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

Date 16th June 2000

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

Mr. A. Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1506

Dear Mrs. Odell

Sheerlands Road, Arborfield.

Thank you for the details of the application in respect of the above site.

I have two concerns regarding the layout.

a/. There should be no access from the development back into Tyler Drive adjacent to plot 10.

b/. The parking court behind plot 15 - 18 is completely hidden from natural or passing surveillance and the car owners have no view because of the garden fences. Again, there should be no access to Tyler Drive. Parking in this configuration is a high crime risk and is strongly opposed.

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 potential crime risks facing this proposal include burglary and car crime. This risk is increased if the development does not take account of the principles of 'Secured by Design'.

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
CPDA. (Berks.)

THAMES VALLEY POLICE

PLANNING SERVICES	HPT
POL	TLS
DC AO	ENF
APP	
CS	30835
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

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

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

Date 16th June 2000

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

Mr. A. Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1444

Dear Mrs. Odell

Sheerlands Road, Arborfield.

Thank you for the details of the outline application in respect of the above site.

There is no objection to the principle of the residential development, but I have two concerns regarding the indicated layout.

a/. There should be no access from the development back into Tyler Drive adjacent to plot 10.

b/. The parking court behind plot 15 - 18 is completely hidden from natural or passing surveillance and the car owners have no view because of the garden fences. Again, there should be no access to Tyler Drive. Parking in this configuration is a high crime risk and is strongly opposed.

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 potential crime risks facing this proposal include burglary and car crime. This risk is increased if the development does not take account of the principles of 'Secured by Design'.

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
CPDA. (Berks.)

Tel. (0118) 974 6448 (Direct Line)

Fax. (0118) 974 6484

Date. September 13, 2000

My ref. O/2000/1444

Your ref.

S A Scott
27 Tyler Drive
Arborfield
Reading
RG2 9NQ

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

Dear Sir/Madam

NOTICE OF WITHDRAWAL OF APPEAL BY: Thamesway Homes

SITE: Land off Sheerlands Rd, Arborfield

This is to inform you that this appeal has been withdrawn. The Planning Inspectorate has advised us that they will be taking no further action on it.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Copy of letter sent to those originally notified of the appeal.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Thameswey Homes Ltd
SITE: Land At Sheerlands Road, Arborfield
APPLICATION NO.: 1444
PROPOSAL: Erection of 16 dwellings with access and parking

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Arborfield

Mr G Cowan, Birch House, Eversley Road, Arborfield Cross, Reading, Berks

Clerk(s) of Parish / Town Council of Arborfield

Miss Z Cowan, 25 Melrose Gardens, Arborfield Cross, Reading, Berks

Environmental Services Department, Engineering Services, Wokingham District Council, PO Box 157, Council Offices, Shute End, WOKINGHAM, Berkshire, RG40 1WR

Applicationo	Name & Address
O/2000/1444	S A Scott 27 Tyler Drive Arborfield RG2 9NG
O/2000/1444	J D'Arcy & Mrs J Taylor The Jays 16 Baker Close Arborfield RG2 9NQ
O/2000/1444	D K George 3 Barker Close Arborfield RG2 9NQ
O/2000/1444	Mrs L Hart Foxcroft 12 Sheerlands Road Arborfield RG2 9ND
O/2000/1444	S Robertson 14 Barker Close Arborfield RG2 9NG
O/2000/1444	M Hayes & R Harman 10 Tyler Drive Arborfield RG2 9NG
O/2000/1444	Mr & Mrs Parker-Ford 17 Tyler Drive Arborfield RG2 9NG
O/2000/1444	Mr & Mrs Dallas 2 Tyler Drive Arborfield RG2 9NG
O/2000/1444	Mr R Heron 7 Tyler drive Arborfield RG2 9NG
O/2000/1444	Ms N Aspin 3 Tyler Drive Arborfield RG2 9NG
O/2000/1444	Mr & Mrs Dewhurst 29 Tyler Drive Arborfield RG2 9NG

O/2000/1444	Mrs M Hayes 10 Tyler Drive Arborfield RG2 9NG
O/2000/1444	Mr D Feeney 34 Barker Close Arborfield RG2 9NQ
O/2000/1444	Mr S Jones & Mrs E Cannon 18 Barker Close Badgers Mount Arborfield RG2 9NQ
O/2000/1444	Mr & Mrs Dewhurst 29 Tyler Drive Arborfield RG2 9NG
O/2000/1444	N & K Ellis 1 Tyler drive Arborfield RG2 9NG
O/2000/1444	G Purchase 5 Tyler Drive Arborfield RG2 9NG
O/2000/1444	Mr & Mrs Atkinson 9 Tyler Drive Arborfield RG2 9NG

Tel. (0118) 974 6448 (Direct Line)
Date. August 4, 2000
My ref. O/2000/1444
Your ref.

Mr G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading

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

Dear Sir/Madam,
TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY: Thamesway Homes Ltd.
SITE: Land At Sheerlands Road, Arborfield

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between the appellant and the Council.

As your interests might be affected, you can give your views on the appeal in writing by sending them, within 28 days of this letter to Miss A Bibi, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting reference APP/X0360/A/00/1047146.

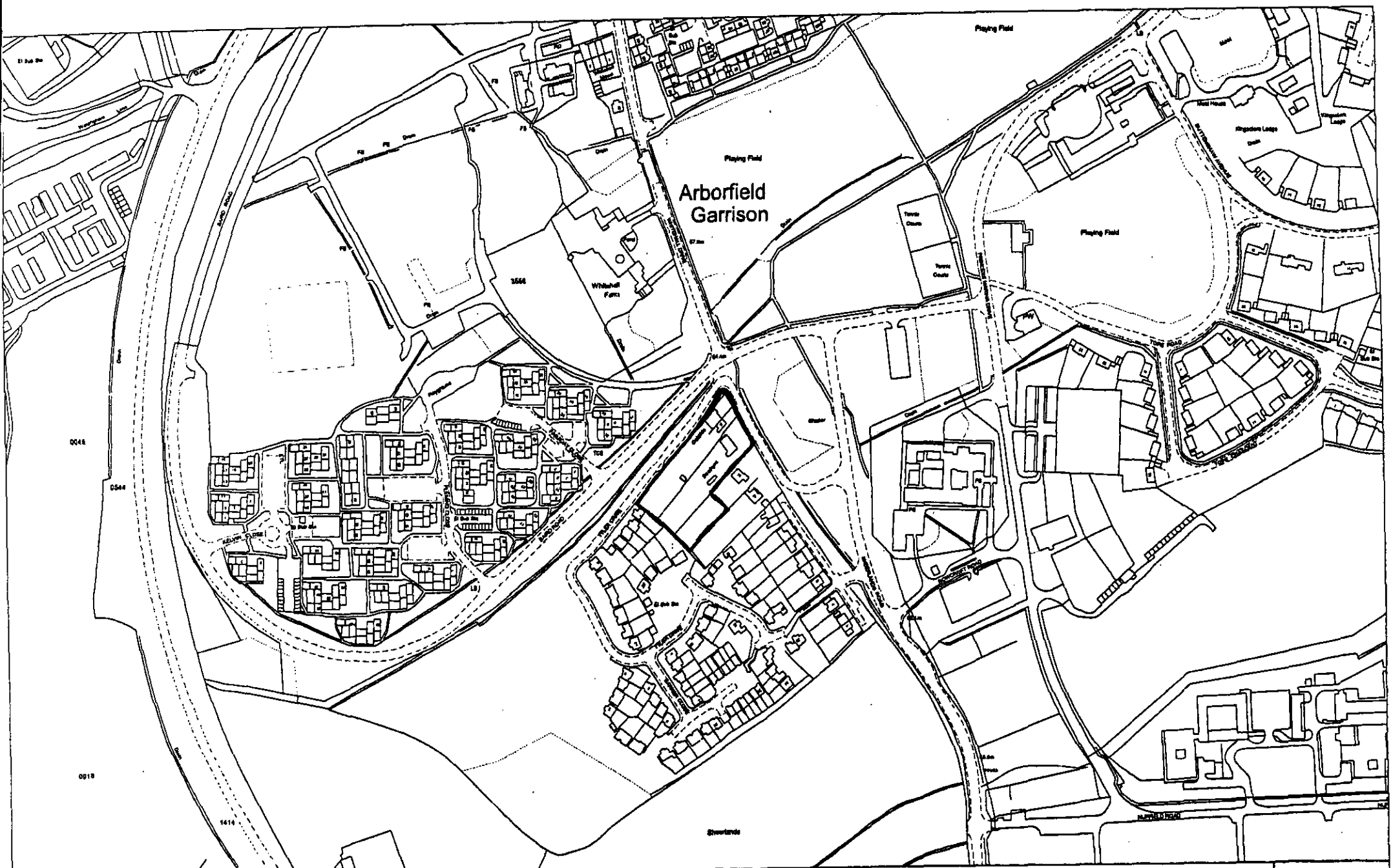
Comments already made, following the original application for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

The application, decision notice, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on this appeal only to those persons who ask to be notified.

Yours faithfully

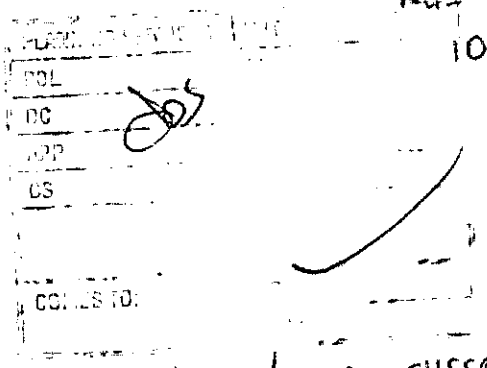
Denise Gumbrell
Appeals Assistant


Arborfield
Garrison
Playing Field
Playing Field
Playing Field
Whitehall Farm
Tennis Courts
Tennis Courts
Bungalows
Bungalows
Mast House
Bungalows
Bungalows
Bungalows

9 TYLER DRIVE
ARBORFIELD
RG2 9NG

10-06-00

MRS ANGELA ODELL,
P.O BOX 157
COUNCIL OFFICES
WOKINGHAM.



Dear Mrs Odell,

REFERENCE: APPLICATION F/2000/1506 SHEERLANDS ROAD.

We are writing to express our concern regarding the proposed housing development. We are not adverse to the idea of new housing but having reviewed the plans we believe the density of housing i.e 18 is not in keeping with the surrounding area in which we live. In addition we are worried about access to the new houses as the entry road is extremely close to the sharp bend leading to Tyler Drive and the volume of cars could cause a potential hazard, especially if overflow parking is permitted actually on Sheerlands Road, infront of the existing properties.

We are also concerned about the lack of open space included in the plans and the proposed felling of the remaining mature trees,

backing onto 1 Tyler Drive etc. as these provide nesting and roosting for the many species of birds and bats that we and our neighbours enjoy watching. The removal of the trees would definately be to the detriment of the area and we oppose this idea and believe they should not be removed but left to grow in the gardens or redesigned open spaee on the new development.

We hope you will take note of our concerns and advise us of the next stage in the planning process.

Yours Sincerely,

Anne E. Atkinson (Mrs).

+

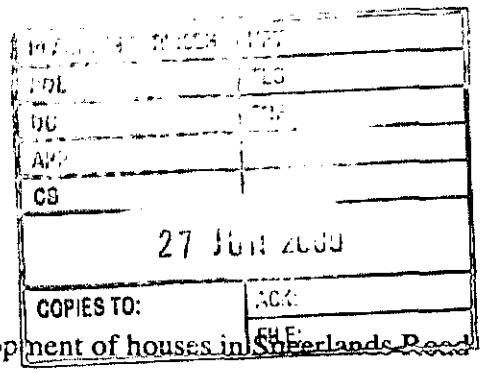
J.P. Atkinson (Mr).

App no. ?

0/2000/1444

31 Tyler Drive
Arborfield
Berkshire
RG2 9NG

22 June 2000



Mrs Angela Odell
PO Box No. 157
Council Offices
Shute End
RG40 1WR

Dear Mrs Odell

I am writing with regard to the proposed development of houses in Sheerlands Road In Arborfield.

I would like to oppose the scheme as proposed as it would impact the new residential Area I live in behind Sheerlands Road on the old Clay factory site. My reasons to oppose are as follows;

Density of housing – to build 18 dwellings on a relatively small site is much to concentrated for a relatively small plot with the additional road use, noise levels and access this will generate.

Change of environment – There are a number of mature trees on the site that provide For a nice environment in which to live for existing premises and was a big reason to move to the location for space and natural surroundings.

I am not opposed to the building of houses on the site, but I am against the number of Dwellings proposed and the density of the houses, which will affect my immediate Environment would like to see the existing mature trees retained and fewer proposed houses to fit the surroundings and site size available.

I apologise for the lateness of the reply on this matter but have been away from home And would like to have my concerns considered in the planning application as I feel it Is most important for the surrounding existing home owners.

Yours sincerely,

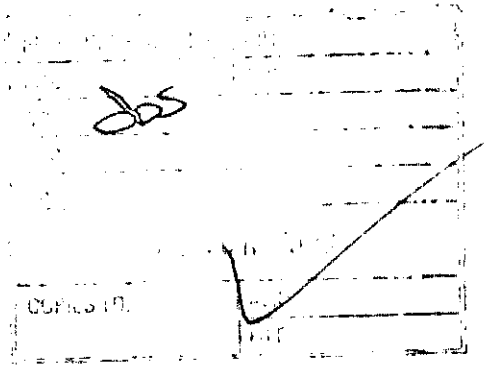
Mr I Bovill

By Hand
09/06/2000
3 2C

29 Tyler Drive
Arborfield
Reading
Berks
RG2 9NG

F.A.O. Angela Odell

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



9 June 2000

Re: Outline Planning Application O/2000/1444

Dear Mrs Odell,

As an immediate neighbour of the land cited in the above planning application, we wish to make the following comments:

1. Conservation of Trees

There are a number of mature trees on the plot of land which provide amenity value to the local residents and refuge/nesting for wildlife. Three large mature trees have already been felled by the owners and we are concerned that the remainder will follow if the proposed development proceeds.

On the outline planning application form the applicant states that trees will be felled but has failed to provide a plan showing the existing trees and those which are to be felled. Should this invalidate the application? An examination of the building plan suggests that the developer plans to remove all the existing mature trees.

