APPLICATION NO:
F/2000/1074

LOCATION:
269 - 273 Barkham Road, Wokingham.

APPLICANT:
Bewley Homes Plc C/O Philip Design Associates

PROPOSAL:
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

EARLIEST DATE FOR DECISION: **01/05/2000**

APPLICATION EXPIRY DATE: **25/05/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

PLANNING
POL
DC
APP
GS
Date 17 OCT 2000

Appeal Ref: APP/X0360/A/00/1044914
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the proposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

APPENDIX 'B'

List of plans:

	F/2000/1074	F/2000/1075
Site Survey	✓ 99.73.030A	99.73.030A
Location Plan	✓ 99.73.020	99.73.020
Site Plan	✓ 99.73.021A	99.73.021B
Site Plan showing tree survey	✓ 99.73.021	99.73.021
Plots 1 and 2	✓ 99.73.022	99.73.022
Plot 3	✓ 99.73.023	99.73.023A
Plot 4	✓ 99.73.024	99.73.024
Plot 5	✓ 99.73.026	99.73.026
Plot 6	✓ 99.73.027	
Plots 7 and 8	✓ 99.73.028A	99.73.028A
Plot 9	✓ 99.73.029	99.73.029
Street scene		99.73.031 A

Turning head – illustrative

For tree report refer to F/2000/1075

File F/2000/1074

Basia Polnik

From: Andy Glencross
Sent: 09 October 2000 15:05
To: Basia Polnik
Subject: Potential for Great Crested Newts at 273 Barkham Road.

Hi Basia

I visited the above property on the 29th September 2000. I inspected the pond that is alleged to contain newts, no signs of newts (great crested or otherwise) were seen.

The pond does not appear to be a likely location for great crested newts as it is quite small and shallow (less than 0.5metres). In addition there iis a relatively high fish population (Koy Carp/Goldfish).

It is not possible to state categorically that there are not great crested newts in this pond, a professional survey at the appropriate time of year would establish this.

I hope this is of help to you Basia

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

File

The Planning Inspectorate

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

Direct Line DC 0117-9876079
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GTN 1374-6079

PLANNING SERVICES | HPT
POL | TLS
02 OCT 2000
COPIES TO: | ACK:
FILE:

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 29 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I enclose a copy of correspondence from Kaye Dix.

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.

Any target given to you for sending out the appeal decision may be missed because of correspondence at this stage.

Yours faithfully

Miss A Bibi

211AL

300 Barkham Road
Wokingham
Berks
RG41 4DA

Tel: 0118 978 3395

29 September 2000

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

Dear Miss Bibi

Your ref: APP/X0360/A/00/1044914
Wokingham District Council (WDC)
Planning Application No: F/2000/1074
Proposed Development at 269 - 273 Barkham Road, Wokingham, Berks

Further to your visit on 26 September 2000 to the site of the above captioned application, I would like to take this opportunity, albeit somewhat belatedly, to make my representations for your consideration.

I have two areas of concern with respect to this application, namely:

- The application of the planning process by WDC and
- WDC's refusal of the parallel application No: F/2000/1075

We were informed of the proposal for the above site under ref F/2000/1075. We had some reservations about the number of proposed dwellings but inspection of the plans provided by one of the land vendors revealed no serious objections from this property. We privately expressed the opinion that six properties may have been more appropriate but recognised the current government views on land usage would help the application.

In consequence we raised no formal objection to the application.

On balance we felt that this site could only benefit from the selective, good quality development being proposed by Bewley Homes. We have now been advised by a neighbour who attended the Informal Hearing that we have been excluded from the correspondence loop about all matters arising from the application No F/2000/1075 because we raised no formal objections to that application.

continued .....

My concerns about WDC's handling of this proposed development application is further compounded by the revelation, following the Planning Committee's visit to the site, that there is a parallel application which is the subject of your current deliberations (F/2000/1074). Had the Council approved the application No F/2000/1075 I could understand why we heard no more. Their refusal, particularly on the grounds stated, represents a considerable alternative view of allowable land use that until now I have had no opportunity to consider and respond to.

Additionally, at no time have the planning department advised us of this other application, thus denying the opportunity to either comment or to understand that other factors were being brought into play.

I feel very strongly that I have been denied the proper consultative process.

WDC's Reasons for Refusal of Application No F/2000/1075

Whilst I understand that your are solely concerned with Application No F/2000/1074, I believe the following points are pertinent to your deliberations.

As mentioned in the previous section, I only discovered the reasons for refusing Application No F/2000/1075 from a neighbour who attended the Informal Hearing in relation to Application No F/2000/1074. I now understand the council considers the development should contain up to 15 units. I understand that this is in recognition of the government's view on land usage. My very real objections to this stance by the council are as follows:

- The government views on land density can only be global and the local process must be allowed flexibility to cater for the specific needs of the local district. Indeed, over recent years the local process has been rigorously supported by the planning appeal system. I have been informed by the local planners that the Local Plan is in draft format only and not an approved control policy document. Accordingly, I would submit that the council are attempting to impose a government guidance into an unsuitable local situation.

- The council's views on the number of units are inconsistent with the existing built environment. Whether the planners like it or not, the established density in the immediate and surrounding area is lower than the application under F/2000/1075 and F/2000/1074 let alone the density seemingly proposed by the council in their refusal letter dated 11 September. At the moment the density in the area is four per acre compared with the application at six per acre and the planning department's views of ten per acre. Whilst the numbers seem small, the proportional increases from the existing are 150% and 250% respectively. If the site is considered in isolation, the increases are, from a base of two per acre, 300% and 500% respectively.

  This is significant by any terms of reference. I submit that the built environment that is in my immediate location is being severely affected.

- I can only estimate the number of traffic movements that 15 units as opposed to 9 units would generate. However, the Barkham Road has high levels of fast moving traffic throughout the day. Long standing queues at peak hours are a twice daily occurrence, not an isolated condition.

continued .....

- As mentioned, I had a reluctant acquiescence to the application because of the number, considering six units to be more appropriate. I fail to understand how the council can consider fifteen units can be accommodated in this site and protect the current physical amenity enjoyed by the residents.

- Barkham Road is a location that enjoys a popular regard in the town because of its ability to provide individual properties in reasonable plots, providing and satisfying a range of accommodation needs. The housing stock is being continually improved and any attempts to increase densities to the level suggested by the council will detract from the amenity offered by the location.

  Barkham Road was classified by the planners some years ago as a 'green arterial route' into the town which warranted special protection. How soon those ideals appear to have been abandoned.

- WDC has a long history of being unable to meet the housing needs of the district. The reluctance to allow the boundaries of the town to expand has led to a policy of every available site in and around the town centre being developed. The consequence of this is that the pleasant, well spaced character of the town is being continually eroded. I firmly believe that WDC should not attempt to meet its housing needs by such as their proposal here where they are seeking to impose their ill-conceived views on those least able to defend themselves when the planning process is so poorly administered.

- The council also cites objections to the two three-storey properties at plots 1 and 2 and, I quote, 'the proposed dwellings on plots 1 and 2, by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area ... '. Paradoxically we feel that these particular properties are a good attempt to introduce individuality whilst making best use of the existing topographical feature.

- I believe that the mix of dwelling sizes proposed by Bewley Homes is appropriate and in keeping with the location.

In summary, I would conclude that we have no real objections to the application under consideration but very real objections to the council's views on density which are wholly unsuitable for the area and which we believe would be applied if the appeal under your consideration is refused.

Yours sincerely

Kaye Dix

pp Stephen Dix **ARICS**

~~To:~~ From:
Public Rights of Way

~~From:~~ To:
Mrs B Polnik

Date: 07 April 2000

Application Number: F/2000/1074

Proposal: Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application)..

Site Address:
269 - 273, Barkham Road, , Wokingham.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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

No objections to this application as long as Public Right of Way Wokingham Footpath is not obstructed and the min width is kept a 2 1.n metres

14.4.2000

To:
Public Rights of Way

From: Mrs B Polnik

Date: 07 April 2000

Application Number: F/2000/1075

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)..

Site Address:
269 - 273, Barkham Road, , Wokingham.

Applicant:
Bewley Homes Plc C/O Philip Design Associate.

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

Tel: 0118 974 6450

Date:

My ref: F/2000/1075

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Cllr. Mrs Morrios

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

Dear Councillor

Application Number: F/2000/1075
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1075**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

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

Tel: 0118 974 6450

Date:

My ref: F/2000/1075

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

Dear Councillor

Application Number: F/2000/1075
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1075**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: 0118 974 6450

Date:

My ref: F/2000/1075

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/1075
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1075**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 January 2001
My ref. JRM/SB/F/2000/1074; 1075; 2907; 2908
Your ref.

38420

The Rt. Hon. John Redwood, MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute[illegible]ngham
Berkshire R[illegible]1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

MR P A JALLAND, BARKHAM ROAD, WOKINGHAM

Thank you for your letter of 4 January enclosing a letter from Mr Jalland who is objecting to planning applications for development on land next to his property. You also enclosed a copy of your reply to him.

The applications will be considered by the Development Control Committee and I will ensure that both Mr Jalland's views and those of yourself are put forward to the Committee so that Members may take them into account in making their decision.

Thank you for drawing this matter to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

04 January 2001

John Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

38420

Dear Mr Mitchell

I enclose a letter from my constituent, Mr P A Jalland, and a copy of my reply. I do hope the Council will look at this application by Bewley Homes again and put a stop to a totally unsuitable development.

Yours sincerely

[illegible]	HPT
POL	TLS
DC JRM	ENF
APP	
CS	
08 JAN 2001	
COPIES TO:	ACK: 9/1/01
	FILE:

Reply Req

Encls

Email: redwoodj@parliament.uk

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

04 January 2001

P A Jalland Esq
275 Barkham Road
Wokingham
Berkshire
RG41 4BY

Dear Mr Jalland

Thank you very much indeed for your letter. I think the behaviour of the Council is outrageous and I do wish they would drop any idea of higher density development in this area. It is guidance from the Government but not mandatory and it certainly does not fit in with our local environment. I am writing to the Council on your behalf and hope we can see off this unwelcome proposal, but unfortunately the Council is often unreasonable in these matters and seems to be the creature of a government determined to damage our environment more rapidly and dramatically.

Yours sincerely

Email: redwoodj@parliament.uk

275 Barkham Road
Wokingham
Berks
RG41 4BY

Rt. Hon. John Redwood, MP
House of Commons
Westminster
London SW1A 0AA

13th December, 2000

Dear Mr. Redwood,

Re: Wokingham Planning Issues and PPG3

I'm pleased to note from what you say in your 'Westminster Diary' in today's *Wokingham Times* that you feel strongly that Wokingham people's lives are "being made a misery" because "too many houses have been built around here". I concur heartily. I also note that you say the first thing to be done is for the Government and Council to cancel their "crazy plans to build vast new housing estates in mid-Berkshire". I would normally concur again, but, as I am learning to my personal cost, it appears that they have to be built somewhere and the alternative potentially hurts much more. This all gives rise to my (and I predict many more like me in the future) more local issue that I feel I must draw your attention to. I will try and cut my long story short.

Back in April this year a Developer submitted a planning application to WDC to demolish three dwellings (bungalows) adjacent to mine and erect nine in their stead. Nine new two-storey homes on the adjacent 1.5 acres was <u>not</u> exactly what I wanted having come here nearly 9 years ago from Lower Earley. I duly complained. You can imagine my pleasure when (in September) the Council, and latterly (on appeal) the DETR Inspector, turned it down. However, and here's the rub, neither were actually supporting my objections. The main reason why they refused the permission was because the proposed density and mix of dwellings would have been significantly below the minimum required by the Government's *Planning Policy Guidance Note 3: Housing* (PPG3) and the local Planning Authority's emerging development plans!

At this point perhaps you've guessed what's happened next. Yes, the Developer has just submitted another plan for 15 homes (nine are two-bedroomed) that I fully expect to be 'rubber stamped' by WDC's Development Control Manager in the near future, whatever I have to say. I have attached a photocopy of the location and site plan so that you can see the abomination for yourself.

Presumably you live locally. Can you begin put yourself in my position? What would you feel? The same planning office permitted me to plough £150,000 into renovating and extending my property 18 months ago and now look what I'm faced with. Regrettably, I have even felt desperate enough to try selling up in order to escape, but as soon as someone discovers the threat of the development they either reduce their offer significantly or draw back completely. I am in an intolerable and seemingly hopeless situation. <u>You</u> could be next .....

Given the particular location of this proposed development, in one of the towns green arterial routes, I feel that WDC are attempting to apply some of the newer emerging criteria in an over zealous manner. This all gets to be quite complex, but in relation to 'designing for quality' PPG3 says "there should be designs and layouts which make more efficient use of land without compromising the quality of the environment". I hope you'll agree that in this case they aren't taking enough account of <u>this</u> particular environment and are trying to implement something more appropriate for many other locations in or around the town. There will also be a loss to the visual amenity when several trees disappear. Please don't get me wrong; I support much of what is being aspired to and I recognise that new homes have to go somewhere. The problem is, I suspect many Wokingham residents, like myself and my family, came and settled here because of the kind of environment afforded locally. When word of what's going on starts to get about, like me, they will begin to try and get away in large numbers. I know Diane King supports everything I'm saying – but she may need support.

Anyway, to conclude, assuming you are equally concerned, I'm not sure what, if any, pressure you may be able to bring to bear on this individual case or on the situation in general, but I would ask that you please try. Thank you.

Yours sincerely,

P A Jalland

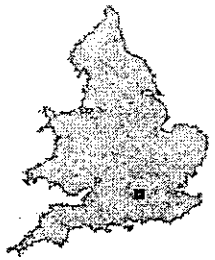
ENVIRONMENT AGENCY

Available in Welsh soon!

feedback | search | keywords

Your environment

intro maps location question register download tell me more help



Zoom In
Zoom Out
Move to a Point
What's that on the map?
Refresh Maps

Select tool above, check the Query Layer (next to the Data Layers) and click the map. More Help?

Scale: 1: 18750

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GD03177G0000



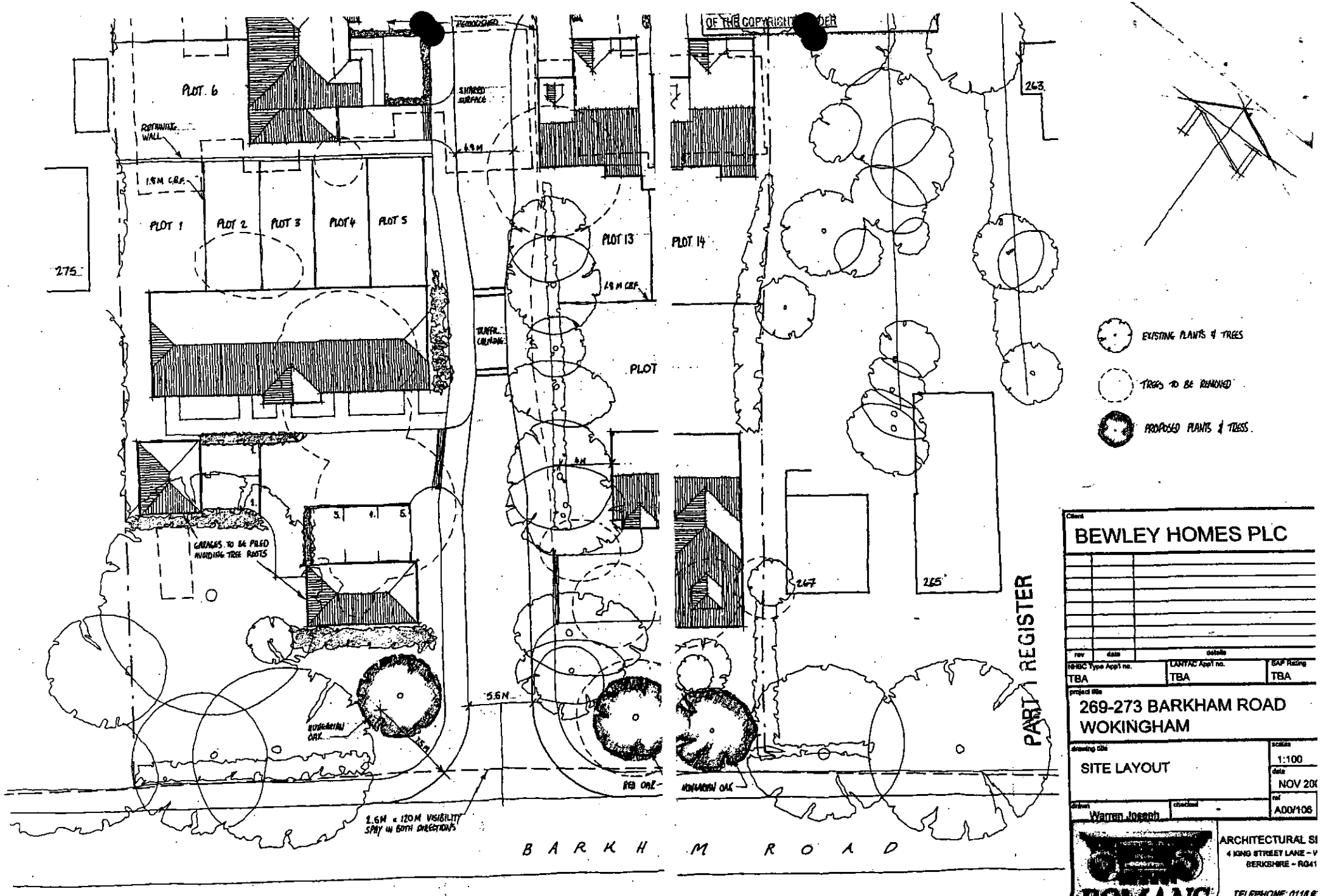
Query Layer | Show Layer

Data Layers

- Pollution Inventory *[tell me more]*
- Bathing Waters *[tell me more]*
- River Quality *[tell me more]*
- Agency Offices *[tell me more]*
- Indicative Floodplain Maps *[tell me more]* — River / Sea
- Groundwater Protection Zones *[tell me more]*
- Discharges to Sea *[tell me more]*

Click a symbol above to find out more.
What data do YOU want us to put here next?
Email us now

Site Location



OF THE COPYRIGHT HOLDER

Client
BEWLEY HOMES PLC

rev	date	details

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
SITE LAYOUT

scales 1:100

date NOV 20(

drawn Warren Joseph

checked -

ref A00/106

ROMANS
ARCHITECTURAL SI
4 KING STREET LANE ~ V
BERKSHIRE ~ RG41
TELEPHONE: 0118 9
FAX: 0118 956 6
E-MAIL: romans@roma

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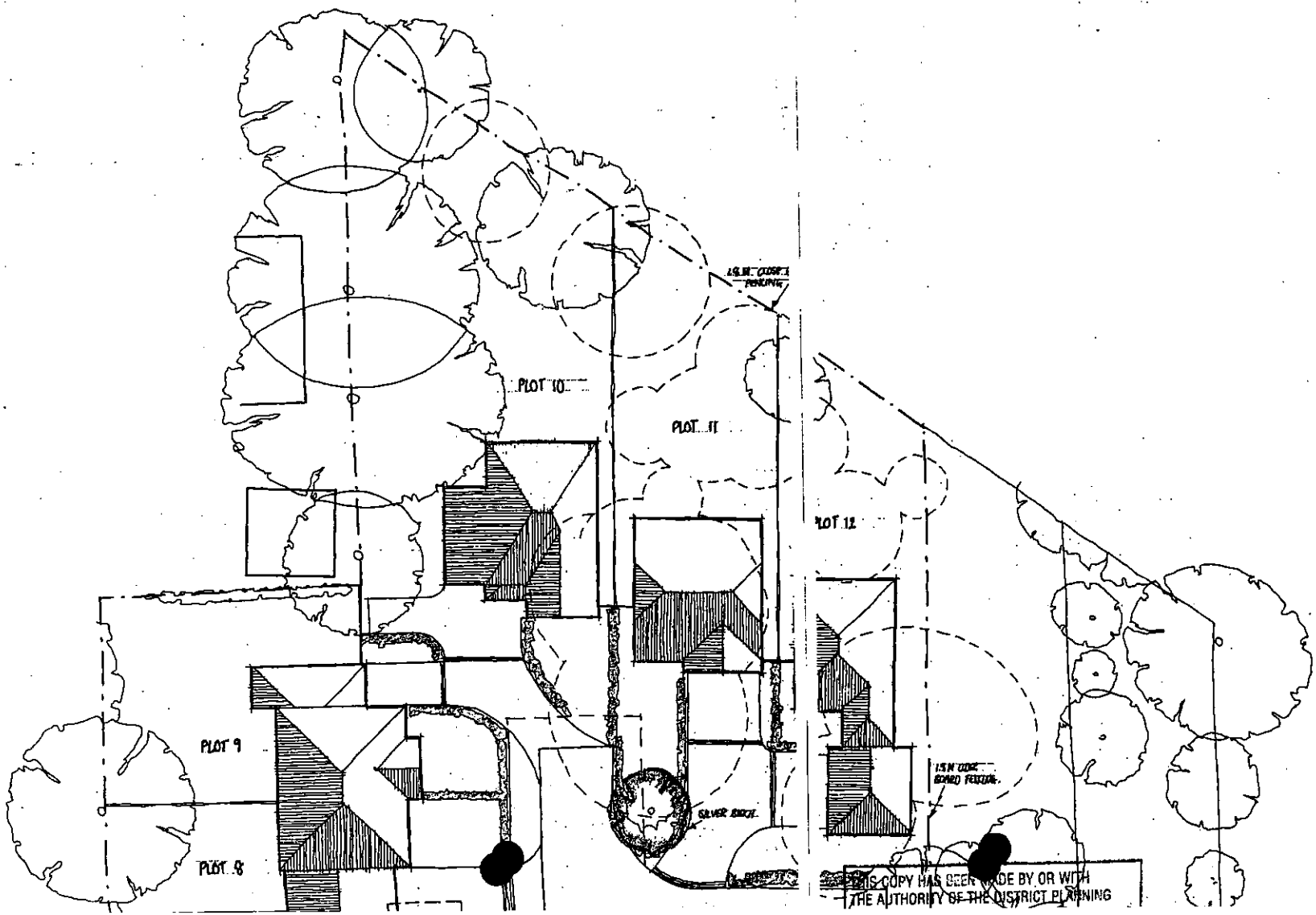
Romans Professional Services is a division of The Romans Group



THIS COPY HAS BEEN MADE BY OR WITH
THE AUTHORITY OF THE DISTRICT PLANNING

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1074

Applicant : Bewley Homes Plc C/O Philip Design Associates.

Location : 269 - 273, Barkham Road, , Wokingham.
Proposal : Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Site Notice Displayed ? :

YES	NO	DATE
✓		3.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 3.5.00

Date Registered : 30/03/2000

Earliest Date for Decision : 01/05/2000

Latest Consultation Date/Site Notice Expiry Date : 01/05/2000

Application Expiry Date: 25/05/2000

Consultation Responses :

APPEAL AGAINST NON-DETERMINATION
Received 19.6.2000

Planning Issues : Duplicate appln. F/2000/1075

refer to F/2000/1075 for observation letters and consultation responses.

Application Number: F/2000/1074

Appraisal :

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

Application Number F/2000/1074
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 269 - 273 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/1074

OFFICER: Mrs B Polnik

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: 0118 974 6450

Date:

My ref: F/2000/1074

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

Dear Councillor

Application Number: F/2000/1074
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1074**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: 0118 974 6450

Date:

My ref: F/2000/1074

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

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Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1074**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: 0118 974 6450

Date:

My ref: F/2000/1074

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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

Dear Councillor

Application Number: F/2000/1074
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

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This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1074**
269 - 273, Barkham Road, , Wokingham.
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D King

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

PLANNING
POL
CS
14 JUN 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1074

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)

Site Address: 269 - 273 Barkham Road, Wokingham.

Applicant: Bewely Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **12/06/2000**

No objection to visibility splays shown on additional plans - drawing nos. 99.73.021A & 030A.

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

Date: 02 June 2000

To: Case Officer

We have received Additional PLans for the following planning application:

Application Number: F/2000/1074

Location: 269 - 273, Barkham Road, Wokingham.

Proposal: Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Applicant: Bewley Homes Plc C/O Philip Design Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing visibility splays. Drawing nos 99.73.021A & 030A.

Comments are required by 12/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
CS
03 ... 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1074

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings
(Duplicate Application)

Site Address: 269 – 273 Barkham Road, Wokingham

Applicant: Bewley Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **01/05/2000**

Inadequate parking for plots 4,5,6,7,&8
Sight lines at the entrance to the site are restricted

SIGNED: _____ **DATE:** 05/05/00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1074

Proposal:
Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Location:
269 - 273, Barkham Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~FEE NOT~~ VALID 30/3/00	Map No. 82 Site 0:53
Officer: BP | Application No. F/2000/1074	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 9 DWELLINGS AND DEMOLITION OF EXISTING 3 DWELLINGS (DUPLICATE APPLICATION)

Location: 269 - 273 BARKHAM ROAD

Parish: WOKINGHAM Ward: Ewen ~~FP~~ 14

Applicant: BEWLEY HOMES

Fee Received 1710-00 Required ..... Additional ..... Refund .....

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

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Plot 7+8 Utility room door not shown on elevations	✓	3/3
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Tree Survey in accordance with BS 5837	✓	30/3

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : x 2 Parish Council Informed - YES / ~~NO~~

BARKHAM RD
FOOTPATH TO REAR

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	(NK) .....
Trees	(NK) .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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	: BARKHAM
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:

.....

.....

.....

NEIGHBOURS:

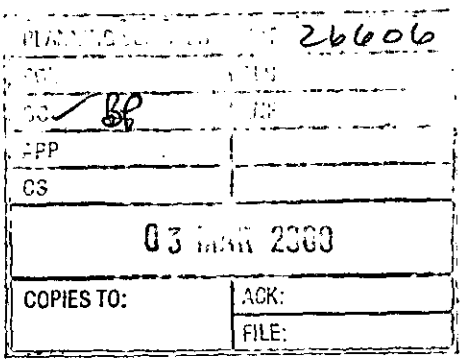
19 ~~THE SHIRES~~
~~275 & 267~~ BARKHAM RD
1-6 Blandford Drive
1-5 Sandy Lane
255-293 Barkham Rd
292-326 " "
11-19 The Shires

30.MAR2000* 1074

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Planning Department
P O BOX 157
Shute End
WOKINGHAM



2nd March 2000

Att. Mrs Polnik

Dear Mrs Polnik

RE: 269 - 273, BARKHAM ROAD, WOKINGHAM

With regard to your letter of the 25th February 2000 I enclose twelve copies of drawing numbered 99 73 028A showing the utility door. Would you please attach them to our application.

We have asked for a tree survey to be undertaken and will forward it shortly.
confirmed by phone 3/3.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES

Recd 16.2.00 HH

30.MAR2000* 1074

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire RG40 1BN

16th February 2000

Dear Sir

RE: 269-273 BARKHAM ROAD WOKINGHAM

We enclose our duplicate detailed planning application for the redevelopment of the above site. The applications consist of our Client's cheque for £3,420.00, 2 copies of Certificate B, 12 copies of the application forms and drawings No. 99.73.020 - 024 and 026 -030.

We also enclose copies of the Notice and letters sent to the owners of the land for your records.

If there is any further information you require please be kind enough to let us know.

Yours faithfully

Richard V Gandy
PHILIP DESIGN ASSOCIATES
Enclosures
CC Bewley Homes Plc - Basingstoke.

ADDRESS 269 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3167		GARAGE	24 3 37	APP
6479	MR R. WILLIAMS	CAR-PORT	15 4 66	REF
7214	"	"	20 5 68	APP
16225	R.P.WARCHANT	S/S. EXTENSION	6.10.86	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 273 BARKHAM ROAD PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44674	MASTER UNDERHAY	GARAGE	31.5.76	APP
TP1555	"	" GARAGE	12.7.76	-
R/74/69 7622	MR. C. GEORGE	S/STOREY EXTENSION	5.6.69	APP.
*BR 11	"	ENLARGEMENT OF MAIN	22.1.74	APP.
20004	"	EXTENSION	14.2.74	-
BR 3328	"	PLAYROOM	28.8.75	APP.
03342	"	PLAYROOM	2.10.75	N/D
13359	MR. A. MAGILL	S/STOREY EXTENSION	5.6.80	N/A
AR15311	"	EXTENSION	2.9.80 5.8.80	REC'D APP REC'D
31617 (SANDY LANE BOV.)	MR. & MRS T. WILLIAMS	DET. H. & G. R/O	29.9.88	
35356	Mr. R. Hill MR. R. HILL	S/SHR-Break.Rm - S/SC/F-Hall+Porch BREAKFAST ROOM / HALL / PORCH	2.4.90 14.3.90	APP
BR1 8605				

DATE OF COMPLETION *BR 11 - cancelled by WDC 9.3.77.

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 269 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P.1619	MRS BENCH	DWELLING AT REAR	13 10 55	
C/70/60	MR A SIZELAND	"	9 2 60	
C/43/65	MR H WILLIAMS	GARAGE AT REAR	24 6 65	
C/25/67	"	" "	2 6 67	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 271 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7967

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P 1134	SALEM	SHOP DWELLING HOUSE	9 2 56	N/A C/A
C/23/60	MR CLARKE	ALT ELEVATION & DRAINAGE	14.7.60	N/A C/A
03993	Mr & Mrs Leslie	Double garage + Conv ex garage to granny	20 2 76	N/A C/A
99/70648/F	Mr I Dunn	S/st rear + s/st/ front extns	22-12-99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

30.MAR2000* 1074

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
MR+MRS WAREHAM	269 BARKHAM RD	16 FEBRUARY 2000
MR+MRS DUNN	271 BARKHAM RD	
MR+MRS HILL	273 BARKHAM RD WOKINGHAM RG41 4BY	

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 . . . . . .

On behalf of BERKELEY HOMES PLC.

Date 16.2.2000

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

Tel: (0118) 974 6450 (Direct Line)
E-Mail: blp10@wokingham.gov.uk
Date: 25 February 2000
My ref: BP/

30.MAR2000* 1074

Philip Design Associates
64 Portsmouth Rd
Guilford
GU2 5DU

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 Mr Gandy

RE: PROPOSED ERECTION OF 9 DWELLINGS AND DEMOLITION OF EXISTING 3 DWELLINGS AT 269-273 BARKHAM RD

I refer to your 2 planning applications received on the 17th February 2000 for the above mentioned proposal and write under the terms of Article 3 (2) of the Town & Country Planning (General Development Procedure) Order 1995 to advise you that it is not possible to determine your application unless the following information is supplied.

(i) A Tree Survey in accordance with BS:5837

(ii) Elevations showing the utility room door on Plots 7 & 8 rec'd 3.3.00

I look forward to receiving this information at your earliest convenience

Yours sincerely

BP

B. POLNIK (Mrs)
Senior Planning Officer

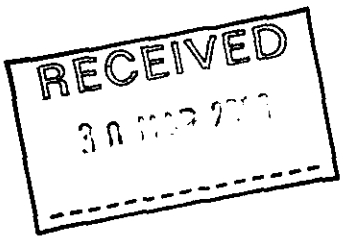
A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone: 01483 532786 • Mobile: 0860 742359 • Fax: 01483 534836 • E-mail: AFTS@msn.com

30.MAR2000 1074

Mr A Brooks
Bewley Homes plc
Field House Barn
Chineham Lane
Sherbourne St John
Basingstoke
Hants RG24 9LR



Our Ref: 99056L1.RDG
28March 2000

Dear Mr Brooks

Trees – 269/273 Barkham Road, Wokingham

Further to your instructions and our site meeting I surveyed trees at the above site on 14 & 24 March 2000. Enclosed is my tree survey schedule and plan which has been colour-coded to indicate the condition of individual trees.

There are no trees in the high category (A – green). The moderate category trees (B - blue) are therefore the best trees on this site and can be retained as individuals or part of a group. Trees in the low category (C - brown) should not be retained as individual specimens but only as part of a group of, preferably, better quality trees and where they are not a significant constraint on development. All trees in the fell category (D - red) must be removed in any event. Trees in this category will normally be exempt from a Tree Preservation Order.

My tree survey is based on your layout plan, which has been colour coded to show the condition of individual trees and those that would be retained and removed. To determine the trees that would be directly and indirectly affected by these proposals I have applied the criteria of Table 1 of BS5837:1991 'British Standard Guide for Trees in relation to Construction'. The trees shown to be retained comply with the recommendations of the Standard and would not be indirectly affected by these proposals.

Section 11 of the Standard advises that footpaths, drives and parking spaces may be incorporated within a tree's protected root area (Table 1). The Standard further advises that excavation should be restricted to the removal of top soil only (maximum 150mm), the sub-base should be of a no-fines aggregate and the finished surface permeable, as recommended in Section 11.6 of the Standard.

Trees to be retained should be protected by strong barrier fences to the recommendations of Section 8 of the Standard. Fencing should be erected before site works commence and maintained for the period of construction. In addition, below ground services should be routed outside each tree's protected root area. However, where this is not possible trenching should be undertaken to the recommendations of NJUG 10 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees'.

In my assessment, the proposed development complies with the recommendations of BS5837:1991 and, provided the trees are properly protected for the period of development, their health and safe life expectancy would not be affected by these proposals.

If I can be of further assistance please do not hesitate to contact me.

Yours sincerely



R D D Grainger

enc. Tree survey schedule & plan

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

APPLICATION NO. 99/73020 1 of 4

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	FIELD HOUSE BARN, CHINEHAM LANE, SHERBORNE ST. JOHN, BASINGSTOKE
	POST CODE	RG24 9EL PHONE 01256 882074
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD GUILDFORD
	POST CODE	GU2 5DU PHONE 01483 533011
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	269-273, BARKHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF THREE RESIDENCES & ERECTION OF NINE 3, 4 & 5 BEDROOM HOUSES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.5612
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	99.73.020 - 024 & 026-030

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the box(es)	CHANGE OF USE	☐	REDEVELOPMENT	☒
	ERECTION OF NEW BUILDING	☒	ALTERATION or EXTENSION	☐

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TILED ROOFS
FACE BRICKWORK
TILEHANGING.