A temporary tree preservation order (1009/2000) has been placed on three of the trees (which are roughly in the area occupied by plot 6 on the plan) and we will be responding in support of the order separately.

However, the preservation order does not address the other large conifers adjacent to those that may be preserved (and occupying much of the area allocated to plots 3, 4, and 5). These trees are tall and hence are visible from a distance. One of the reasons that we and other neighbours chose particular plots on Tyler Drive was the proximity of these trees and their loss will be a severe blow to us all. In addition, this grove of

trees is clearly a nesting site for birds, which have already lost some habitat on the other side of the plot.

Given the density of the proposed development, it is unlikely that it could accommodate a significant number of replacement trees which would, in any case, take many decades to reach the size of those removed or intended to be removed. Hence, the presence of significant trees on this site will be lost for the foreseeable future, if not forever.

Finally, we are concerned that the removal of these large trees, which are close to our own property, will cause problems for the drainage and foundations. The drainage in our garden is already poor and the removal of these trees will undoubtedly make it much worse. The subsequent change in the underground water levels could also cause problems to the foundations of our house. It is also difficult to see how these trees can be removed, so close to our boundary, without damage to our fence or other property.

2. Density of Housing

It seems incredible that 18 properties can be built on such a small site and this is not in keeping with the local area. Given that there are currently 3 properties fronting Sheerlands Road on this site, it is difficult to see how 5 properties and an access road can be squeezed into the same frontage without totally destroyed the aspect. The proposed density is greater than 32 properties per hectare, which though acceptable for an urban area is excessive for a rural area such as Arborfield. The sale of the existing Army properties by the Garrison will release a large number of high-density properties; surely the area does not need more. Most people who would be interested in the smaller high-density properties would prefer to live within a city or town, close to amenities. On the other hand, people who want to live in a rural area will want much larger gardens than those in the proposed development.

3. Open Space

The plans include no provision for open space on the site, this ought to be an essential requirement for any development, particularly when so many trees are present on the existing site.

4. Loss of Privacy

The outline plans propose to place five properties (plots 3 to 7) adjacent to our house and garden and three (8 to 10) adjacent to 1 Tyler Drive, in each case the rear windows of these properties will overlook those in Tyler Drive. Currently we are not overlooked from this direction as the existing houses are 80 metres or more away. Hence, there will be a significant loss of privacy, which is unlikely to be overcome unless the proposed houses are much further away from the fence.

From the plans it would appear that the remaining bungalow in Sheerlands Road will be very closely overlooked by plot 1 and be completely dominated by such a large (5-bedroomed) property. Surely this does not retain the existing outlook and privacy of that property.

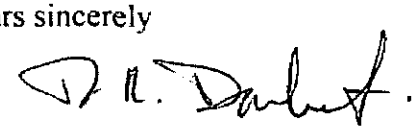
5. Transport Issues

The area has poor public transport provision and as a consequence the vast majority of residents commute to work by car. Surely it is not advisable to build more homes in this area and generate even more traffic into Reading and other surrounding towns. Similarly, car travel to schools is likely given the distances involved. Local facilities are very limited, journeys of at least 5 miles are required to a doctor and all shops other than the local store/post office.

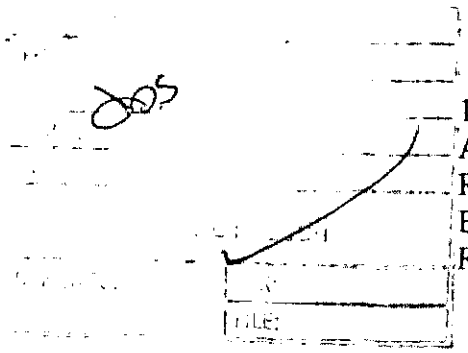
As a consequence of the reliance on private cars resulting from the above factors, most households will have at least two cars (some houses in Tyler Drive have as many as four). This brings into question the issue of parking provision, with many of the proposed houses being limited to two parking spaces, once visitors and deliveries are taken into account there will be a problem. It is likely that there will be an overspill of parking onto Sheerlands Road, close to the blind bend leading into Tyler Drive. This is dangerous and will lead to problems for traffic exiting Tyler Drive.

In summary, we oppose this application on the grounds of its impact on the trees and wildlife, its inappropriate density for the local area, the lack of open space provision, the detrimental effects on our and others privacy and the impact on local roads. We are aware of a full application (F/2000/1506) having been made for the site but have not yet finalised our comments on the details provided within it, so will be replying separately to that prior to 18 June 2000.

Yours sincerely



David and Kirsten Dewhurst



11 Tyler drive
Arborfield
Reading
Berks
RG2 9NG

Your Ref:2000/1506
Angela Odell
Wokingham District Council

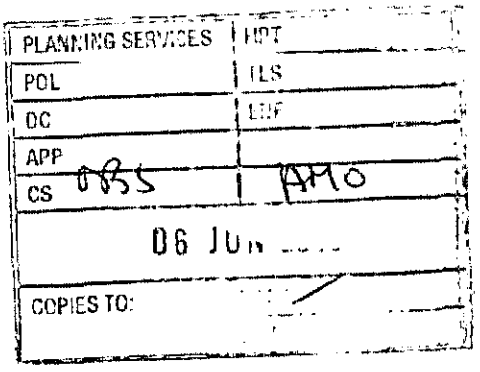
6/06/2000

Dear Angela Odell,

Reference Planning permission of the proposed erection of 18 dwellings on the site in Sheerlands Road Arborfield. I am opposed to the density of Houses because.
1.I do not think that the amount of Houses on this site would be in keeping with the new Houses in Tyler Drive and Barker Close also the older properties in Sheerlands Road.
2. Parking facilities are in my opinion not adequate for 18 Houses due to the fact that nowadays most families own two vehicles, therefore the entrance to Tyler Drive may be an alternative place to park, and this I feel would cause a problem for residents of Tyler Drive and Barker Close.
I understand there is a tree preservation order on three Scots Pine and an Oak. I do hope this preservation order stays as it would be detrimental
For the birds (including owls) and wild life, also acting as a screen between the new site and us. I was quite concerned that the site was cleared and trees felled over a weekend.
Seeing that 280 private houses will be built and 106 M.o.D. are being released into the public sector surely this is adequate for Arborfield Village and its road structure.

Yours faithfully

Mrs M Simms.



17, Tyler Drive
Arborfield
Berkshire
RG2 9NG.

Telephone 0118 9761769.

2 June 2000.

The Case Officer
Mrs A. Odell
PO Box number 157
Council Offices
Shute End
RG40 1WR.

0/2000/1444

Dear Mrs Odell,

Re.: Planning Application for Sheerlands Road, Arborfield.

We are informed that house builders have made an application to demolish the last two houses in Sheerlands Road and plan to build 18 new houses in their place. I understand that it is proposed to destroy and remove Scots pines and an oak tree.

Our objections are as follows:-

- the loss of mature and healthy trees is unacceptable in this rural area as it would be in almost any area
- the very high density of building proposed (18 houses in place of 2) is innappropriate in this rural area
- in view of plans which have already been approved but have not yet been implemented to build 280 private houses on the ex-Army barracks site within a stones-throw of this new planned building site, and also the release of more than 100 ex-Army houses adjacent to Arborfield Garrison we doubt whether there is a current need for a further 18 houses
- our guess at the number of extra cars departing and arriving via the existing service road is upwards of 30 (there seems to be accommodation for about 27 on the proposed site). Most of these would pass the bus-stop in the mornings where large numbers of school children congregate. The hazard to these children would be greatly increased and this is not acceptable
    - general medical practitioners are not available in the neighbourhood but are some four miles distant at Swallowfield
    - those qualified to assess might say that the proposed development could not contain the likely numbers of either parked cars or playing children at peak times
- could local schools or public transport cope?

For all of the above reasons we object to the plan.

Yours sincerely,



Mr & Mrs Parker-Ford.

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS OBS	AMO
07 JUN 2000	
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	FILE:

F /02000/ 1506



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DC	GNF
APP	
CS 0855	AMO
09 JUN 2000	
COPIES TO:	ACK:
	FILE:

Tel No:
01189-760787
(answerphone)

"Lorelei",
11, Sheerlands Road,
Arborfield,
Reading,
Berkshire, RG2 9ND.

6/6/00.

Your Ref:
Angela Odell
F/2000/1506.

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

Dear Sirs,
Application Number. F/2000/1506
Site Address: Land At, Sheerlands Road, Arborfield, Reading
Proposal: Proposed erection of 18 dwellings with associated access road and parking

With reference to your letter of 25th May and your previous one of 18th, I would like to make the following comments:
I received a Newsletter from our District Councillor, Mr. Gary Cowan, pinpointing the location of the proposed development. I feel 18 properties on this relatively small space means more than "in filling."
Before contemplating more building the existing road surfaces should be updated: the signages are inadequate. Motorists regularly "zoom" into the entrance to my property looking for Tyler Drive.
While committing on Tyler Drive, there should be some form of traffic calming as the motorists from Persimmon Homes rush out on to Sheerlands Road sometimes without "giving way."
These roads are not designed to take two-way traffic efficiently: turn round in narrow roads is dangerous.
The consequent extra traffic, noise and general disruption will be intolerable.
I am strongly opposed to this application as I feel that should it be granted it will open up future development in an already overcrowded area. No transport has been given to our services being updated: the water pressure after 6pm on Sunday - is dreadful: at best it is low. The extra strain on electricity should also be taken into consideration. Sheerlands Road supplies were constantly interrupted when Persimmon Homes were laying construction

F 5.

Will provision be made for the future? What about schools, shops and other social functions.

Yours faithfully,

Rosemary Thornhill (Mrs.)

PLANNING SERVICES	RPT
POL	TLS
DC	ENF AO
AFP	
CS JBS	
08 JUN 2000	
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	FILE:

3 Tyler Drive,
Arborfield,
Reading,
RG2 9NG.

30th May '00.

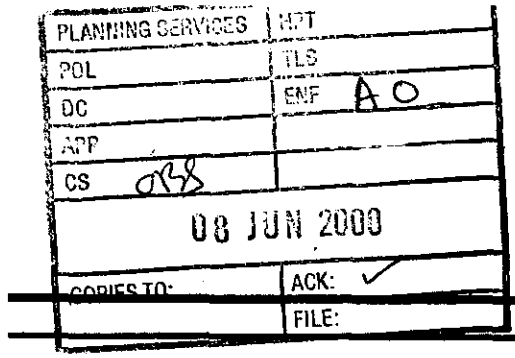
Ref: Application No 0/2000/1444

Dear Ms. Odell,

I am writing in response to the letter I received re: the proposed development on land off Sheelands Road. I would like to object to the proposed scale of the development (18 houses in such a small site seems far too many, and I believe it will have a massive impact on the very quiet area), and also to the impact on the lovely trees in the area. I was horrified the other weekend to see some very old trees cut down, and I hope that those remaining trees will be left intact. They make a huge impact on improving the general environment and having them cut down will ruin the beautiful outlook I currently enjoy! Please don't kill any more trees - they are a very precious part of our environment.

Yours sincerely,

Nicola J. Aspi



P.V & L.R.Tott,
6, Barker Close,
Arborfield,
Reading,
RG2 9NQ.

6.6.00

Dear Mrs Odell,

I am writing to you to express the concerns felt by my husband and myself with regard to the future developments planned for Sheerlands Road, Arborfield. We have many concerns about planning issues, namely:

* significant mature trees will be felled,
* the amount of houses planned in an already inadequately provided for area,
* there is already concern about the effect on the local roads with 280 extra houses being built and MOD houses released for purchase very close by,
* parking places for this area are at a premium already,
* there is no medical practice in Arborfield AT ALL,
* there is only one provider of Infant and Junior education in Arborfield which has always been oversubscribed and there is now a limit on class sizes in the Infant sector which affects admissions.

Finally, most of my neighbours on this development moved here to live quietly in an almost rural setting, taking advantage of new properties built on a brown field site. We wished to live in an area with many mature trees close to an established copse and now, thanks to avaricious builders, this is to be jeopardised. Arborfield is, at present, a peaceful place to live even with its disadvantages of no medical practice and poor road provision but these are outweighed by a quality of life which is now threatened!!

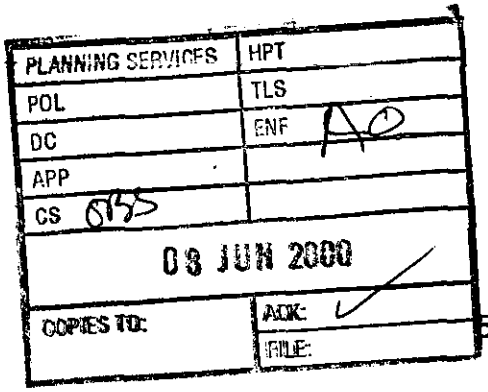
I trust that all the above concerns will be considered very carefully by the planning department.

Yours sincerely,

Lesley R Tott

Copied to: Rt Hon John Redwood, MP
Is Nirj Deva, MEP
Gary Cowan, District Counsellor

7 Tyler Drive
Arborfield,
Berkshire,
RG2. 9NG.



5th June 2000

Dear Ms Angela Odell,

Ref 0/200/1444

With reference to the above mentioned planning application I would very much like to register my objections.

Whilst I am aware that there will be some development on this site , I am strongly against the extreme density of the housing on this particular plan, I am also dismayed at the amount of detached dwellings proposed. Almost certainly each dwelling will generate two cars, which as I see it will cause a great deal of congestion, on road parking and also pollution.

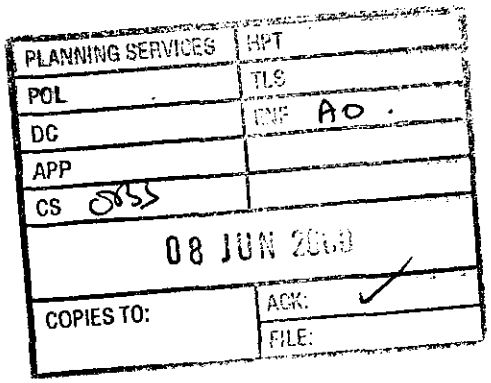
I am also extremely worried about the mature trees which run along the boundary of our development, what ever happens these should be preserved, not only because the afford an established haven for wildlife, but are an excellent screen for myself and neighbours.