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

CLOSE BOARDED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

5.50m WIDE ACCESS WITH 7.50m RADII
LEADING TO 4.80m ROAD - SHARED SURFA

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	9 / 62 *	NONE / NONE *	3 / NOT KNOW
BUNGALOW*	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

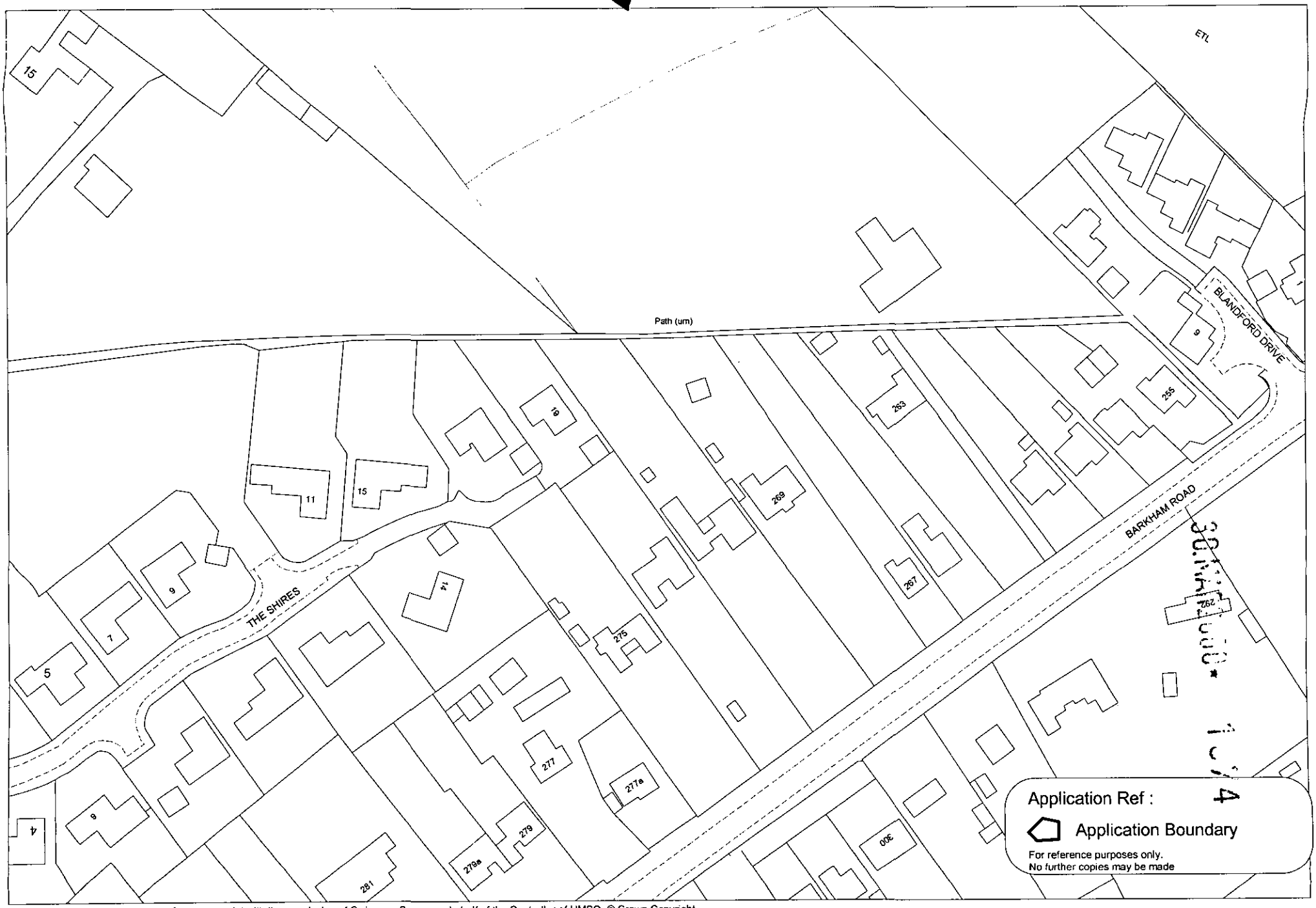
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1710.00

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 BEWLEY HOMES PLC DATE 16.2.2000

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".



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2000

Scale: 1 : 1250

N W E S

Name of appellant:
Bewley Homes PLC

Site address:
269-273 Barkham Rd

Proposal:Proposed erection of 9 dwellings & demolition of existing 3 dwellings(duplicate application)

Case Officer:BP

Appeal Decision

Hearing held on 26 September 2000

by David Vickery DipT&CP MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

PLANNING
POL
DC
APP
GIS
ADMIN
DATA
Date 17 OCT 2000

Appeal Ref: APP/X0360/A/00/1044914
269-273 Barkham Road, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Bewley Homes PLC against Wokingham District Council.
- The application (ref: F/2000/1074) is dated 16 February 2000.
- The development proposed is the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Summary of Decision: The appeal is dismissed and planning permission refused.

Procedural Matters

1. The appellant asked that three additional plans should be considered as part of the proposal. These were the site plan (Drawing No. 99.73.021B) and a plan of the house on plot 3 (Drawing No. 99.73.023A), which were amendments to previously submitted plans, together with a new front street scene (Drawing No. 99.73.031A). The amended plans show a small change in the position of the house on plot 9; new trees on plots 1, 5 and 9; and two additional trees felled in the rear garden of plot 5. The house on plot 3 is now shown as having 3 bedrooms rather than 4 bedrooms.

2. Neither the Council nor local people present at the hearing had any objections to the appellant's request as the amended plans had been previously seen and considered as part of a duplicate planning application (Council ref. F/2000/1075). In these circumstances, I consider that my accepting the amended plans and dealing with them as part of this proposal would not prejudice the case of any party.

3. At the hearing the appellant submitted a Unilateral Undertaking dated 26 September 2000 under section 106 of the Act. This provides for a payment of £50,000 to the Council for local pedestrian and cycle route improvements and road safety schemes within Wokingham District. I deal with this matter later.

Main Issues

4. I consider that there are two main issues in this case:

   i. Whether the proposed density and mix of dwellings would satisfy the provisions of the existing and emerging development plan and government guidance in Planning Policy Guidance Note 3: *Housing* (PPG3).

   ii. The effect of the proposed houses on plots 1 and 2 on the character and appearance of the street scene.

Planning Policy

5. Policy H9 of the Berkshire Structure Plan 1995 says that favourable consideration will

generally be given to residential development proposals which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of, amongst other categories, smaller dwellings.

6. The South East Area Local Plan 1994 is time expired, but the Council considers that it contains the most up-to-date adopted policies, except in relation to housing provision, and so has resolved that it will continue to carry weight. This is not entirely correct due to the publication in March 2000 of the revised PPG3. I consider later the weight to be attached to the Local Plan policies in this context.

7. Policy SH8 says that on sites over 0.4 hectares (which includes this site) the development should incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. The policy goes on to say that particular consideration will be given to the need to achieve a range of housing densities and dwelling sizes for lower cost and smaller (one and two bedroomed) dwellings.

8. Policies SBE1 and SBE2 of the Local Plan set out various criteria for the design of new development. The criteria in policy SBE1 include being appropriate to the character of the area, making a positive contribution, and retaining important natural or landscape features of the site. Policy SBE2 does not normally permit development which would adversely affect the character of the area because of, for instance, its siting, scale, form or massing.

9. The deposit draft Wokingham District Local Plan 1999 (WDLP) is at a reasonably advanced stage as it has nearly completed a public inquiry into objections raised to it. All of the relevant polices in the WDLP have been the subject of objections. Therefore, bearing in mind the advice in paragraph 48 of Planning Policy Guidance Note 1: *General Policy and Principles* (PPG1), I can give only limited weight to the WDLP.

10. The Council has introduced a density policy into the WDLP which states that on sites over 0.3 hectares, no residential development shall be permitted at a net density of less than 30 dwellings per hectare (dph), subject to such density not compromising the quality of the environment. Policies WOS3 and WBE1 in the WDLP are similar in their intent to policies SBE1 and 2 in the Local Plan. Policy WH6 expects a mix and balance of densities, dwelling types and sizes, with particular emphasis on small (1, 2 and small 3 bedroomed) dwellings.

11. PPG3 deals with designing for quality at paragraphs 54 to 56, and says that there should be designs and layouts which make more efficient use of land without compromising the quality of the environment. New housing development must be informed by the wider context of buildings, townscape and landscape. PPG3 also says that the inefficient use of land should be avoided, that is developments of less than 30 dph net. Housing development should be encouraged at between 30 to 50 dph net (paragraph 57).

12. PPG3 says that a community's need for a mix of housing types is a material planning consideration (paragraph 14). Assessments of local housing need should be taken into account in determining the type and size of additional housing (paragraph 11 of PPG3).

13. Paragraph 38 indicates that the policy in PPG3 may supersede policies in development plans which have not yet been reviewed when considering planning applications. Bearing in mind the advice in paragraph 54 of PPG1, I consider that the development plan is not fully up-to-date in reflecting government advice, and that more weight should therefore be given to PPG3 policy.

14. The site lies within the settlement boundary of Barkham Hill in both the Local Plan (policy

STV1) and the WDLP (policy WOS2) where development will normally be allowed. The site is previously developed land as three detached bungalows (No. 271 is split level) presently occupy it.

Reasons

The First Issue – Density and Mix of Dwellings

15. On density, the uncontested figures were that the existing dwellings on the site were at approximately 5 dph, and the proposal would result in around 16 dph. Both main parties agreed that the full application of the draft policy in the WDLP and the relevant advice in PPG3 would produce about 17 dwellings on the site.

16. The appellant's concerns about increasing the density and introducing smaller dwellings on the site related to possible detrimental effects on the local environment. In particular, that a greater land take would result in buildings being forward of the existing dwellings on either side along Barkham Road, an adverse effect on the many trees on the site, and a loss of amenity (privacy and visual dominance) to the occupiers of adjacent houses and gardens. Both parties accepted at the hearing that the proposed shared surface access road would be capable of serving up to 25 dwellings.

17. The site lies within a defined settlement on previously developed land where government policy as expressed in PPG3 is to avoid its inefficient use. The proposed houses would be large dwellings with substantial plots, particularly those to the rear part of the site (plots 3 to 6). Although existing densities are low, this is because most of houses are frontage plots with very long gardens. This proposal would, by amalgamating a number of these existing plots, create its own sense of place, which would be satisfactorily accommodated within the surrounding area. I saw that the area consists of a mixture of dwelling sizes and designs, and that smaller dwellings would not, in principle, be out of place on this site.

18. I consider the proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. On the other hand, I accept that the environmental concerns mentioned by the appellant are genuine ones, which would temper the advice in PPG3 (as accepted in the WDLP policy) of encouraging densities of around 30 dph. It is, as both main parties acknowledged, a matter of judgement and balance. However, I have no doubt that the proposed development density on this site would be too low, bearing in mind PPG3 advice, and even allowing for the specific environmental concerns. It would be possible to increase the density on the site by the introduction of smaller dwellings with an attractive layout and design of high quality.

19. Turning to the matter of dwelling mix, the Council's Housing Needs Survey in 1997 showed that the proportions of dwelling types required are 45% 1 and 2 bedrooms, 25% 3 bedrooms and 30% 4+ bedrooms. As at March 1999, only 25% of completions had 1 or 2 bedrooms and 47% had 4+ bedrooms. This proposal would result in 34% being 3 bedroomed houses and 66% being 4+ bedroomed houses.

20. On a site of this area (about 0.56 hectares), the existing and emerging development plan policies expect and/or require a mix of house sizes and types, with an bias towards smaller dwellings. I have already concluded that there is no reason in principle why the site could not accommodate smaller dwellings. PPG3 seeks to provide a mix of dwelling sizes, and it is this policy that I shall apply in this case, for the reasons I have previously set out. As before, it is matter of judgement and balance in applying this PPG3 policy.

21. The proposal would be weighted towards larger dwellings with, for instance, four of the

proposed houses having 5 bedrooms. This would represent an extreme bias towards larger sized dwellings which would ignore the Housing Needs Survey assessment of a local requirement for more small to medium sized dwellings. The proposal would create a significant area of housing of similar characteristics. I consider that policy considerations indicate that some smaller sizes of dwellings should be introduced on the site, which would also have the effect of increasing the density.

22. On this issue, therefore, I conclude that the proposal would not satisfy the provisions in PPG3 for the more efficient use of land, or for a mix of dwelling sizes and types. The proposal would also be contrary to similar policies in the existing and emerging development plan.

The Second Issue – Effect on Character and Appearance

23. The houses on plots 1 and 2 would be three stories in height, taking advantage of the rise in ground levels from the front of the site towards the rear so that its ridge height would be similar to that of the adjacent No. 275. The proposed houses would be set well back from the road, just in front of No. 275. The bottom storey would contain the entrances and garages, and would be screened from Barkham Road by an earth mound, the existing trees and new tree planting near to the corner of the proposed access road.

24. There are no three storey dwellings along this part of Barkham Road, most dwellings being single storey bungalows or two storey houses in a variety of designs. I saw that the existing trees on the frontage have high canopies, so that views of these two proposed houses would be seen underneath them, particularly in winter when there would be less leaves on the trees. The proposed access would remove part of an existing, high frontage hedge so that the proposed houses would be seen at an angle along the proposed access and joint driveway to the properties. The proposed mounding would screen some of these views, but it would be restricted in length and height due to the existing trees and the proposed joint driveway. The proposed tree planting would take time to mature, even if semi-mature trees were used, and it would not fully screen the angled views from the proposed access road.

25. Despite some mitigating factors, I consider that the proposed houses would be clearly seen from the entrance to the proposed access road and, to a lesser extent, from Barkham Road itself. The unusual three storied height of the proposed houses would give them a tall and dominating appearance in these views. The excessive height would result in a visual impression of a large building mass, especially when compared to the more modest surrounding buildings. They would not fit into the context of the building pattern along Barkham Road, and so would appear alien and out of place.

26. I conclude on this issue that the proposed houses on plots 1 and 2 would seriously harm the character and appearance of the street scene, and that the proposal would therefore be contrary to policies SBE1 and SBE2 of the Local Plan, WOS3 and WBE1 in the emerging WDLP and to government guidance in PPG3.

Other Considerations

27. There are a large number of trees on the site, although none of them are protected by a Tree Preservation Order. The appellant and the Council have undertaken tree survey work with the result that the proposal has been designed so that it would retain most trees commonly held to be of value. Three trees of value are proposed to be felled, but additional planting is proposed along the road frontage. For these reasons, I am satisfied that the proposal would not adversely affect the visual value of the trees to the surrounding area.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the proposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

APPENDICES

'A'	Site plan.
'B'	List of plans relating to F/2000/1074 and F/2000/1075.
'C'	Policy H9 of the Berkshire Structure Plan.
'D'	Policies STV1, SBE1, SBE2 and SH8 of the South East Area Local Plan.
'E'	Policies WOS1, WOS3, WBE1, WBE11, WBE12, WH6 and proposed policy regarding density of the Wokingham District Plan (Deposit Draft)
'F'	Arboricultural Officer's comments dated 6.9.00 on revised plan
'G'	Suggested conditions in the event of the appeal being allowed.

APPENDIX A



Site Plan, Scale: 1 to 1250

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Date: 7 September 2000

N
W E
S

APPENDIX B

APPENDIX 'B'

List of plans:

	F/2000/1074	F/2000/1075
Site Survey	99.73.030A	99.73.030A
Location Plan	99.73.020	99.73.020
Site Plan	99.73.021A	99.73.021B
Site Plan showing tree survey	99.73.021	99.73.021
Plots 1 and 2	99.73.022	99.73.022
Plot 3	99.73.023	99.73.023A
Plot 4	99.73.024	99.73.024
Plot 5	99.73.026	99.73.026
Plot 6	99.73.027	
Plots 7 and 8	99.73.028A	99.73.028A
Plot 9	99.73.029	99.73.029
Street scene		99.73.031 A

Turning head – illustrative

APPENDIX C



BERKSHIRE STRUCTURE PLAN 1991-2006





Babtie

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8 **In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :**

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9 **Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.**

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

APPENDIX D

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

Published by: Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG11 1WR
Telephone: (0734) 786833
Fax: (0734) 778735

form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size, form and character. Some areas of sporadic development involve very few properties and/or are dominated by areas of undeveloped rural land either between or to the rear and in front of properties causing them to be characterised by a loose settlement pattern or to form a narrow strip of development in what is still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area . In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

❖ SH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS.

❖ SH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES SH1 AND SH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF, OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY SH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

APPENDIX E



Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document

November 1999

November 1999

1.0 OVERALL STRATEGY

INTRODUCTION

1.1 In developing the District Local Plan the Council agreed an Overall Strategy (set out in para. 0.7) for the plan. The Overall Strategy seeks to slow down the rate of development within the District and to promote sustainable development in order to protect and enhance the quality of the environment within the plan area and also to meet the social and economic aspirations of the District.

1.2 In considering development proposals the achievement of sustainable development is a fundamental principle. However there are other issues that form part of the overall sustainable development approach which also need to be considered when dealing with development proposals. It is the aim of this chapter to set out the fundamental policies from which the remaining policies of the plan take their lead.

1.3 The plan area is under pressure to accommodate new homes, jobs, services and improved transport facilities and in doing so maintain a prosperous economy. It is important that local commerce and industry produces a dynamic local economy that makes a positive contribution to the character, environment and quality of life of those who live and work in the District.

POLICY FRAMEWORK

Strategic Policy

1.4 This approach accords with the overall approach to development adopted by Berkshire County Council in the *Berkshire Structure Plan 1991 - 2006* which states that:

> 'Sustainable levels, forms and locations of development are ... sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within ... environmental and other limits.' (Para. 3.7 of Berkshire Structure Plan 1991 - 2006).

POLICIES

1.5 The policies set out below aim to ensure that such an approach is achieved.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

THE COUNCIL WILL ENSURE, WHERE POSSIBLE, THAT DEVELOPMENT IS SUSTAINABLE AND IMPROVES THE QUALITY OF LIFE WITHIN THE PLAN AREA BY PURSUING THE FOLLOWING OBJECTIVES:

A) TO CONTINUE TO SLOW DOWN THE RATE OF DEVELOPMENT WITHIN THE PLAN AREA TO ENSURE THAT THE BEST OF THE EXISTING ENVIRONMENT

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F1)TO CONSERVE NATURAL RESOURCES

F2)TO MINIMISE POLLUTION

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or for which a rural location is essential. Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

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

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

a) PROTECTION OF NATURAL FEATURES

b) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

c) THE APPROPRIATE USE OF SPECIES OF, PREDOMINANTLY NATIVE, TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

d) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6.

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

a) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE.

c) SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.

d) REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

4.21 Many of the routes into Wokingham and other settlements are lined with trees and other vegetation that make a significant contribution to environmental character. It is the Council's intention that these 'green' routes should be maintained and enhanced wherever possible. This is to be achieved through protecting the existing trees, managing the trees and other vegetation, resisting inappropriate development, and ensuring a high quality streetscape including trees, hard and soft landscaping, and well-designed signage. In addition, certain stretches of road that have the potential to be green routes, particularly sections running between existing green routes, will be enhanced.

POLICY WBE12: GREEN ROUTES

THE APPEARANCE OF THE GREEN ROUTES AS DEFINED ON THE PROPOSALS MAP WILL BE PROTECTED BY SERVING TREE PRESERVATION ORDERS AND RESISTING DEVELOPMENT THAT WOULD DETRACT FROM THE VISUAL QUALITY OF THESE ROUTES.

THE COUNCIL WILL SEEK TO IMPROVE THOSE SECTIONS OF GREEN ROUTES IDENTIFIED ON THE PROPOSALS MAPS WHERE IMPROVEMENT IS CONSIDERED NECESSARY THROUGH A PROGRAMME OF ENVIRONMENTAL ENHANCEMENT AND OTHER APPROPRIATE MEASURES.

WHERE DEVELOPMENT IS ALLOWED, APPROPRIATE LANDSCAPE AND PLANTING SCHEMES, IN ACCORDANCE WITH POLICY WBE10, WILL BE REQUIRED.

Implementation: Through the capital programme and the development control process.

Monitoring: Through quality of the environment surveys.

4.22 The Council would like to see tree cover in the District, particularly on routes that are well used, further improved. It will therefore encourage additional planting of appropriate species in suitable locations.

POLICY WBE13: STREET TREE PLANTING

THE COUNCIL WILL ENCOURAGE STREET TREE PLANTING WHERE APPROPRIATE, PARTICULARLY WHERE DEVELOPMENT FRONTS ONTO IMPORTANT PUBLIC ROUTES. IN CONSIDERING TREE PLANTING SCHEMES THE COUNCIL WILL WISH TO ENSURE THAT THE SIZE, FORM AND SPECIES ARE APPROPRIATE TO THE CHARACTER OF THE STREET SCENE.

Implementation: Through the development control process, including use of section E of the Planning Guidelines and through highway management and improvement schemes.

Monitoring: Check quantity of new planting.

THE RESIDENTIAL ENVIRONMENT

4.23 The Council is in a good position to bring together landowners, public bodies and other interested parties to implement environmental improvements. A full list of the schemes that the Council currently has under consideration is available separately from this document.

POLICY WBE14: ENVIRONMENTAL ENHANCEMENTS

THE COUNCIL WILL SEEK TO IMPLEMENT SCHEMES OF ENVIRONMENTAL ENHANCEMENT, WHERE APPROPRIATE, THROUGHOUT THE PLAN AREA. WHERE DEVELOPMENT ADJACENT TO THE AREA IS IDENTIFIED BY THE COUNCIL AS HAVING AN EFFECT ON THE ENHANCEMENT SCHEME THE COUNCIL WILL SEEK SUPPORT FOR THE SCHEME FROM THE DEVELOPER.

Cont.

POLICY AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. The Housing Needs Survey 1997, carried out by consultants on behalf of the Council, is especially useful in identifying the types of dwelling that the area requires. The survey, based on a sample of the total population of the District, identified proportionate demand by dwelling size as being: one/two bedroomed units - 45%; three bedroomed units - 25%; four + bedroomed units - 30%.

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

a) Affordable subsidised housing, i.e. housing of all tenures that is provided with subsidy, for people unable to resolve their needs in the general housing market because of the local relationship between housing costs and incomes;

APPENDIX F

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 06/09/00

Location: 269 – 273 Barkham Road, Wokingham

Proposal: Proposed erection of 9 dwellings and demolition of existing 3 dwellings (Duplicate application)

Application Number: F/2000/1074

In response to your consultation dated 14th August 2000 for the above application, the arboricultural comments are as follows:

At or meeting with the applicants on the 4th August I presented a copy of a draft Tree Preservation Order which included the trees which I considered most desirable to retain should this site be developed. I attach a copy of the schedule and plan from this Order.

The group of trees designated G1 in the Order included trees numbered 22, 23, 24, 25, 27, 28, 29 and 32 on the applicants tree survey. I designated these trees, as a group as I considered the amenity value of the trees as a group rather than as individual trees was important. At our meeting I recognised that this amenity could be retained if trees numbered 22, 23 and 27 were removed. The revised drawing number 99 73 021 shows this.

The distance between the dwelling on plot 9 and these trees complies with the recommendations of BS5837: 1991 'Trees in relation to construction'. However, a detailed arboricultural method statement will need to be produced detailing how the construction of the dwelling, driveway etc will be constructed so that damage to the trees is avoided.

At the front of plot 9 the Silver Birch, 34, which is in poor condition is now shown to be removed and a new Red Oak and Hungarian Oak planted which will enhance the street scene. This is acceptable to me.

The Oak number 9 growing on plot 7 was to be included in the Tree Preservation Order. This is a young tree and I consider that its replacement with 3 new Silver Birch and a Hungarian Oak as shown is acceptable.

The loss of trees 19 (category D) and 21 (category C) on plot 5 will improve the amenity of this property. The amount of garden space outside the canopy of trees is similar to those gardens without trees and I therefore consider this is acceptable.

In conclusion the revised drawings addresses the concerns that I raised at our meeting with the applicants. The development will result in the loss of 3 trees that I had proposed to include in Group G1 of the Order, but I consider that this will not adversely effect the overall amenity provide by this group of trees. The planting of new trees will mitigate the loss of tree 9. No other trees that I proposed to include in a Tree Preservation Order will be removed. Additional planting is shown to enhance the Barkham Road frontage of the site and where appropriate within the site.

In view of the above I have no objection to planning permission being granted. I attach details of planning conditions that I would wish to be imposed should planning permission be granted. Once the future of the site is determined I will arrange for a revised Tree Preservation Order to be made if appropriate.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01 **Attached to Detailed Planning Consent**

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02 **Attached to Detailed Planning Consent**

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months *from the time of project completion.*

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

No. on Map	Description	Situation
T1	Copper Beech (Fagus sylvaticia) "Purpurea"	Front garden of 273 Barkham Road,Finchampstead
T2	Deodar Cedar (Cedrus deodora)	Front garden of 275 Barkham Road
T3	Sycamore (Acer pseudoplatanus)	Front garden of 273 Barkham Road
T4	Oak (Quercus robur)	Front garden of 273 Barkham Road
T5	Oak (Quercus robur)	Front garden of 273 Barkham Road
T6	Oak (Quercus robur)	Rear boundary of 19, The Shires and 271 Barkham Road
T7	Oak (Quercus robur)	Rear boundary of 19, The Shires and 271 Barkham Road
T8	Oak (Quercus robur)	Rear boundary of 19, The Shires and 271 Barkham Road
T9	Oak (Quercus robur)	Rear of 271 Barkham Road
T10	Oak (Quercus robur)	Rear of 269 Barkham Road
T11	Oak (Quercus robur)	Front garden of 267 Barkham Road
T12	Oak (Quercus robur)	Front garden of 265 Barkham Road
		Grid Ref: SU792 678

TREES SPECIFIED BY REFERENCE TO AN AREA
(Within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

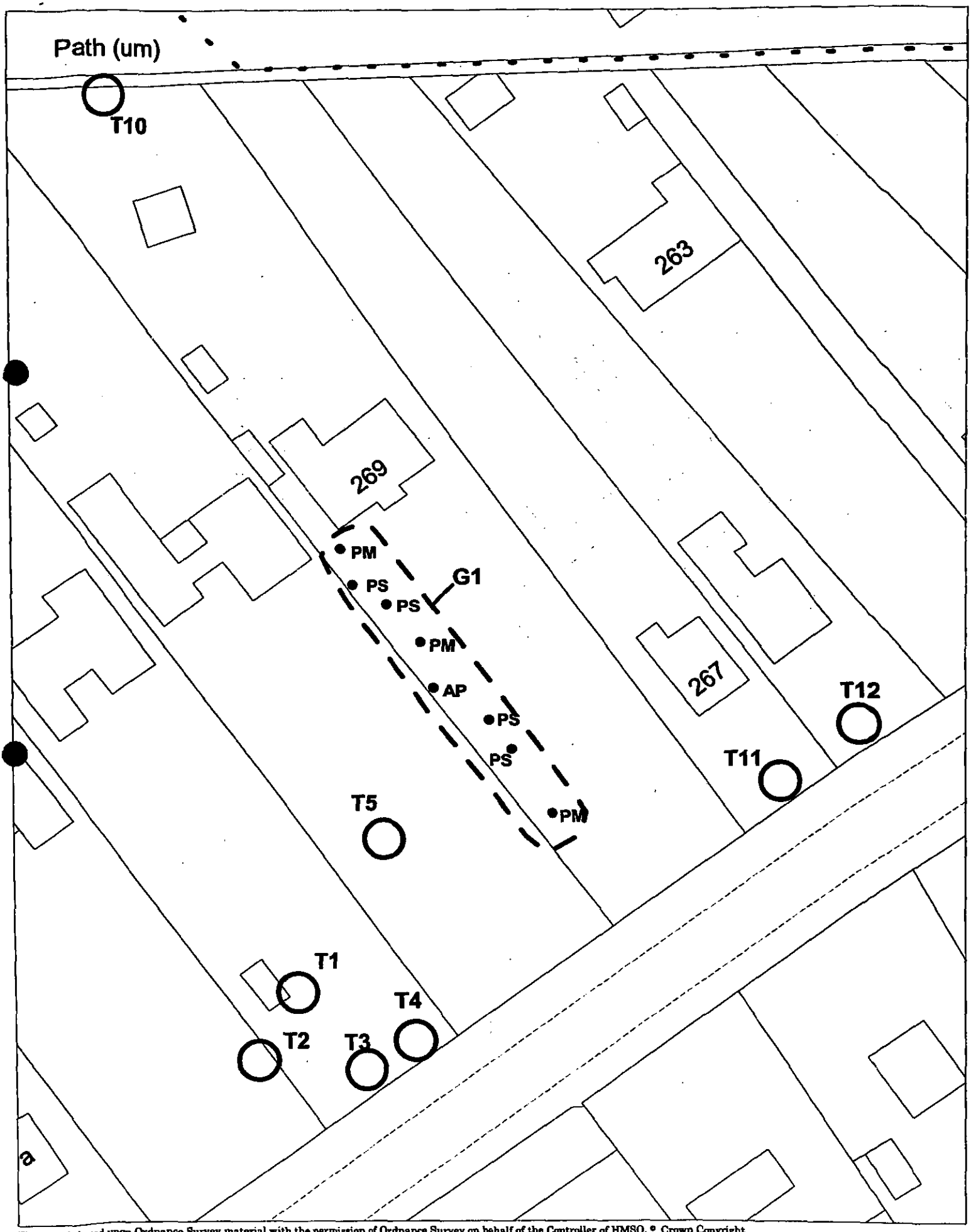
GROUPS OF TREES
(Within a broken black line on the map)

No. on Map	Description	Situation
G1	3 x Douglas Fir (Pseudotsuga menziesii) 4 x Scots Pine (Pinus sylvestris) 1 x Sycamore (Acer pseudoplatanus)	Front garden of 269 Barkham Road Grid Ref: SU792 678

Bewley Homes Tree Survey/Wokingham District Council Tree Preservation Order

01/08/00

Bewley Homes No.	Tree Description	TPO 1011/2000 No.
2	Beech	T1
5	Cedar	T2
6	Sycamore	T3
7	Oak	T4
9	Oak	T5
14	Oak	T6
15	Oak	T7
16	Oak	T8
20	Oak	T9
49	Oak	T10
Not included	Oak	T11
Not included	Oak	T12
22	Douglas Fir	G1
23	Scots Pine	G1
24	Scots Pine	G1
25	Douglas Fir	G1
27	Sycamore	G1
28	Scots Pine	G1
29	Scots Pine	G1
32	Douglas Fir	G1



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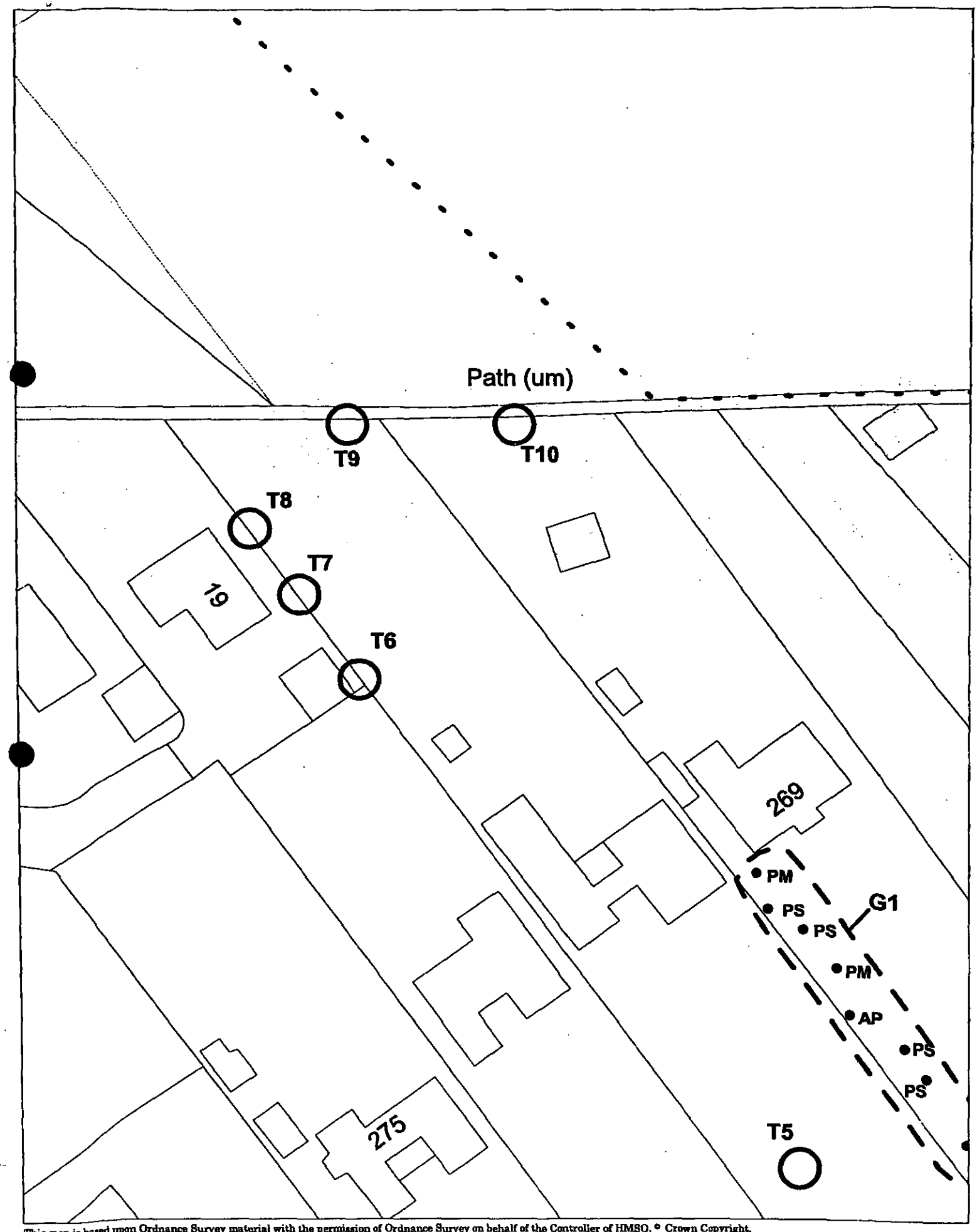
Landscape Section, Environmental Services, Wokingham District Council.

1 August 2000

Scale: 1 : 500

N W E S



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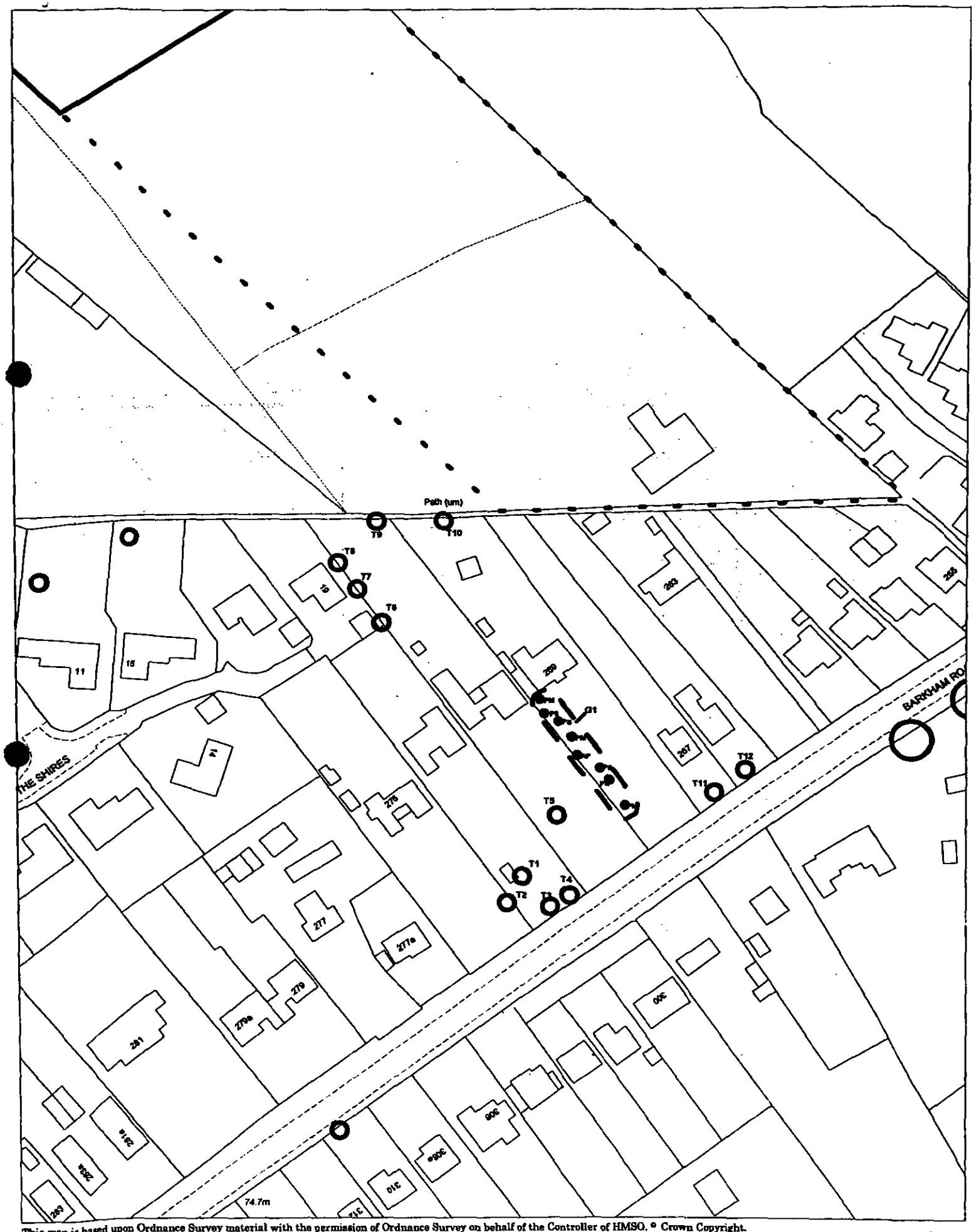
Landscape Section, Environmental Services, Wokingham District Council.