To sum up, my objections are: Far too many Dwellings, and certainly of the wrong type .

I trust you will keep me informed of any new proposals.

Yours Faithfully

Richard Heron



18 Barker Close
Badgers Mount
Arborfield
Berkshire
RG2 9NQ

Mrs Angela Odell
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

5th June 2000

Dear Mrs Odell

Re: Proposed Development – Sheerlands Road (18 houses)

Being local residents and having bought into a green belt area only a year ago, we object to planning consent being given at the above site on the following basis:

- Density of Housing – not in keeping with existing Persimmon home development, with approximately twice the density of housing in the space available
- Lack of open space
- Lack of Children's play areas
- Lack of primary school places
- Lack of a local senior school
- Lack of local amenities, such as shops, medical facilities
- Mature Trees being cut down to make way for housing
- 106 MOD houses have been released into the public sector (this should provide more than adequate small terraced properties in the area).
- 280 more private houses planned on garrison land

We have no objection to the land being built on. However, it should be in keeping with Tyler Drive and Barker Close. That is, a spacious development with a smaller number of three and four bedroomed detached houses with a similar amount of parking space and open land as the existing properties. It is wholly inappropriate to attempt to cram such a large number of small properties in such a small space that will detract from the area, and Arborfield as a whole.

Yours Sincerely

Ms E A Cannon and Mr S R Jones

BY HAND 06/06. 12.30

PLANNING SERVICES	HPT
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1, Tyler Drive
Arborfield
Reading
Berks
RG2 9NG

Angela Odell,
Planning Case Officer
Environmental Services Dept.
Wokingham District Council,
Shute End,
Wokingham,
Berks.

4 June 2000

Dear Ms. Odell

Re: Application No F/2000/1506 – Land at Sheerlands Road, Arborfield, Reading.

We are writing to you to express our objections to the planning application for eighteen dwellings on the above site.

We moved into 1, Tyler Drive in December 1998, one of the main reasons for doing so was the rural and peaceful nature of the immediate surroundings.

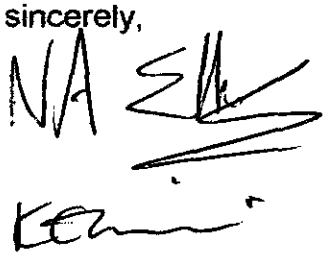
The tall conifers trees, Scots Pines and mature oak tree, which overhang the rear of our garden and can be seen from all angles of the *'Badger Mount'* development have been left off the plan submitted. However, we feel these are a valuable community amenity and to loose them would have a detrimental effect on our newly established community.

In April, a considerable number of trees were felled over the course of a weekend, some of these trees were very well established and this was obviously done in anticipation of the planning application being submitted.

Continued

We also feel that in such a small area, eighteen new houses in the space of three and a half existing homes is excessive, and little or no thought has been given to the impact that the proposed development would have on the existing community. Especially in regard to the extra traffic and parking the proposed development would generate, which will inevitably overflow on to Sheerlands Road or Tyler Drive. This is the only road to and from the '*Badgers Mount*' development, and if this does occur, then the road could become extremely hazardous for drivers and pedestrians.

Yours sincerely,



Neil and Karen Ellis.

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	FILE:

Mrs A Odell
PO Box 157
Council Offices
Shute End
RG40 1WR

M Hayes & R Harman
0 Tyler Drive
Arborfield
Berks
RG2 9NG

O/2000/1464

Dear Ms Odell

Reference Outline Planning Application for 18 houses in Sheerlands Road

We wish to lodge an objection to this plan our main concern is the density of housing for such a small site

This would have a very detrimental effect as it would mean cutting down more trees and this is not in keeping with the area. It would also mean cars parked on corners and round the bend into Tyler Drive which could be dangerous on such a sharp bend

There are already 280 private houses to be built near by as well as 106 MOD houses being released into the public sector. We would therefore ask that a lot fewer houses should be considered for this site and consideration should be given to tree protection

Yours sincerely

Marie Hayes & Richard Harman

14 Barker Close
Arborfield
Reading
RG2 9NG

PLANNING SERVICES	HPT
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DC	ERF
APP	
CS DBS	AMO
05 JUN 2000	
COPIES TO:	ACK:

Date: 2nd June 2000

Case Officer
Mrs Angela Odell
P O Box 157
Council Offices
Shute End
RG40 1WR

Dear Mrs Odell,

Ref: Proposed Development – Sheerlands Road

I am writing to voice my concern on the above proposal. The Scottish Pines and Oak should not be felled to accommodate a number of new homes. They are a haven for birds and wildlife and make a significant impact on the general environment. They are trees that should be protected.

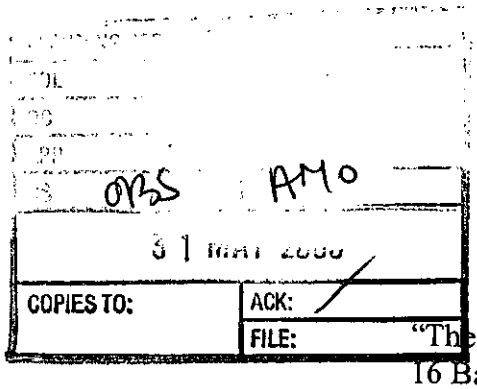
Proposals for 18 houses is far too dense and really not in keeping with the surrounding rural character of the area.

My suggestion would be to keep the trees and reduce the number of houses being built to around 14.

I would appreciate if you'd reconsider the proposal base on my reasons above.

Thank you.

Yours sincerely,



"The Jays"
16 Barker Close,
Badgers Mount.
Arborfield.
Berkshire.
RG2 9NQ

0/2000/1444

Ms. Angela Odell
Wokingham District Council
Planning Committee.
Shute End
Wokingham
Berkshire.
RG40 1WH

30th May, 2000

Dear Ms. Odell,

With reference to the "Proposed Development" that could be taking place in Sheerlands Road, we would like to object to the proposal of **18** homes being built, and personally consider that it is far too many homes for such a small area of land.

We would also like to object to the fact that trees may well be felled in the process of this building and would **strongly** object to this, as we think we should at least preserve our environment and wildlife.

Yours sincerely,

J. D'Arcy and Mrs. J.A. Taylor.

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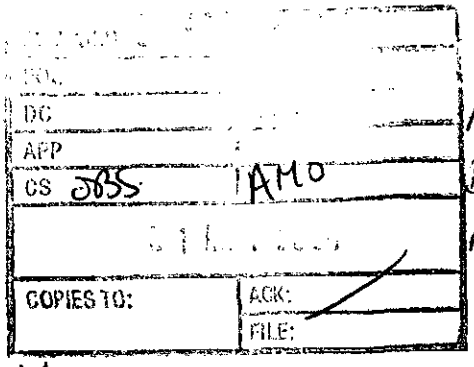
27 Tyler Drive
Arborfield
BERKSHIRE
RG2 9NBG



Your ref: Angela Odell
0/2000/1444

30 May 2000

Site Address Land at, Sheerlands Road
Arborfield Reading.

Dear Sir / Madam,

I am writing to object to the proposed development at the above site.

I understand that three trees would be felled for this proposed development, I object to this as these trees represent an important 'Public Amenity, improving the local general environment and providing a home for many different species of wildlife.

I also feel that the proposal for 18 homes is far too dense and not in keeping with the surrounding rural character of the area.

I hope the planning committee will require the developer to re-submit the application for fewer homes and allowing the trees to remain.

Yours faithfully

S.A. SCOTT

David K George
3 Barker Close, Arborfield, Reading, Berks RG2 9NQ.
Telephone 0118 976 1770 Mobile 07887 758988 E-mail-DKG@ukgateway.net

29 May 2000

PLANNING SERVICES	MPT
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DC	ENF
APP	
CS OBS	AHO
31 MAY 2000	
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	FILE:

Application Number 0/2000/1444

Site:Land at Sheerlands Road ,Arborfield,Reading

Your Ref:Angela Odell

0/2000/1444.

DearSir/Madam ,

Re: Proposed Development for 18 Dwellings with access road and parking.

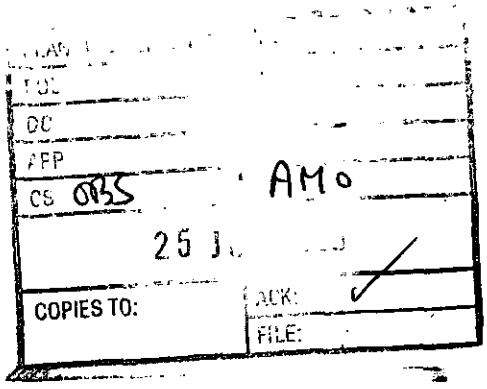
I am writing to object to the proposed development of 18 homes on the above site.

I believe that the proposal to fell three Scottish Pine & Oak trees would be detrimental To our newly formed community and damage the beautiful outlook we at present enjoy.There would also be a significant Impact on local birds and wildlife.

Having studied the proposed development ,I believe that 18 homes is far too many for such a small site ,and not in keeping with the rural character of the area,I also believe that the submitted plans do not allow enough consideration for parking and access.

Yours truly,

D >K> george.



Environmental Services Department
(Angela Odell Case Officer)
Planning Services
PO Box 27
Shute End
Wokingham
RG40 1WR

M Hayes & R Harman
10 Tyler Drive
Arborfield
Reading
RG2 9NG

Reference Application Number **0/2000/1444**
Site Address: Land at, Sheerlands Road, Arborfield, Reading.

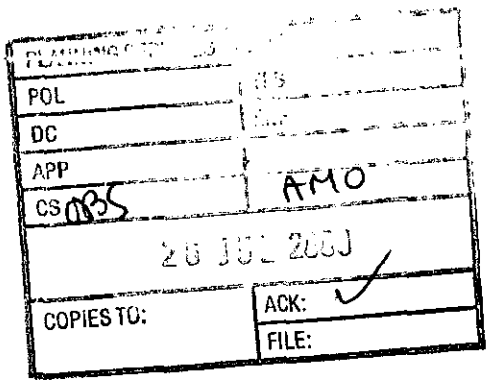
Dear Ms Odell

With reference to the revision for the above application .In our opinion this is still to dense for such a small site.
If you take into account the rural nature of the community and the lack of public transport each household has two cars and a five bedroom home has a probability of at least three cars.
As you know there is a very sharp bend from Sheerlands Road into Tyler Drive as a speed deterrent and if cars are parked near this corner it would be a safety hazard
We are also concerned that all the trees on the borders of the site be kept, as any destruction of mature trees is a loss to the community

Yours sincerely

Marie Hayes

Rev. plans



18 Barker Close
Badgers Mount
Arborfield
Berkshire
RG2 9NQ

Mrs Angela Odell
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

23rd July 2000

Dear Mrs Odell

Re: Proposed Development – Sheerlands Rd, Arborfield, Application Number: 0/2000/1444

The revised plans, reducing the number of dwellings from 18 to 16 do not address the concerns previously stated in our opposition to the development. We object to planning consent being given on the following basis:

- Density of Housing – not in keeping with existing Persimmon homes development or existing properties on Sheerlands Road – simply too many properties for the size of land available
- Lack of Open Space
- Lack of Childrens play areas
- Lack of Primary School places
- Lack of local senior school
- Lack of local amenities, such as shops and medical facilities
- Mature trees still threatened by development
- 106 MOD houses have been released into the public sector – this should provide more than adequate small terraced properties in the area
- 208 more private houses planned on garrison land

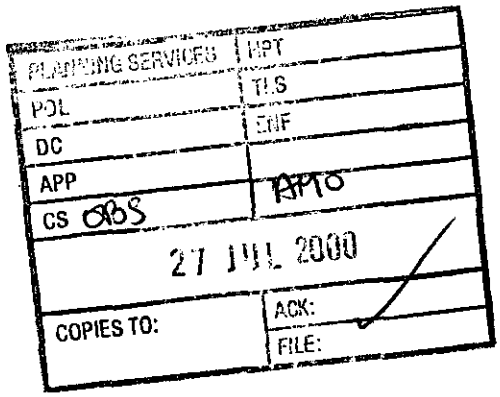
We have no objection on the land being built on. However, it should be a spacious development in keeping with Tyler Drive and Barker Close. For example, six to eight three or four bedroom properties, with plenty of open land and plenty of off road parking. It is wholly inappropriate to remove three houses and replace them with 16. With the 106 MOD houses now in public sector there would be a disproportionate number of small terraced properties in Arborfield, which would detract from the area as a whole.

We object to planning consent being granted.

Regards

Stephen R Jones and Elizabeth A Cannon

29 Tyler Drive
Arborfield
Reading
Berks
RG2 9NG



F.A.O. Angela Odell
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

25 July 2000

Re: Outline Planning Application O/2000/1444 and Full Planning Application F/2000/1506

Dear Mrs Odell,

As an immediate neighbour of the land cited in the above planning applications, we wish to make the following comments on the revised/additional plans of which we were recently informed, referring to the proposed development. These comments include and revise those made for the previous submissions.

1. Density of Housing

The reduction in the number of houses from 18 to 16 was presumably forced on the developers by the Tree Preservation Order (TPO), rather than any attempt by them to reduce the overall housing density. Hence, they have removed the minimum possible (i.e. two 2-bedroomed houses) and kept the remainder of the site at a very high density for the area and size of properties.

As I quoted in my previous letter of 9th June, the applicant states in their submission that:

"The detached housing in Tyler Drive, which adjoins the site to the south west is of a slightly higher density"

With 16 houses in 0.56 hectares, the density of the proposed development is greater than 28 properties per hectare, this is still greater than either the density of the closest 14 properties in Tyler Drive (c. 18 per hectare) or the whole Badger's Mount development (c. 12 per hectare). In all cases the Tyler Drive density is much less than that of the proposed development. Hence, they cannot argue that the proposed density is in keeping with the existing density.

The applicants also state that:

"The proposed density of the scheme is slightly in excess of thirty dwellings per hectare but this is considered suitable in the context of the surrounding development and the size of the existing properties and their cartilages."

Though the density has now been reduced slightly, this statement is clearly at odds with the surrounding densities in Tyler Drive and the even lower housing density of the remaining properties in Sheerlands Road. In fact, though such a high density of housing may be appropriate for urban areas, it is entirely inappropriate in a rural community such as Arborfield.