1 August 2000

Scale: 1 : 500



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Landscape Section, Environmental Services, Wokingham District Council.

1 August 2000

Scale: 1 : 1250

N W E S

APPENDIX G

APPENDIX 'G'

In the event of the appeal being allowed the following conditions are suggested:

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

   REASON In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   REASON To ensure that the external appearance of the building is satisfactory.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

   REASON In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained. These details shall include boundary treatment, hard surfaced area, any proposed changes in levels and any underground services. The approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the dwellings hereby approved and retained.

   REASON In the interests of visual amenity.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

   REASON In the interests of visual amenity.

6. (a)No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall place except in complete accordance with the approved protection scheme.

(b)No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c)No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless he prior approval of the Local Planning Authority has first been sought and obtained.

REASON To secure the protection, throughout the time that the development is being carried out, of trees, shrubs, or hedges growing within or adjacent to the site which are of amenity value to the area.

7. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON To secure the protection, throughout the time that the development is being carried out, of trees, shrubs, or hedges growing within or adjacent to the site which are of amenity value to the area.

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

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

9. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the side elevation of Plot 9, facing 267 Barkham Road, hereby permitted except for any which may be shown on the approved drawing(s).

REASON To safeguard the residential amenities of the occupiers of neighbouring properties.

28. The most affected existing occupiers in terms of possible loss of privacy would be those in No. 275, which has no side windows in its elevation facing the site, although there are some front bay windows. I saw that there was a reasonable fence, tree and shrub screening along the joint rear boundary so that there would be no overlooking from any proposed ground floor windows. There are no side windows at first floor level in the proposed house on plot 2. The windows at first floor level in the proposed houses on plots 3 and 4 would be located at a sufficient distance from the joint boundary to prevent serious overlooking. Although the house on plot 2 would be further forward than No. 275, I do not consider that any overshadowing would be such as to justify a refusal of permission on that point alone.

29. Concerns were expressed about traffic generation and possible adverse effects on highway safety. However, no traffic figures of any kind (either existing or from the proposal) or accident statistics were put forward at the hearing. The Council as highway authority had no objections to the proposal. From the information available, I consider that the limited amount of extra traffic generated by another six dwellings would not adversely affect highway safety.

30. At the hearing a local resident indicated that some of the existing ponds on the site might contain the Greater Crested Newt and other protected species. However, no owner of these ponds had seen such fauna, nor did the Council's records indicate that, in particular, the Greater Crested Newt was present in the area. It is unlikely, therefore, that nature conservation interests would be harmed.

31. The Council was unable to say at the hearing exactly which local pedestrian and cycle route improvements or road safety schemes the payment in the Unilateral Undertaking would be used for. There are no relevant policies in the development plan which require a payment for these purposes. The Council were unable to say whether the proposal would have been refused permission on highway grounds had the Unilateral Undertaking not been completed. I conclude, therefore, that the Unilateral Undertaking's provisions are not necessary, are not directly related to the proposed development and are not reasonable. It would not comply with the tests set out in Circular 1/97 *Planning Obligations*, and so has no weight in the assessment of this proposal.

Conclusion

32. I have taken account of all other matters before me, but none is as important as those which have led to my decision. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

33. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the demolition of three residences and the erection of nine 3, 4 and 5 bedroom houses.

Information

34. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.

David Vickery

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

13 September 2000

Your Ref: APP/X0360/A/00/1044914
Our Ref: HE/AJH/B/033/1/16

BY COURIER

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

For the attention of Miss A Bibi

Dear Miss Bibi

TOWN AND COUNTRY PLANNING ACTS
APPEAL BY BEWLEY HOMES PLC
269-273 BARKHAM ROAD, WOKINGHAM
APPEAL REF: APP/X0360/A/00/1044914

I refer to the above appeal that is scheduled to be considered at an Informal Hearing on Tuesday 26 September 2000 at the offices of Wokingham District Council.

Further to my letter dated 30 August & 04 September 2000, please find enclosed the following Statement in relation to the forthcoming appeal:

Written Statement – Planning Matters
Huw Edwards, Charles Planning Associates

and

Schedule of Appendices
Huw Edwards, Charles Planning Associates

I trust the enclosed documents are in order, and I would confirm that I have copied this letter and enclosed Statement to the Local Planning Authority.

Please do not hesitate to contact me with any queries regarding this matter.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to - Denise Gumbell, Appeals Assistant, Wokingham District Council
A Brooks Esq, Bewley Homes Plc

Encs

Principal: W.A.Charles Dip TP MRTPI MInstR *Associates:* Huw Edwards MSc MRTPI Daphney Haywood BSc(Hons) Dip TP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
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Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

29 Kingfisher Court, Hambridge Road
Newbury, Berkshire RG14 5SJ
Newbury Tel: 01635 551511
Fax: 01635 550405
Egham Tel: 01784 471923
Fax: 01784 432319
e-mail: stuartmichael@btinternet.com

Our Ref: 1232/RMEH/sw

20 June 2000

Ms A Linnell
WSP Transportation
Intec 4
Wade Road
BASINGSTOKE
Hampshire RG24 8NE

Dear Ms Linnell

Re: 269-273 Barkham Road, Wokingham
Planning Application F2000/107 + S

We were pleased to receive your confirmation that the proposed vehicular access, visibility splays and turning head are satisfactory.

We have spoken with our client (the Applicant) regarding the suggested £50,000.00 contribution towards local highway infrastructure. In principle, our client is willing to make a contribution. However, he has concerns regarding the justification for the level of contribution suggested and requires clarification of the points below.

1. The maintenance of the public highway is a statutory duty which rests with the highway authority and for which the occupants of new dwellings on this and other developments will pay annually a proportion of the Community Charge to the Council. It therefore appears unreasonable to seek developer contributions for maintenance in addition.

2. Please confirm the location, description, value and programme of highway improvement, traffic management, cyclepath or road safety schemes for which the suggested contribution will be used.

3. Please confirm the split between public and private sector funding for these schemes.

Cont....

Partners: S. M. Atkinson B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T., M.A.P.M.
R. M. E. Hewitt B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T.
Associates: S. W. Andrews M.I.H.T.
J. S. Muscroft B. Eng. (Hons), C. Eng., M.I.C.E., M.C.I.W.E.M., M.I.H.T.

4. Please advise other developer contributions, either in specific terms (ie development, number of dwellings and contribution) or on a pro-rata basis (ie typical or mean contribution per dwelling or acre) towards these schemes.

Upon receipt of your reply we will discuss the matter further with our client and advise you accordingly.

Yours sincerely

R M E Hewitt
STUART MICHAEL ASSOCIATES

c.c. A Brooks – Bewley Homes plc
T Callaghan – WDC
Mrs L Baker - WDC

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

30.MAR2000 1075

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	FIELD HOUSE BARN, CHINEHAM LANE, SHERBORNE ST. JOHN, BASINGSTOKE
	POST CODE	RG24 9EL PHONE 01256 870074
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD GUILDFORD
	POST CODE	GU2 5DU PHONE 01483 553011
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	269-273, BARKHAM ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF THREE RESIDENCES & ERECTION OF NINE 3, 4 & 5 BEDROOM HOUSES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.5612
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99.73.020 - T. 024 & 026-030

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

CHANGE OF USE	☐	REDEVELOPMENT	☒
ERECTION OF NEW BUILDING	☒	ALTERATION or EXTENSION	☐

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TILED ROOFS
FACE BRICKWORK
TILEHANGING.

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

CLOSE BOARDED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES~~/NO~~

If no, please give details

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

5.50m WIDE ACCESS WITH 7.50m RADII LEADING TO 4.80m ROAD - SHARED SURFACE

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	9 / 162 *	NONE / NONE *	3 / NOT KNOWN *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

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

£1710.00

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 BEWLEY HOMES plc DATE 16.2.2000

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				
	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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

P&L
LD
DC
APP
CS
08 MAY 2000
COPIES TO:
ACK:
FILE:

Case officer: Mrs B Polnik

Application Number: F/2000/1075

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings
(duplicate application)

Site Address: 269 – 273 Barkham Road, Wokingham

Applicant: Bewley Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **01/05/2000**

Inadequate parking for plots 4,5,6,7,&8
Sight lines at the entrance to the site are restricted

SIGNED: _____ **DATE:** 05/05/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
DC
APP
CS
14 JUN 2000
HPT
TLS
ENF
MIN
FILE

Case officer: Mrs B Polnik

Application Number: F/2000/1075

Proposal: Proposed erection of 9 dwellings and demolition of existing dwellings (Duplicate Application)

Site Address: 269 - 273 Barkham Road, Wokingham.

Applicant: Bewely Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **12/06/2000**

No objection to visibility splays shown on additional plans - drawing nos. 99.73.021A & 030A.

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

PLANNING
POL
ENF
APP
CS
14 JUN 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1074

Proposal: Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)

Site Address: 269 - 273 Barkham Road, Wokingham.

Applicant: Bewely Homes Plc C/O Philip Design Associate

Your observations are required in respect of this application by **12/06/2000**

No objection to visibility splays shown on additional plans - drawing nos. 99.73.021A & 030A.

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

APPEARANCES

FOR THE APPELLANT:

Mr H Edwards MSc MRTPI	Associate of Charles Planning Associates, 39 Locks Heath District Centre, Locks Heath, Southampton, Hampshire, SO31 6DX.
Mr D Grainger DipArb(RFS) F.Arbor.A	A F Technical Services, 21 Burpham Lane, Guildford, Surrey, GU4 7LN.
Mr Morris BSc(Hons) MRTPI	Representing the appellant company.

FOR THE LOCAL PLANNING AUTHORITY:

Mrs Polnik BSc DipTP MRTPI	Senior Planning Office with the Council.
Mr Etherington DipArb(RFS) F.Arbor.A	Senior Arboriculturalist with the Council.
Mr Auton I.Eng FIHE	Senior Assistant Engineer with the Council.

INTERESTED PERSONS:

Mr and Mrs Wareham	Local residents, 269 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Dunn	Local resident, 271 Barkham Road, Wokingham, Berks., RG41 4BY.
Mr Jalland	Local resident, 275 Barkham Road, Wokingham, Berks., RG41 4BY.
Mrs Hill	Local resident, 273 Barkham Road, Wokingham, Berks., RG41 4BY (site visit only).

DOCUMENTS

Document	1	List of persons present at the Hearing.
Document	2	The Council's letter of notification of the hearing and list of those notified.
Document	3	Two letters of representation in response to the Council's notification.
Document	4	Appendices One to Eleven of Mr Edwards' Statement.
Document	5	Unilateral Undertaking under section 106 of the Act, dated 26 September 2000, submitted by Mr Edwards at the hearing.
Document	6	Appendices A to G of Mrs Polnik's Statement.
Document	7	Policies T7 of the Structure Plan, ST3 of the Local Plan and WT7 of the WDLP submitted by Mr Auton at the hearing.
Document	8	Letter dated 26 September 2000 from Mr and Mrs Jalland.

PLANS

Plans	A-K	The application plans: 99.73.020 – Location Plan (Plan A); 99.73.021A – Site Plan (Plan B – now superseded); 99.73.022 – Houses 1 + 2 (Plan C); 99.73.023 – House 3 (Plan D – now superseded); 99.73.024 – House 4 (Plan E); 99.73.026 – House 5 (Plan F); 99.73.027 – House 6 (Plan G); 99.73.028A – Houses 7 + 8 (Plan H); 99.73.029 – House 9 (Plan I); 99.73.030A – Site Survey (Plan J); and 99.73.021 – Tree Survey based on the Site Plan (Plan K).
Plan	L	Amended plan 99.73.021B – Site Plan, submitted with the appeal.
Plan	M	Amended plan 99.73.023A – House 3, submitted with the appeal.
Plan	N	New plan 99.73.031A – Street Scene, submitted with the appeal.

APPEAL QUESTIONNAIRE

Planning, Listed Building Consent or Conservation Area Consent

To be used for all appeals relating to applications made on or after 14 March 1999

APPEAL REF: APP/X0360/A/00/1044914 **GRID REF:** SU 792677

APPEAL BY: Bewley Homes PLC

SITE: 269-273 Barkham Rd Wokingham

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?	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 reasons 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.	NO 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. To follow	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:

	YES/NO	Sch 1	Sch 2 col 1
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		
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;		1	
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;			✓
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;		1	
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; To follow with Statement			
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; To follow with Statement			
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.		7	

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? .....

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	
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: F/2000/1074

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

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 28/6/00

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

Applicationo	Name & Address
F/2000/1074	Misses H & S Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1074	P & H Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1074	Ms J Marshall 227 Barkham Road Wokingham RG41 4BY
F/2000/1074	Dr K M & Mr R J Kennedy 4 Blandford Drive Wokingham Berks RG41 4EN
F/2000/1074	Mr S Gillham 277 Barkham Road Wokingham Berks RG41 4BY
F/2000/1075 (duplicate application)	ALISON + ALLAN WROBEL 306 Barkham Rd. Wokingham. Berks RG41 4DA

Applicationo	Name & Address
F/2000/1074	Misses H & S Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1074	P & H Jalland 275 Barkham Road Wokingham RG41 4BY
F/2000/1074	Ms J Marshall 227 Barkham Road Wokingham RG41 4BY
F/2000/1074	Dr K M & Mr R J Kennedy 4 Blandford Drive Wokingham Berks RG41 4EN
F/2000/1074	Mr S Gillham 277 Barkham Road Wokingham Berks RG41 4BY
F/2000/1075 (duplicate application)	Alison + Alan Wrobel 306, Barkham Rd WOKINGHAM Berks RG41 4DA

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Bewley Homes PLC
SITE: 269-273 Barkham Rd, Wokingham
APPLICATION NO.: 1074
PROPOSAL: Proposed erection of 9 dwellings & demolition of existing 3 dwellings(duplicate application)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Evendons

Tina Marinos
C/O Wokingham District Council

Mrs D C Morgan
Valois Farm
Range Road
Wokingham
Berks

Mr C P Hudson
4 Sapphire Close
Woosehill
Wokingham
Berks

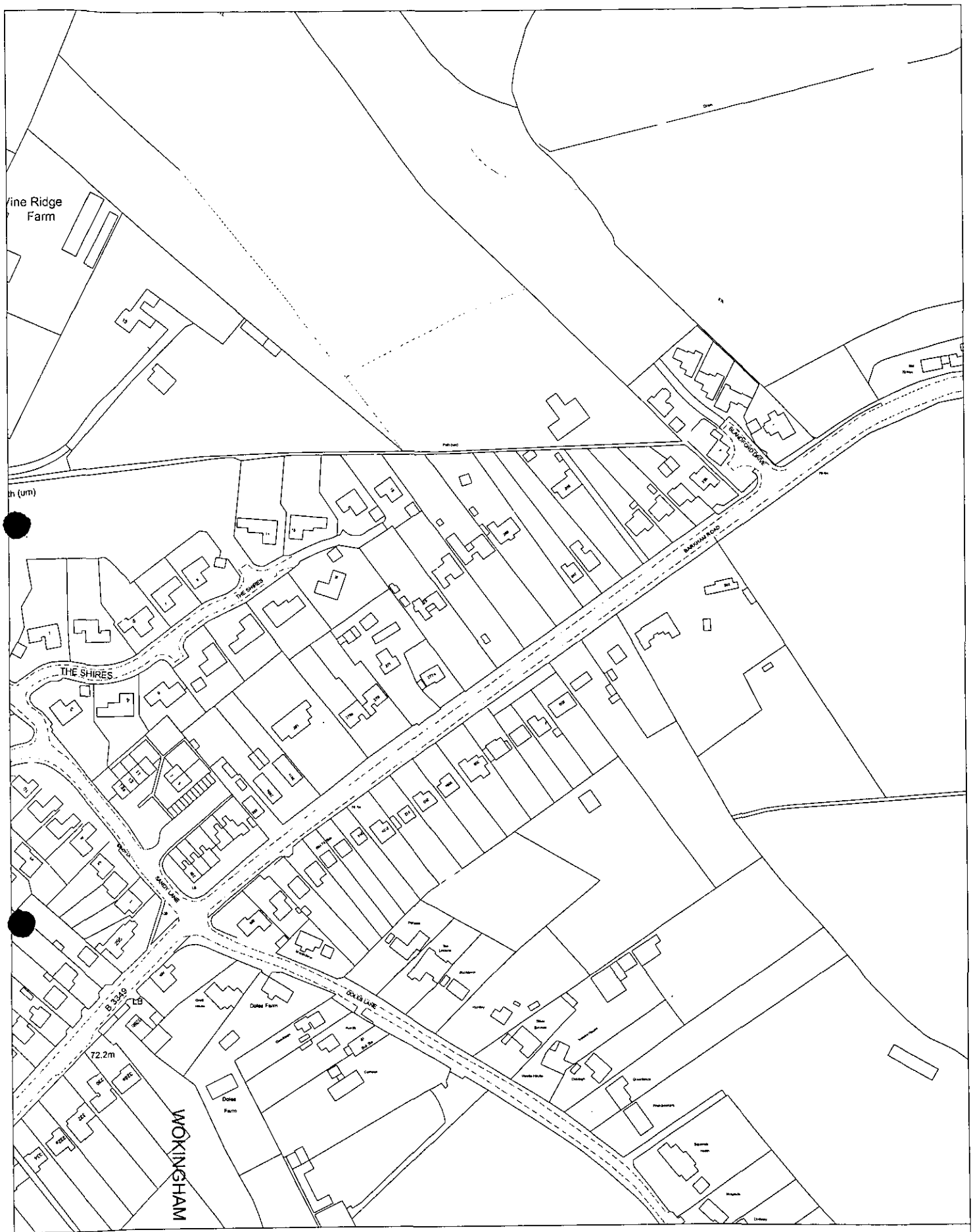
Clerk(s) of Parish / Town Council of Wokingham
Mr M A Taylor
Town Hall
Market Place
Wokingham
RG40 1AS

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

Arboricultural Officer- Landscape & Trees
Wokingham District Council

Public Rights of Way
Wokingham District Council

Mrs J Neuhofer (Barkham Parish Clerk)
Small Oaks
Doles Lane
Wokingham
RG41 4EB



Site Plan, Scale: 1 to 2500

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Date: 13 July 2000

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W E
S

Additional policies submitted by LPA 26.9.00 in respect of Highway issues.

Control of On-Street and Off-Street Parking

Policy T6 **The availability of on-street and off-street parking should be controlled both in existing and in new areas of development. In assessing the provision of additional public and private parking spaces, especially in town centres, consideration will be given, in accordance with the integrated transport strategy to meeting demand by alternative measures such as public transport, possibly in association with peripheral car parking. In appropriate circumstances parking provision may be limited to operational parking only and commuted payments in lieu of on-site parking provision will be sought.**

10.30 Commuted payments can assist the integrated approach to transport by the provision of off-street car parking, including peripheral sites in association with measures such as park and ride. They may also contribute to other public transport facilities. The County Council will also encourage district councils to allocate surplus income from the operation of off-street car parking for the same purposes.

TRAFFIC MANAGEMENT AND ROAD SAFETY

10.31 Traffic management, accident investigation and safety audits offer considerable scope within an integrated strategy to encourage the safer and more efficient use of the highway network for all users and provide environmental improvements.

Traffic Management Measures and Road Safety

Policy T7 **The County Council will seek, through appropriate traffic management measures, to improve the overall level of safety on the transport network, to control the use of existing and proposed highway infrastructure for the benefit of all users and where practical to provide environmental improvements and/or protection. Appropriate measures will be incorporated into new development.**

10.32 The County Council analyses and investigates road traffic accidents and will carry out safety audits of appropriate new development as well as infrastructure proposals in order to ensure that the safest possible result is achieved. The aim is that, by the year 2000, the number of road casualties will have been reduced by a third from the average experienced in the period 1981-85.

10.33 By regulating the efficient use of road space, traffic management provides benefits to users of private cars, public transport and commercial transport, and to pedestrians and cyclists. In sensitive neighbourhoods, the distress caused by inappropriate traffic flows can be reduced by directing traffic on to appropriate routes and by controlling speed and parking. In appropriate locations the County Council will support proposals for reducing speed in conjunction with area traffic calming schemes and will encourage and seek to participate in any Government initiatives which may be brought forward with regard to the control/reduction of speed in the vicinity of schools.

Transport

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

POLICY WT7: ROAD SAFETY

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

a) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS

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

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

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

e) THE IMPLEMENTATION OF TRAFFIC CALMING SCHEMES WHERE JUSTIFIED.

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

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

Street Lighting

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

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

POLICY WT8: STREET LIGHTING

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

a) THE VOLUME OF PEDESTRIAN AND VEHICULAR FLOWS

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

Cont.

ELSEWHERE IN THE PLAN AREA THE DISTRICT COUNCIL WILL SUPPORT ROAD AND JUNCTION IMPROVEMENTS WHERE CONSIDERED NECESSARY, AND WHERE LOCALISED OR RESULTANT ADVERSE ENVIRONMENTAL EFFECTS WILL NOT OCCUR

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

- *LUCKLEY ROAD/FINCHAMPSTEAD ROAD*
- *HEATHLANDS ROAD ALIGNMENT AT HONEY HILL ROAD*
- *PEACOCK LANE REALIGNMENT*
- *A327/NEW MILL ROAD, VISIBILITY IMPROVEMENT*
- *EVERSLEY BY-PASS*
- *A321, CLOSURE OF JUNCTIONS WITH SOLDIERS RISE AND RANGE ROAD*
- *NINE MILE RIDE, CLOSURE OF JUNCTION WITH HEATH RIDE*
- *A329/FOREST ROAD*
- *A321 FINCHAMPSTEAD ROAD/ EVENDONS LANE*
- *EASTHAMPSTEAD ROAD/OLD WOKINGHAM ROAD*
- *NINE MILE RIDE/OLD WOKINGHAM ROAD*
- *LINK FROM READING ROAD TO WELLINGTON ROAD*
- *SHUTE END/BROAD STREET/RECTORY ROAD JUNCTION IMPROVEMENT*
- *JUNCTION IMPROVEMENT AT A329 READING ROAD/OXFORD ROAD*
- *OXFORD ROAD TRAFFIC CALMING*
- *RANCES LANE/PRIEST AVENUE TRAFFIC CALMING*
- *RANCES LANE/LONDON ROAD SIGNALISATION AND WIDENING*
- *NINE MILE RIDE/HEATHLANDS ROAD, JUNCTION IMPROVEMENT*

❖ ST3 ROAD SAFETY

THE DISTRICT COUNCIL WILL URGE THE HIGHWAY AUTHORITY TO TAKE APPROPRIATE MEASURES TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS INCLUDING:

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS,

B) GIVING HIGH PRIORITY TO HIGHWAY IMPROVEMENTS THAT WILL REDUCE ACCIDENTS,

C) ENSURING THAT ALL HIGHWAY INVESTMENT CONFORMS TO BEST PRACTICE IN RESPECT OF ROAD SAFETY,

D) EXAMINING THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS FOR DEVELOPMENT.

CAR AND MOTORCYCLE PARKING

1.8.15 The provision of car parking facilities forms an essential element of any balanced transport policy. This applies particularly to Wokingham town, the catchment area of which is partially rural and, in part, poorly served by public transport. A shortage of convenient parking spaces may discourage visits to the town centre, and encourage the use of other shopping and service centres. The number of parking spaces in the town effectively limits the capacity of the town centre to absorb car-borne visitors (for whatever purpose). The control over car parking spaces in the Plan area is limited by the relatively large number of spaces in private ownerships, particularly in association with office and commercial development. The total number of parking spaces in the town centre is about 3,220 of which some 840 are private non-residential (the remainder comprising about 700 on-street and 1,130 off-street parking spaces and about 550 customer parking spaces).

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Bewley Homes PLC
SITE: 269-273 Barkham Rd, Wokingham
APPLICATION NO.: 1074
PROPOSAL: Proposed erection of 9 dwellings & demolition of existing 3 dwellings(duplicate application)

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Evendons

Tina Marinos
C/O Wokingham District Council

Mrs D C Morgan
Valois Farm
Range Road
Wokingham
Berks

Mr C P Hudson
4 Sapphire Close
Woosehill
Wokingham
Berks

Clerk(s) of Parish / Town Council of Wokingham
Mr M A Taylor
Town Hall
Market Place
Wokingham
RG40 1AS

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

Arboricultural Officer- Landscape & Trees
Wokingham District Council

Public Rights of Way
Wokingham District Council

Mrs J Neuhofer (Barkham Parish Clerk)
Small Oaks
Doles Lane
Wokingham
RG41 4EB

275 Barkham Road
Wokingham
Berks
RG41 4BY
0118 989 1707

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0175	BLP
05 MAY 2000	
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	FILE:

Mr Wood
Environmental Services Dept. (Planning Services)
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir,

RE: Application F/2000/1074 and F/2000/1075

We moved into this house eight years ago, and we have always loved living here, because of the Space, Land and privacy.

When wef found out that nine houses were being build next door to us, we didn't like it atall. The thought of having no privacy has really put us down. Wokingham has always been known for it's land and it's country, but recently more buildings have been built around us. Soon, there will be no more land left at all. Our house will be affected the most. Many people love the country side and I am sure that not many people at all would like far or five bedroom houses built next door with their windows facing their houses.

I am writing to you because I feel very strongly about all that we've heard over the

I hope that you will read this carefully and understand how badly this will affect us. We did not want to move before so we converted this house from a bungalow to a four bedroom, two storey house.

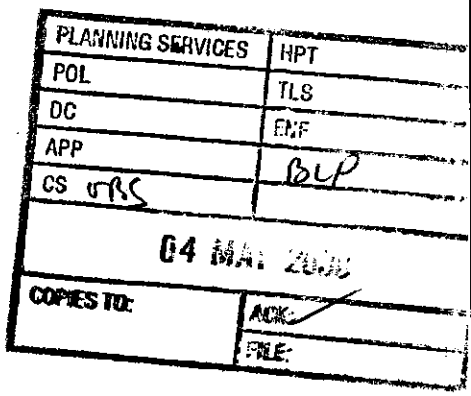
This location is a perfect place to live in and with all this building happening it will ruin the land and the feeling of wokingham

yours faithfully

Hayley and
Sujie Jaland.
15 and 16
years old.

Recd 4.50pm 3.5.00

275 Barkham Road
Wokingham
Berks
RG41 4BY
0118 989 1707



Chris Wood
Environmental Services Dept. (Planning Services)
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

1st May 2000

Dear Sir,

RE: Applications F/2000/1074 and F/2000/1075

Thank you for notifying us of your receipt of these two identical applications. We do indeed have a few comments to make about this and are replying, as agreed, a little outside than the 21 days stipulated in your notification due to the fact that postal disputes delayed receipt of your letters until 12th April.

Our objections fall into three distinct groups:

- How we would be affected personally;
- How we would be affected financially;
- How the local infrastructure/environment would be affected.

1. 8 years ago, after previously owning 4 houses in Earley and Lower Earley, we settled on our current home in the Barkham Road mainly because of the beauty and maturity of the surrounding area. Years of staring at brick walls and being overlooked by others were over we thought, the peace and tranquillity we have enjoyed since has been wonderful. Last year, as our means had improved and we wanted larger accommodation, we chose (with your consent) to convert our Bungalow into a two-storey house, rather than move from this perfect location. The dust had barely settled on that and now we are shattered with the news that there is a proposal to destroy the adjacent Bungalows and erect 9 new 2 and 3 storey houses!

   Almost the whole of our 300ft NE boundary would be severely affected. The 2 houses numbered 3 and 4 on the plan would directly overlook our back garden. To date we have enjoyed complete privacy here due to the fact that any other houses behind us (the Shires development) are some distance away. Perhaps worse though is the requested position and stature of the houses numbered 2 and 7 on the plan. Not only do they appear very 'town house' in style, but also the side of No 2 will only be 3.25m from our boundary and would be very visible from our main living room window. They are shown well forward of our building line and would definitely block the early morning sun that we have enjoyed 'till now, as well as generally making it gloomier than it already is with all of the existing trees about. Surely, as

well as a 'right to privacy' we have a 'right to light' in this sort of circumstance, especially as my wife is a needle woman by trade and actively manufactures dolls clothes here. **We object!**

2. During the aforementioned planning and alteration process on our house, great pains were taken by us, and our architect, to lessen the impact on the neighbour (No 273). This is clearly demonstrated by the fact that the roof slopes down on that side. This was not only more costly because of the more complicated structure required, but it also resulted in a decrease in the living space created upstairs by around 500sq ft and hence a decrease in potential value. We made that commitment to those neighbours who we thought were going to remain in their Bungalow. Now they appear to be trying to sell at will and plans have appeared for 2 and 3 storey houses to be built without similar consideration.

   We have also consulted local Estate Agents on this proposed development and they have affirmed that our concerns about the overall value of our home are very valid. Some have said that the proximity of the new houses and subsequent loss of seclusion could devalue our property by £20,000 - £30,000. We would have thought twice about spending £150,000 on our property last year had we thought anything like this was in any way likely or allowable. We would be severely compromised financially. **We object!**

3. This sort of 'back garden' development is now rife up the Barkham Road. In the last 2-3 years there have been at least three other similar examples. We appreciate that houses have to be built somewhere and we know that central government, quite logically, supports the use of 'brown field' sites which this technically is. However, we don't believe that the infrastructure is in place to support yet more. In the relatively short time that we have been here the volume (and speeds) of traffic has grown inordinately. We reside over a mile from the town, yet in peak periods the traffic often queues past our house and sometimes in the other direction too, due to the congestion at the end of the Bearwood Road (not helped much by the recent junction reorganisation, but that is another story). At other quieter times traffic races past us at breakneck speed.

   This proposed development would not only encourage another 6 families and associated vehicles into the area but it would also cause an additional hazzard, rather like the recent nearby development in Blandford Drive, for traffic and pedestrians by creating yet another risky access point. We already have enough trouble negotiating the entrance to our driveway and are seriously concerned whether the level crossing, local schools and long suffering residents can take any more. **We object!**

Clearly, we could go on and on, but reckon that you have got our message by now and hopefully from many other local sources too. We would appreciate it if you would give this gravely serious issue your closest attention.

Yours faithfully,

Phil & Helen Jalland
Fellow Council Tax Payers

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 07 April 2000

Application Number: F/2000/1074

Proposal: Proposed erection of 9 dwellings and demoltion of existing 3 dwellings (Duplicate Application).

Site Address:
269 - 273, Barkham Road, , Wokingham.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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

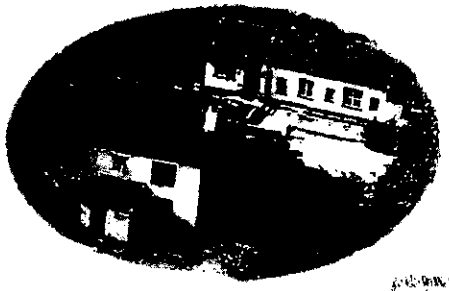
✓ below as applicable;

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

A contribution (currently subject of negotiation with the developer) will be required towards local highway improvements and facilities, (S106).
Access to be constructed to adoptable standard.
SC23 [parking and/or garaging /turning] (SR06)
SC32 (SR13)
SC 29 [2.5m x 120m subject to local highway improvements] (SR13)
SC33 SC34 – (SR14).

Note: Unless local improvements are made, there would be concern regarding a relaxation to 2.5x120m for visibility splays.

Signed: A. Linnell Print name: A LINNELL



BROOMBANK
277 Barkham Road, Wokingham, Berkshire RG41 4BY
Telephone: 0118 979 1719

PLANNING SERVICES | HPT
POL | RLS
DC | LMT
APP
CS. 0855 BLP
02 MAY 2000
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FILE:

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

28th. April 2000

Dear Mr. Wood,

PLANNING APPLICATION: F/2000/1074

I refer to the above mentioned planning application and would wish to lodge my concerns re: the over- development of Barkham Road. What has always been a pleasant rural road has been grossly over -developed in recent years. As a result the traffic has considerably increased, which has not been helped by the bottle -necks caused at The railway crossing, and the Molly-Millar and Bearwood Road junctions, (despite the recent alterations to Bearwood/Barkham Road junction, the problem has not been alleviated). Further construction, the impact to the infra-structure, the general disruption, the added volume to traffic, the potential devaluation of existing properties, the loss of individuality and privacy, and the depreciation of a much sought after location.

I believe that the homeowners in this area would be more appreciative in improvements of the existing infra-structure, and to reviewing the extremely dangerous disruption caused at the level crossings, together with the ever increasing traffic problem, then to allow further development to an already busy area. Lessons must be learnt from the recent Tescos site and the resulting chaos caused by the granting of this planning application.

To allow yet another application would not only be insensitive to existing house holders, but totally irresponsible and shameful. Would it not be better to be seen to be addressing the very real problems in Wokingham ie. Traffic congestion, rather than to be accused of exacerbating them.

Yours sincerely,

Stephen Gillham

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CS 005	ISLP
19 MAY 2000	
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4 Blandford Drive
Wokingham,
RG41 4EN
17th May 2000

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

Dear Sir/Madam,

Proposals:	Proposed erection of 9 dwellings and demolition of existing 3 dwellings (duplicate application)
Location:	269-273 Barkham Road Wokingham
References:	F/2000/1074 & F/2000/1075 Mrs B Polnik

Thank you for your letters dated 7th April regarding the above applications. Our comments are as follows:

1/ Site Layout
The proposal represents over-development of the site. The density of housing is not in keeping with the immediate locality.

2/ Impact on environment of Barkham Road
The proposal would change the tree-dominated appearance of the site as viewed from Barkham Road. The existing chalet-style dwellings, which are set back from the road and well screened by trees, would be replaced with higher (two and three storey) buildings set much closer to the road.

We are also concerned that, in addition to the planned loss of a number of mature trees, there would, in time, be pressure to remove additional trees as future residents find they have an adverse impact on their properties.

3/ Accesses off a private road
The plans appear to show that 6 of the 9 houses will be accessed from the private 'shared surface'. We understand that this exceeds the design guidelines, adopted by Wokingham District, of five access points off a private road.

4/ Turning area
The plans do not appear to include provision for turning/manoeuvring vehicles, such as refuse collection, on the adopted part of the road.

The adopted section of the nearby Blandford Drive is frequently used by northbound vehicles to turn round and it seems reasonable to expect that this new road would also become used for this purpose.

Yours faithfully,

Dr KM Kennedy
Mr RJ Kennedy

PLANNING SERVICES	HPT
POL	TJS
DD	CF
APP	
CS	BCP
04 MAY 2000	
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	FILE:

227 Barkham Road
Wokingham
Berks
RG41 4BY

1st May 2000

Environmental Services Dept
Planning Services
PO Box 157
Shute End,
Wokingham
Berkshire RG40 1WR

Dear Planning Officer

Re Planning Application F2000 1075 & 1074
Barkham Road removal of 3 dwellings and application for 9

I am writing to object to the proposed application on the following grounds:

1. The proposed application is for the removal of 3 bungalows and building of 9 substantial 2 storey houses, this is out of character in this rural setting. All of the surrounding properties have large gardens with mature trees in keeping with the rural character of this area.

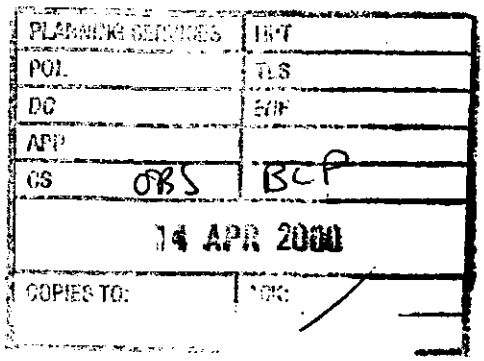
2. From 3 bungalows to 9 substantial houses each of which would have at least 2 cars each would mean increased traffic onto the already congested Barkham Road. This is a narrow "B" road.

Yours sincerely

J C Marshall

June Marshall

306 Barkham Road
Wokingham
Berkshire
RG41 4DA



11 April 2000

The Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir

Re: Planning Application no F/2000/1075

We are writing to object to the above application.

The plan involved demolishing three houses to make way for an estate of nine houses. We feel that in itself this changes the character of the area, as instead of three very different houses set in large gardens there will now be nine very similar houses which look just like all the other houses currently being built on new estates everywhere. The brick also looks rather gaudy, although perhaps this would tone down with time.

There is also already far too much traffic in Barkham Road and replacing three houses with nine will only make matters worse. Yet another minor junction can only add to the problems on the road.

We are also concerned about the state of the drains. There were considerable problems back in the 1970s in this part of the road.

Yours faithfully

Alison Wrobel Allan Wrobel

Allan and Alison Wrobel

SCHEDULE OF CORRESPONDENCE

ACCOMPANYING APPEAL BY BEWLEY HOMES PLC

269 – 273 Barkham Road, Wokingham

1.	Original Planning Application*	Submitted on behalf of appellant by Phillip Design Associates (PDA)	16 February 2000
2.	Request for Further Information	Wokingham District Council letter	25 February 2000
3.	Submission of Revised Drawings** & Tree Survey Schedule (Mar 2000)	PDA letter to District Council	02 March 2000
4.	Acknowledgement and Validation	Wokingham District Council letter	07 April 2000
5.	Amended Highway Drawings**	PDA letter to District Council (with enclosures)	22 May 2000

*Includes Revised Drawings subsequently submitted

** Included in Item 1 above (Original Planning Application)

Dated 26 SEPTEMBER 2000

(1) Mr and Mrs R P Wareham

(2) Mr and Mrs I D Dunn

(3) Mr and Mrs R R H Hill

(4) Bewley Homes plc

PLANNING OBLIGATION
Pursuant to Section 106
Town & Country Planning Act 1990
Relating to 269-273 Barkham Road
Wokingham Berkshire

Collyer-Bristow
4 Bedford Row
London WC1R 4DF

IRW/B4602.52/mb

received 26.9.00

THIS DEED is made the 26 day of SEPTEMBER 2000 by (1) **ROGER PAUL WAREHAM and JOSEPHINE WAREHAM** both of 269 Barkham Road Wokingham Berkshire ("the First Owners") (2) **IAN DAVID DUNN and MARGARET DUNN** both of 271 Barkham Road Wokingham Berkshire ("the Second Owners") (3) **RICHARD ROWLAND HAMMOND HILL and BETTY ANNIE HILL** both of 273 Barkham Road Wokingham Berkshire ("the Third Owners") (together "the Owners") and (4) **BEWLEY HOMES plc** whose registered office is at Field House Barn Chineham Lane Sherborne St. John Basingstoke RG24 9LR ("the Developer")

WHEREAS:-

(1) The Owners have interests in land at 269 to 273 Barkham Road Wokingham Berkshire ("the Land") as more particularly described in the First Schedule

(2) The Developer has an interest in the Land as contracting purchaser of the freehold interest therein

(3) The Owners and the Developer consider that certain planning obligations should be entered into as of the date of this Deed (subject to any conditions as are set out in this Deed) in respect of the Land

NOW THIS DEED witnesseth as follows:-

1. Definitions and Interpretation

   In this Deed:-

1.1 "the Act" means the Town & Country Planning Act 1990

1.2 "the Council" means Wokingham District Council

1.3 "the Planning Obligations" mean the obligations specified in the Second Schedule

1.4 "the Application" means the planning application to the Council reference F/2000/1074 for the demolition of three existing dwellings and the erection of nine detached dwellings upon the Land

1.5 Words importing one gender shall be construed as importing any other gender

1.6 Words importing the singular shall be construed as importing the plural and vice versa

1.7 The clause and paragraph headings in the body of this Deed and in the Schedules do not form part of this Deed and shall not be taken into account in its construction or interpretation

1.8 Obligations entered into by more than one person shall be joint and several

2. The Planning Obligations

2.1 The Planning Obligations contained in this Deed are planning obligations for the purposes of Section 106 of the Act

2.2 The Planning Obligations may be enforced by the Council

2.3 No person shall be liable for a breach of covenant contained in this Deed after he shall have parted with all interest in the land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest

2.4 The Planning Obligations contained in the Second Schedule to this Deed shall not come into effect until commencement of the development ("the Development") of the Land pursuant to planning permission granted pursuant to the Application

2.4.1 For the purposes of this provision Section 56 of the Act shall subject to Clause 2.4.2 below determine when the Development is begun

2.4.2 The term "Material Operation" in Section 56 of the Act shall not include operations in connection with site clearance demolition archaeological investigation investigation for the purposes of assessing contamination remedial action in respect of any contamination diversion and laying of services the carrying out of works below ground floor level and the erection of means of enclosure for the purposes of site security and/or the display of advertisements

IN WITNESS whereof this Deed has been duly executed the day and year first above written

First Schedule

The Land

The First Owners	Freehold land comprised in Land Registry Title No. BK27499	269 Barkham Road Wokingham Berkshire
The Second Owners	Freehold land comprised in Land Registry Title No. BK80212	271 Barkham Road Wokingham Berkshire
The Third Owners	Freehold land comprised in Land Registry Title No. BK174784	273 Barkham Road Wokingham Berkshire

Second Schedule

The Planning Obligations

The Owners and the Developer agree forthwith upon commencement of the Development to pay to the Council the sum of £50,000 to be spent by the Council upon local pedestrian and cycle route improvements and road safety schemes within Wokingham District

Signed and Delivered as a Deed by
ROGER PAUL WAREHAM
in the presence of:-

Signed and Delivered as a Deed by
JOSEPHINE WAREHAM
in the presence of:-

WITNESS
21 Burghclere Road
Guildford, Surrey
GU4 7EW

Signed and Delivered as a Deed by
IAN DAVID DUNN
in the presence of:-

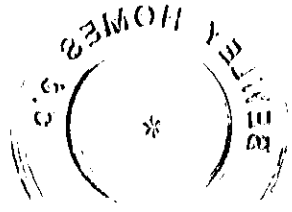
Signed and Delivered as a Deed by
MARGARET DUNN
in the presence of:-

Signed and Delivered as a Deed by
RICHARD ROWLAND HAMMOND HILL
in the presence of:-

Signed and Delivered as a Deed by
BETTY ANNIE HILL
in the presence of:-

The Common Seal of
BEWLEY HOMES PLC
was hereunto affixed in
the presence of-

Andrew Brooks
Applegarth
Risely
Reading
Berkshire



Town and Country Planning Acts

Demolition of Existing 3 No. Detached Dwellings
& Erection of 9 No. Detached Dwellings
at 269-273 Barkham Road, Wokingham

Appeal on behalf of Bewley Homes Plc

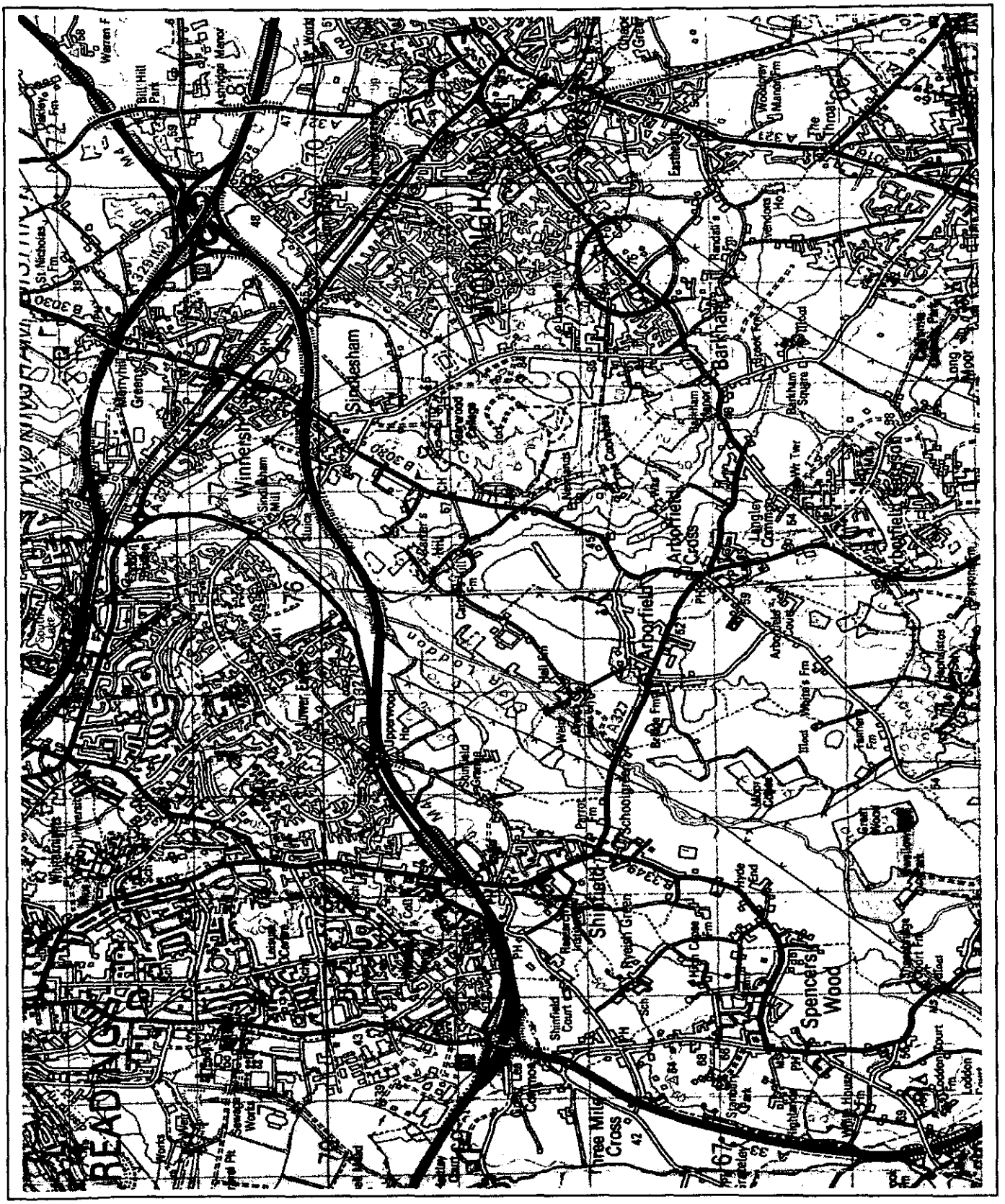
Schedule of Appendices
APPEAL REF: APP/X0360/A/00/1044914

Appendices:

Appendix One	General Location Plans
Appendix Two	Supplementary 'Schedule of Correspondence'
Appendix Three	Definitive Set of Appeal Plans/Drawings
Appendix Four	Extracts from Berkshire Structure Plan
Appendix Five	Extracts from South East Area Local Plan
Appendix Six	Extracts from Wokingham District Local Plan (Consolidated Document, November 1999)
Appendix Seven	Report to Environmental Services Committee 12 June 2000, Item No. 5 – PPG3: Housing
Appendix Eight	Extracts from LPA Housing Round Table Evidence WDLP Local Plan Inquiry 3 and 4 July 2000
Appendix Nine	Minutes from LPI Housing Round Table Prepared by the Planning Inspectorate
Appendix Ten	Correspondence Related to Highway Matters
Appendix Eleven	LPA's Tree Officer Memorandum (dated 06 September 2000)

APPENDIX ONE

General Location Plans



Plan 1

269 – 273 Barkham Road, Wokingham

General Surrounding Area

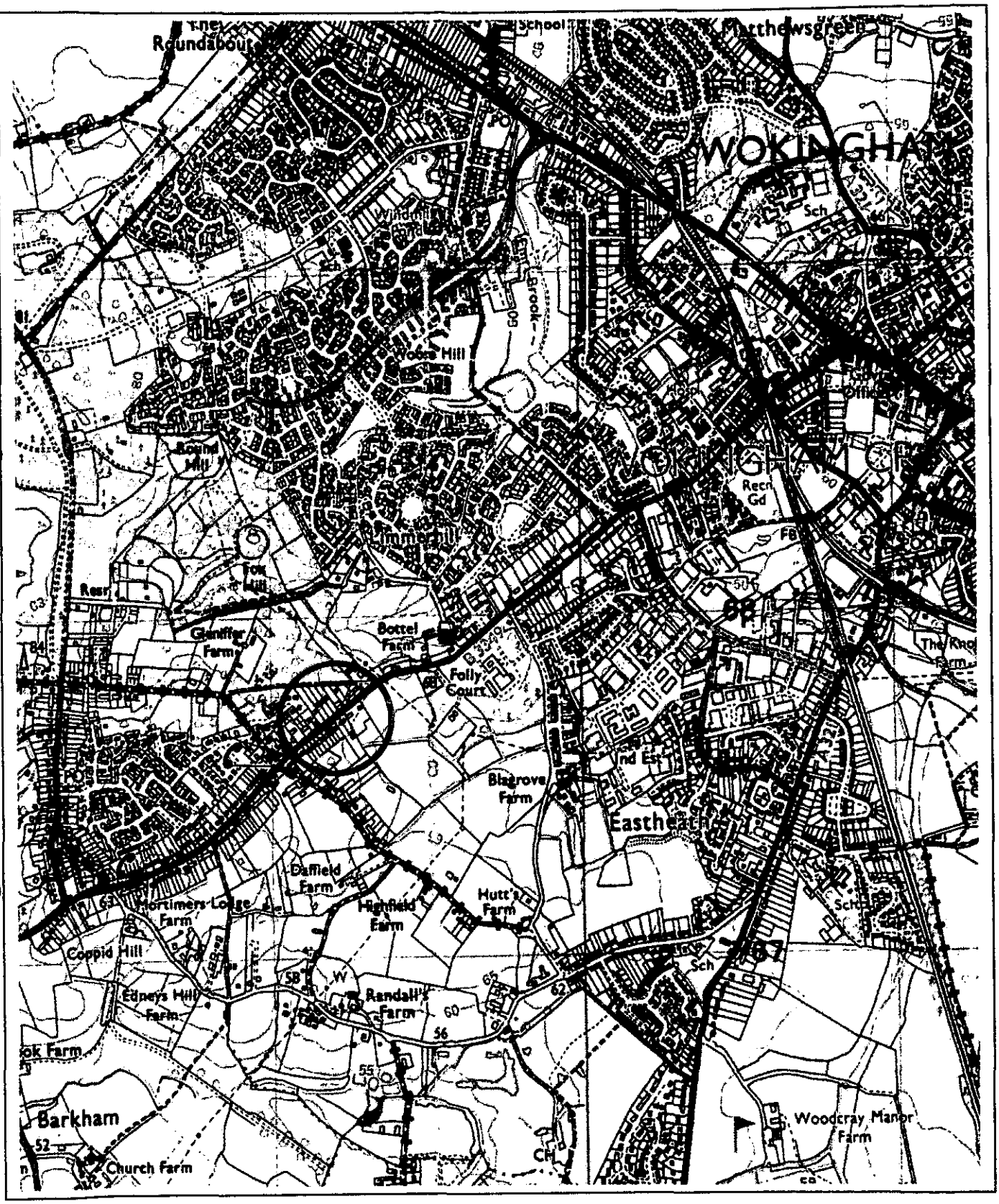
Not to Scale

Crown Copyright Licence No: ES 75059E0001

CPA

CHARLES PLANNING ASSOCIATES

Chartered Town Planners



Plan 2

269 – 273 Barkham Road, Wokingham

Site Location and Surrounding Area

Not to Scale

Crown Copyright Licence No: ES 75059E0001

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

APPENDIX TWO

SUPPLEMENTARY SCHEDULE OF CORRESPONDENCE

ACCOMPANYING APPEAL BY BEWLEY HOMES PLC

269 – 273 Barkham Road, Wokingham

1.	Original Planning Application	Submitted on behalf of appellant by Phillip Design Associates (PDA)	16 February 2000
2.	Request for Further Information	Wokingham District Council letter	25 February 2000
3.	Submission of Revised Drawings & Tree Survey Schedule (Mar 2000)	PDA letter to District Council	02 March 2000
4.	Acknowledgement and Validation	Wokingham District Council letter	07 April 2000
5.	Amended Highway Drawings	PDA letter to District Council (with enclosures)	22 May 2000
6.	Appeal Lodged	CPA letter to Planning Inspectorate	10 June 2000
7.	Request For meeting	CPA letter to District Council	07 July 2000
7a.	Reminder	CPA letter to District Council	24 July 2000
7b.	Confirmation	District Council facsimile to CPA	03 August 2000
8.	Note of Meeting (04 Aug 2000)	Draft Note	08 August 2000
8a.	Note of Meeting (04 Aug 2000)	CPA facsimile to LPA	11 August 2000
9.	Submission of Revised Drawings*	PDA letter District Council	09 August 2000
10.	Submission of Amended Plans*	PDA letter to District Council	21 August 2000
11.	Position Update	CPA letter to Inspectorate	30 August 2000
12.	Clarification of Position	CPA letter to District Council	04 September 2000

Items Numbered 1-6 Previously Forwarded to Planning Inspectorate

* Copies of amended plans are included within Appendix Three.

(7)

COPY

7 July 2000

Your Ref: F/2000/1074
Our Ref: HE/AJH/B/033/1/07

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

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to our recent telephone conversation regarding the above application. As you are aware, I have recently been Instructed to act on behalf of Bewley Homes Plc in respect of the current application and the forthcoming Informal Hearing Appeal.

Present Application:

You advised me that you were still awaiting a formal response from the Council's Arboriculturalist, although you understood that he/she had preliminary concerns as to resultant impact upon several of the trees.

In relation to highway matters, you will be aware that the Council's Highway Consultant (WSP – Alison Linnell) had some original concerns regarding 'site visibility' and a 'a turning head'. I understand that following a series of correspondence between WSP and my Client's Highway Consultant (Stuart Michael Associates), that these matters have now been addressed satisfactorily.

During our telephone conversation, you did not indicate whether you were minded to permit or refuse the proposed development. I therefore requested that following the receipt of the formal comments from the Council's arboriculturalist, that we held a meeting to discuss the present application. As you are aware, an Informal Hearing is presently proposed to be held on 19 September 2000, although my Client would rather avoid the need to proceed with the appeal. To this end, I would therefore like to request a meeting you in the next 7 days to discuss the proposed redevelopment of the site.

I am aware that Wokingham District Council Officers have extensive authority to deal with a variety of planning applications under delegated powers, although I am uncertain as to whether you intended to determine this application yourself, or to report it to the Planning Committee on 9 August 2000 or 30 August 2000. Notwithstanding this, I would request that we hold a meeting in the near future, in advance of you determining the application or finalising any Committee report.

I will contact you by telephone next week to arrange a mutually convenient date.

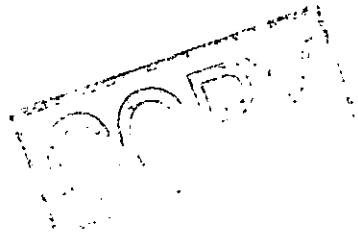
Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

7a



By Facsimile and Post

24 July 2000

Your Ref: F/2000/1074
Our Ref: HE/KC/B/033/1/08

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

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to my earlier letter dated 07 July 2000 (copy enclosed) and my subsequent telephone messages left with several of your colleagues since then.

I would like to restate my request for an urgent meeting to discuss the above application, and to re-iterate my Client's wish of securing a locally based planning approval, thereby avoiding the need to proceed with the appeal. As you are aware, an informal hearing is scheduled for 19 September 2000.

I understand you will not be in the office until 26 July, and should be grateful if you would contact me upon your return.

Yours sincerely

HE

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – A Brooks Esq, Bewley Homes Plc

76

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 3 August, 2000
My ref. BP/F/2000/1075
Your ref. HE/KC/B/033/1/08

RECEIVED
-5 AUG 2000

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) 977 8909
DX: 33506 – Wokingham

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hampshire
SO31 6DX

Dear Mr Edwards

RE: PROPOSED RESIDENTIAL DEVELOPMENT AT 269-273 BARKHAM ROAD, WOKINGHAM

Further to your letter dated 24th July 2000 I confirm the arrangement for our meeting at 10.30am on Friday 4th August 2000 in the Council Offices.

I look forward to meeting you then.

Yours sincerely

Angela Odell
for
Mrs B Polnik
Senior Planning Officer

8

Chartered
Town Planners

9 LOCKS HEATH DISTRICT CENTRE, LOCKS HEATH
OUTHAMPTON, HAMPSHIRE, SO31 6DX
EL: 01489 577946
AX: 01489 577947

CHARLES PLANNING
ASSOCIATES

URGENT FAX

TO:	MRS B POLNIK PLANNING DEPARTMENT WOKINGHAM DISTRICT COUNCIL
FAX NO:	0118 974 6484
FROM:	HUW EDWARDS
DATE:	11 AUGUST 2000
OUR REF:	B/033
NUMBER OF PAGES: **(including cover sheet)**	5

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
NOTE OF MEETING – 4 AUGUST 2000

Further to our earlier telephone conversation, please find enclosed a draft version of the note of our recent meeting regarding the above site.

I should be grateful for your comments on the enclosed 'note' and would require that you identify any amendments accordingly. I then intend to circulate a final note of our meeting, which represented an accurate reflection of our discussions.

I am conscious that you are still working towards a September Committee date, and hope the enclosed note will assist you in reaching a favourable recommendation in respect of the present proposal.

Please be advised that my Client hopes to be in a position of submitting additional information in respect of 'finished levels' on Monday 14 August 2000.

Please do not hesitate to contact me with any queries regarding this matter.

Kind regards.

HUW EDWARDS

THIS FAX ~~WILL~~/WILL NOT BE CONFIRMED BY POST.

PLEASE TELEPHONE 01489 577946 IF FAX NOT TRANSMITTED CLEARLY.

Notes of Meeting	✓	*Memorandum*		*Aide Memoir*		*Action*	

Client Name: Bewley Homes Plc Job Code: B/033/1/11 Date: 8 August 2000 Page No: 1

Project Name: 269-273 Barkham Road, Wokingham Meeting/Note Title: Meeting at Wokingham DC

ITEM		ACTION
	269-273 Barkham Road, Wokingham **Meeting at Wokingham District Council** **4 August 2000 at 10.30 am** PRESENT: A Brooks (Bewley Homes) R Grainger (A/F Technical Services) H Edwards (Charles Planning Associates) Mrs B Polnik (Wokingham District Council – Planning) N Etherington (WDC – Trees)	
1.	HE introduced RG and AB to BP and NE and thanked them for agreeing to the meeting.	
2.	HE explained that the purpose of the meeting was to establish WDC's concerns (if any) regarding the duplicate application that remained undetermined. HE stated that it was the applicant's desire to achieve a locally-based planning approval, thereby avoiding the need to proceed with the planning appeal which is presently scheduled to be considered by Informal Hearing on Tuesday 26 September 2000.	
3.	BP advised that she was presently minded to refuse the planning application (under delegated powers) for the following reasons: i) resultant loss of trees; ii) inappropriate form of development (Plot Nos 1 & 2); iii) insufficient mix of dwelling sizes; iv) inefficient use of land; and v) inadequate visibility splays.	
	i) Tree Loss	
4.	BP expressed concern of the resultant impact upon the character of the area as a result of the proposed tree loss, especially when viewed from Barkham Road, which is identified as a 'Green Route' in the emerging WDLP (Policy WBE 12). NE tabled a DRAFT First Schedule of a TPO that he was minded to serve, which then formed the basis of discussion between NE and RG.	
5.	RG indicated that the proposed scheme sought to retain the majority of the 'moderate category' trees (B – blue trees). NE was particularly concerned as to the loss of Tree Nos. 22, 27, 28 and 29 within the proposed Group TPO. RG stated that when viewed from Barkham Road, the trees to be removed were not significant in the street scene. It was acknowledged that the proposed tree loss was as a result of the siting of dwellings (Plot Nos 7 and 9) and the application standards of BS.5837. After some discussion, it was felt that some of these trees could be retained either through the repositioning of proposed dwellings or the utilisation of alternative construction techniques.	**AB/RG**

DRAFT

ITEM		ACTION
6.	It was agreed between NE and RG that Tree No. 34 presently contributed to the 'road scene', but that it was dying and should be felled. AB agreed to its replacement with an extra heavy standard tree as part of an agreed landscape scheme, together with the retention and enhancement of the existing hedge fronting Plot No. 9.	AB/RG
7.	BP and NE raised concerns over the poor amenity provision with Plot No. 5, in view of its north facing garden and extensive tree cover that prevails. NE indicated that Tree Nos. 14, 15 and 16 were proposed to be included within a TPO, but all parties recognised the poor relationship that presently exists between these trees and the adjoining property (Bear Cottage). It was suggested that the existing (Bear Cottage) and resultant (Plot No. 5) amenity could be improved through a carefully managed reduction of these trees, but NE felt this would only represent a short term solution, although a limited reduction was justified. After some discussion, NE and BP agreed that this, together with the removal of Tree Nos. 19 and 21 (but retaining Tree No. 20), might represent an acceptable solution.	AB/RG
8.	Additionally, AB agreed to explore the possibility of a minor shift in the orientation of Plot No. 5 (and maybe also Plot No. 6) in order to enhance the resultant amenity provision.	AB
9.	It was acknowledged that the proposed scheme resulted in the unfortunate loss of Tree No. 9, but RG suggested this could be replaced by an extra heavy standard tree at the proposed access to Plot No. 1. BP indicated this might assist in addressing her concerns over the resultant visual impact of Plot Nos. 1 and 2 (see below).	RG
	ii) Inappropriate Form of Development (Plot Nos 1 and 2)	
10.	BP considered the introduction of three-storey development was inappropriate to Barkham Road, which comprised only single or two-storey developments. HE disagreed and suggested that it added character and vitality to the proposed development of mixed dwelling types, whilst respecting the landform of the site. HE also referred to the long-standing and fundamental principle that conformity with existing development does not have to be achieved for new development to be considered acceptable.	
11.	AB drew attention to Drawing Number 99:73:022 (Houses 1 and 2), which identifies the elevation of the proposed dwellings being set into the existing sloping site. AB sought to assure BP that the two dwellings would therefore appear to be of only two-storey height when viewed from Barkham Road, and that the juxtaposition of dwelling No. 2 was the subject of much discussion with the occupants of the adjoining property (No. 275 Barkham Road). In order to seek to assuage BP's concerns, AB undertook to provide BP with a coloured street-scene drawing of the proposed scheme, which would include the identification of a semi-mature replacement for Tree No. 9. The drawing should also identify finished levels of the proposed scheme.	AB/RG

ITEM		ACTION
	iii) Insufficient Mix of Dwelling Sizes	
12.	BP indicated that the present mix of proposed dwellings (4 x 5 bed, 3 x 4 bed and 2 x 3 bed) did not accord with the Council's policy and that 50% of the dwellings should be 3 bed or less. AB suggested to BP that this represented the Council's 'aspirations' as opposed to firm adopted 'policy', which had been reflected by Inspectors in several recent appeal decisions. HE indicated that the existing three dwellings were mostly 4 or 5 bed units – this meant that of the net increase of 6 dwellings, 33.3% (or 2) of the proposed units would be 3 bed or less. After further discussion, and notwithstanding the above, AB stated that he would give serious consideration to amending Plot No. 3 to a three bed dwelling, ie 50% of net additional units. BP indicated that this would go some way to addressing her concerns.	**AB**
	iv) Inefficient Use of Land	
13.	BP considered that an increased proportion of smaller units could be achieved through an increase in the overall number of dwellings, which would also represent a greater efficient use of land in order to reflect Revised PPG3. HE indicated that the present use of the 0.5612 ha site represented a density of 5.34 dpha, and that the proposed scheme would result in a density of 16.04 dpha – a 300% increase in efficiency. HE stated that in seeking to achieve a greater efficiency in land-use, that it was always a 'balance' that had to be struck between several objectives – the same being true for the resultant level of tree loss.	
14.	HE suggested that a higher level of housing provision would require the provision of an adoptable road into the centre of the site, which would have a greater impact upon the level of tree loss and consequently therefore a greater adverse impact upon the character and amenity of the area. BP recognised this would be a consequence of seeking a higher number of dwellings and the desirability therefore of achieving a balance.	
	v) Inadequate Visibility Splays	
15.	BP indicated that the visibility splays were substandard and represented a reason for refusing the present scheme. AB and HE referred BP to the correspondence between Stuart Michael Associates and WSP Transportation, in particular the (incorrectly) dated letter of 30 November 1999 (received on 12 June 2000 by SMA), which states that the 2.5 m x 120 m visibility splay represented a satisfactory access arrangement. RG and NE agreed that any increase in the proposed visibility splays would result in a greater loss of trees/hedges presently fronting Barkham Road, which would have a detrimental impact upon the character of the site.	

DRAFT

ITEM		ACTION
16.	AB stated that he was agreeable to a financial contribution of £50,000 towards off-site highway works (junction improvements/cycle path/traffic management). BP indicated that this could only be secured by way of a S.106/S.278 Agreement, in which case the application could not be approved under delegated powers and would have to be considered by the Planning Committee if BP was minded to approve a revised scheme.	
	SUMMARY:	
17.	**Trees** - AB/RG undertook not to carry out any tree works presently - NE undertook not to serve the TPO until an agreed scheme had been reached - It was proposed to prepare a revised plan in the light of the revised siting of Plot No. 9, further consideration at Plot No. 5 and replacement trees (Tree Nos 9 and 34)	
18.	**Plot Nos. 1 & 2** - AB to provide BP with coloured street-scene by 11/8/00	
19.	**Mix** - AB to submit revised scheme for Plot No. 3 to 3 bedroom dwelling	
20.	**Density** - BP agreed that an appropriate balance had been struck	
21.	**Highways** - BP to confirm with Tom Callaghan that WSP's observations satisfactorily address TC's concerns.	
	TIMETABLE:	
22.	BP was keen to determine the application, especially in the light of the pending Informal Hearing scheduled for 26 September 2000. The deadline for appeal Written Statements is 5 September 2000.	
23.	If BP was minded to approve the remaining application following the submission of revised plans, her report would go to the Planning Committee on 6 September 2000 – the deadline for writing her report would be 16 August 2000. BP would therefore require any revised or supplementary information by 11 August 2000.	
24.	All parties considered that following the discussion of each matter during the course of the meeting, that an agreeable solution could be achieved. HE undertook to notify the Planning Inspectorate that this was the desired aim, especially in the light of the pressing appeal deadline and its relationship with the date of the next Planning Committee.	
	The meeting closed at 12.15 pm.	

99.73

9

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Wokingham District Council
Planning Department
PO BOX 157
Shute End
WOKINGHAM
Berks RG40 1WR

For attention Mrs B Polnik

9th August 2000

Dear Mrs Polnik

RE 269 - 273, BARKHAM ROAD, WOKINGHAM
F/2000/1074

With regard to your recent meeting with Mr Andrew Brooks and others we enclose six copies of drawings numbered 99 73 021B, 023A and 031 showing House 3 having three bedrooms, House 9 repositioned and new trees added and a Street Scene.

We hope that the application can now proceed to the Committee with your support.

Yours sincerely

Richard V M Gandy
PHILIP DESIGN ASSOCIATES.

cc Andrew Brooks, Esq.

Richard V M Gandy MRICS Stephen J C Hart Dip Arch RIBA Peter Bendo Barry Foster
Proprietor: Philip & Company Architects & Surveyors Ltd. Registered in London Reg. no 2285100

RECEIVED
22 AUG 2000

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
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10

RG/SR/99.73

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

For attention of Mrs B Polnik

21 August 2000

Dear Mrs Polnik

RE: 269 - 273 BARKHAM ROAD WOKINGHAM - F/2000/1074

Following on from your telephone conversation with Mr Huw Edwards of Charles Planning Associates today and your meeting on the 4th August 2000, we enclose six copies of drawing numbered 99.73.031A showing the ridge levels of Plots 1,2 and 9 together with the ridge level of 275 Barkham Road. It has always been our intention that Plots 1 and 2 should be approximately the same level or slightly lower than 275 Barkham Road; drawing numbered 99.73.022 clearly shows this relationship.

We do apologise for omitting these levels from the previously revised plans and trust that this additional information satisfactorily addresses your earlier concerns, as referred to in the recently circulated draft Minutes from Mr. Edwards. We therefore trust that the application can now proceed to the Committee with your full support.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES
cc Huw Edwards, Esq
Andrew Brooks, Esq.

(11)

30 August 2000

Your Ref: APP/X/0360/A/00/1044914
Our Ref: HE/AJH/B/033/1/12

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

For the attention of Miss A Bibi

Dear Miss Bibi

TOWN AND COUNTRY PLANNING ACTS
APPEAL BY BEWLEY HOMES PLC
269-273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 29 August 2000 and our subsequent telephone conversation.

As previously advised, the planning appeal was submitted in duplicate and I have been involved in recent discussions with the Local Planning Authority in an attempt to secure a locally-based planning approval, thereby avoiding the need to proceed with the scheduled Informal Hearing on Tuesday 26 September 2000. In this respect, a meeting was held with the Case Officer on 4 August 2000 to discuss the Local Planning Authority's concerns, and a revised plan was submitted which sought to address matters.