2. Outlook of Existing Properties

In view of the changes to the layout of the proposed development, I have revised my comments on the impact on the immediately adjoining properties.

The applicants state:

"Particular attention has been paid to the amenity and the outlook of existing properties which adjoin the site, to ensure their amenity is protected and there is no obvious overlooking"

There are three adjoining properties to this development:

1. The bungalow "Ravenstone" in Sheerlands Road, which will be overshadowed by the two-storey 5-bedroomed house within 10 feet and slightly forward of it. This will substantially harm its outlook.
2. No. 1 Tyler Drive whose rear garden is overlooked by plots 6, 7 and 8, within 10 metres of the boundary fence.
3. No. 29 Tyler Drive whose gardens are overlooked by plots 4, 5, and 6. In addition, both the amenity and outlook of this property will be harmed by the removal of the trees in the area of plots 4-5 and by the presence of the properties.

3. Tree Plan

With the provision of a proper tree plan with the application, it is now possible to comment on this.

We agree with the recommendations of the surveyors that the category A and B trees should be retained and the category C ones retained where possible. However, having received this advice in December 1999, the owners/developers clearly ignored this advice by felling several trees in April 2000, some of which were category B.

Clearly, the three category A trees which are the subject of the TPO must be retained, and hopefully that is not now in any doubt. In addition, there remain a number of category B and C trees, which should be retained. In particular the three large Leyland Cypresses (T18, T19 and T20), which at 20 meters tall dominate the skyline in the area. Many of our neighbours are concerned about these trees, which in many cases were a factor in their choosing of the property. Apart from their obvious visual amenity to the local community we also have concerns that the removal of these three mature trees so close to our property could not be achieved without damage to the property. Removal of these trees will increase the existing drainage problems and could lead to problems with the foundations of the house.

We would also suggest that the medium sized category B Leyland Cypress (T33), which was left by the tree fellers in April should be retained. This is within about three feet of our boundary fence and so close to a mature protected Ash tree that it would be impossible to remove without damage to either or both.

4. Transport Issues

The area has poor public transport provision and as a consequence the vast majority of residents commute to work by car. Surely it is not advisable to build more homes in this area and generate even more traffic into Reading and other surrounding towns. Similarly, car travel to schools is likely given

the distances involved. Local facilities are very limited, journeys of at least 5 miles are required to a doctor and all shops other than the local store/post office.

As a consequence of the reliance on private cars resulting from the above factors, most households will have at least two cars (some houses in Tyler Drive have as many as four). This brings into question the issue of parking provision, with many of the proposed houses being limited to two parking spaces, once visitors and deliveries are taken into account there will be a problem. It is likely that there will be an overspill of parking onto Sheerlands Road, close to the blind bend leading into Tyler Drive. This is dangerous and will lead to problems for traffic exiting Tyler Drive.

Also, we assume that the applicants still propose to remove the boundary fence to Tyler drive between plots 8 and 9 and we would oppose such a move. Even if the intention was only to remove the fence to open up the aspect, as suggested, this would allow people to walk through to Tyler Drive. If, as suggested in the earlier submission the parking provisions are inadequate then residents of the new development will park in Tyler Drive, adjacent to their properties, as an overflow. [Anyone viewing Tyler Drive and Bakers Close will realise that many residents find that a garage and a driveway are insufficient space for themselves, without considering visitors.] The initial 100 metres of Tyler Drive is intended only as an access road and any parking in it will be a major obstacle to traffic flow.

Furthermore, if the removal of the fence is not blocked with bollards or low fencing then, in my experience, someone will undoubtedly drive across the gap and grass verges to avoid some temporary blockage. This will then result in the Council having to repair the damage to the verges and borders.

In any case, any road access into this section of Tyler Drive would be dangerous due to the narrowness of the existing roadway and the presence of new trees along its boundary with the site in question.

Parking or vehicles in Tyler Drive and Sheerlands Road would also be a problem if planning permission were granted, as the developers would undoubtedly not be able to contain their own vehicles within the confines of such a cramped site. This would cause intolerable disruption and danger for residents who have to use these roads.

5. Summary

In summary, we oppose the planning applications on the following major points:

- The density of housing is still much too high for a rural area and greater than that of the surrounding properties.
- The revised plan will still result in the removal of several mature trees, which dominate the local skyline and are of significant amenity to the community.
- Removal of the largest trees is likely to result in future harm to existing properties.
- The layout of properties proposed will harm the amenity and outlook of the existing adjoining properties.
- The planned layout is likely to result in overflow parking into the narrow Tyler Drive and Sheerlands Road, resulting in congestion and danger for road users.

yours sincerely

David and Kirsten Dewhurst

PLANNING SERVICES	HPT 30272
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06 JUN 2000	
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To Angela Odell,
Planning Department,
WDC
3 June 2000.

From Councillor Gary Cowan,
Arborfield.

Application Numbers 0/2000/1444 and F/2000/1506

Dear Mrs. Odell,

As the District Councillor for Arborfield I would like to comment on the above applications and request that my comments be considered by you and also forwarded to the members of the Planning Committee provided that is appropriate.

I see no environmental improvements or other benefits to the wider community or those in the surrounding area by these applications in fact the development will demonstrably harm the local community and as such should be refused.

The site is not ideally located in relation to some facilities and services or particularly well served when considering public transport was clearly recognised by the Inspector at the MOD appeal but in that appeal he stated that as WDC had previously identified the MOD site as a reserve-building site then the presumption favoured development. This is clearly not the case here, as the sustainable argument has not changed. Although the density may comply with new PPG guidance, which is currently not adopted, it fails all the guidelines of development in rural areas.

In material terms the following points need careful consideration

- Planning Policy
- Impact on trees
- Overlooking other properties
- Density
- Overbearing in a rural area
- Impact on street scene
- Loss of Privacy and possibly sunlight
- Sustainability
- Security
- Highways access
- Archaeological considerations
- Parking Standards.
- Open space provision
- Sustainability
- Local residents concerns
- Parish Council Concerns

I will comment on each of the above.

- **Arborfield Parish Profile.** Data based on the 1991 census. Arborfield is a rural area with an average of 3 persons per household compared with the District average of 2.7PPH. Two thirds of Arborfield's residents are under 40 with 29%

children compared with the District average of 23%. 86% of men and 61% of women in Arborfield are economically active which again is higher than the District as a whole. 27% of Arborfield's residents are Members of the Armed Forces and are accommodated on site at Arborfield Garrison. 51% of residents have one car while 37% have two cars with 54% driving to work. If the garrison percentages are taken out of the equation it can be seen that the % of residents using a car to get to their places of employment is significantly higher. The site is not well located for Public Transport and will do nothing to minimise the use of the car. Lack of suitable public transport to places of work shows why the Inspector at the MOD appeal recognised the sustainable argument at the MOD appeal. If approved in its present form the planning application would be environmentally damaging to the local community and be in conflict with many of the adopted plan policies and PPG's. The rural character and appearance of the locality would be lost forever and the visual intrusion would be unacceptable.

- **Planning Policy.** Land supply. The existing land supply target is being met by the DDLP and this site should not be considered in isolation to the DDLP. The development would exacerbate the existing shortage of school places. No provision for on site Play Area or provision for Open Space. Additional traffic generated would impact on the already overloaded local roads. To discourage the use of the car for school journeys provision must be in place to ensure additional bus places are available for transport to school. BSP OS1 and the PPG's deal with the need to steer development to locations, which minimise the use of the car and are well related to existing employment, shopping and service facilities. This site fails all these criteria. The marginal need for additional housing must not outweigh the need for improved local facilities.

- **Impact on trees**. Several substantial trees have been cut down on the site recently and although three have had TPO's placed on them consideration should be given to securing the remaining trees/hedges from felling. Local residents have complained that since the removal of some trees on the site severe garden flooding has resulted. The removal of any more trees will only exacerbate the problem. It is also important to ensure fencing is erected prior to any construction or clearance work starting to protect all trees.

- **Overlooking other properties**. Properties number 3 to 10 overlook several properties in Tyler Drive while numbers 1 and 2 overlook the residents of Sheerlands Drive. The Loss of Privacy and possibly sunlight is therefore unacceptable and the design needs to be altered to resolve this very serious problem.

- **Density and open space provision**. Although the density may comply with new Government Guidelines (not yet adopted) it fails on many other existing PPG's and Local Policies. The design and density does not reflect the diversity of the surrounding area and is overbearing in a rural (not urban) area. The impact on the street scene is also detrimental to the local area. The density and design makes no provision for central public open space and no play area is catered for. The ability for children to play safely within the estate on public open space in a play area has not been considered in the design resulting in no natural

surveillance. There is a complete lack of landscaping required to soften the design. In simplistic terms the aim appears to be an attempt to "put a quart into a pint pot" with no consideration to forming a sensitive addition to the community. The density fails to, promote local identity.

- **Sustainability.** At the MOD appeal the Inspector recognised that there was a lack of suitable public transport to places of work and that the site is not ideally located in relation to some facilities and services or particularly well served when considering public transport. This view shows why the Inspector recognised there was a genuine sustainable argument but as WDC had identified the site as a reserve-building site the presumption favoured development. The recognition of this fact led to a service, amenity and infrastructure agreement, which attempted to cater for the needs of the local community. What provision has been made in this case? Provision must be made for all appropriate aspects of such agreements (Education, Public Open Space, Children's Play Areas, Cycle ways, Public Transport, Safe Routes to School etc.) to form planning obligations before any agreement is reached on the detailed planning application. The only Medical Practice is located 5 miles away, in Swallowfield, with no public transport available. The Doctors hold a casual practice, in very poor conditions, in the Village Hall. Some funding has been obtained from the MOD Developers to improve this facility and I would request that the developer be asked to provide further assistance for this worthwhile project that will be of direct benefit to the new residents.

- **Security and Parking Standards.** 18 houses in an area lacking suitable public transport and located a considerable distance from schools, railway stations, shops, towns, areas of employment, hospitals and medical practice will be dependent on the car makes the site not sustainable for a development of this scale. In addition to that most of the houses will have at least two cars and the car parking space is not adequate to meet this need or the need of visitors/tradesmen visiting the site. Also, the location of some of the open car parking spaces is not visible from the houses and as such pose a security risk by significantly reducing the opportunity for natural surveillance. I am sure the Police crime prevention guidelines would not support this concept. As the Police also (crime prevention) discourage back garden gates numbers 15 to 18 would have to exit their properties to walk a long way to parked cars. The design fails to minimise opportunities for crime. This also poses a security risk and also fails the needs of the disabled. The disabled car parking width ideally needs to be 4800 by 3600 mm. Car parking spaces opposite numbers 3 to 5 pose similar problems.

- Highways access. It might be more acceptable for some of the houses, numbers 10 to 18, to have access on to Tyler Drive.

- Archaeological considerations. Sheerlands Road formed part of the old Devil's Highway, the Roman Road, to Silchester and important archaeological finds were made to the rear of this site recently at Badger's Mount. There is speculation that a Roman Villa lies under the properties on Sheerlands Road. It is therefore very important that no planning permission is granted until a full independent site survey is carried out and the results published.

- Local residents and Parish Council Concerns. Many concerns about this development have been expressed by local residents and the Parish Council and as such are material considerations.

I recognise that some development would be acceptable on this site it is very clear that this existing planning application fails to meet planning criteria and I urge you to refuse this planning application

Yours sincerely,

Gary Cowan

District Councillor Gary Cowan.

34 Barker Cl
Arborfield
Reading
Berks
RG2 9NQ

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	AMO
25 JUL 2000	
COPIES TO:	✓

Ref 0/2000/1444

Angela Odell,

I am writing further concerning the demolition & erection of 18 dwellings at Sheerlands Rd. The revised plans are now to reduce from 18 to 16 dwellings, only removing 2, 2 bed houses.

This reduction is not enough. Traffic, schooling + rural location will still be effected, & environmentally the giant trees, such a prominent part of the surrounding skyline, are still threatened.

Please note I still objects to these new proposals.

Yours sincerely
D. Feeney MRS D. FEENEY

9 TYLER DRIVE
ARBORFIELD
RG2 9NG

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	AMo 26-07-2000
31 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

WOKINGHAM DISTRICT COUNCIL.
SHUTE END.

Dear Angela Odell,

REFERENCE: O/2000/1444 & F/2000/1506.

We have noted the revised plans for the land at Sheerlands Road and the reduction from 18 to 16 houses. However, we still believe the development is not suited to the location and that 16 houses and associated parking in a relatively small area is not in keeping with the surrounding lay-out of homes.

We also believe access to the houses will cause a severe hazard as it will result in traffic turning onto Sheerlands Road unseen by traffic exiting Tyler Drive around a blind corner.

We finally want to protest at the proposed removal of any more of the mature trees boardering the land, as the birds and bats that nest in the trees are a definately community

benefit and my husband and I have really enjoyed watching their activities and flight across our garden most days.

We look forward to the plans being reviewed once more and to a more reasonable number of homes being proposed for the plot.

Yours Sincerely,

Caroline Atkinson (Mrs).

+ J.P. Atkinson (Mr).

0/2000/1464

PLANNING SERVICES
POL
DC
APP
CS
31 JUL 2000
COPIES TO:
ACK:
FILE:

7. Tyler Drive
Arborfield
Berkshire
RG 2 9NG.

28th July.2000.

REF: PROPOSED DEVELOPMENT: SHEERLANDS ROAD.

For the attention of Ms Angela Odell

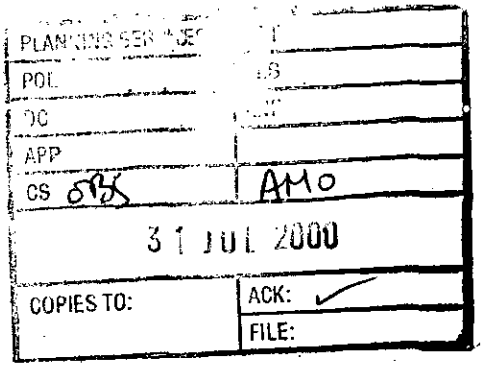
Dear Ms Odell,

With reference to the above mentioned development, I am still of the opinion that the reduction of only two dwellings on this site still constitutes over development. and is still not going to reduce the amount of traffic generated by this congested housing plan.
I also feel that the large trees on the site are still under threat and can see no mention in the proposed plans for their retention , it is in my opinion most important that these should be preserved as they enhance the area dominating the skyline and therefor are essential to the surrounding dwellings, and are also environmentally beneficial.