Whilst I recognise the deadline for the Written Statements is 5 September 2000, I understand that the remaining planning application is due to be considered by Wokingham District Council's Planning Committee on 6 September 2000. Given the clear desire to avoid the need to proceed with the Appeal, I have previously advised you that it would be impracticable to submit any Written Statements until after the date of the Planning Committee. Such an approach has been agreed with the Local Planning Authority and you also recognised the advantages of delaying the submission of the Written Statements.

I will seek the full agreement of the Local Planning Authority, but I would like to suggest that in the event of the remaining planning application being refused planning consent, the Written Statement on behalf of the appellant will be submitted by 12 September 2000 (ie two weeks before the scheduled Hearing). I do not feel that either party will be prejudiced in this respect.

Please be advised that I have copied this letter to the Local Planning Authority and will notify you of the outcome of the Planning Committee at the earliest opportunity.

Please do not hesitate to contact me with any queries regarding this matter.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to - Mrs D Gumbrell, Appeals Assistant, Wokingham District Council
Mrs B Polnik, Case Officer, Wokingham District Council
A Brooks Esq, Bewley Homes Plc

12

04 September 2000

Your Ref: F/2000/1074
Our Ref: HE/B/033/1/13

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

For the attention of Mrs B Polnik

Dear Mrs Polnik

TOWN AND COUNTRY PLANNING ACTS
269-273 BARKHAM ROAD, WOKINGHAM
DEMOLITION OF 3 NO DWELLINGS & ERECTION OF 9 NO DWELLINGS
APPLICATION NO: F/2000/1074

I refer to the above planning application/appeal and my recent letter to the Planning Inspectorate dated 30 August 2000 (also copied to you).

As you are aware, the above duplicate planning application is due to be considered at an Informal Hearing on Tuesday 26 September 2000, the deadline for Written Statements being 05 September 2000. Following our meeting on 04 August 2000 and the submission of amended/supplementary plans on 09 & 21 August 2000, it was anticipated that the remaining application would be reported to the Planning Committee on Wednesday 06 September 2000. In the light of this, we agreed that it would be impractical to submit any Written Statements to the Planning Inspectorate until the outcome of the Planning Committee was known. If it was necessary to proceed with the appeal, we both anticipated that our evidence would be with the Inspectorate no later than Tuesday 12 September 2000.

I understand from your colleagues that the remaining planning application is recommended for refusal. The purpose of this letter is to therefore request the following:

- Confirmation of the draft notes of the meeting held on 04 August 2000 (previously forwarded to you on 11 August 2000); and
- A copy of the Committee report, with recommended reasons for refusal.

I have been advised that you return to work tomorrow (05 September 2000), and given the pressing urgency of this matter I would be grateful of your reply at the earliest opportunity. I would confirm that I have copied this letter to the Planning Inspectorate.

Yours sincerely

HG.

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to – Miss A Bibi, Room 1004, Planning Inspectorate
A Brooks Esq, Bewley Homes Plc
R Grainger Esq, A/F Technical Services

APPENDIX THREE

DEFINITIVE LIST OF PLANS/DRAWINGS

ACCOMPANYING APPEAL BY BEWLEY HOMES PLC

269-273 Barkham Road, Wokingham

Please see attached documents.

APPENDIX FOUR

Extracts from Berkshire Structure Plan

Ref: 3.1.11

Charles Planning Associates
39 Locks Heath District Centre
Southampton, SO31 6DX

Tel: 01489-577946

Royal County of BERKSHIRE



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





CPA

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

Babtie

3.7 Sustainable levels, forms and locations for development are therefore sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within the environmental and other limits described in Chapter 2.

3.8 This approach is considered appropriate in view of :

- the limited capacity of the County to absorb further development;
- the need to husband land so that there is scope for development beyond 2006;
- the cumulative impact of development on existing communities, on the transport network and on pollution;
- the extent of existing commitments;
- uncertainties as to the timing and extent of recovery from the recent recession;
- changing economic factors which may affect people's aspirations and ability to form new households in separate accommodation;
- emphasis in the Regional Guidance on sustainable development, respecting environmental constraints and reducing rates of development in the west of the region.

3.9 Wthin this framework it is intended that scope and flexibility should be provided for helping to meet local housing needs, to secure and maintain a balanced local economy and to allow the provision of a wide range of job opportunities.

The Overall Strategy

Policy OS1 **The overall strategy of the Plan is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing the following objectives :**

(i) to restrain development to levels that respect the limits set by environmental, infrastructure and other constraints upon the development of land;

(ii) to give priority within (i) to meeting Berkshire's economic and social needs, including the provision of low-cost housing and wider employment opportunities;

(iii) to protect and enhance the character and quality of Berkshire's landscape, environment and heritage;

(iv) to steer development to locations which minimise the need for travel and can be well served by public transport;

(v) to conserve natural resources;

(vi) to minimise pollution;

(vii) to seek improvements to infrastructure, services and amenities;

(viii) to promote an appropriate balance between all forms of transport by continuing to develop an integrated transport strategy.

MAIN THEMES OF THE STRATEGY

3.10 The main themes of the Structure Plan strategy are outlined below and developed in more detail in subsequent chapters. Environmental concerns are reflected in policies in all sections of the Plan. References to policies in the Plan of particular relevance are listed under each sub-heading.

Restraining Levels of Growth

3.11 The Plan seeks to keep growth down to levels which can be accommodated within the limits set by environmental, infrastructure and other considerations (Policies OS1; LD1, LD3, LD6, LD7; H1, H2; BU1; TC1; R1; M1, M3).

3.12 A restrained level of growth will generally take less open land for development, generate less traffic and waste and help towards reducing pollution, energy consumption, the depletion of water resources and the demand for minerals and aggregates. It will also allow more scope for catching up in the provision of social and physical infrastructure (subject to the environmental acceptability of proposals and availability of the necessary resources).

3.13 This approach is in line with key objectives in the regional planning guidance for the South East, in which it is suggested that levels of development should respect the region's valuable environmental features and avoid the wasteful use of land and other natural resources. The regional guidance also states that a reducing rate of growth is appropriate in the west of the region to enable infrastructure and services to catch up with rapid rates of development in the recent past.

3.14 The overall housing provision for the period 1991-2006 was increased by the County Council from 37,000 to 40,000 dwellings in response to a direction issued by the Secretary of State for the Environment on 29 June 1995. While the Council has welcomed the fact that the Secretary of State has not pressed it to accept the total of 48,000 dwellings recommended by the Panel which conducted the Examination in Public in 1993, it remains concerned that increasing the provision above 37,000 dwellings could have serious environmental consequences contrary to the overall objectives of the Structure Plan.

LIMITING THE IMPACT OF DEVELOPMENT

4.1 The previous chapter emphasised the overriding importance of securing sustainable development, improving the quality of life in all parts of Berkshire and protecting (and where possible, enhancing) the environment in its widest sense.

4.2 To reinforce the overall strategy, policies set out in this chapter provide the starting point for considering all development proposals.

SUSTAINING BERKSHIRE'S ENVIRONMENT

4.3 Planning policies in Berkshire have a contribution to make to the conservation of natural resources and this theme underlies a number of policies in the Plan. While it is appreciated that many issues can only be partly addressed through the planning system, there are a number of measures that may be taken by which the impact of development on both the local and global environments can be reduced.

4.4 New development offers an important opportunity to secure the conservation of energy and natural resources, by means ranging from broad-scale decisions about location; through more specific decisions about the orientation of buildings and siting of shelter belts; to consideration of design, materials and the recycling of waste.

Sustainable Development

Policy LD1 **In formulating policies in local plans and in considering development proposals, account will be taken of the extent to which development is sustainable in its location and form; helps to conserve natural resources, including land, water and fossil fuels; and minimises the risk of pollution.**

4.5 The principles of sustainable development are explicitly recognised in recent Planning Policy Guidance Notes, in particular, PPG's 1, 12 and 13 and MPG6 on Provision of Aggregates. Policy LD1 is aimed at sustaining Berkshire's environment and helping to address wider environmental concerns through the formulation of policies in local plans and the consideration of development proposals. In seeking to achieve the aims expressed in Policy LD1, development will be sought which accords with the following principles. (Cross references to other policies in the Plan of particular relevance are listed after each sub-section).

(i) making the best use of land resources, for example, by protecting the open countryside and by maximising the use for development of urban land especially where vacant or derelict (where this is compatible with conserving and enhancing the quality of the urban environment) (OS1, C2, C4, C6, C10, EN1, H5, BU1, S4, R7, M2, W3) ;

Limited to Local Plan Policy

4.8 The provision of suitable small recycling facilities, such as bottle and can banks, in association with development acceptable under other policies in this Plan, will contribute towards meeting a target of recycling at least 25% of the County's household waste by the year 2000 as proposed in Policy W2 (35% by 2007). The nature and type of facilities will depend on the type of development and the waste management systems being used. However, the facilities may include two separate elements :

- local recycling facilities for the public to deposit different types of recyclable material; and
- facilities for source separation and storage of different types of waste.

4.9 Policy LD2 will normally apply to the following categories of development:

(i) housing proposals for 100 or more dwellings;

(ii) new development, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing and new development amounts to 500 sq.metres or more;

(iii) business, industrial, distribution or storage development involving a net increase in floorspace of 500 sq.metres or more;

(iv) major transport, leisure, recreation, tourist or community facilities;

(v) car parks for the public including 'park and ride' schemes with over 200 spaces; and

(vi) appropriate smaller developments which frequently attract a significant number of people (e.g. community or shopping schemes).

ENVIRONMENTAL IMPACT

4.10 The County Council considers that even where proposals for development may be acceptable in principle within the provisions of other policies in the Structure Plan and in local plans, local planning authorities need to be satisfied that proposals will not have any significant adverse environmental impact.

Environmental Impact of Development

Policy LD3 **Development proposals will only be permitted where they do not give rise to an unacceptable impact on the environment, including serious harm to the character or appearance of an area, or the amenities of neighbouring land uses.**

4.11 In a highly constrained County such as Berkshire, most major development is likely to have a significant impact, either by itself or cumulatively, and environmental assessments may be required for a wider range of development than that specifically referred to in Circular 15/88 in order to determine the acceptability of proposals.

ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

6.1 The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, including the countryside (dealt with in Chapter 5) and towns, villages and built-up areas which are considered in this chapter. It also concerns : safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County; curbing and controlling a number of specific threats to pleasant living conditions; and the conservation of natural resources.

The Environment of the Built-up Areas

6.2 The density, form and quality of buildings, landscape and other elements of the environment in towns, villages and built-up areas have an important bearing on the overall quality of life in the County, especially as the majority of the population live and work in such areas.

Protection and Enhancement of the Environment of Built-Up Areas

Policy EN1 The character and quality of the environment in the towns, villages and other built-up areas will be protected and enhanced. Within these areas development must be appropriate in scale, form, impact, character and siting to its location. In particular :

(i) development should embody a high standard of design, layout and landscaping, and help maintain and, where possible, enhance the character of its surroundings;

(ii) town and village greens and all open land important to the character of settlements will be protected from development and where necessary enhanced;

(iii) the existing tree cover, important areas of vegetation and wildlife habitats will be conserved, and additions to them encouraged;

(iv) special attention will be paid to the maintenance and improvement of the character of town and village centres.

Where appropriate, to achieve optimum use of land and buildings in built-up areas, the re-use of vacant buildings and redevelopment of derelict or genuinely under-used urban land will be supported.

Assessment of Development Proposals

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

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

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

Development Within Settlements and Redevelopment/Change of Use

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

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

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

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

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

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

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

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

Other Housing Development Outside Settlements

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

Slough

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

LOSS OF HOUSING

7.45 Development proposals which would result in the loss of housing may require local planning authorities to countenance the release of further housing land, possibly on "greenfield" sites. Therefore, the County Council is concerned that there should be no avoidable loss of housing.

Development Proposals Involving the Loss of Housing

Policy H6 **Proposals for redevelopment or change of use resulting in the loss of residential accommodation will normally receive favourable consideration only if they replace at least the number of dwelling units lost.**

7.46 There may be limits on the increase of residential units in the Green Belt. This is set out in Policy C4. In implementing Policy H6, local planning authorities will have regard to local housing needs.

WIDENING THE CHOICE OF HOUSING

Low-Cost Housing

7.47 The County Council is concerned about the increasing difficulties of securing access to low-cost housing throughout Berkshire.

7.48 The main indicators of the scale of the problem are district council housing waiting lists and the numbers of households accepted as homeless in the County. Relatively low levels of public sector housebuilding and the sale of council houses has meant that the needs of only some of the households on these lists can be met. The County Council also recognises that there is a problem of access to housing for groups such as single-worker households, young people, and many essential workers in service and other industries on below-average incomes who do not appear on, or qualify for, the above lists.

7.49 Although a full response to this problem will require appropriate initiatives in national fiscal and housing policies, the County Council considers that planning policies (at the strategic and local level) can also make a valuable contribution. This is supported by the DoE's Planning Policy Guidance Note 3, "Housing" which recognises that a community's need for affordable housing is a material planning consideration.

7.50 The following policies provide a strategic framework within which the district councils can allow genuine low-cost housing schemes for sale or rent to provide homes for those whose incomes are insufficient to enable them to acquire accommodation on the open market.

Low-Cost Housing to Meet Local Needs in Rural Areas

Policy H8 **In exceptional circumstances permission may be granted for small scale schemes solely for low-cost housing to meet proven local needs :**

(i) on the periphery of rural settlements outside the Green Belt on sites which would not otherwise be released for development; or

(ii) within recognised settlements in the Green Belt defined in local plans.

Provision should be made for such schemes to be managed so that they remain affordable in perpetuity.

7.56 The implementation of these schemes will be a matter for local judgement and it will be the responsibility of the district councils in local plans to define what may be accepted as 'small scale'. Because such schemes are intended to be exceptions to normal restraint policies for development in rural areas, it will be essential to ensure that this housing is retained in perpetuity for local needs through agreements or appropriate methods of management. Local plans may also need to define which settlements these policies will apply to. Once built, these dwellings will be counted towards the Structure Plan housing provision.

Type of Housing

7.57 It is important to secure variety in the location, type, size and price of new housing. There is a particular need for housing for first-time buyers, and for accommodation suitable for small households but in some areas needs for particular types of family housing have been identified. Other categories which may require specialist accommodation include the elderly and the handicapped. However, those providing new housing should give attention to the needs of disabled people in all schemes.

Variety of Housing

Policy H9 **Within the provision specified in Policy H2, favourable consideration will generally be given to proposals for residential development which add to the range of densities, dwelling types and sizes, with specific emphasis being given to the provision of smaller dwellings and other identified local or special needs, including those associated with Care in the Community policy.**

7.58 Widening the choice of housing also involves accessibility to housing through adding to the variety of types of tenure which are available. Policies H9 and H10 will assist in this objective.

7.59 Provision of low-cost housing, or housing for first-time buyers and small households, should not be undertaken at the expense of a high standard of layout, design and landscape development. Policy EN1 seeks such high standards for all new development.

APPENDIX FIVE

Extracts from South East Area Local Plan

LOCAL PLAN

South East Area

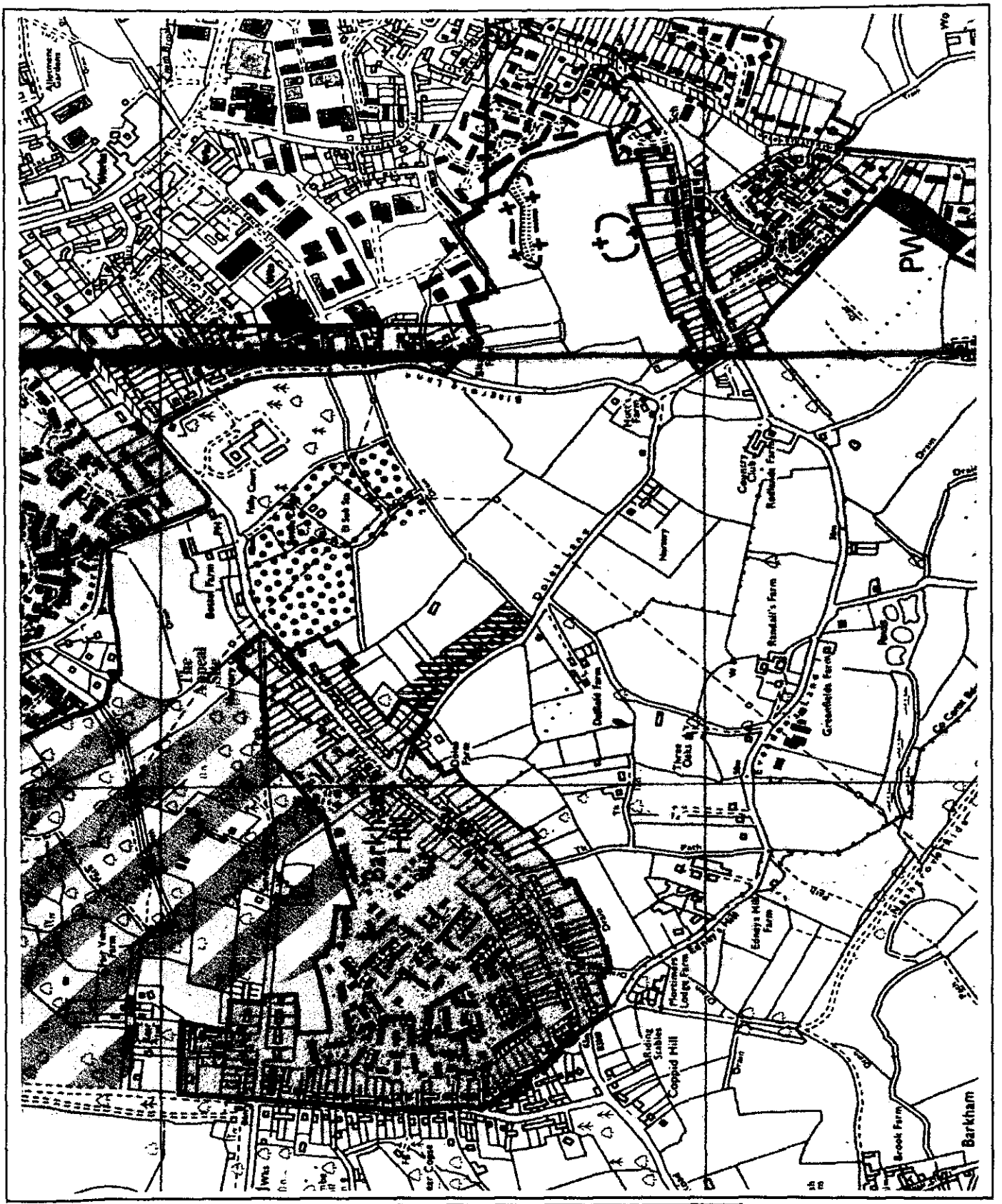
WOKINGHAM DISTRICT COUNCIL

Wokingham

Finchampstead North

Pinewood

Finchampstead



Appendix Five

269-273 Barkham Road, Wokingham
South East Area Local Plan
Extract From Proposals Map

Not to scale

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CHARLES PLANNING ASSOCIATES

Chartered Town Planners

form of narrow leisure plots of considerable depth which penetrated into the open countryside. As land prices have increased with demand for land, the level of development in these areas has intensified. In some instances this has led to tandem development which often detracts from the rural character of the area and results in a loss of privacy. Apart from development on individual plots the area south of Wokingham has also experienced larger scale housing development, reinforced in more recent times by the Secretary of State's requirement, in approving the Structure Plan in 1980, to build an additional 8000 houses in Central Berkshire. Some development that has occurred during the post war period has failed to recognise the importance of retaining tree cover and has not been incorporated into the landscape in a sensitive manner. The policies contained in this plan are aimed at tackling these problems and preventing such damage occurring in the future.

DEFINITION OF IDENTIFIED SETTLEMENTS

1.1.04 The definition of rural areas is dependent on the definition of settlements and vice versa. The South East area is dominated by Wokingham which is surrounded by a number of smaller settlements and areas of ribbon or frontage development. All vary greatly in terms of size, form and character. Some areas of sporadic development involve very few properties and/or are dominated by areas of undeveloped rural land either between or to the rear and in front of properties causing them to be characterised by a loose settlement pattern or to form a narrow strip of development in what is still a distinctly rural area. Such areas may possess a number of basic services, such as a school or church but these are rarely confined to serving the population residing in the immediate vicinity. The open nature of these areas presents many opportunities for further intensification. However, it is considered that if



such development were to occur, the existing special character of these areas or the surrounding countryside would be detrimentally affected. For the purposes of this plan, such areas of development are not synonymous with an identified settlement, the latter being used to define an area where particular planning policies are appropriate. There will therefore be cases where areas of development have not been included within the identified settlement. One example is small groups of development bounded by countryside on the far side of a road that marks the boundary of the main built up area . In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this Plan and as shown on the proposals map.

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

1.1.06 The District Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or has a special reason to locate there. Although these uses are acceptable in principle, they must also be acceptable in practice. This is particularly important in the case of small scale housing and employment development on the edge of settlements which is dealt with in more detail in policies SH1 and SE2 of this plan.

❖ STV2 DEVELOPMENT IN RURAL AREAS

ALL LAND OUTSIDE THE IDENTIFIED SETTLEMENTS, AS SHOWN ON THE PROPOSALS MAP IS CONSIDERED TO BE RURAL AREA WITHIN WHICH DEVELOPMENT WILL NOT NORMALLY BE ALLOWED. IN ACCORDANCE WITH THE REPLACEMENT STRUCTURE PLAN EXCEPTIONS MAY BE MADE FOR DEVELOPMENT IN THE FOLLOWING CATEGORIES WHICH ARE NOT SPECIFICALLY DEALT WITH BY OTHER POLICIES IN THIS LOCAL PLAN.

(A) DEVELOPMENT FOR HOUSING PURPOSES OF SITES NOT EXCEEDING 0.4 HECTARE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(B) DEVELOPMENT FOR EMPLOYMENT USES NOT EXCEEDING 300 SQUARE METRES OF FLOORSPACE ON THE EDGE OF SETTLEMENTS IN THE FORM OF ROUNDING OFF OR REDEVELOPMENT,

(C) DEVELOPMENT ESSENTIAL TO THE USE OF LAND FOR AGRICULTURE OR FORESTRY,

(D) MINERAL EXTRACTION,

(E) PLANT FOR RECEIVING IMPORTED AGGREGATES, OR FOR THE PROCESSING OR DISTRIBUTION OF AGGREGATES,

(F) THE DISPOSAL OF WASTE BY CONTROLLED TIPPING WITHIN EXISTING OR FORMER MINERAL WORKINGS OR ON OTHER DESPOILED LAND,

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

(H) ANY OTHER PURPOSE WHOLLY APPROPRIATE TO A RURAL AREA,

THE ACCEPTABILITY OF ALL PROPOSALS WILL ALSO BE JUDGED AGAINST THE PROVISIONS OF THE OTHER RELEVANT POLICIES CONTAINED IN THIS PLAN . FOR THE AVOIDANCE OF DOUBT THE AREAS OF SPORADIC DEVELOPMENT IDENTIFIED ON THE PROPOSALS MAPS ARE INCLUDED WITHIN THE RURAL AREAS.

on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in the Planning Fact Sheet: Housing, which is available separately from this Plan.

❖ SH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND REDEVELOPMENT, GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OF OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY SH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY STV6 AND VARIOUS SPECIFIC POLICIES),

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES STV6, SBE1 & SBE2),

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY STV5),

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY SR4),

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS,

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.

1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-1998) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 726 units have been identified within the District but outside this Plan area, and sites for an additional 336 dwellings



have been identified in this Plan area. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites.

1.2.10 Sites have been selected by the use of a set of standard criteria which have been applied throughout the District and which are based on minimising the impact of additional development on the countryside, reflecting and maintaining the character of settlements, and the ability to use existing or provide new services and community facilities. The criteria are included in Working Paper One which is available separately from this plan.

❖ *SH2 HOUSING DEVELOPMENT ON IDENTIFIED SITES*

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF APPROXIMATELY 336 DWELLINGS IN THE PERIOD 1ST APRIL 1992 TO 31ST MARCH 1998 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE ,PUBLIC AND COMMUNITY SERVICES NECESSITATED BY THE DEVELOPMENT AND SPECIFIC PROPOSALS FOR EACH SITE IN PART TWO OF THIS PLAN:

PTC 12 WOKINGHAM - MARTINS SWIMMING POOL

PW1 WOKINGHAM - LAND AT KEEPHATCH,

PW2 WOKINGHAM - 201A FINCHAMPSTEAD ROAD

PS1 FINCHAMPSTEAD - REAR OF NASHGROVE LANE,

PS2 FINCHAMPSTEAD - 88 AND 96 BARKHAM RIDE

PS3 FINCHAMPSTEAD - LAND AT LONGWATER ROAD

PS4 PINEWOOD - LAND AT MOP END AND ADJACENT TO HATCH RIDE

EXISTING HOUSING AND HOUSING AREAS

1.2.11 The existing stock of dwellings in the Plan area has a significant role to play in meeting housing requirements and the retention of existing housing or housing land in residential use is therefore a primary concern of the Plan. Consequently, net losses of existing housing will normally only be acceptable if an improvement in the environment of the residential area results or some community benefit is derived. Such improvements to amenity may include:

a) the provision of essential new public open space,

b) the provision of essential new amenities, public or private,

c) the retention of a listed building.

1.2.12 The character of the centre of most settlements in the Plan area is derived to a large extent from the mixture of residential and non-residential buildings and the balance between them. The retention of this balance is essential not only to the conservation of the character but also the continuing vitality of the settlement. The District Council considers that existing housing should be retained in the centre of settlements and where appropriate will

❖ SH8 VARIETY OF HOUSING

ON SITES OVER 0.4 HECTARE THE DEVELOPMENT SHOULD INCORPORATE A REASONABLE MIX AND BALANCE OF HOUSE TYPES AND SIZES TO CATER FOR A RANGE OF HOUSING NEEDS INCLUDING THAT FOR AFFORDABLE HOUSING. BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY. IN CONSIDERING PLANNING APPLICATIONS AND PREPARING DEVELOPMENT BRIEFS PARTICULAR CONSIDERATION WILL BE GIVEN TO THE NEED TO ACHIEVE A RANGE OF HOUSING DENSITIES AND DWELLING SIZES IN ORDER TO PROVIDE THE OPPORTUNITY FOR LOWER COST AND SMALLER [ONE AND TWO BEDROOMED] DWELLINGS .

❖ SH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

AS AN ADDITIONAL PROVISION TO THAT CONTAINED IN POLICY H1 OF THE REPLACEMENT STRUCTURE PLAN FOR BERKSHIRE PERMISSION WILL BE GRANTED ON LAND ON WHICH HOUSING WOULD NOT NORMALLY BE PERMITTED UNDER THE PROVISIONS OF POLICIES SH1 AND SH2 FOR AFFORDABLE DWELLINGS IN RESPONSE TO PROVEN LOCAL NEED SUBJECT TO:

i) THE DEVELOPMENT BEING WITHIN OR ON THE EDGE OF AN IDENTIFIED SETTLEMENT IN THE FORM OF INFILLING, ROUNDING OFF, OR REDEVELOPMENT;

ii) LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS LOCAL PLAN BEING MET;

iii) THE DWELLINGS BEING OCCUPIED SOLELY BY THOSE WHO ARE RESIDENTS OF THE DISTRICT PRIOR TO OR ON THE DATE OF GRANTING PLANNING PERMISSION;

iv) THE OCCUPATION OF THE DWELLINGS BEING CONTROLLED IN THE LONG TERM TO ENSURE THAT SECOND AND SUBSEQUENT OCCUPIERS' NEEDS FALL WITHIN THE PROVISIONS OF THE POLICY;

v) THE DWELLINGS BEING 'AFFORDABLE'. SUCH DEVELOPMENT WILL BE PRIMARILY UNDERTAKEN BY HOUSING ASSOCIATIONS AND WILL NORMALLY BE SUPPORTED BY THE DISTRICT COUNCIL IN ITS ROLE AS AN ENABLER OF LOW COST LOCAL HOUSING NEEDS PROVISION.

DEVELOPMENT ON THE EDGE OF SETTLEMENTS WILL BE SMALL IN SCALE, NOT NORMALLY EXCEEDING TEN DWELLINGS OR 0.4 HECTARE IN SIZE. IT SHOULD BE IN LOCATIONS THAT DO NOT INTRUDE INTO OPEN COUNTRYSIDE, THAT ARE NOT ESSENTIAL TO THE SEPARATION OF SETTLEMENTS AND WHICH CAN BE DEVELOPED WITHOUT AN ADVERSE EFFECT ON THE CHARACTER OR SETTING OF THE SETTLEMENT. IN ALL CASES THE DISTRICT COUNCIL WILL ENSURE THAT DEVELOPMENT RESPECTS THE SCALE AND CHARACTER OF THE SITE AND ITS SURROUNDINGS, AND THAT THE GENERAL CRITERIA APPLYING TO NEW HOUSING SITES INCLUDED IN POLICY SH1 ARE COMPLIED WITH.

BEFORE GRANTING PLANNING PERMISSION, THE PLANNING AUTHORITY WILL SATISFY ITSELF THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE AS WELL AS BY INITIAL OCCUPIERS OF THE PROPERTY.

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ *SBE2 INAPPROPRIATE DESIGN*

PROPOSALS FOR DEVELOPMENT THAT IS INAPPROPRIATE IN TERMS OF ITS RELATIONSHIP WITH ADJOINING SITES AND BUILDINGS, OR WHICH WOULD ADVERSELY AFFECT THE CHARACTER OF AN AREA, BY

VIRTUE OF ITS SITING, SCALE, FORM, MASSING, MATERIALS, COLOUR OR TEXTURE, WILL NOT NORMALLY BE PERMITTED.

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

APPENDIX SIX

Extracts from Wokingham District Local Plan
Deposit Draft

(Consolidated Document, November 1999)

Ref: 3.7.08

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Chartered Town Planners

WOKINGHAM DISTRICT COUNCIL

Wokingham District Local Plan

Deposit Draft 1997

Consolidated Document November 1999

November 1999



Appendix Six

269-273 Barkham Road, Wokingham

Wokingham District Local Plan (Deposit Draft)

Extract From Proposals Map

Not to scale

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1.0 OVERALL STRATEGY

INTRODUCTION

1.1 In developing the District Local Plan the Council agreed an Overall Strategy (set out in para. 0.7) for the plan. The Overall Strategy seeks to slow down the rate of development within the District and to promote sustainable development in order to protect and enhance the quality of the environment within the plan area and also to meet the social and economic aspirations of the District.

1.2 In considering development proposals the achievement of sustainable development is a fundamental principle. However there are other issues that form part of the overall sustainable development approach which also need to be considered when dealing with development proposals. It is the aim of this chapter to set out the fundamental policies from which the remaining policies of the plan take their lead.

1.3 The plan area is under pressure to accommodate new homes, jobs, services and improved transport facilities and in doing so maintain a prosperous economy. It is important that local commerce and industry produces a dynamic local economy that makes a positive contribution to the character, environment and quality of life of those who live and work in the District.

POLICY FRAMEWORK

Strategic Policy

1.4 This approach accords with the overall approach to development adopted by Berkshire County Council in the *Berkshire Structure Plan 1991 - 2006* which states that:

> 'Sustainable levels, forms and locations of development are ... sought which contribute towards meeting the needs and aspirations of today's society for homes, jobs and services, without compromising the ability of future generations to meet their own needs. This implies a greater reliance on the use of renewable resources at an acceptable level, coupled with the conservation of non-renewable resources and the reduction of land, water and air pollution. In addition, growth during the Plan period needs to be kept down to levels which can be accommodated within ... environmental and other limits.' (Para. 3.7 of Berkshire Structure Plan 1991 - 2006).

POLICIES

1.5 The policies set out below aim to ensure that such an approach is achieved.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

THE COUNCIL WILL ENSURE, WHERE POSSIBLE, THAT DEVELOPMENT IS SUSTAINABLE AND IMPROVES THE QUALITY OF LIFE WITHIN THE PLAN AREA BY PURSUING THE FOLLOWING OBJECTIVES:

A) TO CONTINUE TO SLOW DOWN THE RATE OF DEVELOPMENT WITHIN THE PLAN AREA TO ENSURE THAT THE BEST OF THE EXISTING ENVIRONMENT

Cont.

IS CONSERVED WHILST PROVIDING APPROPRIATE DEVELOPMENTS WHICH MEET LOCAL NEEDS

B) GIVE PRIORITY WITHIN a) TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF LOW-COST HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

C) CONSERVING AND ENHANCING THE PATTERN OF TOWN AND PARISH COMMUNITIES BY RETAINING AND EMPHASISING THE BALANCE BETWEEN TOWNS AND VILLAGES, COUNTRYSIDE AND SETTLEMENTS, OPEN RIVER VALLEYS AND ENCLOSED WOODLANDS

D) TO PROVIDE FOR EMPLOYMENT, HOUSING, SHOPPING AND SERVICES IN PLACES THAT MINIMISE THE NEED FOR TRAVEL BY PRIVATE CAR

E) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

F1)TO CONSERVE NATURAL RESOURCES

F2)TO MINIMISE POLLUTION

G) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES.

H) TO ENCOURAGE AND SUSTAIN BALANCED RURAL COMMUNITIES

I) TO DEVELOP BROWNFIELD SITES IN PREFERENCE TO GREENFIELD SITES

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside the boundaries of identified settlements is retained. Accordingly it is intended to limit development outside identified settlements to that which is appropriate to the countryside or for which a rural location is essential. Although these uses are acceptable in principle, they must also be acceptable in practice.

1.7 In order to be consistent in the treatment of settlements having common characteristics, it has been necessary to draw up a definition of the classification of settlements as used in the policies and proposals contained in this plan and as shown on the proposals map.

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

(i) a sizeable amount of development in a compact form (if development is dominated by, or interspersed with, areas of land that are characteristically rural or open, it will not come within this criterion)

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

(iii) be physically and socially cohesive.

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

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

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

POLICY WOS2: GENERAL DEVELOPMENT PRINCIPLES

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

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

1.12a Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

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

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

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

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

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

Cont.

POLICY FRAMEWORK

National Policy

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

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

Strategic Policy

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

Supplementary Planning Guidance

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

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

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

POLICY WBE1: DEVELOPMENT IN ITS LOCAL CONTEXT

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

a) ITS ENVIRONMENTAL IMPACT

b) ITS VISUAL IMPACT

c) ACCESSIBILITY

Cont.

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

e) THE LOCAL TOWNSCAPE

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

g) SAFETY AND SECURITY

h) THE PRIVACY AND AMENITY OF THE EXISTING ENVIRONMENT

i) SUPPLEMENTARY PLANNING DESIGN GUIDANCE ADOPTED BY THE COUNCIL.

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

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

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

POLICY WBE2: IMPROVING ON THE LOCAL CONTEXT

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

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

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

POLICY WBE3: CHARACTER OF LARGE SCALE DEVELOPMENT

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

Cont.

a) PROTECTION OF NATURAL FEATURES

b) THE LAYOUT SHOULD BE APPROPRIATE IN SCALE, FORM, AND CONTINUITY WITH THE LOCAL CONTEXT

c) THE APPROPRIATE USE OF SPECIES OF, PREDOMINANTLY NATIVE, TREES AND SHRUBS TO CREATE CLEARLY IDENTIFIED 'THEMES'

d) THE PROTECTION, ENHANCEMENT AND CREATION OF WILDLIFE CORRIDORS IN ACCORDANCE WITH POLICY WNC6.

Implementation: Assess the quality of landscape schemes through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of landscape works and planting on the ground.

4.20 The Council considers it important to protect trees and hedges in the plan area, as they make a fundamental contribution to its character and appearance, and may also have ecological value. Tree preservation orders have already been applied to many individual and groups of trees and areas of woodland, and this approach will be continued as appropriate.

POLICY WBE11: PROTECTION OF TREES AND WOODLAND

THE COUNCIL WILL PROTECT TREES AND AREAS OF WOODLAND BY:

a) RESISTING DEVELOPMENT PROPOSALS THAT WOULD CAUSE THE LOSS OF, OR DAMAGE TO, TREES OR GROUPS OF TREES RECOGNISED AS HAVING AMENITY OR CONSERVATION VALUE.

b) APPLYING TREE PRESERVATION ORDERS AS APPROPRIATE.

c) SEEKING MAINTENANCE OF AREAS OF STRUCTURAL TREE PLANTING AND IMPORTANT TREES.

d) REQUIRING TREES THAT ARE TO BE RETAINED ON DEVELOPMENT SITES ARE ADEQUATELY PROTECTED DURING ASSOCIATED WORKS. DETAILS WILL BE EXPECTED TO ACCOMPANY ANY PROPOSED DEVELOPMENT SUBMISSION THAT INVOLVES TREES AND WOODLANDS

Implementation: Through the development control process, including use of section E of the Planning Guidelines.

Monitoring: Check quality of tree cover on the ground.

4.21 Many of the routes into Wokingham and other settlements are lined with trees and other vegetation that make a significant contribution to environmental character. It is the Council's intention that these 'green' routes should be maintained and enhanced wherever possible. This is to be achieved through protecting the existing trees, managing the trees and other vegetation, resisting inappropriate development, and ensuring a high quality streetscape including trees, hard and soft landscaping, and well-designed signage. In addition, certain stretches of road that have the potential to be green routes, particularly sections running between existing green routes, will be enhanced.

POLICY WBE12: GREEN ROUTES

THE APPEARANCE OF THE GREEN ROUTES AS DEFINED ON THE PROPOSALS MAP WILL BE PROTECTED BY SERVING TREE PRESERVATION ORDERS AND RESISTING DEVELOPMENT THAT WOULD DETRACT FROM THE VISUAL QUALITY OF THESE ROUTES.

THE COUNCIL WILL SEEK TO IMPROVE THOSE SECTIONS OF GREEN ROUTES IDENTIFIED ON THE PROPOSALS MAPS WHERE IMPROVEMENT IS CONSIDERED NECESSARY THROUGH A PROGRAMME OF ENVIRONMENTAL ENHANCEMENT AND OTHER APPROPRIATE MEASURES.

WHERE DEVELOPMENT IS ALLOWED, APPROPRIATE LANDSCAPE AND PLANTING SCHEMES, IN ACCORDANCE WITH POLICY WBE10, WILL BE REQUIRED.

Implementation: Through the capital programme and the development control process.

Monitoring: Through quality of the environment surveys.

4.22 The Council would like to see tree cover in the District, particularly on routes that are well used, further improved. It will therefore encourage additional planting of appropriate species in suitable locations.

POLICY WBE13: STREET TREE PLANTING

THE COUNCIL WILL ENCOURAGE STREET TREE PLANTING WHERE APPROPRIATE, PARTICULARLY WHERE DEVELOPMENT FRONTS ONTO IMPORTANT PUBLIC ROUTES. IN CONSIDERING TREE PLANTING SCHEMES THE COUNCIL WILL WISH TO ENSURE THAT THE SIZE, FORM AND SPECIES ARE APPROPRIATE TO THE CHARACTER OF THE STREET SCENE.

Implementation: Through the development control process, including use of section E of the Planning Guidelines and through highway management and improvement schemes.

Monitoring: Check quantity of new planting.

THE RESIDENTIAL ENVIRONMENT

4.23 The Council is in a good position to bring together landowners, public bodies and other interested parties to implement environmental improvements. A full list of the schemes that the Council currently has under consideration is available separately from this document.

POLICY WBE14: ENVIRONMENTAL ENHANCEMENTS

THE COUNCIL WILL SEEK TO IMPLEMENT SCHEMES OF ENVIRONMENTAL ENHANCEMENT, WHERE APPROPRIATE, THROUGHOUT THE PLAN AREA. WHERE DEVELOPMENT ADJACENT TO THE AREA IS IDENTIFIED BY THE COUNCIL AS HAVING AN EFFECT ON THE ENHANCEMENT SCHEME THE COUNCIL WILL SEEK SUPPORT FOR THE SCHEME FROM THE DEVELOPER.

Cont.

POLICIES

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements.

POLICY WH1: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS, ON SITES THAT ARE NOT IDENTIFIED IN THE PLAN FOR RESIDENTIAL USE, DEVELOPMENT IN THE FORM OF INFILLING, REDEVELOPMENT AND CHANGE OF USE TO RESIDENTIAL USE WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS.

IN PARTICULAR, THE COUNCIL WILL SEEK TO ENSURE THAT THE FOLLOWING CRITERIA ARE COMPLIED WITH:

a) OPEN AND WOODED AREAS, AND GAPS AND GARDEN AREAS, THAT ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT, ARE PROTECTED FROM INAPPROPRIATE DEVELOPMENT

b) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA, INCLUDING ON ANY CONSERVATION AREA

c) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY RESIDENTIAL PROPERTY OR LISTED BUILDING

d) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON THE SETTLEMENT BOUNDARY OR ON THE ADJOINING COUNTRYSIDE

e) THERE IS NO SIGNIFICANT ADVERSE EFFECT ON ANY INTEREST OF NATURE CONSERVATION IMPORTANCE

f) THERE IS NO LOSS OF RECREATIONAL FACILITIES OR PUBLIC OPEN SPACE

g) THERE IS ADEQUATE LOCAL HIGHWAY AND INFRASTRUCTURE CAPACITY TO CATER FOR TRAFFIC AND OTHER DEMANDS GENERATED BY THE DEVELOPMENT, WITH, WHERE SEEN AS NECESSARY, THE PROVISION OF ROAD SAFETY MEASURES. IT WILL BE NECESSARY TO CONSIDER THE CUMULATIVE EFFECT ON ROADS AND INFRASTRUCTURE OF PROPOSED DEVELOPMENTS IN THE SAME AREA, TO DETERMINE THEIR ACCEPTABILITY UNDER THIS CRITERION

Cont.

h) AN ELEMENT OF AFFORDABLE HOUSING IS PROVIDED IN RESIDENTIAL SCHEMES OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARE OR MORE IN SETTLEMENTS OF 3,000 OR FEWER, AND OF 25 OR MORE DWELLINGS OR OF 1 HECTARE OR MORE ELSEWHERE. THE SETTLEMENTS WHERE THE 25 DWELLINGS REQUIREMENT APPLIES COMPRISE CROWTHORNE (PINEWOOD), EARLEY, NORTH FINCHAMPSTEAD, TWYFORD, WARGRAVE, WINNERSH, WOKINGHAM AND WOODLEY. NEW DEVELOPMENT WILL BE EXPECTED TO COMPLY WITH THE COUNCIL'S SERVICE, AMENITY, AND INFRASTRUCTURE REQUIREMENT (S.A.I.R.).

PROPOSALS FOR RESIDENTIAL DEVELOPMENT WILL BE JUDGED AGAINST THE COUNCIL'S PLANNING GUIDELINES FOR THEIR ACCEPTABILITY UNDER DESIGN AND PARKING CRITERIA.

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 Assuming that 1,850 dwellings are provided on the major site south of the M4 at Grazeley by 2006, it is necessary to ensure that sufficient land is identified for the development of small sites. The sites that have been identified in Policy WH2 have been selected on the basis of their performance against a number of environmental criteria.

POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES

IN ADDITION TO THE 1,850 DWELLINGS TO BE BUILT AT GRAZELEY (SEE PROPOSAL WSM1), THE COUNCIL WILL MAKE PROVISION FOR THE DEVELOPMENT OF APPROXIMATELY 867 DWELLINGS IN THE PERIOD 1 APRIL 1996 TO 31 MARCH 2006 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE AND PUBLIC AND COMMUNITY SERVICES NECESSARY TO SUPPORT THE DEVELOPMENT. THESE SITES WILL BE SAFEGUARDED FROM OTHER TYPES OF DEVELOPMENT. IN BRINGING FORWARD THE SITES FOR DEVELOPMENT, A DEVELOPMENT BRIEF WILL BE REQUIRED. DEVELOPMENTS AT OR NEAR WINNERSH WILL BE REQUIRED TO CONTRIBUTE TOWARDS SCHEMES PUT FORWARD IN THE WINNERSH TRANSPORT STUDY.

a) WI12 LAND WEST OF MOLE ROAD, SINDLESHAM
b) WI17 FORMER GMU DEPOT, WATMORE LANE, WINNERSH
c) AB05 ARBORFIELD GARRISON, ARBORFIELD
d) SH03 LAND AT GRAZELEY ROAD, THREE MILE CROSS 60
e) SH13 CHURCH FARM AND CATTLE BREEDING CENTRE, CHURCH LANE
f) SH15 LAND AT HOLLOW LANE, SHINFIELD
g) SH27 LAND AT WILSFORD CLOSE, SHINFIELD
h) SH37 LAND AT LANE END FARM, CUTBUSH LANE, SHINFIELD
i) WI13 LAND AT CHATSWORTH AVENUE, WINNERSH

Implementation: Planning permissions to private and public sector housebuilders.

Monitoring: Monitor release of sites for development, including planning permissions.

POLICY AS IN THE SAME CIRCUMSTANCES GIVEN UNDER POLICY WH3. FOR ANY SUCH EXCEPTION TO THE POLICY TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: Planning permissions, and encouragement to owners of property to reinstate use.

Monitoring: Planning applications, and monitoring of numbers of new flats over shops and losses of residential accommodation.

5.17 The provision of a variety of types and sizes of accommodation is desirable so that the housing needs of as many households as possible can be met. The District Local Plan seeks to secure the mix of accommodation that will provide appropriate housing in line with the identified needs. The Housing Needs Survey 1997, carried out by consultants on behalf of the Council, is especially useful in identifying the types of dwelling that the area requires. The survey, based on a sample of the total population of the District, identified proportionate demand by dwelling size as being: one/two bedroomed units - 45%; three bedroomed units - 25%; four + bedroomed units - 30%.

5.18 The Council will also encourage a mix of dwellings as appropriate on individual sites, including for those with particular needs. This approach helps in the achievement of balanced communities, and has the added benefit of assisting in the development of greater townscape variety. (*More detailed information on housing mix and densities can be found in the Council's* Housing Design Guidelines.)

5.19 The plan also aims to ensure that existing residential accommodation is not lost to other uses, to maintain as wide a variety of dwellings as possible.

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES. THE COUNCIL WILL ASSIST DEVELOPERS BY PROVIDING THEM WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR GROUPS IN THE COMMUNITY, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS. PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR SMALL (ONE, TWO AND SMALLER THREE BEDROOMED) DWELLINGS.

Implementation: Planning permissions. Supply of information to public and private sector housebuilders.

Monitoring: Planning applications and permissions.

5.20 In terms of this policy, the term 'affordable housing' is taken to mean accommodation that is accessible to people whose incomes or resources are insufficient to enable them to buy or rent housing on the open market. Contributions to meeting housing need can be made by the provision of:

a) Affordable subsidised housing, i.e. housing of all tenures that is provided with subsidy, for people unable to resolve their needs in the general housing market because of the local relationship between housing costs and incomes;

APPENDIX SEVEN

Report to Environmental Services Committee

12 June 2000, Item No. 5 – PPG3: Housing

WARDS: ALL

5.00 PPG3 HOUSING

Purpose of Report

5.01 To advise members of the publication of Planning Policy Guidance Note 3 'Housing' (PPG3) and its implications for Wokingham District.

Suggested Action

5.02 Members are asked to NOTE the content of the report, and to RESOLVE to include the draft policy on residential densities in the District Local Plan as soon as the local plan process permits, and to adopt that policy for the purposes of development control as soon as possible.

Background Information

5.03 PPG3 is the Government's statement on planning policy with regard to housing. The most recent version, issued in March 2000, updates the policy in the last PPG, which was issued in 1992. It contains the Government's new approach to planning for housing. The Government's main objectives, to be implemented by the local authorities, are:

1. To recognise the housing needs of all in the community and provide a greater choice of housing through a better mix of housing sizes, types and locations.
2. To promote more sustainable patterns of development and make better use of previously-developed land, through focusing additional housing in existing towns and cities on sites with good access to facilities and public transport. Good design should be promoted in order to create high quality environments and encourage an urban renaissance.

Efficient Use of Land

5.04 A key focus of the new PPG is the need to make more efficient use of previously-developed land, empty properties and conversions, in order to minimise the amount of greenfield land required for development. The national target is for 60% of additional housing to be provided on previously-developed land or through conversions, by 2008. Each region will have its own percentage target.

Urban Potential Studies

5.05 PPG3 states that in order to establish how much additional housing can be accommodated within existing urban areas, all local planning authorities should carry out an urban housing capacity study. The six Unitary Authorities in Berkshire are currently working together on a Berkshire-wide Urban Potential Study as part of work in preparation for the new Structure Plan covering the period after 2006. In line with government guidance this study is exploring the implications of a number of different scenarios which reflect changes in density and parking provision, which in turn would affect the layout and mix of the housing development. The aim of the study is to calculate the number of additional dwellings that could be built in existing urban areas in accordance with

current plan policies and standards, and the number that could be accommodated with a change in standards. The results of the study will be used in making housing allocations in the Structure Plan to reduce the amount of housing total on greenfield sites.

Increasing Residential Densities

5.06 The Berkshire-wide Urban Potential Study looks at increasing the potential for development within existing urban areas, by increasing densities. In paragraph 57 PPG3 states that new housing development in England is currently built at an average of 25 dwellings per hectare (dph), but more than half of all new housing is built at less than 20 (dph). This, it states, is a level of land take that can no longer be sustained. Local authorities are required to critically examine the standards applied to new development. In particular paragraph 58 states that local planning authorities should avoid developments that make inefficient use of land, i.e. those with a density of less than 30 dph. Developments that achieve a net density of 30dph make more efficient use of land and should be encouraged. In areas with good public transport accessibility, such as towns and local centres, or areas around major nodes along good quality public transport corridors; a greater intensity of development should be sought.

5.07 Table One below illustrates the densities which have achieved on the sites allocated for housing in the Wokingham District Deposit Draft Local Plan, as proposed to be amended.

Site:	Number of Dwellings:	Density Achieved:
WSM1 - Grazeley	2,500	**25.07dph**
SH27 - The Homestead, Shinfield Road	7	**10 dph**
SH14 - Land at Church Lane	25	**11.52 dph**
CH03 - Charvil Farm, Bath Road	21	**16.54 dph**
SH09 – Diana Close, off Beech Hill Lane	8	**17.78 dph**
WK06 - Keephatch Farm	39	**17.89 dph**
SH15 – Land at Hollow Lane	77 to 105	**19.44 dph to 26.52 dph**
WI12 – Land west of Mole Road	30	**20 dph**
SH37 – Land at Lane End Farm	118	**20.45 dph**
AB05 – Arborfield Garrison	277	**20.67 dph**
SH03 – Land rear of Grazeley Road, Three Mile Cross	91	**23.3 dph**
WK35 - Wokingham Town Football Club	74	**39.15 dph**
WK21 - Land at Norton Road	23	**46 dph**
WK20 - Rear of Victoria House, Easthampstead Car Park	14	**50 dph**

Table One: Densities achieved on Local Plan Housing Sites

5.08 As Table One shows, only three of the local plan sites have achieved densities that are in conformity with the requirements of PPG3. The conclusion is that the Council will have to adapt its approach to densities if it is to fully comply with the guidance.

5.09 Paragraph 57 of PPG3 highlights the densities that currently prevail on new sites, and recognises that these are often too low, because of the implications for:

1) Land take
2) Sustainability of services and transport, leading to
3) Social exclusion.

Local authorities are asked to examine their development standards to avoid further wasteful use of land.

5.10 Paragraph 2 of PPG3 states that local planning authorities should: *'make more efficient use of land by reviewing planning policies and standards'.*

Housing Mix

5.11 The PPG states Local Authorities should encourage the development of mixed and inclusive communities through providing a range of housing types and tenures, avoiding the creation of large areas of housing of similar characteristics. LPA's should take into account assessments of local housing need in determining the size and type of additional housing for which they should plan.

The Local Plan does include a policy supporting the provision of a variety of housing. Indication is given in the text of the proportions of different dwelling sizes (as measured by numbers of bedrooms), that should be provided, on the basis of evidence given in the Housing Needs Survey. The Development Control service applies these percentages to sites of ten or more dwellings. This threshold is not formalised in the Local Plan, however.

5.12 One of the easiest ways for the Council to increase density will be to increase the proportion of smaller dwellings built.

The importance of design when increasing residential densities

5.13 In addition to stressing the importance of making efficient use of land, PPG3 also stresses the importance of promoting good design in new housing developments in order to create attractive, high quality environments (paragraphs 2, 11, 45, 46, 54). Similarly, PPG3 stresses that high density development should not be at the expense of the green and open spaces within the urban area, which are important for creating an attractive living environment (paragraphs 52 & 53). Policy WH1 of the District Local Plan includes criteria against which housing development within settlements will be considered including the protection of open spaces.

5.14 As a result of different views in the past the common perception of high density is of high-rise developments in a harsh urban environment surrounded by low quality amenity space. However, high density can be achieved by low or medium rise developments, with an enhanced use of design.

5.15 The use of a design-based approach has been examined in detail in two studies carried out by the planning consultant Llewelyn Davies. These are 'Sustainable Residential Quality: new approach to urban living' which looked at development in London, and 'Sustainable Residential Quality in the South East'. The studies undertook detailed analysis of a number of case studies and by combining a reduction in policy standards with an enhanced use of design produced alternative development proposals for a number of different sites.

5.16 These studies show how an increase in density can be achieved by relaxing some of the standards currently contained in local plans. If this is coupled with a design-led approach, which takes into account the characteristics of each site, rather than applying standard countrywide, the results can create a better residential environment than is possible under current plan policies and standards.

Location of development

5.17 In addition to the strong presumption in favour of previously developed land there is also locational guidance for new development.

5.18 The new guidance advises in paragraph 30 that in identifying sites to be allocated for housing in local plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions and finally new development around nodes in good public transport corridors. It also identifies in paragraph 31 criteria against which local

planning authorities should assess the potential and suitability of sites for allocation for housing in Local Plans. These are: availability of previously developed sites; location and accessibility; capacity of existing and potential infrastructure; ability to build communities; and the physical and environmental constraints on development of land.

5.19 Broadly this guidance is compatible with the methodology which has been used to select sites for inclusion in the District-wide plan. The majority of the housing sites allocated in the District –wide local plan are either within settlements or are urban extensions. A priority has been given to previously developed land. However, a major area of conflict in the current local plan inquiry is between the guidance for urban extensions and the council's policies to protect gaps between settlements.

5.20 Further guidance on development includes:

- linking development with Public Transport;
- promoting mixed-use development;
- greening the residential environment; and
- securing high quality design.

5.21 It is noted in the PPG that development will still be required outside of existing urban areas. Any substantial new development should not consist exclusively of housing, but must be planned as a community with a mix of land uses, including adequate shops, employment and services.

5.22 Only a limited amount of housing can be expected to be accommodated in expanded villages. Additional development in rural areas will only be appropriate where it will support local services, help to meet local housing needs and is in keeping with the character of the village.

5.23 New settlements it is stated in the guidance are a possible, but infrequently viable option due to scale, cost and time required for development. Any new settlement must be free-standing, not a dormitory of an existing larger settlement, and should maximise opportunities for sustainable modes of transport and quality design. Any proposal should be brought forward through the planning system, either at a regional, structure plan, or local plan level depending on scale.

5.24 Some local planning authorities may have either land allocations for employment which will not be implemented within the plan period, or land that was designated for a particular use in a policy context not consistent with revised PPG3. Local planning authorities are advised they should therefore review all non-housing allocations when reviewing development plans and consider if any of this land may be more appropriately allocated as housing or mixed use development. In preparing the District-wide plan the Council has met the requirement to consider whether land allocated for employment development might be better used for housing or mixed use development.

Land Supply

5.25 Although the requirement for a five year housing land supply is not included in this new version of PPG3 there is a requirement to show on the plan's proposals map sufficient sites to accommodate at least the first five years of housing

development proposed in the plan. This will take account of the likely supply of windfall sites.

5.26 In a recent appeal decision the Secretary of State refused a major housing development notwithstanding evidence that a five year land supply was unavailable. He wrote '*The revision of PPG3 does not require local authorities to ensure the availability of five years supply of housing land free from constraints, in the terms of the former version*'.

Changes Required to Bring the Council's District Local Plan into Conformity with PPG3

5.27 The Wokingham District Deposit Draft, as proposed to be amended, does not include a specific policy on residential density. The table above clearly shows that the current policies and standards are not sufficient on their own, to achieve the densities now required by government guidance. The Local Plan Inquiry Inspector has suggested that consideration be given to the question of introducing a density policy when the inquiry session dealing with housing matters is held on 3rd and 4th July. The Council's views on this matter need to be supported by a resolution of this Committee. To that end, a policy has been drafted, which is in conformity with the provisions of the PPG. This is set out below.

PROPOSED POLICY ON RESIDENTIAL DENSITIES

In order to ensure an effective and efficient use of land, no residential development shall be permitted at a net density of less than 30 dwellings per hectare, on sites within or adjoining identified settlements.

A net density of between 30 and 50 dwellings per hectare on new residential development will generally be acceptable. Higher densities in this range will be acceptable in locations with good public transport connections and good access to local retail, community and service facilities.

In areas with particularly good accessibility to public transport and facilities, densities should be in excess of 50 per hectare.

All developments, whatever their net density, will be expected to incorporate a high quality of design throughout.

The Wording of the Policy

5.28 Results of internal consultations on the wording of the policy have pointed out that it could be helpful to seek to quantify what is meant by the terms 'good' and 'particularly good' in the context of public transport connections and access to facilities. One way of doing this would be to relate the density policy to an accessibility matrix of some kind. In preparing the Berkshire –wide Urban Potential Study the six unitary authorities have agreed a definition for a public transport corridor. This is a level of public transport provision that is considered frequent enough to encourage people to travel by public transport. It is considered appropriate to encourage development at higher densities within 400m of such a route. A public transport corridor has been defined, and agreed between the six unitaries, as a route which has the following bus or train frequency:

- Every 20 minutes between 7-9am and 4-7pm (every 30 minutes in rural areas)
- An evening and Monday - Saturday service allowing two return journeys to be made

5.29 It has also been agreed as part of the Urban Potential Study, that locations within 800m of a town or district centre (as identified in the local plan) or 400m of a local centre (again as identified in the local plan) are suitable locations in which to locate new development and higher densities. These distances are considered appropriate walking distances to the facilities available. Sites within 400m of the town centre were considered to be particularly sustainable.

5.30 In combining these approaches to sustainable locations, appropriate thresholds for locations with good and particularly good accessibility, in terms of the proposed policy, would be:

- Good: sites within 800m of a town or district centre, or 400m of a local centre and with the level of public transport provision as outlined above

- Particularly good: sites within 400m of a town or district centre and with the level of public transport provision as outlined above

If more detailed accessibility matrices are produced in the future these could replace the thresholds outlined in this report.

Approach to be taken prior to adoption of the Local Plan

5.31 If members resolve to agree to the new policy wording then it could be incorporated as an amendment to the Local Plan, for Development Control purposes. This policy will not have been subject of public consultation, but will have the same status as the Proposed Further Amendments of September 1999 and the Proposed Amendments to the Transport chapter. Public consultation on all these amendments will take place when the Proposed Modifications are put out for consultation, after receipt of the Inspectors' Report.

5.32 In the meantime paragraph 38 of PPG3 should provide the necessary support for refusing applications at unacceptably low densities, in relation to the requirements of PPG3 paragraphs 57 and 58. The policy could be formally introduced into the Local Plan at the Proposed Modifications stage of the plan, which will not be before mid-2001.

5.33 The introduction of a policy will not be sufficient on its own to address the issue. A review of the additional standards that are applied to new development will be required. The main ones are:

1) Parking standards,
2) Housing sizes and types.

5.34 The **parking standards** contained within the local plan do not meet the new requirements of PPG3. Paragraph 61 states that local authorities should revise their parking standards to allow for significantly lower levels of off-street parking. Paragraph 62 states that developments which provide '*more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments*'. It goes on to say that '*policies which would result in higher levels of off-street parking, especially in urban areas, should not be adopted*'. While the Local Plan accords with the guidance in that it sets maximum rather than minimum standards, the maximum standard should be reduced to 1.5. While it is recognised that the District has a high level of car ownership, changes in the design of layouts and provision of parking spaces could allow for a sufficient level of parking provision, and enable densities to be increased. For example, the use of twin length garages instead of the standard double garages while reducing the amount of drive space, would provide the same amount of garaged space but with a reduced plot width. Use of car ports would ensure that the space allocated for parking is used for such purposes, rather than storage, as often happens when garages are provided. Use of communal parking would also reduce the amount of space allocated to parking and thus allow for an increase the number of dwellings on site. Residential car parking standards, however, should ***not*** be reviewed independently but looked at as part of the forthcoming comprehensive review of parking standards in the District.

5.35 With regard to **housing sizes and types**, it is suggested that the Council could formalise the approach taken to housing mix within developments, in connection

with Local Plan policy WH6. The Housing Needs Survey 1997 showed that there is an imbalance in housing mix across the District and therefore provides the justification for asking for the mix of dwelling types to reflect and address this. PPG3 does stress the need to ensure there is a choice of housing available, and this is currently not being achieved in Wokingham District. Although proportionate demand by dwelling size is currently included in the Local Plan, this is only in the supporting text; its inclusion in the policy would strengthen the position of the Council in negotiations. Further strength would be gained from being able to use a more up-to-date Housing Needs Survey as the basis for negotiation.

5.36 In order to show developers how changes in design can enable good quality, higher density schemes to be achieved, it would be helpful to produce some **Supplementary Design Guidance** with illustrations of good practice. If this is to include examples from other areas it would be necessary to choose areas that had similar built characteristics and socio-economic characteristics (i.e. level of car ownership) to Wokingham.

Financial Implications

5.37 None specific to this report.

Environmental Implications

5.38 The PPG's emphasis on the re-use of land for development, increased densities and high standards of design, should assist in securing developments that reduce land take, are in sustainable locations, and improve the environment.

Equal Opportunities Implications

5.39 None specific to this report.

Community Safety Implications

5.40 None specific to this report.

Time Constraints

5.41 PPG3 was issued in March 2000. The Housing Round Table at the Local Plan Inquiry is due to take place on 3rd and 4th July.

Background Papers	Dept. Where held
Planning Policy Guidance Note 3 Housing	Environmental Services
Wokingham District Local Plan	Environmental Services
'Sustainable Residential Quality: new approach to urban living' and 'Sustainable Residential Quality in the South East', both by Llewelyn Davies, planning consultants.	Environmental Services

Author: Richard Ford, Jim Dunning and Liz Walker
Date: 31 May 2000
h/text/richard/PPG3resdensl.doc

APPENDIX EIGHT

Extracts from LPA Housing Round Table Evidence

WDLP Local Plan Inquiry – 3 & 4 July 2000

WDC/HRT/5/Doc1

WOKINGHAM DISTRICT LOCAL PLAN

PUBLIC LOCAL INQUIRY
FEBRUARY 2000

PROOF OF EVIDENCE

HOUSING ROUND TABLE SESSION
3 AND 4 JULY 2000

HOUSING ROUND TABLE SESSION

INTRODUCTION

01 This paper sets out the Council's position on the points raised in the Inspectors' agenda for the District Local Plan Housing Round Table session, issued in a letter from the Programme Officer on 12 May.

02 The items suggested for the agenda by the Inspectors were as follows:

1) Housing Numbers
a) Completion figures
b) Outstanding commitments (1+ hectare)
c) Local Plan sites
d) Other soft commitments
e) Windfall allowance (less than 1 hectare)
f) Flexibility allowances
g) Implementation rates - major development south of the M4.

2) Methodology for the selection of Sites.

3) Need for Reserve Sites.

4) Brownfield Development and the Sequential Approach.

5) Density guidelines and whether a specific policy is required.

6) Design guidance and whether a specific policy is needed.

7) Affordable Housing and whether policy WH7 meets national guidance.

8) Local Needs Housing and whether policy WH9 is necessary or adequately expressed.

9) Use of a table in the Plan - to show details of sites/figures/methodology.

03 This proof addresses issues 1 to 6 inclusive and 9, in turn. Issues 7 and 8 are dealt with in a separate proof. Most issues in this proof are considered in the following way. First, the issues identified by the Inspectors are set out. Then the views of the objectors are summarised. Finally, the Council's response is given. The Council has in general used the information derived from its 1 April 1999 base survey. Where subsequent information has been used, this is specified.

51 Policy WEM17 Mixed Use Premises, in the Economic Development and Employment chapter of the Plan, encourages mixed use developments in specified locations. The Council acknowledges it may be helpful to refer in the Housing chapter to this policy.

52 Under these circumstances, the Council considers that there is no need for a specific policy in brownfield development in the District Local Plan.

5) DENSITY - THE NEED FOR A SPECIFIC POLICY

THE ISSUES RAISED BY THE INSPECTORS

53 The Inspectors question whether a policy specifically relating to the issue of density should be included in the Plan.

SUMMARY OF OBJECTORS' REPRESENTATIONS

54 Those objectors who have addressed the issue of density are of the opinion that, bearing in mind the clear 'higher level' guidance applying, there is no need for a specific policy. Density is a matter that can only be addressed on a site specific basis; a policy incorporating figures would be arbitrary and inappropriate.

THE CASE FOR THE DISTRICT COUNCIL

55 The Berkshire-wide Urban Potential Study is looking at increasing the potential for development within existing urban areas, by increasing densities (the rate of progress on this project is unlikely to be such that any results will be available for use in the current District Local Plan). Paragraph 57 of PPG3 2000 states that new housing development in England is currently built at an average of 25 dwellings per hectare (dph), but more than half of all new housing is built at less than 20 (dph). This, it states, is a level of land take that can no longer be sustained. Local authorities are required to critically examine the standards applied to new development. In particular paragraph 58 states that local planning authorities should avoid developments that make inefficient use of land, i.e. those with a density of less than 30 dph. Developments that achieve a net density of 30dph make more efficient use of land and should be encouraged. In areas with good public transport accessibility, such as towns and local centres, or areas around major nodes along good quality public transport corridors; a greater intensity of development should be sought.

56 Table One below illustrates the densities that have been achieved on the sites allocated for housing in the Wokingham District Deposit Draft Local Plan, as proposed to be amended.

Site	Number of Dwellings	Gross Density Achieved
WSM1 - Grazeley	2,500	**25.07dph**
SH27 - The Homestead, Shinfield Road	13	**20.97 dph**
SH14 - Land at Church Lane	25	**11.52 dph**
CH03 - Charvil Farm, Bath Road	21	**16.54 dph**
SH09 – Diana Close, off Beech Hill Lane	8	**17.78 dph**
WK06 - Keephatch Farm	39	**17.89 dph**
SH15 – Land at Hollow Lane	105	**26.52 dph**
WI12 – Land west of Mole Road	30	**20 dph**
SH37 – Land at Lane End Farm	118	**20.45 dph**
AB05 – Arborfield Garrison	277	**20.67 dph**
SH03 – Land rear of Grazeley Road, Three Mile Cross	91	**23.3 dph**
WK35 - Wokingham Town Football Club	77	**40.74 dph**
WK21 - Land at Norton Road	23	**46 dph**
WK20 - Rear of Victoria House, Easthampstead Car Park	14	**50 dph**

Table One: Gross Densities achieved on Local Plan Housing Sites

57 As Table One shows, only three of the local plan sites have achieved densities that are in conformity with the requirements of PPG3. The conclusion is that the Council will have to adapt its approach to densities if it is to fully comply with the guidance.

58 The District Local Plan Deposit Draft, as proposed to be amended, does not include a specific policy on residential density. The table above clearly shows that the current policies and standards are not sufficient on their own, to achieve the densities now required by government guidance.

59 To this end, a policy has been drafted, which has been approved by a recent resolution of the Environmental Services Committee for consideration at the public local inquiry. This is set out overleaf.

PROPOSED POLICY ON RESIDENTIAL DENSITIES

IN ORDER TO ENSURE AN EFFECTIVE AND EFFICIENT USE OF LAND, NO RESIDENTIAL DEVELOPMENT ON SITES OVER 0.3HA WITHIN IDENTIFIED SETTLEMENTS SHALL BE PERMITTED AT A NET DENSITY OF LESS THAN 30 DWELLINGS PER HECTARE, SUBJECT TO DEVELOPMENT AT SUCH A DENSITY NOT COMPROMISING THE QUALITY OF THE ENVIRONMENT.

A NET DENSITY OF BETWEEN 30 AND 50 DWELLINGS PER HECTARE ON NEW RESIDENTIAL DEVELOPMENT WILL GENERALLY BE ACCEPTABLE. HIGHER DENSITIES IN THIS RANGE WILL BE ACCEPTABLE IN LOCATIONS WITH GOOD PUBLIC TRANSPORT CONNECTIONS AND GOOD ACCESS TO LOCAL RETAIL, COMMUNITY AND SERVICE FACILITIES.

IN AREAS WITH PARTICULARLY GOOD ACCESSIBILITY TO PUBLIC TRANSPORT AND FACILITIES, DENSITIES SHOULD BE IN EXCESS OF 50 PER HECTARE.

ALL DEVELOPMENTS, WHATEVER THEIR NET DENSITY, WILL BE EXPECTED TO INCORPORATE A HIGH QUALITY OF DESIGN THROUGHOUT.

60 The Council does not accept the objectors view that such a policy is inappropriate. There is currently no policy in the plan that suggests to its users what levels of density would be acceptable to the Council in new developments. The Council considers that such a policy, setting out these levels according to circumstances, would help to make developers aware of the Council's requirements. The levels in the policy are based on the content of PPG3, and are likely to be reasonable in most circumstances. Of course, there may be occasions where the levels set out are not appropriate, for whatever reason. Nevertheless, the Council considers it prudent to adopt the principle that it is reasonable to secure the levels of density in the policy, but in the circumstances where it is not, exception to the policy can be made. Particularly relevant is this part of the policy:

"...SUBJECT TO DEVELOPMENT AT SUCH A DENSITY NOT COMPROMISING THE QUALITY OF THE ENVIRONMENT".

This term is an acknowledgement that, on some sites, there may be a need to vary the density away from the policy suggestion, to take account of factors specific to the site in question. If it were concluded that it was unreasonable to require development to the standard set out in the policy, then there would be scope for seeking a lower density.