I sincerely trust that you will do all in your power to reduce the size of this development and understand the concern the existing residents feel regarding the proposed plans in there present form .

Yours Sincerely,

Richard Heron.
01189 762010.



1, Tyler Drive
Arborfield
Reading
Berks
RG2 9NG

Angela Odell,
Planning Case Officer
Environmental Services Dept.
Wokingham District Council,
Shute End,
Wokingham,
Berks.

28 July 2000

Dear Ms. Odell

Re: Application No F/2000/1444 – Land at Sheerlands Road, Arborfield, Reading.

We are writing to you to express our continued objections to the planning application for sixteen dwellings on the above site.

The concession of two houses (18 to 16) on the development is derisory, and will still not address our concerns over congestion, safety and the long term threat of subsidence, should the giant leyandii's be felled to make room for the development.

As we mentioned in our previous correspondence, the tall conifers trees, Scots Pines and mature oak tree, which overhang the rear of our garden and can be seen from all angles of the *'Badger Mount'* development have been left off the plan submitted. However, we feel these are a valuable community amenity and the loss of these would have a detrimental effect on our newly established community.

In April, a considerable number of trees were felled over the course of a weekend, some of these trees were very well established and this was obviously done in anticipation of the planning application being submitted.

Continued

Already, the land adjacent to the trees that were felled is already beginning to shift, and I have already incurred some cost in stabilising land around the rear of our home. I can only see the problem being made worse, with the loss of such significant trees, with a substantial root-base.

We also feel that in such a small area, sixteen new houses in the space of three and a half existing homes is excessive, and little or no thought has been given to the impact that the proposed development would have on the existing community. Especially in regard to the extra traffic and parking the proposed development would generate, which will inevitably overflow on to Sheerlands Road or Tyler Drive. This is the only road to and from the *'Badgers Mount'* development, and if this does occur, then the road could become extremely hazardous for drivers and pedestrians.

We would strongly urge Planning officers of Wokingham District Council to reconsider the proposals and look at the devastating impact the proposed development would have on the area.

Yours sincerely,

Neil and Karen Ellis.

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
CS GOS	AMO
01 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

17, Tyler Drive
Arborfield
Berkshire
RG2 9NG.

Telephone 0118 9761769.

26 July 2000.

The Case Officer
Mrs A. Odell
PO Box number 157
Council Offices
Shute End
RG40 1WR.

Dear Mrs Odell,

Re.: Planning Application for Sheerlands Road, Arborfield.

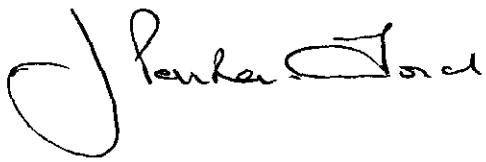
We are informed that house builders have made an application to demolish the last three houses in Sheerlands Road and plan to build 16 new houses in their place. I understand that it is proposed to destroy and remove Scots pines and an oak tree.

Our objections are as follows:-

- the loss of any mature and healthy trees is unacceptable in this rural area as it would be in almost any area
- the very high density of building proposed (16 houses in place of 3) is innappropriate in this rural area
- in view of plans which have already been approved but have not yet been implemented to build 280 private houses on the ex-Army barracks site within a stones-throw of this new planned building site, and also the release of more than 100 ex-Army houses adjacent to Arborfield Garrison we doubt whether there is a current need for a further 16 houses
- our guess at the number of extra cars departing and arriving via the existing service road is upwards of 30 (there seems to be accommodation for about 25 on the proposed site). Most of these would pass the bus-stop in the mornings where large numbers of school children congregate. The hazard to these children would be greatly increased and this is not acceptable
    - general medical practitioners are not available in the neighbourhood but are some four miles distant at Swallowfield
    - those qualified to assess might say that the proposed development could not contain the likely numbers of either parked cars or playing children at peak times
- could local schools or public transport cope?

For all of the above reasons we object to the plan.

Yours sincerely,



Mr & Mrs Parker-Ford.

Our ref: SP/2000/001782b
Your ref: APP/X0360/A/00/1047146

Date: 16 August 2000

ENVIRONMENT AGENCY

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

COPIES TO:
FILE:

Dear Madam

APPEAL BY THAMESWAY HOMES LTD
LAND AT SHEERLANDS RD, ARBORFIELD

We have been advised by Wokingham District Council that an appeal has been lodged against the refusal of planning permission for the above proposal.

A copy is attached of the letter to the local planning authority, dated 4 July 2000, in which we made comments relating to the planning application. The Environment Agency did not object to the planning application from which the appeal arises, but we did ask that a condition be imposed on any planning permission granted. We ask that, should the inspector determining the appeal (or advising the Secretary of State on its determination) be minded to grant planning permission for the proposed development, the condition requested in our letter should be imposed on any planning permission granted.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Enc: EA Letter to Local Authority

cc: Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

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

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 30 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I enclose a copy of correspondence from L Tott.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

P.V & L.R.Tott,
6, Barker Close,
Arborfield,
Reading,
RG2 9NQ.

18.8.00

Dear Miss Bibi,

I have enclosed a copy of the letter listing my concerns written to Wokingham District Council's planning department with regard to the proposed development reference number: **APP/X0360?A/00/1047146**.

I trust you will consider the effect this development will have on an already overstretched community with great care.

RECEIVED IN PINS AA
23 Aug 2000

Yours sincerely,

Lesley R Tott

Lesley R Tott

Copied to: MrsAngela Odell
Gill Purchase

Phone: 0118 9 762446
E-mail: lesleytott@hotmail.com

P.V & L.R.Tott,
6, Barker Close,
Arborfield,
Reading,
RG2 9NQ.

18.8.00

Dear Mrs Odell,

I am writing to you to reinforce the continuing concerns felt by my husband and myself with regard to the future developments planned for Sheerlands Road, Arborfield. We acknowledge that the planned development has been revised down to seventeen houses. However, this is just one fewer households and, therefore, does almost nothing to address the concerns previously stated which I have listed again, namely:

* significant mature trees will be felled,
* the amount of houses planned in an already inadequately provided for area,
* there is already concern about the effect on the local roads with 280 extra houses being built and MOD houses released for purchase very close by because of the inadequate network of roads which already become very congested and the infrequent, costly public transport
* parking places for this area are at a premium already,
* there is no medical practice in Arborfield AT ALL,
* there is only one provider of Infant and Junior education in Arborfield which has always been oversubscribed and there is now a limit on class sizes in the Infant sector which affects admissions.
* in addition to this I am newly aware that the Primary school in the next village, Farley Hill, is oversubscribed and local children are unable to attend their local school even now. Where will any children of these proposed households attend?

The letter we recieved from John Mitchell does not reassure us in any way as there is no mention of Wokingham District Council's proposals to protect the natural environment or to improve amenities and infastructure of the local area in which we have made our ***home***.

I trust that all the above concerns will be considered again very carefully by the planning department.

Yours sincerely,

Lesley R Tott.

Lesley R Tott

Copied to: Miss A Bibi
Gill Purchase

Phone: 0118 9 762446
E-mail: lesleytott@hotmail.com

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

Planning Inspectorate
Room 1004
Tollgate House
Horsham St
Bristol
BS2 9DJ

SJ/jmf/99/P94
4th August 2000

For the attention of Miss L Bibi

Dear Sir

APPEAL BY THAMESWEY HOMES LTD, LAND OFF SHEERLANDS RD, ARBORFIELD, REFERENCE APP/X0360/A/00/1047146

With reference to the above appeal, I enclose a copy of drawing number 99.P94.03 revision D illustrating an amended file layout for the above appeal proposal. Following discussions with Wokingham District Council, it has been agreed that the appeal should be run on the basis of this revised drawing as details of siting and access were to be agreed at the outline stage. I can confirm that a copy of this letter has been sent to Wokingham District Council.

Yours sincerely,

SYLVIA JEZEPH

cc G Bell Esq – Thameswey Homes
J Fletcher Esq – Thameswey Homes
A Odell – Wokingham District Council

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing) Martin Hawthorne BSc(Hons) MRTPI Paul Evans DipARch (Dist Thesis) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No. 582960331
Reg. Office HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

COPIED TO: ACK: FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 29 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I enclose copies of correspondence from interested parties.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

Gill Purchase

5 Tyler Drive
Arborfield
Berks,
RG2 9NG

H ~ (0118) 9761717
W ~ (01235) 540308

Miss A Bibi
The Planning Inspectorate
Room 1004,
Tollgate House,
Houlton Street,
Bristol,
BS2 9DJ

RECEIVED IN PINS AA
23 AUG 2000

21 August 2000

Dear Miss Bibi,

Ref: APP/X0360/A/00/1047146

I write in respect of the above reference number - the proposed Sheerlands Road development in Arborfield, Berks.

I have written a detailed objection to Wokingham District Council, however, I would like to bring to your attention particular concerns I have over the potential loss of significant trees that are a valuable 'community amenity'.

The area around the proposed site is rural and the trees make an important contribution to the visual character of the area. The enclosed photographs demonstrate this point.

Whilst some of the small trees have tree preservation orders placed on them, the giant leyandii's do not. Loss of these particular trees would not only have a detrimental effect on the environment, but would result in a loss of privacy to the surrounding houses - should the development be allowed to proceed in its current format.

These trees would act as a valuable screen to the new development.

Placing new houses where they will be overshadowed by the trees that have TPO's placed on them, or indeed putting houses near to the root systems could add pressure in future years to fell them.

Whilst one accepts that some development on the site is inevitable, I feel that the Planning Inspectorate should exercise its duty in protecting these trees. Therefore I would urge that the application for 17 new houses be rejected and a smaller proposal, which protects the trees, be approved.

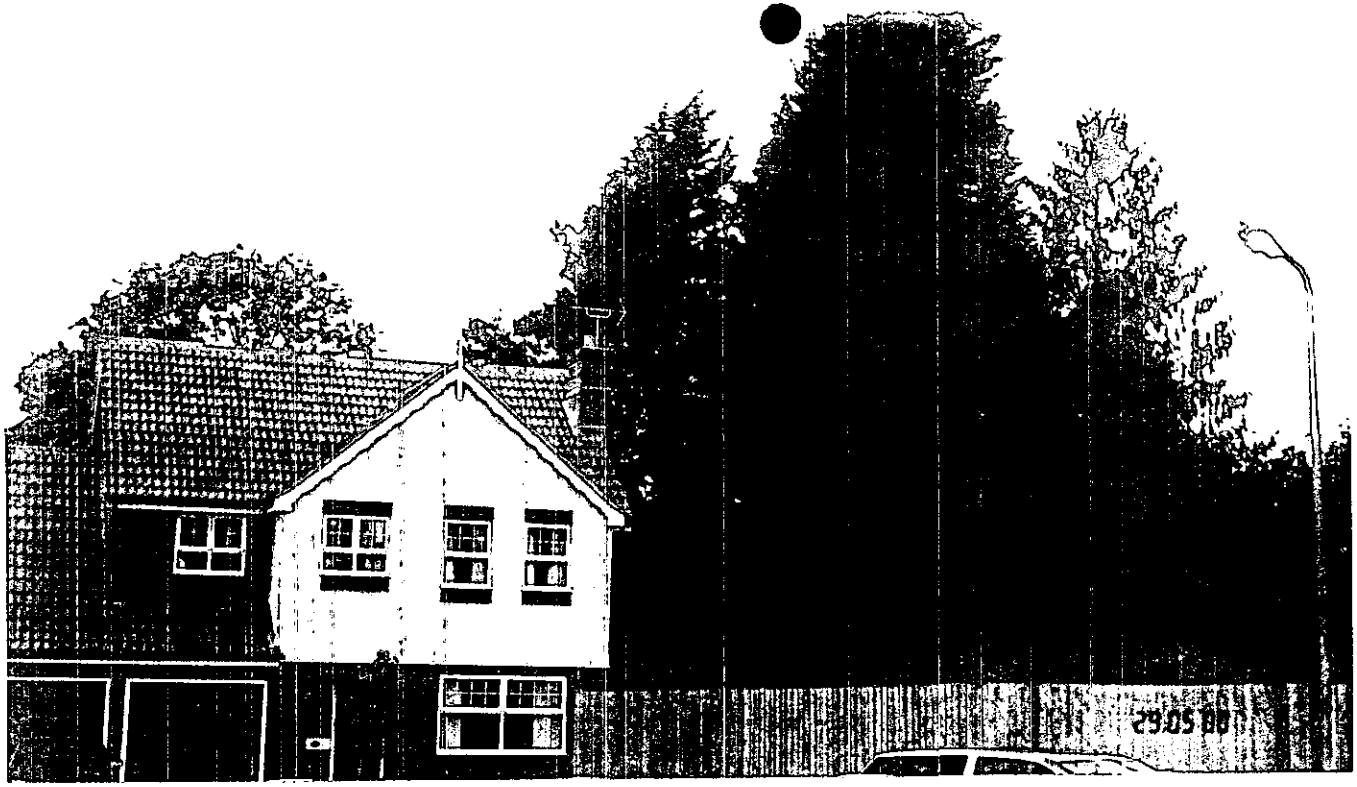
Yours sincerely,



Gill Purchase

Enclosed: Photographs to support the objection.





These trees are a valuable 'community amenity', which add to the rural character of the environment





There giant Leyandii's would provide a valuable screen to any new development

Existing TPO on three Scots Pine

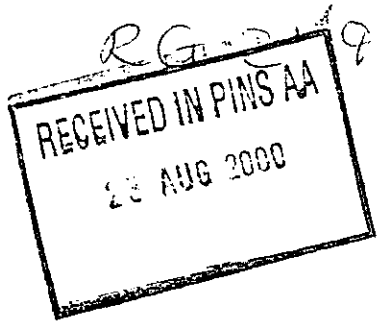




Pictures demonstrating size and character of the cuts.