61 However, it is considered that it would not be appropriate to include any greater detail in the policy than that already suggested. Any additional requirements should be set out in Supplementary Planning Guidance, outside the local plan.

6) DESIGN GUIDANCE AND THE NEED FOR A SPECIFIC POLICY

THE ISSUES RAISED BY THE INSPECTORS

62 The Inspectors question whether a policy specifically relating to the issue of density should be included in the Plan.

SUMMARY OF OBJECTORS' REPRESENTATIONS

63 Generally, objectors have not addressed themselves to this issue.

THE CASE FOR THE DISTRICT COUNCIL

64 The importance of design is accepted by the Council; PPG1 paragraphs 13 to 20 and PPG3 paragraphs 54 to 56 stress the significance of the issue with regard to new development. The principle of design is addressed in the District Local Plan overall policy WOS3 Development Control Principles, which applies to residential, as well as other forms of, development. Additionally, policy WBE19 Development Briefs sets out the circumstances under which a development brief is required by the Council to be prepared. Under these circumstances, the Council considers that there is no need for any further policy on design in the District Local Plan.

7) AFFORDABLE HOUSING

65 This issue is considered in a separate proof.

8) LOCAL NEEDS HOUSING (POLICY WH9) AND THE NEED FOR THE POLICY

66 This issue is considered in a separate proof.

APPENDIX NINE

Minutes from LPI Housing Round Table Prepared by the Planning Inspectorate

RECEIVED
- 6 SEP 2000

Wokingham District Council Local Plan Inquiry

Housing Round Table Session (3/7/00 – 4/7/00)

Participants:

David Hollis	Planning Inspector (Part 2)
Doug Machin	Planning Inspector (Part 1)
Christina Downes	Assistant Planning Inspector
Mark Wilson	Planning Assistant
David Schofield	Programme Officer

Don Bulcock	(DB)	CRAG
John Heggadon	(JH)	CRAG
Angela Doone	(AD)	Barton Wilmore
Jaqueline Adams	(JA)	Beazer Strategic
Roger Bullworthy	(RB)	Roger Bullworthy Assocs.
John Short	(JS)	Haslams
Glen Godwin	(GG)	Chapman Warren
John O'Donovan	(JO)	Robert Turley Assocs.
Katie Cowan	(KC)	Arborfield Parish Council
Gary Cowan	(GC)	Local Councillor
Liz Walker	(LW)	Wokingham District Council
Richard Ford	(RF)	Wokingham District Council
Jim Dunning	(JD)	Wokingham District Council
Richard Glover	(RG)	Wokingham District Council
Yvonne Phillips	(YP)	PPS Ltd
Robert Reynolds	(RR)	Churchbury Securities
Lance Flannigan	(LF)	South Wokingham Consortium
Peter Court	(PC)	Linden Homes
Richard Ground	(RG)	Bell Cornwell Partnership
John Cornwell	(JC)	Bell Cornwell Partnership
Andrew Whittaker	(AW)	House Builders Federation
Peter Errington	(PE)	House Builders Federation
Nick Groves	(NG)	Boyer Planning
Geoff Smith	(GS)	Chris Blanford Assocs.
Alison Finlay	(AF)	Chris Blanford Assocs.
Hugh Edwards	(HE)	Charles Planning Assocs.
Graeme Humphrey	(GH)	Bovis
John Reynolds	(JR)	PDP
Jeremy Woolf	(JW)	Chancellors
Coln Lennon	(CL)	Lennon Planning
Robert Huntley	(RH)	Lennon Planning
Jim Bailey	(JB)	PLP Wokingham

1. INTRODUCTORY REMARKS

- Mr Hollis explained that the RTS was not intended to be a formal session, but a meeting that would allow a free flowing discussion in order to test each aspect of the Council's case

- Mr Machin asked whether there were policies to deal with density, conversions and re-use of buildings. WDC replied that Policy WH1 allowed for the re-use of buildings and conversions. There were also policies that restricted conversions because of harm to the amenity of neighbours and infringement of parking standards.
- Mr Hollis asked whether any policies covered mixed-use developments in Wokingham town centre. WDC said that a number of such developments had been promoted in the District. Participants were divided on whether a policy specific to this matter was needed in the Local Plan in view of its inclusion within national guidance.

6. DENSITY GUIDELINES

- WDC proposed a new density policy to accord with PPG 3 (Council's proof, page 17) although JS thought that such a policy was unnecessary.
- Table One did not refer to net density and did not specify whether the decision pre dated PPG 3. WDC said that it would be a huge task to convert all of the figures from gross to net and wondered whether it was necessary, given the lack of dispute about having a density policy. It would only be necessary for those permissions that post dated PPG 3 (JS).
- Mr Hollis asked whether the policy was strict enough with its reference to environmental quality. WDC thought that it was in line with PPG 3, which talked about not compromising environmental quality. Many participants thought that the policy wording was too draconian. Whilst there was no objection to a policy that referred to making the best use of land, this should be balanced with other factors like the character of the area. However, PPG 3 did not give guidance as to how such a balance should be achieved.
- The policy made no distinction between urban and rural areas. Villages may not have the infrastructure to cope with higher densities. PPG 3 was a guideline and this should be adapted to meet the circumstances of this district (GC).
- WDC explained that the policy applied to identified settlements. It stated that the development should not compromise the quality of the built environment and so lower density settlements would be taken into account. Achieving higher densities on small urban sites could be problematic, as the development would need to be in keeping with its surroundings.
- Objection was raised to the section that stated that in areas of good accessibility densities of more than 50 dph would be expected. PPG 3 did not specify this (AW).

7. DESIGN GUIDANCE

- There was a general agreement by participants that further design policies were unnecessary. Supplementary planning guidance could be used, subject to public consultation.
- New guidance in the Local Government Bill made it a duty for Local Authorities to prepare local strategies, which could include design. WDC said that it had started to prepare community plans and that the Local Plan included a commitment to village design statements (DB).

APPENDIX TEN

Correspondence Related to Highway Matters

1.	Stuart Michael Associates' (SMA) letter to WSP Transportation	10 May 2000
2.	WSP Transportation's response (incorrectly dated)	(30 November 1999)
3.	SMA's letter to WSP requesting clarification	20 June 2000
4.	LPA's response to SMA	03 August 2000

Stuart Michael Associates
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e-mail: stuartmichael@btinternet.com

Our Ref: 1232/JM/sb

10 May 2000

W S P
Intec 4
Wade Road
BASINGSTOKE
Hants RG24 8NE

COPY

For the attention of Mr T Cuell

Dear Mr Cuell

Re: 269 – 273 Barkham Road, Wokingham

We refer to your telephone conversation with the undersigned on 9 May 2000 regarding the above. From our discussion we understand that you are concerned about the site visibility and turning head. We wish to comment as follows:-

1. **Site Visibility**

The speed limit of Barkham Road, as confirmed by yourself, is 40 mph. It was, therefore, agreed that a 2.5 m by 120 m site visibility splay would be acceptable.

The attached extract from Philip Design Associates Drawing Number 99.73.021 has been marked up to show this visibility splay.

We have also indicated the site entrance and visibility splays on an extract from the site survey. It can be seen that a 2.5 m by 120 m visibility splay can be accommodated.

2. **Turning Head**

You expressed concern about a refuse vehicle undertaking a three point turn at the head of the development. Using the computer programme Auto TRACK we have simulated this manoeuvre for the turning head shown on the scheme layout. The attached Figure 1 shows the swept path of a refuse vehicle turning within the space provided.

Cont.,

Partners: S. M. Atkinson B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T., M.A.P.M.
R. M. E. Hewitt B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T.
Associates: S. W. Andrews M.I.H.T.
J. S. Muscroft B. Eng. (Hons), C. Eng., M.I.C.E., M.C.I.W.E.M., M.I.H.T.

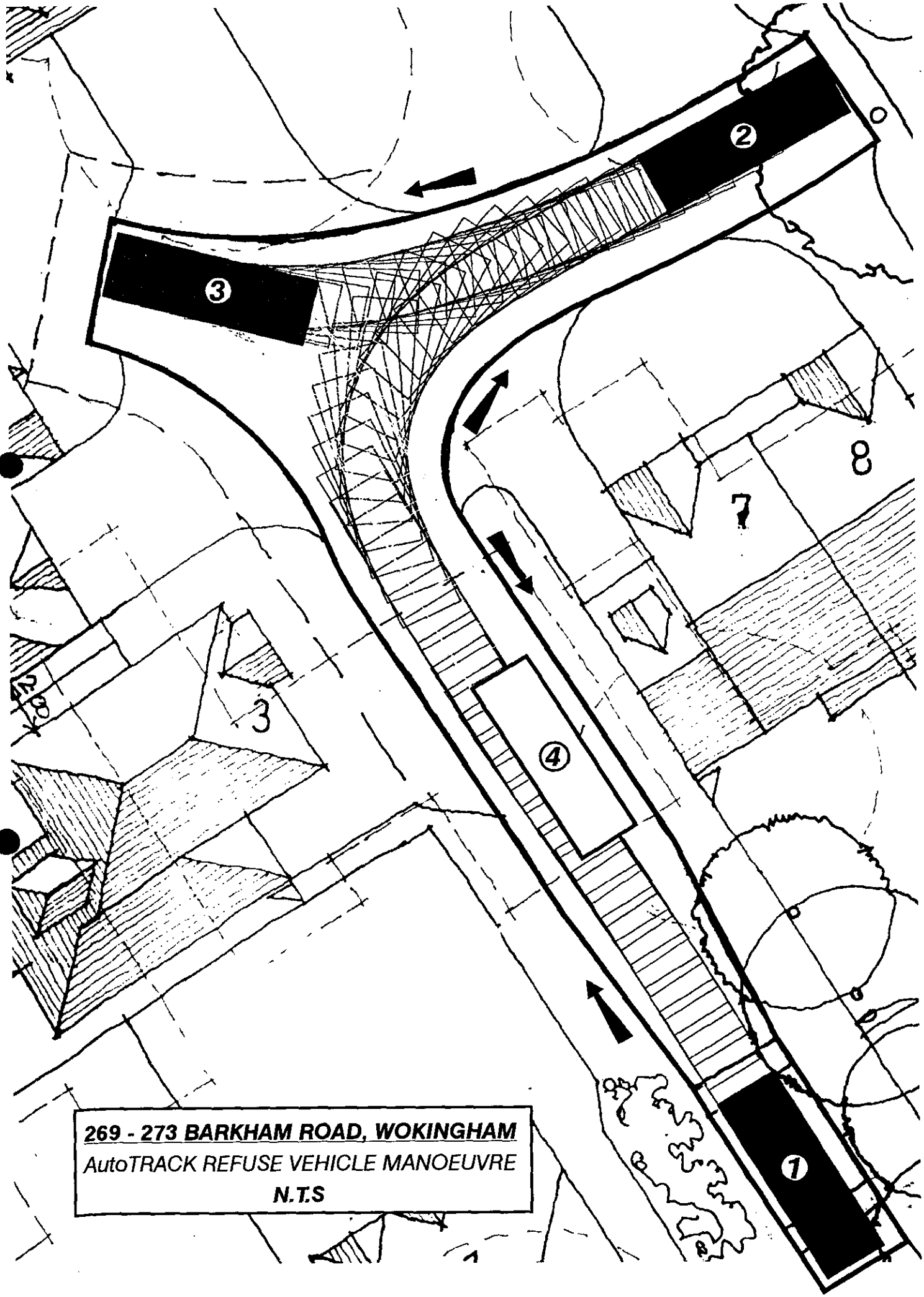
We consider that we have demonstrated that the site visibility splay is acceptable as is the turning head design. We look forward to your written confirmation that you are now satisfied.

Yours sincerely

J Muscroft
STUART MICHAEL ASSOCIATES

Enc.

c.c. A Brooks – Bewley Homes
R Gandy Esq – Philip Design Associates



269 - 273 BARKHAM ROAD, WOKINGHAM

AutoTRACK REFUSE VEHICLE MANOEUVRE

N.T.S

1232

AL/-/F2000/1075

30 November 1999

Stuart Michael Associates
29 Kingfisher Court
Hambridge Road
Newbury
Berkshire
RG14 5SJ

Stuart Michael Associates
RECEIVED
12 JUN 2000
PASSED TO: JM

WSP

TRANSPORTATION

Intec 4
Wade Road
Basingstoke
Hampshire
RG24 8NE

Tel: +44(0)1256 318800
Fax: +44(0)1256 318785
http://www.wspgroup.com

Dear Mr Muscroft,

Wokingham District Council
Planning Application F2000/107 : 269-273 Barkham Road - Wokingham

We refer to your letters dated 10 May and 1 June 2000 regarding the above planning application.

Having examined your A3 sized extract from drawing No. 99-73-030, we are content that a 2.5m x 120m visibility splay be provided from the proposed access junction. The AutoTRACK data supplied also confirms that it will be possible for a refuse vehicle to manoeuvre within the proposed turning head.

We are therefore now able to complete our response to the planning section of Wokingham DC.

It is anticipated that your residential development proposals will increase traffic movements including cycle use. Therefore our client would expect a contribution from your developer towards the maintenance and improvement of the local highway infrastructure.

As discussed with your Mr Hewitt, I shall be contacting you again shortly with regard to this contribution.

If you wish to discuss this further please contact the undersigned.

Yours sincerely

Alison Linnell
Principal Transportation Planner

DDI : 01256 318815

cc T Callaghan - WDC
A Brooks - Bewley Homes

A:\WSP Letter 97 (Narrow).dot

WSP Civils Ltd

Registered Office:
Buchanan House
24-30 Holborn
London
EC1N 2HS

Registered Number:
2430067 England

Stuart Michael Associates
CONSULTING CIVIL ENGINEERS
PLANNING • DESIGN • PROJECT CO-ORDINATION

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Our Ref: 1232/RMEH/sw

20 June 2000

Ms A Linnell
WSP Transportation
Intec 4
Wade Road
BASINGSTOKE
Hampshire RG24 8NE

COPY

Dear Ms Linnell

Re: 269-273 Barkham Road, Wokingham
Planning Application F2000/107

We were pleased to receive your confirmation that the proposed vehicular access, visibility splays and turning head are satisfactory.

We have spoken with our client (the Applicant) regarding the suggested £50,000.00 contribution towards local highway infrastructure. In principle, our client is willing to make a contribution. However, he has concerns regarding the justification for the level of contribution suggested and requires clarification of the points below.

1. The maintenance of the public highway is a statutory duty which rests with the highway authority and for which the occupants of new dwellings on this and other developments will pay annually a proportion of the Community Charge to the Council. It therefore appears unreasonable to seek developer contributions for maintenance in addition.

2. Please confirm the location, description, value and programme of highway improvement, traffic management, cyclepath or road safety schemes for which the suggested contribution will be used.

3. Please confirm the split between public and private sector funding for these schemes.

Cont....

Partners: S. M. Atkinson B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T., M.A.P.M.
R. M. E. Hewitt B.Sc (Hons), C. Eng., M.I.C.E., M.I.H.T.
Associates: S. W. Andrews M.I.H.T.
J. S. Muscroft B. Eng. (Hons), C. Eng., M.I.C.E., M.C.I.W.E.M., M.I.H.T.

4. Please advise other developer contributions, either in specific terms (ie development, number of dwellings and contribution) or on a pro-rata basis (ie typical or mean contribution per dwelling or acre) towards these schemes.

Upon receipt of your reply we will discuss the matter further with our client and advise you accordingly.

Yours sincerely

R M E Hewitt
STUART MICHAEL ASSOCIATES

c.c. A Brooks – Bewley Homes plc
T Callaghan – WDC
Mrs L Baker - WDC

1232

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 3 August, 2000
My ref. BP/F/2000/1075
Your ref. 1232/Rmeh/SW

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

Stuart Michael Associates
29 Kingfisher Court
Hambridge Road
Newbury
Berkshire
RG14 5SJ

Stuart Michael Associates
RECEIVED
07 AUG 2000
PASSED TO

Dear Mr Hewitt

RE: PROPOSED ERECTION OF 9 DWELLINGS AT 269-273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 18th July 2000 regarding the above-mentioned planning application.

Whilst negotiations have been taking place between yourselves and WSP Transportation on behalf of the Highway Authority in order to resolve concerns over highway issues at this stage, I am not in a position to be able to recommend approval of the application as the proposed development would have an unacceptable impact on existing trees and visual amenity of the area. A meeting has been scheduled this Friday 4th August 2000 to discuss the matter with Charles Planning Associates on behalf of Bewley Homes. In view of this it would be premature of me to predict when the application will be determined as it will be dependant on the outcome of this meeting.

I hope this clarifies the current situation.

Yours sincerely

Angela Odell
for
Mrs B Polnik
Senior Planning Officer

cc A Brooks
H Edwards

File: blp 1075.doc
Page 1 of 1

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 06/09/00

Location: 269 – 273 Barkham Road, Wokingham

Proposal: Proposed erection of 9 dwellings and demolition of existing 3 dwellings (Duplicate application)

Application Number: F/2000/1074

In response to your consultation dated 14th August 2000 for the above application, the arboricultural comments are as follows:

At or meeting with the applicants on the 4th August I presented a copy of a draft Tree Preservation Order which included the trees which I considered most desirable to retain should this site be developed. I attach a copy of the schedule and plan from this Order.

The group of trees designated G1 in the Order included trees numbered 22, 23, 24, 25, 27, 28, 29 and 32 on the applicants tree survey. I designated these trees, as a group as I considered the amenity value of the trees as a group rather than as individual trees was important. At our meeting I recognised that this amenity could be retained if trees numbered 22, 23 and 27 were removed. The revised drawing number 99 73 021 shows this.

The distance between the dwelling on plot 9 and these trees complies with the recommendations of BS5837: 1991 'Trees in relation to construction'. However, a detailed arboricultural method statement will need to be produced detailing how the construction of the dwelling, driveway etc will be constructed so that damage to the trees is avoided.

At the front of plot 9 the Silver Birch, 34, which is in poor condition is now shown to be removed and a new Red Oak and Hungarian Oak planted which will enhance the street scene. This is acceptable to me.

The Oak number 9 growing on plot 7 was to be included in the Tree Preservation Order. This is a young tree and I consider that its replacement with 3 new Silver Birch and a Hungarian Oak as shown is acceptable.

The loss of trees 19 (category D) and 21 (category C) on plot 5 will improve the amenity of this property. The amount of garden space outside the canopy of trees is similar to those gardens without trees and I therefore consider this is acceptable.

In conclusion the revised drawings addresses the concerns that I raised at our meeting with the applicants. The development will result in the loss of 3 trees that I had proposed to include in Group G1 of the Order, but I consider that this will not adversely effect the overall amenity provide by this group of trees. The planting of new trees will mitigate the loss of tree 9. No other trees that I proposed to include in a Tree Preservation Order will be removed. Additional planting is shown to enhance the Barkham Road frontage of the site and where appropriate within the site.

In view of the above I have no objection to planning permission being granted. I attach details of planning conditions that I would wish to be imposed should planning permission be granted. Once the future of the site is determined I will arrange for a revised Tree Preservation Order to be made if appropriate.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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APPENDIX ELEVEN

LPA's Tree Officer Memorandum (dated 06 September 2000)

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

No. on Map	Description	Situation
T1	Copper Beech (Fagus sylvaticia) "Purpurea"	Front garden of 273 Barkham Road,Finchampstead
T2	Deodar Cedar (Cedrus deodora)	Front garden of 275 Barkham Road
T3	Sycamore (Acer pseudoplatanus)	Front garden of 273 Barkham Road
T4	Oak (Quercus robur)	Front garden of 273 Barkham Road
T5	Oak (Quercus robur)	Front garden of 273 Barkham Road
T6	Oak (Quercus robur)	Rear boundary of 19, The Shires and 271 Barkham Road
T7	Oak (Quercus robur)	Rear boundary of 19, The Shires and 271 Barkham Road
T8	Oak (Quercus robur)	Rear boundary of 19, The Shires and 271 Barkham Road
T9	Oak (Quercus robur)	Rear of 271 Barkham Road
T10	Oak (Quercus robur)	Rear of 269 Barkham Road
T11	Oak (Quercus robur)	Front garden of 267 Barkham Road
T12	Oak (Quercus robur)	Front garden of 265 Barkham Road
		Grid Ref: SU792 678

TREES SPECIFIED BY REFERENCE TO AN AREA
(Within a dotted black line on the map)

No. on Map	Description	Situation
	NONE	

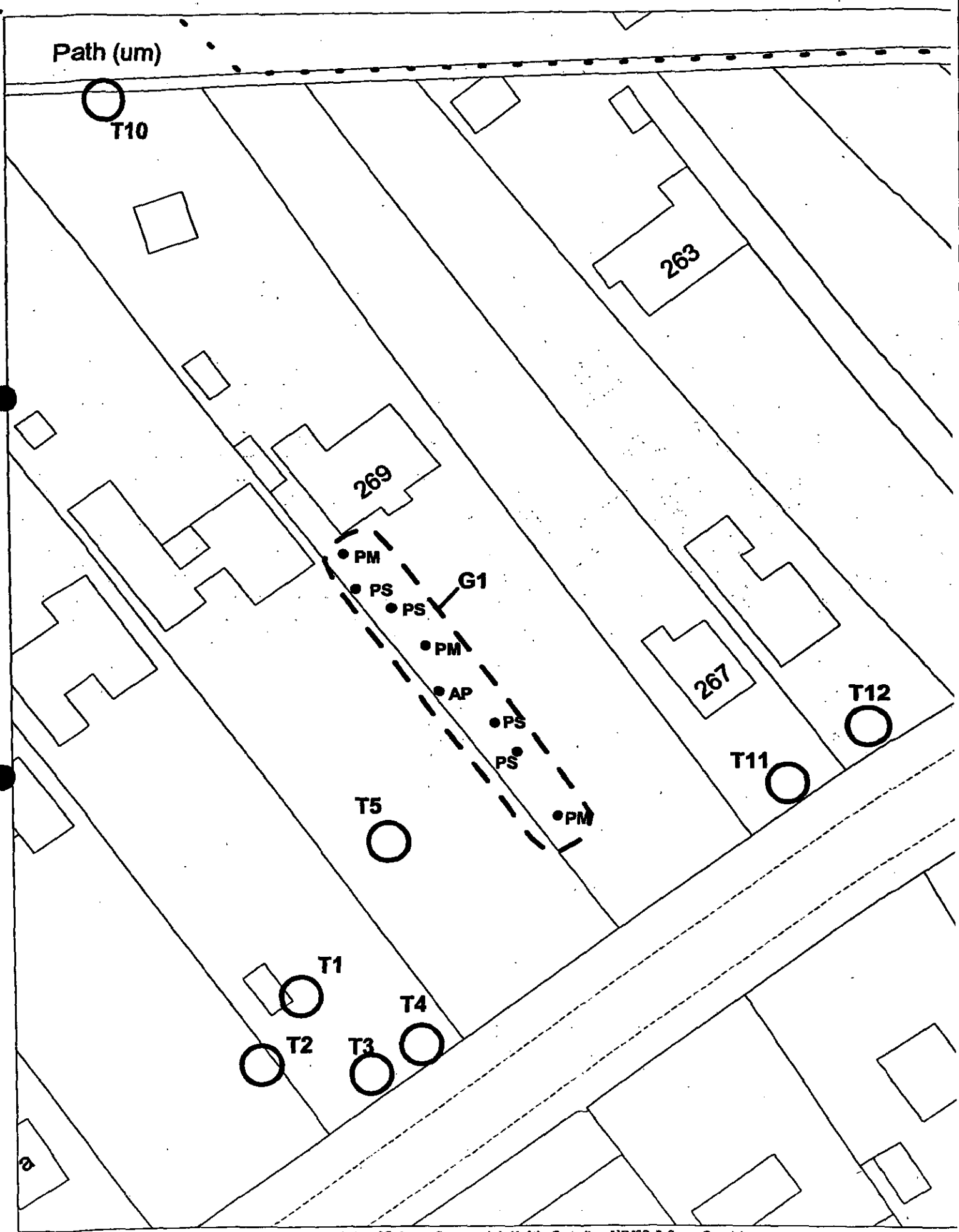
GROUPS OF TREES
(Within a broken black line on the map)

No. on Map	Description	Situation
G1	3 x Douglas Fir (Pseudotsuga menziesii) 4 x Scots Pine (Pinus sylvestris) 1 x Sycamore (Acer pseudoplatanus)	Front garden of 269 Barkham Road Grid Ref: SU792 678

Bewley Homes Tree Survey/Wokingham District Council Tree Preservation Order

01/08/00

Bewley Homes No.	Tree Description	TPO 1011/2000 No.
2	Beech	T1
5	Cedar	T2
6	Sycamore	T3
7	Oak	T4
9	Oak	T5
14	Oak	T6
15	Oak	T7
16	Oak	T8
20	Oak	T9
49	Oak	T10
Not included	Oak	T11
Not included	Oak	T12
22	Douglas Fir	G1
23	Scots Pine	G1
24	Scots Pine	G1
25	Douglas Fir	G1
27	Sycamore	G1
28	Scots Pine	G1
29	Scots Pine	G1
32	Douglas Fir	G1



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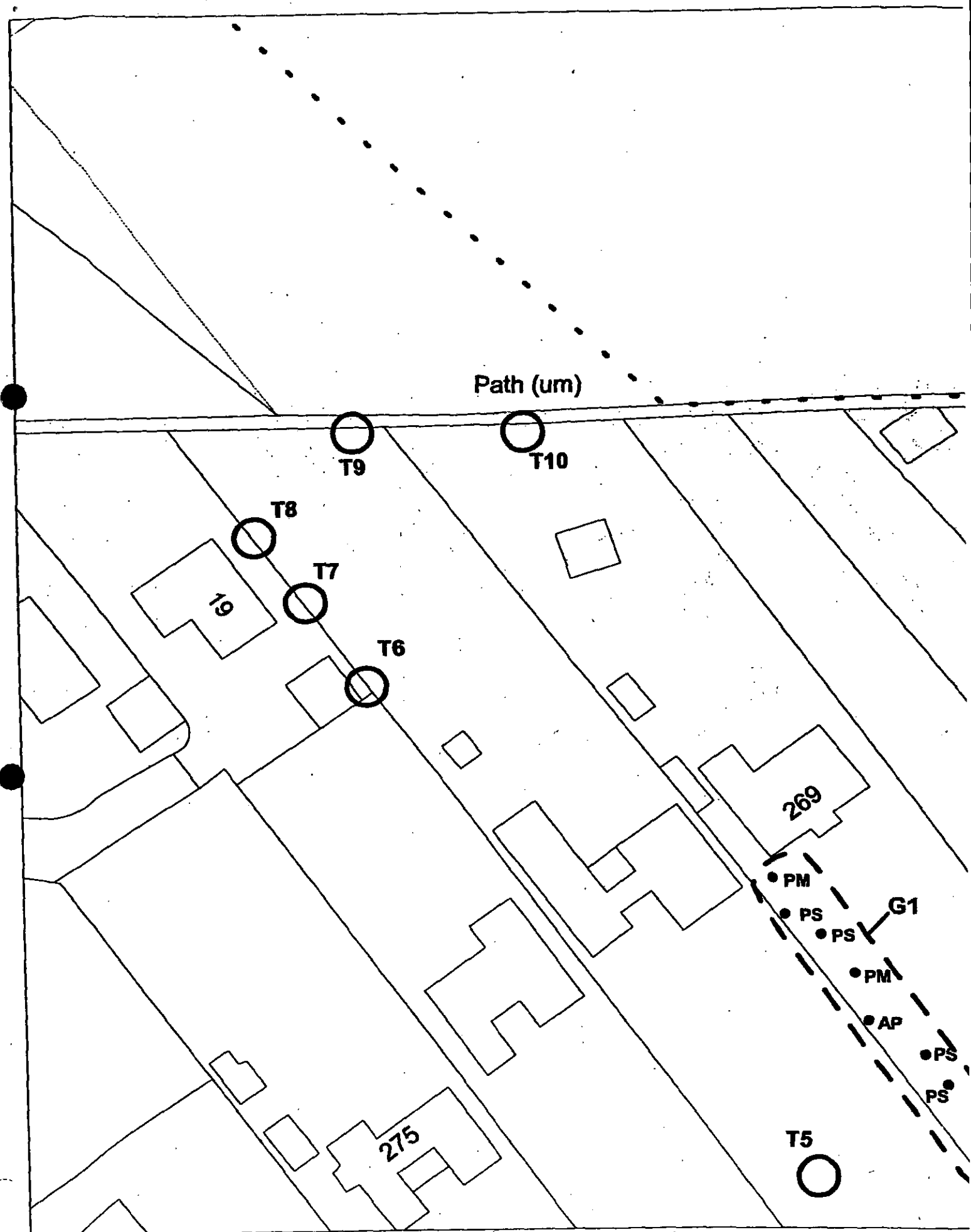
Landscape Section, Environmental Services, Wokingham District Council.

1 August 2000

Scale: 1 : 500



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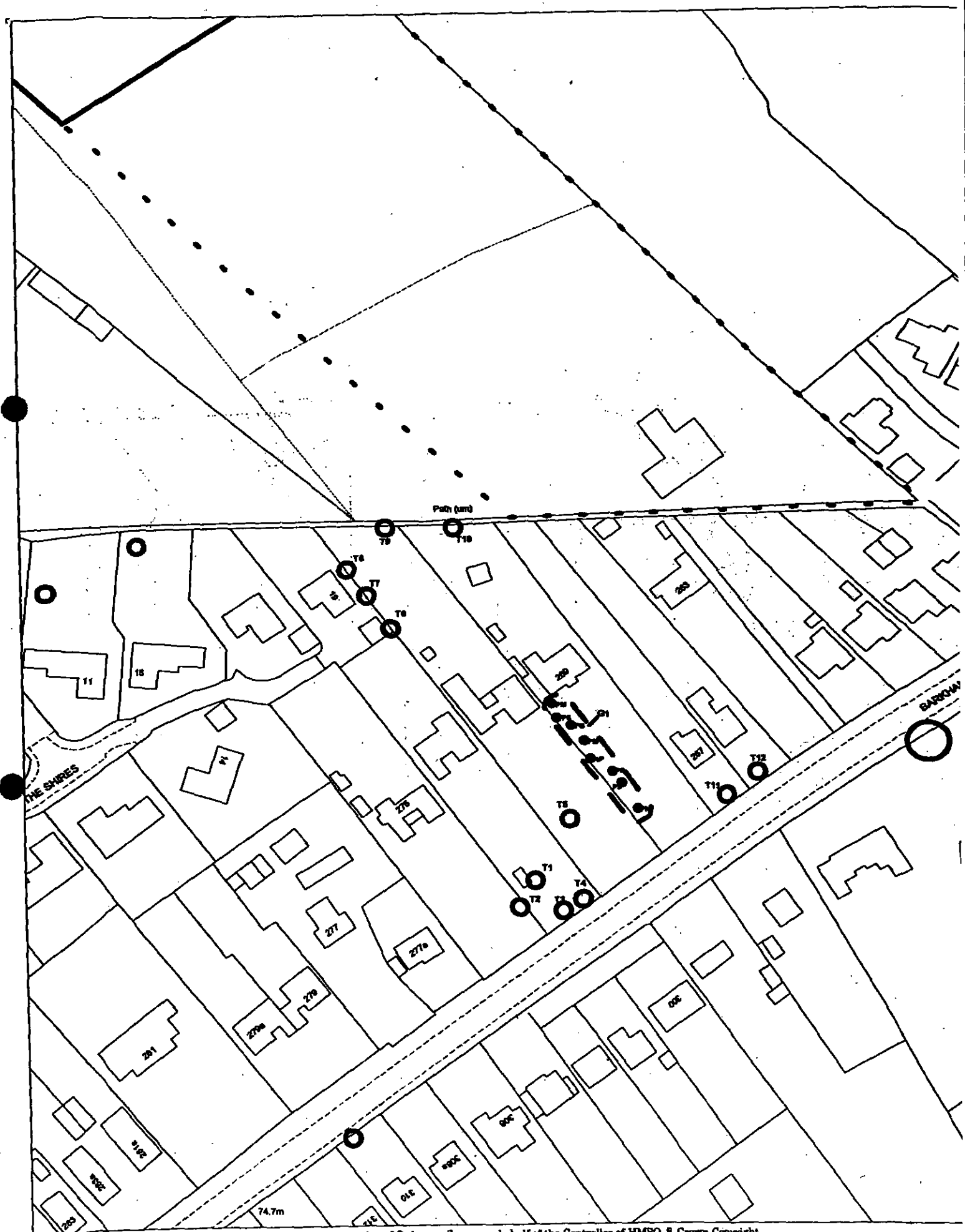
Landscape Section, Environmental Services, Wokingham District Council.

1 August 2000

Scale: 1 : 500



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Landscape Section, Environmental Services, Wokingham District Council.

1 August 2000

Scale: 1 : 1250

TOWN AND COUNTRY PLANNING ACT 1990

REPRESENTATIONS OF WOKINGHAM DISTRICT COUNCIL

APPELLANT :	BEWLEY HOMES PLC
APPEAL SITE :	269-273 BARKHAM ROAD, WOKINGHAM
REASON FOR APPEAL :	NON-DETERMINATION OF PLANNING APPLICATION FOR DEMOLITION OF 3 DWELLINGS AND ERECTION OF 9 DWELLINGS

LOCAL PLANNING AUTHORITY REFERENCE	: F/2000/1074
DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE	: APP/X0360/A/00/1044914
DATE OF INFORMAL HEARING	: 26TH SEPTEMBER 2000

CONTENTS

1.00 SITE DESCRIPTION

2.00 RELEVANT PLANNING HISTORY

3.00 DEVELOPMENT PLAN POLICIES

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

5.00 CONCLUSION

1.00 SITE DESCRIPTION

1.01 The appeal site, 0.56 ha. in total, is located on the north-western side of Barkham Road, approximately 2km south-west of Wokingham Town Centre. The site comprises of 3 dwellings located 50m back from Barkham Road with associated vehicular access points and gardens. Ground levels rise by approximately 5m from the front to rear of the site. A public footpath runs to the rear of the site. This footpath forms the boundary between the settlement and rural area beyond which is also designated as an Area of Special Landscape Importance.

1.02 The area is predominantly residential in character with a mixture of bungalows, chalet style dwellings and 2 storey houses.

1.03 The site contains a number of trees. The Barkham Road is a classified road B3349 and is one of the main routes into Wokingham. It is also designated as a green route in the Wokingham District Local Plan (Deposit Draft).

1.04 A site plan is contained in Appendix 'A'.

2.00 RELEVANT PLANNING HISTORY

2.01 The appeal application (F/2000/1074) is one of two duplicate applications received for the demolition of the 3 existing dwellings and erection of 9 dwellings. One access off the Barkham Road would serve all the dwellings. A tree survey was submitted with the application.

2.02 An appeal against non-determination, the subject of this Informal Hearing, was received on 16th June 2000. A list of the relevant plans received with the original application are contained in Appendix 'B'.

The application as originally submitted comprised of the following mix of dwellings:

5 bedroomed houses x 4 (44%)
4 bedroomed houses x 3 (33%)
3 bedroomed houses x 2 (22%)

Total 9

2.03 The deemed reasons for refusal are as follows based on the scheme as originally submitted:

1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's proposed density policy for the Wokingham District Local Plan (Deposit Draft).