34 Barker Cl.
Arborfield
Reading
Berks
RG2 9NQ

18/8/00



APP/X0360/A/00/1047146

Dear Miss A Bibi,

Please note my continuing protest against the Sheerlands road site. I have lodged 2 earlier letters stating my dismay over so many houses being crammed into 2½ back gardens - it being 15, 16, 17 or 18 houses (no. of dwellings keeps changing). The area will completely change environmentally - my greatest concern being the large trees on this site. They must not go - it would completey change everybody's aspect, & damage old beautiful living things. The area has a huge development going on very near by anyway,

& Schools, roads, noise levels & general Village atmosphere will completely go - & to help Sheerlands road the number of houses needs obviously to be atleast halved. 18 houses cannot physically fit into the site of 2½ houses! 2½ houses space will not house on average 36 plus people, 24 plus cars, the actual house, garden + parking area!? Absolutely ludicrous. Money being obviously everyones main concern - why can't 7-8 nice large expensive houses be constructed? Think, Please, for everyone's sake - I know more houses are needed, & our small area of Arborfield have already produced ~~nearly~~ over 300 - (houses to be built on MOD site, & 60 plus on old brickworks, & several re-released MOD houses) For the sake of a mere few in number, reduce the proposed ammount immediately, Please.

Yours sincerely

D. Feeney MRS DIANE FEENEY

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

COPIES TO: ACK: FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 30 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I enclose copies of correspondence from interested parties.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

9 Tyler Drive
Arborfield
RG2 9NG
23-08-00

The Planning Inspectorate,
Tollgate Hse,
Bristol.

RECEIVED IN PINS AA
29 AUG 2000

Dear Miss A. Bibi.

REFERENCE: APP/X0360/A/00/1047146.

I am writing with regards to the proposal to build 17 new homes on Sheerland Road, Arborfield by Thamesway Homes Ltd. My husband and I live within 200 yards of the planned site and we have already written several times to Wokingham Council stating our concerns.

We believe the planned density of houses would not be in keeping with the surrounding area and that the removal of any more mature trees would be detrimental to the community. We are both keen wildlife enthusiasts and have enjoyed the sight of nesting woodpeckers and owls, bats and other birds that frequent the trees.

On a road safety issue we are very concerned that access to the planned homes off Sheerlands Road will constitute a severe hazard with traffic emerging from Tyler Drive around an existing blind bend. In particular, the additional cars would add congestion to the road.

The original application for 18 houses was reduced to 16, and then increased to 17 which we find difficult to understand. We believe substantially fewer than 17 houses should be approved for the benefit and safety of the surrounding homes and occupants.

We trust you will examine this case further and come to a similar conclusion,

Yours Sincerely,

Rose + Jon Atkinson

9 Tyler Drive.

RECEIVED IN PINS AA
24 AUG 2000

17, Tyler Drive
Arborfield
Berkshire
RG2 9NG.

18 August 2000.

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol, BS2 9DJ.

Ref.: APP/X0360?A/00/1047146

Dear Miss Bibi,

With reference to applications made to Wokingham District Council for planning permission to demolish three residences at 15-17 Sheerlands Road, Arborfield, Berkshire and build, in their place, between sixteen and eighteen houses (Thamesway Homes Ltd.) I enclose a copy of a letter to W.D.C. which states our main objections. That application (F/2000/1506) was for seventeen houses. It supersedes applications for eighteen and then sixteen houses. Our objections are the same for whichever is the number of houses.

We trust that Thamesway Homes`s appeal will not be successful.

Yours sincerely,

Mr & Mrs D.J.Parker-Ford.

Copy.

17, Tyler Drive
Arborfield
Berkshire
RG2 9NG.

Telephone 0118 9761769.

16 August 2000.

The Case Officer
Mrs A. Odell
PO Box number 157
Council Offices
Shute End
RG40 1WR.

Dear Mrs Odell,

Re.: Planning Application Number: F/2000/1506
Site Address: Land At Sheerlands Road, Arborfield, Reading.

We are informed that house builders have made an application to demolish the last three houses in Sheerlands Road and plan to build 17 new houses in their place. I understand that it is proposed to destroy and remove Scots pines and an oak tree.

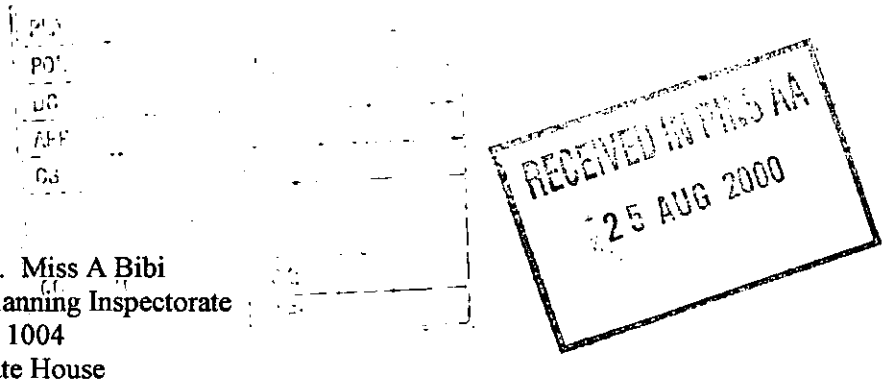
Our objections are as follows:-

- the loss of any mature and healthy trees is unacceptable in this rural area as it would be in almost any area
- the very high density of building proposed (17 houses in place of 3) is inappropriate in this rural area
- in view of plans which have already been approved but have not yet been implemented to build 280 private houses on the ex-Army barracks site within a stones-throw of this new planned building site, and also the release of more than 100 ex-Army houses adjacent to Arborfield Garrison we doubt whether there is a current need for a further 17 houses
- our guess at the number of extra cars departing and arriving via the existing service road is upwards of 30 (there seems to be accommodation for about 25 on the proposed site). Most of these would pass the bus-stop in the mornings where large numbers of school children congregate. The hazard to these children would be greatly increased and this is not acceptable
    - general medical practitioners are not available in the neighbourhood but are some four miles distant at Swallowfield
    - those qualified to assess might say that the proposed development could not contain the likely numbers of either parked cars or playing children at peak times
- could local schools or public transport cope?

For all of the above reasons we object to the plan.

Yours sincerely,

Mr & Mrs Parker-Ford.



29 Tyler Drive
Arborfield
Reading
Berks
RG2 9NG

F.A.O. Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

23 August 2000

Reference: APP/X0360/A/00/1047146

Dear Miss Bibi,

We wish to make some comments regarding the appeal by Thameswey Homes relating to the Wokingham District Outline Planning Application O/2000/1444 and we would also like to be notified of the decision on the appeal. A copy of our comments on the most recent revision to this application is attached.

To us it seems that the delay in getting to a decision on this application has been primarily as a result of Thameswey Homes initially failing to provide a tree survey plan and then subsequently their revisions to the original planning application.

Addressing their specific statements:

1. They state that the Garrison possesses essential qualities of an identified settlement containing retail, recreational and community facilities. In response, we point out:
   a. The only retail facility is a small 'Spar' shop, which though accessible for any customers, is run by the NAAFI.
   b. All the recreational facilities (cricket, football and rugby pitches and tennis courts) are Army property and therefore for the sole use of the Army and not local residents.
   c. The only community facilities are also Army facilities and therefore of no benefit to civilians.

2. They state that a housing density of 30 units per hectare meets guidelines, and protects the character and amenity of the surrounding area. In response, it should be pointed out that the existing adjacent properties have a significantly lower density -- hence the character will not be preserved. Also the amenity of the area will not be protected by the removal of several significant trees.

3. They state that their plan ensures the privacy and outlook of the existing houses by maintaining acceptable distances. We, and many of our neighbours, would dispute this as our current outlook is of a group of tall trees, which the developers plan to replace with several houses. Similarly, the privacy of all the adjacent properties will be compromised by the large number of houses proposed close to their boundaries. The two adjacent properties in Tyler Drive will be overlooked by seven or eight of the proposed houses.

4. They state that the trees of amenity value and in good condition are to be retained and protected. However, this is not in agreement with the tree survey that Thameswey Homes

themselves commissioned. The survey graded the trees on the site (of which there were more than 40 listed) from A to D, recommending that those graded A and B should be retained and those graded C retained where possible. The developer's initial plan was to remove all the trees, despite this advice, and they in fact cleared half the site in April. Only when temporary Tree Preservation Orders were placed on three of trees were their plans changed. The developer's current plan is to retain only the three grade A trees and remove all the remaining grade B and C trees that their survey recommended keeping. This will result in the removal of, for example, a significant number of large trees (grade B) that are considered to be of amenity value to the local community due in part to their impact upon the skyline and value to wildlife.

In summary, we oppose the appeal and the outline planning application on the following major points, which have been detailed in previous submissions:

- The density of housing is still much too high for a rural area and greater than that of the surrounding properties.
- The plans will result in the removal of several mature trees, which dominate the local skyline and are of significant amenity to the community and wildlife.
- Removal of the largest trees is likely to result in future harm to existing properties.
- The layout of properties proposed will harm the amenity and outlook of the existing adjoining properties.
- This is a further increase in the population of an area with limited public transport and local amenities.

yours sincerely

David and Kirsten Dewhurst

29 Tyler Drive
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Reading
Berks
RG2 9NG

F.A.O. Angela Odell
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

25 July 2000

Re: Outline Planning Application O/2000/1444 and Full Planning Application F/2000/1506

Dear Mrs Odell,

As an immediate neighbour of the land cited in the above planning applications, we wish to make the following comments on the revised/additional plans of which we were recently informed, referring to the proposed development. These comments include and revise those made for the previous submissions.

1. Density of Housing

The reduction in the number of houses from 18 to 16 was presumably forced on the developers by the Tree Preservation Order (TPO), rather than any attempt by them to reduce the overall housing density. Hence, they have removed the minimum possible (i.e. two 2-bedroomed houses) and kept the remainder of the site at a very high density for the area and size of properties.

As I quoted in my previous letter of 9th June, the applicant states in their submission that:

"The detached housing in Tyler Drive, which adjoins the site to the south west is of a slightly higher density"

With 16 houses in 0.56 hectares, the density of the proposed development is greater than 28 properties per hectare, this is still greater than either the density of the closest 14 properties in Tyler Drive (c. 18 per hectare) or the whole Badger's Mount development (c. 12 per hectare). In all cases the Tyler Drive density is much less than that of the proposed development. Hence, they cannot argue that the proposed density is in keeping with the existing density.

The applicants also state that:

"The proposed density of the scheme is slightly in excess of thirty dwellings per hectare but this is considered suitable in the context of the surrounding development and the size of the existing properties and their cartilages."

Though the density has now been reduced slightly, this statement is clearly at odds with the surrounding densities in Tyler Drive and the even lower housing density of the remaining properties in Sheerlands Road. In fact, though such a high density of housing may be appropriate for urban areas, it is entirely inappropriate in a rural community such as Arborfield.

2. Outlook of Existing Properties

In view of the changes to the layout of the proposed development, I have revised my comments on the impact on the immediately adjoining properties.

The applicants state:

"Particular attention has been paid to the amenity and the outlook of existing properties which adjoin the site, to ensure their amenity is protected and there is no obvious overlooking"

There are three adjoining properties to this development:

1. The bungalow "Ravenstone" in Sheerlands Road, which will be overshadowed by the two-storey 5-bedroomed house within 10 feet and slightly forward of it. This will substantially harm its outlook.
2. No. 1 Tyler Drive whose rear garden is overlooked by plots 6, 7 and 8, within 10 metres of the boundary fence.
3. No. 29 Tyler Drive whose gardens are overlooked by plots 4, 5, and 6. In addition, both the amenity and outlook of this property will be harmed by the removal of the trees in the area of plots 4-5 and by the presence of the properties.

3. Tree Plan

With the provision of a proper tree plan with the application, it is now possible to comment on this.

We agree with the recommendations of the surveyors that the category A and B trees should be retained and the category C ones retained where possible. However, having received this advice in December 1999, the owners/developers clearly ignored this advice by felling several trees in April 2000, some of which were category B.

Clearly, the three category A trees which are the subject of the TPO must be retained, and hopefully that is not now in any doubt. In addition, there remain a number of category B and C trees, which should be retained. In particular the three large Leyland Cypresses (T18, T19 and T20), which at 20 meters tall dominate the skyline in the area. Many of our neighbours are concerned about these trees, which in many cases were a factor in their choosing of the property. Apart from their obvious visual amenity to the local community we also have concerns that the removal of these three mature trees so close to our property could not be achieved without damage to the property. Removal of these trees will increase the existing drainage problems and could lead to problems with the foundations of the house.

We would also suggest that the medium sized category B Leyland Cypress (T33), which was left by the tree fellers in April should be retained. This is within about three feet of our boundary fence and so close to a mature protected Ash tree that it would be impossible to remove without damage to either or both.

4. Transport Issues

The area has poor public transport provision and as a consequence the vast majority of residents commute to work by car. Surely it is not advisable to build more homes in this area and generate even more traffic into Reading and other surrounding towns. Similarly, car travel to schools is likely given

the distances involved. Local facilities are very limited, journeys of at least 5 miles are required to a doctor and all shops other than the local store/post office.

As a consequence of the reliance on private cars resulting from the above factors, most households will have at least two cars (some houses in Tyler Drive have as many as four). This brings into question the issue of parking provision, with many of the proposed houses being limited to two parking spaces, once visitors and deliveries are taken into account there will be a problem. It is likely that there will be an overspill of parking onto Sheerlands Road, close to the blind bend leading into Tyler Drive. This is dangerous and will lead to problems for traffic exiting Tyler Drive.

Also, we assume that the applicants still propose to remove the boundary fence to Tyler drive between plots 8 and 9 and we would oppose such a move. Even if the intention was only to remove the fence to open up the aspect, as suggested, this would allow people to walk through to Tyler Drive. If, as suggested in the earlier submission the parking provisions are inadequate then residents of the new development will park in Tyler Drive, adjacent to their properties, as an overflow. [Anyone viewing Tyler Drive and Bakers Close will realise that many residents find that a garage and a driveway are insufficient space for themselves, without considering visitors.] The initial 100 metres of Tyler Drive is intended only as an access road and any parking in it will be a major obstacle to traffic flow.

Furthermore, if the removal of the fence is not blocked with bollards or low fencing then, in my experience, someone will undoubtedly drive across the gap and grass verges to avoid some temporary blockage. This will then result in the Council having to repair the damage to the verges and borders.

In any case, any road access into this section of Tyler Drive would be dangerous due to the narrowness of the existing roadway and the presence of new trees along its boundary with the site in question.

Parking or vehicles in Tyler Drive and Sheerlands Road would also be a problem if planning permission were granted, as the developers would undoubtedly not be able to contain their own vehicles within the confines of such a cramped site. This would cause intolerable disruption and danger for residents who have to use these roads.

5. Summary

In summary, we oppose the planning applications on the following major points:

- The density of housing is still much too high for a rural area and greater than that of the surrounding properties.
- The revised plan will still result in the removal of several mature trees, which dominate the local skyline and are of significant amenity to the community.
- Removal of the largest trees is likely to result in future harm to existing properties.
- The layout of properties proposed will harm the amenity and outlook of the existing adjoining properties.
- The planned layout is likely to result in overflow parking into the narrow Tyler Drive and Sheerlands Road, resulting in congestion and danger for road users.

yours sincerely



David and Kirsten Dewhurst

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Date. 7 September, 2000
My ref. AO/O/2000/1444
Your ref. APP/X0360/A/00/1047146

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Dear Miss Bibi

APPEAL BY: THAMESWAY HOMES
SITE: LAND OFF SHEERLANDS ROAD, ARBORFIELD

Further to my letter to you of 5 September, I advise you that at the meeting on 6.9.00, the Council's Development Control Committee resolved to grant permission to application F/2000/1506 subject to a legal agreement. I enclosed a copy of the agenda report for the Development Control Committee on 6.9.00 in my letter to you of 5 September, but if you require another copy please contact me.

I confirm I have sent a copy of this letter to the appellants' agents.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: HGP Planning Consultancy

The Planning Inspectorate

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COPIES TO:
FILE:

Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 4 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I enclose a copy of correspondence from Arborfield & Newland Parish Council.

Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

Arborfield & Newland Parish Council

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PLANNING
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29 August 2000

Attn Miss A Bibi
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Bristol
BS2 9DJ

Re: APP/X0360/A00/1047146 WDC 0/2000/1444
Appeal: by Thamesway Homes Ltd
Site: Land at Sheerlands Road, Arborfield

We understand from Wokingham District Council that the revised planning application for 17 dwellings will be heard on 6th September at the Planning Meeting, therefore this Appeal maybe cancelled.

1.0 Introduction

1.1 Arborfield and Newland Parish Council seeks to provide the Inspector with a written statement as to why we feel that granting permission for 16/17/18 dwellings is unacceptable.

2.0 The Appeal Site and its Surroundings

2.1 The application site for 17 dwellings is on the corner of Sheerlands Road, which leads to Tyler Drive and would replace two existing dwellings.

2.2 The 0.56-hectare site is on the edge of a garrison settlement. Within the settlement is a convenience shop, recreation and community facilities.

3.0 Scope of Evidence

3.1 Previously used land. This site could technically be classified as a brown field site only if the houses were to be demolished. The houses on Sheerlands Road were built with large gardens that reflected a rural settlement and the gardens have an important role to play by giving character to the rural settlement.

3.2 Sustainability. The site is not sustainable and although there is limited facilities in the settlement, the majority of the new residents will rely heavily on private vehicles. The Medical Practice, main line station, shopping, employment centres and schools are not accessible without the use of a private car, with only limited bus routes and schedules. These would generate traffic at odds with the main thrust of government sustainability policies to reduce motorised journeys, especially those by private car.

3.3 Access. As previously stated the site at Sheerlands Road is on the corner, which leads to Tyler Drive an estate of 63 dwellings built on a landfill site. The traffic generated from 16-18 dwellings instead of two dwellings could cause conflict when exiting the proposed development.

3.4 Parking. Four of the proposed dwellings have parking facilities at the rear of the properties behind a fence. It is not recommended to have a rear entrance from the parking bays for security reasons even though this would shorten the distance to the houses. According to the developer these houses are suitable for the mobility impaired but the residents are expected to walk around to the back of the four properties to their cars.

3.5 Open Space. The site is 0.56 and because of the density, provision should be made for young children's play equipment and open space. The design of the site has not taken children into consideration.

3.6 Archaeological Potential. Sheerlands Road formed part of the Old Devil's Highway, the Roman Road to Silchester; while the development at Badgers Mount was taking place important archaeological artefacts were found. Therefore no planning permission should be granted until at least a desk- top survey has been carried out.

3.7 Intrusion. 14 Sheerlands Road is a bungalow; the position of plot 1 will cause a loss of light and over dominance of the neighbouring property.

3.8 Wildlife. There is an abundance of wildlife on the site but unfortunately many of the trees have already been removed in anticipation of permission. The density of the development does not allow for wildlife corridors or extensive landscaping.

3.9 Highways. The visibility from the site will be restricted unless the vegetation is removed from either side of the access but this would detract from the rural appearance of the area.

3.10 Design. Not only is the density too high for a rural environment the layout of plot 1,15-18 bears no relationship to the existing street scene of the neighbouring houses that are set back from the road with large gardens. Admittedly some of the gardens have been sold to the developer of Badgers Mount the outward appearance of Sheerlands remains the same.

3.11 Density. Although the density may comply with PPG3 it is only a guideline therefore the density would be out of keeping with the more spacious setting of the dwellings on Sheerlands Road and the back land development of Badgers Mount. It would also set a precedent for the remaining houses on Sheerlands for future development.

4.0 In Conclusion

4.1 The Parish Council does not object to the re-development of the site in principle but we strongly object to the density, which does not reflect the existing houses or character of a rural settlement.

4.2 The Inspector is therefore, respectfully requested to dismiss this appeal.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

The Planning Inspectorate

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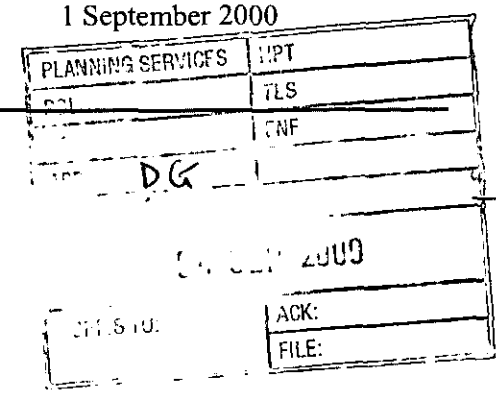
Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 1 September 2000



Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I enclose a copy of correspondence from Mr G Cowan.

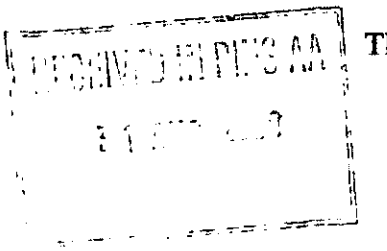
Please do not comment on the correspondence unless you think it raises new points. If you wish to comment, please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Azmat Bibi

Miss A Bibi

211AL



Attn Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ
25 August 00

Re: APP/X0360/A00/1047146 WDC 0/2000/1444
Appeal: by Thamesway Homes Ltd
Site: Land at Sheerlands Road, Arborfield

This planning application has been complicated by the Developer continuing to submit a variety of planning applications, all with minor alterations, finally cumulating with one to be heard by WDC on 6th September at the Planning Meeting. At the same time they have gone to appeal on non-determination. I would like to propose that the appeal be deferred until a decision is take on the 6th. This would permit evidence to be submitted later if the decision is for refusal on the 6th. while saving the expense of an appeal if the decision is for approval.

1.0 Introduction

1.1 As the District Councillor for Arborfield I represent the views of the local residents who are opposed to this development. It is my intention to provide written evidence as to why granting permission is unacceptable.

2.0 The Site and its Surroundings

2.1 The 0.56-hectare site is in the edge of a garrison settlement. The site is not an identified site in the local Plan or in the new Local Plan currently subject to Public Inquiry. It could de considered a "windfall" site only when perfectly good houses are demolished. Within the settlement, but located a long way away, is a Spar convenience shop. Limited leisure, recreation and community facilities are available but have some MOD restrictions. The current Community facilities are to be demolished and the date of their replacement has not been established. The Local Medical Practice is located 5 miles away with no public transport facilities.

2.2 The application site for 17 dwellings is on the corner of Sheerlands Road and Tyler Drive (Badgers Mount estate) and would replace two existing dwellings. The design does not fit comfortably within the existing street scene.

3.0 Scope of Evidence

3.1 **Sustainability and Policies.** A recent Inspectors decision, prior to the new PPG3, for development at the Garrison recognised that the site (Garrison) was not sustainable but as the land was identified as reserve site in the local Plan then the presumption-favoured development. This is clearly not the case with this development. The site is not sustainable and will be clearly be in breach of

PPG3, as the use of the private car will be heavily relied on. The Medical Practice, railway station, shopping, employment centres and schools are not accessible without the use of a private car, with only limited bus routes and schedules. The traffic generated breaches government sustainability policies to reducing car dependence and motorised journeys, especially those by private car set out in PPG3. PPG 3 seeks to reduce car dependence. Promote good design. Promote sustainable development. Avoid large areas of housing of similar characteristics. Location and accessibility of sites to services other than the car. Comply with the physical and environmental constraints e.g. Contamination. In determining planning applications, before development plans can be reviewed, Local Authorities should consider this PPG **as material** considerations especially paragraph's 31 and 32. PPG 3 also recognises the importance of "greening" and use of land that does not compromise the environment and the rejection of poor design. **Development outside urban areas must be only in the most sustainable option.** Any substantial new development should not consist exclusively of housing. Village development must be in character. Paragraph 72 to 74 sets out guidelines to new settlements, which should apply to this development. A net density calculation and other conditions in annex C need to apply. Government Guidelines on Biodiversity and nature conservation need consideration also as does the *DETR Planning for Sustainable Development; Towards Better Practice*, which recognises that

- Lesser amounts of development should on smaller villages, which have basic services.
- Diversity and character of different landscapes must be protected
- Distinctive local context should be enhanced by good quality design of buildings and effective landscaping.
- Draft PPG11 recognises that it is inappropriate to apply advice in other PPG's to rural areas that would undermine the object of sustainability while recognizing lower densities

3.2 **The Site.** Sheerlands Road is a rural cul de sac with a mixture of houses all with large gardens reflecting a rural settlement in which gardens create a unique street scene that recognises the important role they play in giving character to the rural settlement.

3.3 **Open Space.** The density of the site means that no provision has be made for children's play equipment and open space. By not taking children into consideration the natural security proper design would be given to safety has not been applied which again breaches the advice in PPG3 on good design. No provision has been made for POS, Leap's and Lap's and although this may be technically correct it fails the criteria for good design. PPG3 refers to greening but the density of the development actually concretes over the green and the existing green is considerably reduced.

3.4 **Parking.** Some of the dwellings have parking facilities at the rear of the properties in breach of WDC guidelines on security and parking area designs. Another failure to meet the PPG3 advice on good design. Rear entrances from the parking bays also fail the criteria on design and odes not take account on guidelines for the disabled.

3.5 **Archaeology.** Sheerlands Road was on the Roman Road to Silchester. Archaeological finds have been made previously on Sheerlands Road and important archaeological artefacts were found at Badgers Mount directly behind the development site. PPG16 states that no planning permission should be granted until the archaeological value of the land has been determined.

3.6 **Contamination**. PPG23 makes similar emphasis on contamination as PPG16 makes for archaeology. This site is located less than 250 M from a disused household land fill waste site that is currently emitting gasses. The site is adjoining a disused military rifle range and area of storage tanks which the MOD have no record of yet maps identifying these are available from the Southern Electric Company. A local farm much further from this site has had the bomb squad out to remove or carry out controlled explosives on over 400 pieces of ordinance. The site cannot be considered clear of contamination until these factors are dealt with and planning permission should not be granted until the appropriate certificates are obtained.

3.7 **Design and Density.** Draft PPG 11 recognises that it is inappropriate to apply advice in other PPG's to rural areas that would undermine the object of sustainability while recognising lower densities. This is a material consideration when it is recognised that the Local Plan identifies settlements of fewer than 3000 as Rural and this area is considerably under 3000. The density is too high for a rural environment and bears no relationship to the existing street scene. Although the density may comply with PPG3 it is not in keeping with the rest of Sheerlands Road and the development at Badgers Mount. Granting permission would set precedent for development in rural communities and the remainder of Sheerlands Road..

3.8 **Visual Intrusion.** The development will overlook 14 Sheerlands Road (a bungalow) and the properties to the rear on Badgers Mount. Loss of light, visual intrusion and over dominance of neighbouring properties is a serious local residents concern.

3.9 **Wildlife.** The density of the development does not allow for wildlife corridors or extensive landscaping and the existing abundance of wildlife is threatened by this development

3.10 **Highways.** The visibility from the site will be a blot on the landscape compared with existing and will detract from the rural appearance of the area. The proximity of the access to Tyler Drive, which is on an estate of 63 houses, is unsafe.

4.0 In Conclusion

4.1 I do not object to some limited re-development of the site provided the densities fit the street scene, the issue of sustainability and other issues listed in my evidence are addressed, but on behalf of the local residents I most strongly object to the density and design of the site that fails PPG3 in many ways and does not reflect the existing houses or character of the rural area.

4.2 Should the Inspector be mindful to grant the appeal then I respectfully request that the Community needs are met and appropriate contributions offered by the Developer to meet the local infrastructure are approved. I especially

request that contributions to the Local Village Hall to improve the very poor Doctors facilities there, which will be used by the new residents, should be considered as a priority.

4.3 I respectfully request the Inspector to dismiss this appeal

Yours sincerely,



District Councillor Gary Cowan,
Birch House,
Eversley Road,
Arborfield Cross,
Berkshire,
RG2 9 PG.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 September, 2000
My ref. AO/O/2000/1444
Your ref. APP/X0360/A/00/1047146

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Dear Miss Bibi

APPEAL BY: THAMESWAY HOMES
SITE: LAND OFF SHEERLANDS ROAD, ARBORFIELD

Further to my letter to you of 30 August, I enclose a copy of the agenda report for the Development Control Committee on 6.9.00. As you will see, it is recommended that the application (O/2000/1444) would have been recommended for approval.

I confirm I have sent a copy of this letter to the appellants' agents.

Yours sincerely

MRS A ODELL
Senior Planner

cc: HGP Planning Consultancy

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 August, 2000
My ref. AO/O/2000/1444
Your ref. APP/X0360/A/00/1047146

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DX: 33506 – Wokingham

Dear Miss Bibi

APPEAL BY: THAMESWAY HOMES
SITE: LAND OFF SHEERLANDS ROAD, ARBORFIELD

I refer to the above appeal and to my letter to you of 8 August. Following our telephone discussion today, I am formally asking for an abeyance until mid-October. This is because in effect there is a duplicate Full application which will be considered by the next available Committee on 6.9.00 along with the parallel application which has not yet been appealed. However, there is a possibility that a decision may not be made on 6.9.00 if members defer decision for a site visit. In this event the application would be reconsidered by the Committee on 27 September. I will send you a copy of the officers' report when this is made public on 31.8.00 or 1.9.00, but this will clearly only give a recommendation and not a decision. Under the circumstances we are therefore unable to submit written representations by the required date as the LPA has not yet determined whether it opposes the application. I would therefore be grateful if you could grant an extension of time for submission of our statement in accordance with the above timetable, particularly as the appellants' agents have indicated they would withdraw the appeal if the parallel full application is approved.

I confirm I have sent a copy of this letter to the appellants' agents.
Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: HGP Planning Consultancy

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 August, 2000
My ref. AO/O/2000/1444
Your ref. APP/X0360/A/00/1047146

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Miss A Bibi
The Planning Inspectorate
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Tollgate house
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BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: THAMESWAY HOMES
SITE: LAND OFF SHEERLANDS ROAD, ARBORFIELD

I refer to the above appeal which is being dealt with by Written Representations, and note that the statement is due by 22.8.00. However, the application is for a number of houses in excess of the Council's delegation arrangement, and therefore must be considered by the Committee as to whether, if the Local Planning Authority could have determined it, whether we would have approved or refused it. The application will be considered by the next available Committee on 6.9.00 along with the parallel application which has not yet been appealed. However, there is a possibility that a decision may not be made on 6.9.00 if members defer decision for a site visit. In this event the application would be reconsidered by the Committee on 27 September. I will send you a copy of the officers' report when this is made public on 31.8.00 or 1.9.00, but this will clearly only give a recommendation and not a decision. Under the circumstances we are therefore unable to submit written representations by the required date as the LPA has not yet determined whether it opposes the application. I would therefore be grateful if you could grant an extension of time for submission of our statement in accordance with the above timetable, particularly as the appellants' agents have indicated they would withdraw the appeal if the parallel full application is approved.

I confirm I have sent a copy of this letter to the appellants' agents. As I will be away on holiday from 9-29 August, please contact my team leader Mike Thorp on 0118 974 6444 if you need to discuss this matter.

Yours sincerely

AO

MRS A ODELL
Senior Planner

cc: Mike Thorp
HGP Planning Consultancy

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117 9876079
Switchboard 0117 9878000
Fax No 0117 9878443
GTN 1374 6079

PLANNING SERVICES
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08 AUG 2000
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref: 0/2000/1444

Our Ref: APP/X0360/A/00/1047146

Date: 7 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I have received the correspondence dated 4 August 2000 from the appellant's agent. If this has not been copied to you already, please contact the appellant's agent and ask for a copy.

If you wish to comment on the correspondence please ensure that your reply is received in this office no later than 7 days from the date of this letter. Remember to send a copy to the appellant's agent.

Yours faithfully

Miss A Bibi

211AL

01329282380

HGP PLANNING CONSULTANCY

Town Planning Consultants to the Private & Public Sector

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07 AUG 2000
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FILE:

Mrs. A Odell
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

SJ/vn/99.P94
4th August 2000

By Fax: 0118 9746484

Dear Mrs Odell

PLANNING APPLICATION NO F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Further to our recent telephone conversation and on behalf of my client, Thameswey Homes, I am pleased to confirm that they are content to make the following contributions in respect of the above proposal:

a) A contribution to the Education Department for the provision of additional classrooms of £21,013 for primary schools and £13,639 for secondary schools.
b) A contribution of £20,000 to improve highway safety on the highways adjacent to the relevant schools.
c) A contribution of £10,000 to provide for Public Open Space.

I can also confirm that I am happy to run the outstanding planning appeal on the basis of the latest layout plan, that being plan 99.P94.03D. I am pleased to clarify that the four plots at the front of the site will be affordable units and will be provided in conjunction with a registered social landlord.

I trust that this addresses all the outstanding points and that we can now go to committee on the 6th September with a recommendation for approval.

Yours sincerely

MARTIN HAWTHORNE

cc Tony Radford Esq - Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI; Nigel Schofield ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited. Furzehall Farm. Registered in England Reg. No: 2066641

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
Bristol
BS2 9DJ

MH/jr/99.P94
11th September 2000

For the attention of Miss A Bibi

Dear Sir

SITE AT LAND OFF SHEERLANDS ROAD, ARBORFIELD
REF: APP/X0360/A/00/1047146

I am pleased to confirm that as Wokingham District Council resolved to grant planning permission on the above site last week, I can now withdraw the above appeal. I can confirm that I have copied this letter to Wokingham District Council and I trust that the appeal is now formally withdrawn.

Yours faithfully

MARTIN HAWTHORNE

enc

cc Angela Odell, Wokingham District Council
John Fletcher Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI; Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No. 582960331
Reg. Office. HGP Planning Consultancy Limited. Furzehall Farm. Registered in England Reg. No. 2066641

Tel. (0118) 974 6448 (Direct Line)
Date: August 4. 2000
My ref: 0/2000/1444
Your ref: APP/X0360/A/00/1047146

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Thameswey Homes Ltd
SITE: Land off Sheerlands Road, Arborfield

With reference to this appeal, I enclose a copy of the completed questionnaire with requested documents.

I have also sent a copy to the appellant/ agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. August 4, 2000
My ref: 0/2000/1444
Your ref: 99.P94

HGP Planning Consultancy Ltd
Furzehall Farm
Wickham Road
Fareham
Hants

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

Dear Sirs

APPEAL BY: **Thameswey Homes Ltd**
SITE: **Land At Sheerlands Road, Arborfield**

With reference to this appeal, I enclose a copy of the completed questionnaire with enclosures.

I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES
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APP
27 JUL 2000
COPIES TO: ACK:

Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Shute End
Wokingham
Berkshire
RG41 1BN

Your Ref:
0/2000/1444

Our Ref:
APP/X0360/A/00/1047146

25 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY THAMESWAY HOMES LTD
SITE AT LAND OFF, SHEERLANDS ROAD, ARBORFIELD

I have received an appeal form and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeal is not acceptable, I will write again.

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeal. Unless you tell me otherwise, I will assume that you do not wish to exercise your right to be heard.

As you know, if you agree to the written procedure, you are required to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. You should tell interested persons that any comments they have on the appeal should be made in writing and sent directly to me within the next 28 days. **Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.**

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaire together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaire and supporting documents do not comprise your case. Please keep the statement concise as recommended in Appendix 1 of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to the timetable set out above. Inspectors will not accept representations at the site visit, nor will they wait for representations. Having drawn your attention to the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference number. If you have any questions, please contact me.

Yours faithfully

Miss A Bibi
102

Planning obligations – section 106 agreements

A planning obligation, often referred to as a section 106 agreement, is either a legal agreement made between the LPA and a `person interested in the land', or a legally binding undertaking signed unilaterally by a person `interested in the land'.

If you intend to rely on an obligation made under section 106 and your appeal is being dealt with by written representations, we must receive a completed, signed and dated copy before the date of the site visit.

If your appeal is being dealt with by a hearing or inquiry, we must receive a final draft of the obligation 5 working days before the hearing or inquiry opens. Obligations should be completed by the close of the hearing or inquiry.

An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224 Facsimile 01329 282380
E-mail: enquiries@hgppc.co.uk Website www.hgppc.co.uk

Ref: 0/2000/~~xxx~~ ☑ For your information ☐ As requested ☐ Please let me have your comments

Enclosed: Copy of p/g appeal

PLANNING SERVICES	RPT 32154
POL	TLS
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APP	
CS	DG
24 JUL 2000	
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	FILE:

With Compliments

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
Bristol
BS2 9DJ

SJ/jr/99 P94
21st July 2000

Dear Sir

OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 16 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING
LAND AT SHEERLANDS ROAD, ARBORFIELD, READING

Please find enclosed the forms and supporting information for the above planning appeal submitted on behalf of Thameswey Homes Limited.

I can confirm that a copy of the appeal has been sent to Wokingham District Council.

Yours faithfully

SYLVIA JEZEPH

enc

cc Wokingham District Council
G Bell. Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI; Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

PLANNING SERVICE
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24 JUL 2000
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Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: THAMESWEY HOMES LTD

Address: CARLTON HOUSE, ANCELLS BUSINESS PARK, ANCELLS ROAD, FLEET, HANTS

Postcode: GU13 8UN Reference:

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: Fax No:

Agent's Name (if appropriate): HGP PLANNING CONSULTANCY LTD

Agent's Address: FURZEHALL FARM, WICKHAM ROAD, FAREHAM, HANTS

Postcode: PO16 7JH Reference: 99.P94

Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01329 220224 Fax No: 01329 282380

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:

O/A FOR THE PROPOSED ERECTION OF 16 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING

Address of the Site:

LAND AT SHEERLANDS ROAD, ARBORFIELD

Postcode:
Failure to provide the postcode may cause delay in processing your appeal.

National Grid Reference (see key on OS map for Instructions).
Grid Letters: Grid Numbers
eg TQ:298407

SU 765 653

Date and LPA reference number of the application you made and which is now the subject of this appeal:

0/2000/1444 18.5.00

Date of LPA notice of decision (if any):

-

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any DOE reference number here: NO

(Rev 1996)

C. REASON FOR THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- **(* Delete as appropriate)** **(✔)**

1. to *refuse/grant subject to conditions, planning permission for the development described in Section B. [ ]

2. to *refuse/grant subject to conditions, approval of the matters reserved under an outline planning permission. [ ]

3. to refuse to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission. [ ]

Or the failure of the LPA:-

4. to give notice of their decision within the appropriate period on an application for permission or approval. [X]

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURE - These are described fully in the booklet 'A guide to planning appeals' which accompanied this form.

1. WRITTEN REPRESENTATIONS [X]

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) [ ]

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... [ ]

.....

3. HEARING Although you may prefer a hearing, the LPA need to agree to this procedure and the Inspectorate must consider your appeal suitable. [ ]

E. ESSENTIAL SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA; [X]

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; [X]

3. Plans, drawings and documents forming part of the application submitted to the LPA; [X]

4. The LPA's decision notice (if any); [ ]

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: 7.6.00 (Tree survey) 5.7.00 (revised plans) [X]

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map). **(Failure to submit this can delay your appeal).** [X]

Copies of the following should also be enclosed, if appropriate:

7. If the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission; [ ]

8. Any plans, drawings and documents sent to the LPA but which do not form part of the submitted application (eg drawings for illustrative purposes); [ ]

9. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:..... [ ]

F. APPEAL SITE OWNERSHIP DETAILS

IMPORTANT: THE ACCOMPANYING NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED. CERTIFICATES A AND B ARE GIVEN BELOW. IF NEEDED, CERTIFICATES C AND D ARE ATTACHED TO THE GUIDANCE NOTES.

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED (*) AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I certify that:

On the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates.

OR

CERTIFICATE B

I certify that:

I have/the appellant has *given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the guidance notes) of any part of the land to which the appeal relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served
	PLEASE SEE ATTACHED LIST	21.7.00

I further certify that:

AGRICULTURAL HOLDINGS CERTIFICATE (TO BE COMPLETED IN ALL CASES WHERE A, B, C OR D OWNERSHIP CERTIFICATE HAS BEEN COMPLETED)

* None of the land to which the appeal relates is, or is part of, an agricultural holding.

OR

** I have/the appellant has *given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

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

*** Delete as appropriate. If the appellant is the sole agricultural tenant the first alternative should be deleted and "not applicable" should be inserted below the second alternative.**

Signed ..... (on behalf of) THAMESWEY HOMES of HGP PLANNING CONSULTANCY LTD

Name (in capitals) SYLVIA JEZEPH Date 21st July '00

GOUNDS OF APPEAL

The appellants, Thameswey Homes, are seeking outline permission for the construction of 16no houses (Revised site plan Drg no 99 P94 02/A) on a site within the built area identified on the Local Plan Proposals Map as Arborfield Garrison.

Policy WBE21 states that "within the development boundary of Arborfield Garrison there will be a similar presumption in favour of development to that applying to other settlements." The Local Plan describes the Garrison as possessing the essential qualities of an identified settlement containing retail, recreational and community facilities. The area also generates a considerable amount of employment

The appeal site extends to 0.56 HA comprising the gardens of three properties which would be demolished. Under Policy WH1 redevelopment will be considered favourably which makes the best use of land in built-up areas. At a density of approximately 30 units to the hectare the proposed development reflects the guidance of PPG3 in making best use of previously developed land whilst protecting the character and amenity of the surrounding area.

The proposals would provide a variety of house types/sizes to accommodate a mix of households with 25% of the units being affordable homes.

To ensure the privacy and outlook of existing residential development acceptable distances are maintained between the proposed and existing houses adjoining the site. Trees of amenity value and in good condition will be retained and protected.

The access details as proposed have been agreed with the Highway Authority. Off street parking is provided to Local Plan standards and provision has been made for the on- site turning of service vehicles.

In conclusion the appeal proposal complies with both the policies of the Local Plan and by providing an additional 13 houses makes efficient use of a Brownfield site.

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents relating to the application not previously sent to the LPA has been sent to them. I undertake that any future documents submitted in connection with this appeal will also be copied to the local planning authority at the same time.

Signed ..... (on behalf of) THAMESWEY HOMES LTD

of HGP PLANNING CONSULTANCY LTD

Name (in capitals) SYLVIA JEZEPH ..... Date 21.7.00

The Planning Inspectorate is registered under the Data Protection Act 1984, so that we may hold information supplied by you on our computer system for the purpose of processing this appeal.

CHECKLIST - Please check this list thoroughly to avoid delay in the processing of your appeal.

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section F.

◆ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to:

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

◆ **2ND COPY: Send one copy to the LPA**, at the address from which the decision on the application (or any acknowledgements, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

◆ **3RD COPY: For you to keep**