2. The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

3. The proposed dwellings on Plots 1 and 2 by virtue of their design and location would form an alien feature in the street scene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to Policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

4. The proposed development, by reason of its design and layout, would result in an unacceptable impact on existing trees detrimental to both the character and visual amenity to the area which is also designated as a Green Route. As such the proposal is considered contrary to Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of Wokingham District Local Plan (Deposit Draft).

2.04 Following discussions with the applicant revised plans were received in respect of the duplicate application F/2000/1075 (refer to Appendix 'B'). The revised plans indicated a change to the internal layout of the dwelling of Plot 3 resulting in a 3 bedroomed property as opposed to a 4 bedroomed house, relocation of Plot 9, retention of some additional trees, removal of other trees and additional planting. In addition following negotiations with the Highway Authority the applicant has also offered a contribution of £50,000 towards off-site highway works.

2.05 A decision on the duplicate application (F/2000/1075) is due to be issued on 11th September 2000 and a copy will be sent to the Inspectorate in due course although the application is recommended for refusal on the same grounds as above except for the last reason relating to the loss of trees.

3.00 DEVELOPMENT PLAN POLICIES

3.01 The Development Plan which applies to the area in which the appeal site is located comprises: Berkshire Structure Plan and South East Area Local Plan. The Deposit Draft Wokingham District Local Plan will replace the adopted South East Area Local Plan.

Berkshire Structure Plan

3.02 The Berkshire Structure Plan (1991-2006) was adopted on 4th November 1995 and is the statutory Structure Plan for the area. The relevant policy to this appeal is as follows:

H9 : Variety of housing

An extract is contained in Appendix 'C'.

South East Area Local Plan

3.03 The South East Area Local Plan was adopted on 15th April 1994 and is the statutory local plan for the area in which the site is situated. The Planning and Transportation Committee at their meeting on 21 November 1996 resolved to "re-affirm the decisions of this Committee and the Council in relation to the current adopted local plans and to note that they will continue to carry weight as the most up-to-date

adopted policies, except in relation to housing provision". The relevant policies are:

STV1	:	Development within identified settlements
SBE1	:	Design of the new development
SBE2	:	Inappropriate development
SH8	:	Variety of housing

Extracts are contained in Appendix 'D'.

Draft Wokingham District Local Plan

3.04 The Draft Wokingham District Local Plan was placed on deposit from 21st October to 2nd December 1997 and has formed the basis for development control decisions since 21st October 1997. The County Council issued a statement of general conformity with the structure plan in May 1997. The public local inquiry into the plan commenced on 6th October 1998. The Inspector's report on the local plan inquiry is not expected until Summer 2001 (with the exception of Policy WSM1). The relevant policies are:

WOS1	:	Sustainable development
WOS3	:	Development control principles
WBE1	:	Development in its local context
WBE11	:	Protection of trees and woodland
WBE12	:	Green routes
WH6	:	Variety of housing
Density Policy		

Extracts are contained in Appendix 'E'.

4.00 THE CASE FOR THE LOCAL PLANNING AUTHORITY

4.01 The site is located within the settlement boundary of Barkham Hill where the general principle of development is normally acceptable

subject to no adverse impact on the character of the area, amenities of neighbouring occupiers and other local plan policies.

4.02 In this case the main issues are as follows:

(i) Density of development.
(ii) Mix of dwellings.
(iii) Impact on visual amenity and character of area.
(iv) Highway issues.

Density of development

4.03 Revised PPG3 'Housing' and the draft policy contained in the Wokingham District Local Plan (Deposit Draft) advises that schemes should aim to achieve a minimum of 30 dwellings per hectare in order to achieve an effective and efficient use of land. Although consideration needs to be given to the character of the surrounding area and nature of the site.

4.04 In this case whilst there are constraints on this site such as existing trees which make an important contribution to the character of the area and the 'green route' and the need to provide adequate distances to prevent overlooking/overdominance to existing neighbouring properties and proposed development, the development would only provide 16 dwellings per hectare compared to the existing 5 dwellings per hectare. It is considered that densities could be increased by increasing the number of units, ie. by the provision of smaller dwellings.

Mix of dwellings

4.05 The Council's policies aim to seek a mix of dwellings with emphasis on the provision of smaller dwellings in order to meet identified needs. Studies have shown that there is a continuing need for a high proportion of smaller dwellings. Based on the Housing Needs Survey 1997 the proportions are as follows and these are contained in the text of the emerging plan (refer to paragraph 5.17 of Wokingham District Local Plan):

4+ bedrooms	30%
3 bedrooms	25%
1 and 2 bedrooms	45%

4.06 Information given in the Council's Planning Commitments for Housing at March 1999 shows that in 1998/9 only 25% of completions had 1 or 2 bedrooms compared to 47% having 4 bedrooms or more which illustrates the continuing need to provide smaller units.

4.07 In this case even if the development was based on revisions to Plot 3 submitted under Application F/2000/1075 the mix would comprise of 66% of 4+ bedrooms and the remainder being 3 bedroomed. The original scheme comprised of 77% of 4+ bedrooms. This substantially falls short of the Council's aims to provide an adequate mix of dwelling sizes to meet identified need and as such is considered contrary to Policies H9 of Berkshire Structure Plan, SH8 of South East Area Local Plan and WH6 of Wokingham District Local Plan.

Impact on visual amenity and character of the area

4.08 Barkham Road is one of the main routes into Wokingham and this part of the Barkham Road is also designated as a 'green route' as defined by Wokingham District Local Plan (Deposit Draft). There are a number of trees on site which contribute to the character of the area and many of these are visible both from the Barkham Road, The Shires to the south-west and the public footpath to the north which forms the boundary between the settlement of Barkham Hill and rural area beyond.

4.09 The scheme as originally submitted indicated the removal of 32 trees with 8 (25%) falling within category D (fell due to condition) and the remainder in either category C (trees which could be retained) or B (retention desirable). There was also concern that the layout could result in pressure to prune or remove trees in the future.

4.10 The revised plan submitted with Application F/2000/1075 indicates the removal of tree 21 (category C) and retention of trees 28 and 29 (both category B). The Council's Arboricultural Officers comments on the revised plans are contained in Appendix F.

4.11 The Aboricultural Officer has identified the most significant trees and included these in a draft Tree Preservation Order. The revised plans indicate 2 additional trees being retained in group G1. Although the development would result in the loss of 3 trees which had been included in Group1 it is considered that this would not adversely effect the overall amenity provided by this group of trees. The planting of new trees would mitigate the loss of tree 9. No other trees proposed to be included in the Tree Preservation Order would be removed. Additional planting would enhance the Barkham Road frontage, a green route and where appropriate within the site. In view of this an objection is no longer raised on grounds of loos of trees.

4.12 In addition to the above the dwellings on Plots 1 and 2 are designed to be 3 storey at the front. Although it is acknowledged that these dwellings would be sited at a lower ground level compared to the existing adjoining dwelling at 275 Barkham Road and therefore the ridge levels would be of similar heights it is considered that notwithstanding additional planting which will take time to mature, the presence of existing trees shown to be retained which are mainly deciduous and banking that these houses would be visible from Barkham Road. The design of these 3 storey houses is considered to be alien to this part of the Barkham Road which is characterised by dwellings which are either bungalows, chalets or 2 storey houses and as such would be detrimental to the visual amenity of the area and contrary to Policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan.

Highway issues

4.13 Highway issues will be dealt with separately by the Highway Authority.

5.00 CONCLUSION

5.01 In conclusion whilst the principle of residential development may be acceptable in this location in this instance the proposed density of development would be significantly below the minimum required by PPG3 and Wokingham District Local Plan (Deposit Draft) density policy. The development also fails to provide an appropriate mix of dwelling sizes contrary to development plan policies and the 3 storey dwellings on Plots 1 and 2 would form an alien feature detrimental to the street scene and visual amenity of the area.

5.02 In view of the above the Inspector is respectfully requested to DISMISS the appeal.

17/1/01

Lyn,

Could you please file

this on the Application

file

F/2000/1074

Thanks

Diane

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 12 January 2001
My ref. JRM/SB/F/2000/1074; 1075; 2907; 2908
Your ref.

38420

The Rt. Hon. John Redwood, MP
House of Commons
LONDON
SW1A 0AA

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16 JAN 2001	
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Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

MR P A JALLAND, BARKHAM ROAD, WOKINGHAM

Thank you for your letter of 4 January enclosing a letter from Mr Jalland who is objecting to planning applications for development on land next to his property. You also enclosed a copy of your reply to him.

The applications will be considered by the Development Control Committee and I will ensure that both Mr Jalland's views and those of yourself are put forward to the Committee so that Members may take them into account in making their decision.

Thank you for drawing this matter to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

04 January 2001

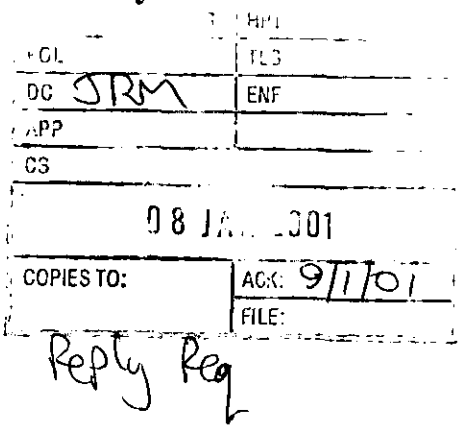
John Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

38420

Dear Mr Mitchell

I enclose a letter from my constituent, Mr P A Jalland, and a copy of my reply. I do hope the Council will look at this application by Bewley Homes again and put a stop to a totally unsuitable development.

Yours sincerely



Encls

Email: redwoodj@parliament.uk

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA

04 January 2001

P A Jalland Esq
275 Barkham Road
Wokingham
Berkshire
RG41 4BY

Dear Mr Jalland

Thank you very much indeed for your letter. I think the behaviour of the Council is outrageous and I do wish they would drop any idea of higher density development in this area. It is guidance from the Government but not mandatory and it certainly does not fit in with our local environment. I am writing to the Council on your behalf and hope we can see off this unwelcome proposal, but unfortunately the Council is often unreasonable in these matters and seems to be the creature of a government determined to damage our environment more rapidly and dramatically.

Yours sincerely

Email: redwoodj@parliament.uk

275 Barkham Road
Wokingham
Berks
RG41 4BY

Rt. Hon. John Redwood, MP
House of Commons
Westminster
London SW1A 0AA

13th December, 2000

Dear Mr. Redwood,

Re: Wokingham Planning Issues and PPG3

I'm pleased to note from what you say in your 'Westminster Diary' in today's *Wokingham Times* that you feel strongly that Wokingham people's lives are "being made a misery" because "too many houses have been built around here". I concur heartily. I also note that you say the first thing to be done is for the Government and Council to cancel their "crazy plans to build vast new housing estates in mid-Berkshire". I would normally concur again, but, as I am learning to my personal cost, it appears that they have to be built somewhere and the alternative potentially hurts much more. This all gives rise to my (and I predict many more like me in the future) more local issue that I feel I must draw your attention to. I will try and cut my long story short.

Back in April this year a Developer submitted a planning application to WDC to demolish three dwellings (bungalows) adjacent to mine and erect nine in their stead. Nine new two-storey homes on the adjacent 1.5 acres was <u>not</u> exactly what I wanted having come here nearly 9 years ago from Lower Earley. I duly complained. You can imagine my pleasure when (in September) the Council, and latterly (on appeal) the DETR Inspector, turned it down. However, and here's the rub, neither were actually supporting my objections. The main reason why they refused the permission was because the proposed density and mix of dwellings would have been significantly below the minimum required by the Government's *Planning Policy Guidance Note 3: Housing* (PPG3) and the local Planning Authority's emerging development plans!

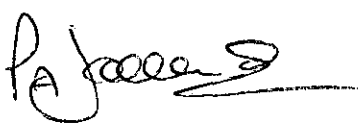
At this point perhaps you've guessed what's happened next. Yes, the Developer has just submitted another plan for 15 homes (nine are two-bedroomed) that I fully expect to be 'rubber stamped' by WDC's Development Control Manager in the near future, whatever I have to say. I have attached a photocopy of the location and site plan so that you can see the abomination for yourself.

Presumably you live locally. Can you begin put yourself in my position? What would you feel? The same planning office permitted me to plough £150,000 into renovating and extending my property 18 months ago and now look what I'm faced with. Regrettably, I have even felt desperate enough to try selling up in order to escape, but as soon as someone discovers the threat of the development they either reduce their offer significantly or draw back completely. I am in an intolerable and seemingly hopeless situation. <u>You</u> could be next .....

Given the particular location of this proposed development, in one of the towns green arterial routes, I feel that WDC are attempting to apply some of the newer emerging criteria in an over zealous manner. This all gets to be quite complex, but in relation to 'designing for quality' PPG3 says "there should be designs and layouts which make more efficient use of land without compromising the quality of the environment". I hope you'll agree that in this case they aren't taking enough account of <u>this</u> particular environment and are trying to implement something more appropriate for many other locations in or around the town. There will also be a loss to the visual amenity when several trees disappear. Please don't get me wrong; I support much of what is being aspired to and I recognise that new homes have to go somewhere. The problem is, I suspect many Wokingham residents, like myself and my family, came and settled here because of the kind of environment afforded locally. When word of what's going on starts to get about, like me, they will begin to try and get away in large numbers. I know Diane King supports everything I'm saying – but she may need support.

Anyway, to conclude, assuming you are equally concerned, I'm not sure what, if any, pressure you may be able to bring to bear on this individual case or on the situation in general, but I would ask that you please try. Thank you.

Yours sincerely,



P A Jalland

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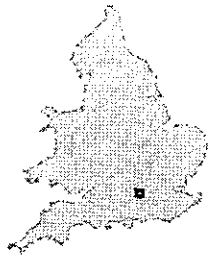

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Data Layers

- Pollution Inventory *[tell me more]*
- Bathing Waters *[tell me more]*
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- Agency Offices *[tell me more]*
- Indicative Floodplain Maps *[tell me more]*
  River Sea
- Groundwater Protection Zones *[tell me more]*
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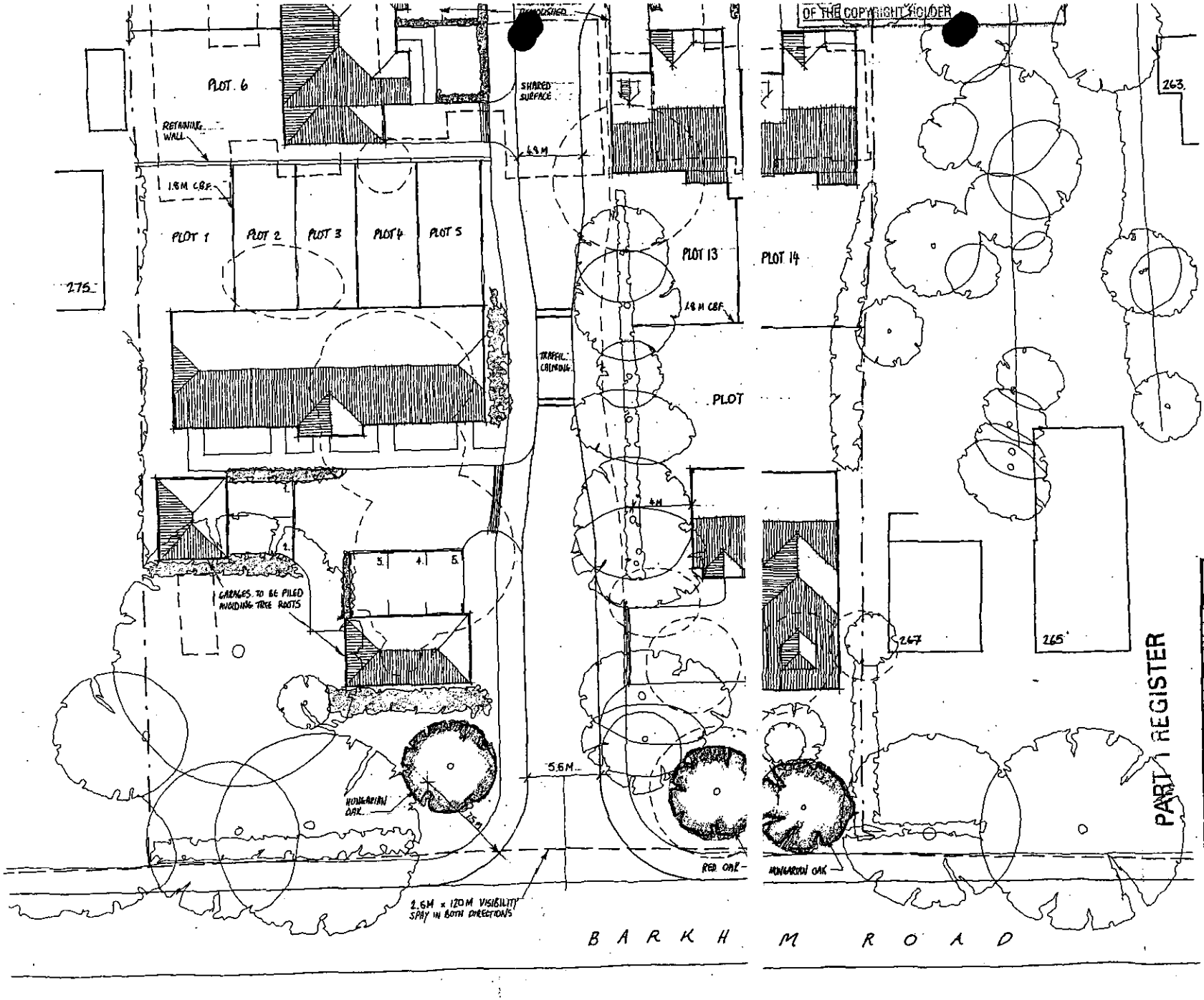

EXISTING PLANTS & TREES

TREES TO BE REMOVED

PROPOSED PLANTS & TREES

Client
BEWLEY HOMES PLC

rev	date	details

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title
269-273 BARKHAM ROAD
WOKINGHAM

drawing title
SITE LAYOUT

scales 1:100

date NOV 2000

ref A00/106

drawn Warren Joseph

checked -

ROMANS
ARCHITECTURAL SER
4 KING STREET LANE – WIN
BERKSHIRE – RG41 5A
TELEPHONE: 0118 935
FAX: 0118 936 6623
E-MAIL: romans@romans

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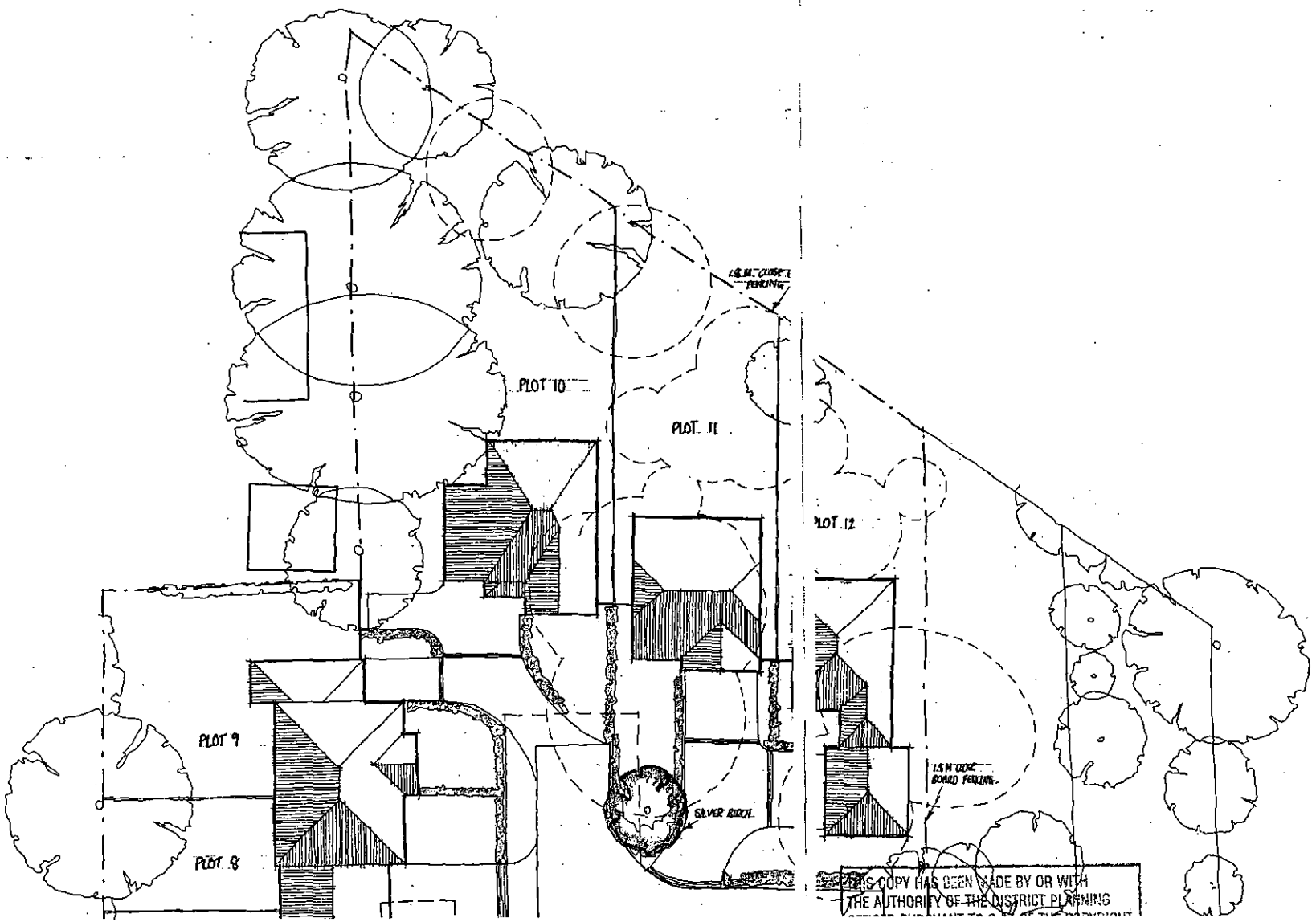

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Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 9 January 2001
My ref. JRM/SB/F/2000/1074; 1075; 2907; 2908
Your ref.

38420

The Rt. Hon. John Redwood, MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

Thank you for your letter of 4 January regarding planning applications by Bewley Homes in the Barkham Road area, as raised by your constituent, Mr Jalland.

I am looking into this matter and will come back to you with a full reply in due course.

Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

APPEAL BY:	Bewley Homes Plc	Delegated
APPLICATION NO.:	F/2000/1074	
SITE:	269-273 Barkham Road, Wokingham	
PROPOSAL:	Erection of 9 dwellings and demolition of 3 existing dwellings.	

DPO RECOMMENDATION: Appeal against non-determination (duplicate application F/2000/1075 refused under delegated powers)

DEEMED REASONS FOR REFUSAL:
1. Density significantly lower than minimum required by PPG3.
2. Proposal fails to incorporate an appropriate mix of dwellings.
3. Plots 1 & 2 by virtue of their design would be detrimental to the visual amenity of the area.

POLICY: Berkshire Structure Plan H9; South East Area Local Plan policies STV1, SBE1/2 and SH8; Wokingham District Local Plan policies WOS2, WOS3, WBE1, WH6 and density policy and PPG3.

INSPECTOR'S COMMENTS: Main Issues:
A. Whether density and mix of dwellings would satisfy provisions of development plan policies and PPG3.
B. Impact of plots 1 & 2 on character and appearance of streetscene.

A. Existing density is 5 dph, proposed is 16 dph and if site was developed at 30 dph the development would result in 17 dwellings. The Inspector referred to the development as large dwellings on substantial plots. The proposed density would represent a very high level of land take which, as PPG3 says, can no longer be sustained. There is no doubt that densities are too low, even allowing for environmental concerns, which were considered to be genuine and would temper advice in PPG3 (as accepted by WDLP policy). It is a matter of judgement and balance. However it would be possible to increase densities by introduction of smaller dwellings with an attractive layout and high quality design.

Proposed development would comprise of 4x5 bed houses (44%), 2x4 bed houses (23%) and 3x3 bed houses (33%). This is weighed towards larger dwellings which ignores the Housing Needs Survey assessment of the requirement for smaller dwellings. Inspector considered that the introduction of smaller dwellings would also increase density.

B. Plots 1 & 2 would be 3 storey and whilst the ridge height would be similar to the adjoining property due to ground levels and mounding would be proposed together with landscaping, the houses would be clearly visible from the entrance and their excessive height would result in a visual impression of a large building mass alien to the building pattern along Barkham Road.

At the hearing the appellant submitted a Unilateral Undertaking to provide payment of £50,000 to the Council for local pedestrian/cycle route improvements and road safety schemes within the District. The Council was unable to confirm that planning permission would have been refused had the Unilateral not been completed. The Inspector therefore concluded that the Unilateral Undertaking provisions were not necessary, not directly related to the development and not reasonable and did not comply with the tests in Circular 1/97.

DISMISSED:17.10.00

Basia Polnik

The Planning Inspectorate

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

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 17 October 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I enclose a copy of our Inspector's decision on the above appeal.

If you have any queries relating to the decision please send them to:

The Complaints Officer
The Planning Inspectorate
Room 14/04
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Phone No. 0117 987 8927 Fax No. 0117 987 6219

Yours faithfully

Miss A Bibi

COVERDL1

Received 26.9.00
at Informal Hearing

275 Barkham Road
Wokingham
Berks
RG41 4BY
0118 989 1707

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL BS2 9DJ

26th September, 2000

Dear Sir,

RE: APP/X0360/A/00/1044914

Firstly may we apologise for the late nature of this material. We note in the 'Code of Practice for Hearings' that this should be avoided wherever possible so as not to "frustrate the objectives of the Hearing procedure". However, this potential issue was only discovered yesterday and is potentially too serious to overlook. We immediately communicated this to Mrs Polnick, Planning Officer, WDC and advised that we intended to raise it at today's Hearing.

In our defence we would like you to note that, even if this had arisen earlier, we don't consider that we have had a reasonable amount of time between receiving the decision notification regarding the parallel Application on Saturday 16th September, and coming to this Hearing. This Hearing was originally scheduled for 26th September, way back in mid-July, long before the decision was made. As such the timing of these did not allow for any written representation to be forwarded "no later than 21 days before the Hearing" anyway!

The general issue is one of an environmental nature. We understand from Mrs Polnick that to date no environmental consultation has taken place with the Council's Ecologists and we seriously believe that under the circumstances this ought to be a requirement before any appeal decision can reasonably be made. The actual issue is the potentially damaging affect on the very varied fauna, and more specifically the Newts, present at the proposed site.

I myself work for the Environment Agency, but am not directly involved in their environmental protection activities; hence the thought not immediately coming to mind. Then, this morning, I was conversing with one of the Agency's Fisheries Ecology Conservation Officers and he pointed out that there's a risk of destroying extremely important fauna, if this Application is approved and goes ahead, without having been properly checked. I am informed that some species of newts (and maybe other species?) are rare and are not only designated 'protected' in the Wildlife & Countryside Act, but also figure in the UK's Biodiversity Action Plan. We have frequently observed Newts in and around our three ponds and gardens and believe that Mr Hill at No 273 must also have them in and around his pond, which is much larger, more 'natural', older and generally more established. We don't think anyone can afford to ignore these facts.

As you are the representative for the Secretary of State for the **Environment**, Transport and the Regions we ask that you consider this carefully before arriving at any decision. Thank you.

Yours faithfully,

Phil & Helen Jalland

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Huw Edwards
Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
SOUTHAMPTON
Hampshire
SO31 6DX

Application Number: F/2000/1075

Parish:	**WOKINGHAM**
Location:	**269 - 273 Barkham Road, Wokingham**
Proposal:	**Proposed erection of 9 dwellings and demolition of 3 existing dwellings (Duplicate Application)**

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

Reason
1. As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's density policy for the Wokingham District Local Plan (Deposit Draft)

Reason
2. The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therfore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (/Deposit Draft) Policy WH6.

Reason
3. The Proposed dwellings on Plots 1 and 2, by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to Policies SBE1 and SBE2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

Tel. (0118) 974 6448 (Direct Line)
Date: September 15, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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 Miss Bibi

APPEAL BY: Bewley Homes PLC
SITE: 269-273 Barkham Rd, Wokingham.

With reference to this appeal, I enclose a copy of the Council's decision on the duplicate application F/2000/1075.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc
cc Huw Edwards

The Planning Inspectorate

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

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 13 September 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I have received the statement dated 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 you should do so at the hearing.

Yours faithfully

Miss A Bibi

211AL

FAX MESSAGE COVERSHEET

STATUS: (Urgent, Very Urgent)

Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: 0118 974 6000
Fax: **0118 9746313**
DX 33506 WOKINGHAM

DATE: :18th September 2000
TO: :Bewley Homes Plc
ATTENTION OF: :Andy Morris
FROM: :Tom Callaghan
TELEPHONE NO: :0118 974 6323
FAX NO: :
NO. OF PAGES: :0
COMMENTS: : **UNILATERAL UNDERTAKING FOR 269-273 BARKHAM ROAD, WOKINGHAM.**

Thank you for the copy of the above unilateral undertaking. In view of the content of the Unilateral Undertaking, I can confirm that the Highway Authority will not be raising any highway objection to the proposed development at the pending Appeal.

If you require any further assistance please call me on 0118 9746323

Many thanks

Tom Callaghan

cc : Basia Polnik - Senior Planning Officer

PLANNING SERVICES 34226
POL BP15/b LS
APP
CS
14 SEP 2000
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BEWLEY

BEWLEY HOMES PLC

Fax Transmission

[redacted]

To:	Mrs Polnik	From:	Andy Morris
Company:	Wokingham District Council	Date:	13/09/00
Fax no:	0118 974 6484	No of pages: (inc. this one)	Five

If you do not receive all pages, please call 01256 840074

Message: Barkham Road, Unilateral Undertaking.

Further to our discussions with Tom Callaghan and WSP Consulting over the Highways issues for this application, Bewley Homes will be submitting a unilateral undertaking to the Inspectorate. I have enclosed a copy of the draft document, which allows a contribution of £50,000 to be paid for local pedestrian and cycle route improvements and road safety schemes within the District.

We are required to forward the final draft to the Inspectorate on next Monday 18th September, and therefore any comments or amendments you may wish to make would be appreciated before Friday15th September.

I have forwarded a copy of the draft directly to Mr Callaghan.

Yours sincerely,

Andrew Morris.

Dated **2000**

(1) Mr and Mrs R P Wareham

(2) Mr and Mrs I D Dunn

(3) Mr and Mrs R R H Hill

(4) Bewley Homes plc

PLANNING OBLIGATION
Pursuant to Section 106
Town & Country Planning Act 1990
Relating to 269-273 Barkham Road
Wokingham Berkshire

Collyer-Bristow
4 Bedford Row
London WC1R 4DF

IRW/B4602.52/mb

THIS DEED is made the day of 2000

by (1) **ROGER PAUL WAREHAM and JOSEPHINE WAREHAM** both of 269 Barkham Road Wokingham Berkshire ("the First Owners") (2) **IAN DAVID DUNN and MARGARET DUNN** both of 271 Barkham Road Wokingham Berkshire ("the Second Owners") (3) **RICHARD ROWLAND HAMMOND HILL and BETTY ANNIE HILL** both of 273 Barkham Road Wokingham Berkshire ("the Third Owners") (together "the Owners") and (4) **BEWLEY HOMES plc** whose registered office is at Field House Barn Chineham Lane Sherborne St. John Basingstoke RG24 9LR ("the Developer")

WHEREAS:-

(1) The Owners have interests in land at 269 to 273 Barkham Road Wokingham Berkshire ("the Land") as more particularly described in the First Schedule

(2) The Developer has an interest in the Land as contracting purchaser of the freehold interest therein

(3) The Owners and the Developer consider that certain planning obligations should be entered into as of the date of this Deed (subject to any conditions as are set out in this Deed) in respect of the Land

NOW THIS DEED witnesseth as follows:-

1. Definitions and Interpretation

In this Deed:-

1.1 "the Act" means the Town & Country Planning Act 1990

1.2 "the Council" means Wokingham District Council

1.3 "the Planning Obligations" mean the obligations specified in the Second Schedule

1.4 "the Application" means the planning application to the Council reference F/2000/1074 for the demolition of three existing dwellings and the erection of nine detached dwellings upon the Land

1.5 Words importing one gender shall be construed as importing any other gender

1.6 Words importing the singular shall be construed as importing the plural and vice versa

1.7 The clause and paragraph headings in the body of this Deed and in the Schedules do not form part of this Deed and shall not be taken into account in its construction or interpretation

1.8 Obligations entered into by more than one person shall be joint and several

2. The Planning Obligations

2.1 The Planning Obligations contained in this Deed are planning obligations for the purposes of Section 106 of the Act

2.2 The Planning Obligations may be enforced by the Council

2.3 No person shall be liable for a breach of covenant contained in this Deed after he shall have parted with all interest in the land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest

2.4 The Planning Obligations contained in the Second Schedule to this Deed shall not come into effect until commencement of the development ("the Development") of the Land pursuant to planning permission granted pursuant to the Application

2.4.1 For the purposes of this provision Section 56 of the Act shall subject to Clause 2.4.2 below determine when the Development is begun

2.4.2 The term "Material Operation" in Section 56 of the Act shall not include operations in connection with site clearance demolition archaeological investigation investigation for the purposes of assessing contamination remedial action in respect of any contamination diversion and laying of services the carrying out of works below ground floor level and the erection of means of enclosure for the purposes of site security and/or the display of advertisements

IN WITNESS whereof this Deed has been duly executed the day and year first above written

First Schedule

The Land

The First Owners	Freehold land comprised in Land Registry Title No. BK27499	269 Barkham Road Wokingham Berkshire
The Second Owners	Freehold land comprised in Land Registry Title No. BK80212	271 Barkham Road Wokingham Berkshire
The Third Owners	Freehold land comprised in Land Registry Title No. BK174784	273 Barkham Road Wokingham Berkshire

Second Schedule

The Planning Obligations

The Owners and the Developer agree forthwith upon commencement of the Development to pay to the Council the sum of £50,000 to be spent by the Council upon local pedestrian and cycle route improvements and road safety schemes within Wokingham District

Signed and Delivered as a Deed by
ROGER PAUL WAREHAM
in the presence of:-

Signed and Delivered as a Deed by
JOSEPHINE WAREHAM
in the presence of:-

Signed and Delivered as a Deed by
IAN DAVID DUNN
in the presence of:-

Signed and Delivered as a Deed by
MARGARET DUNN
in the presence of:-

Signed and Delivered as a Deed by
RICHARD ROWLAND HAMMOND HILL
in the presence of:-

Signed and Delivered as a Deed by
BETTY ANNIE HILL
in the presence of:-

The Common Seal of
BEWLEY HOMES PLC
was hereunto affixed in
the presence of-

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

PLAN
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DO
APP
GE
ACKNOWLEDGE TO:
FILE:

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 31 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I have received the correspondence dated 30 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 you should do so at the hearing.

Yours faithfully

Miss A Bibi

211AL

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

30 August 2000

Your Ref: APP/X/0360/A/00/1044914
Our Ref: HE/AJH/B/033/1/12

The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

For the attention of Miss A Bibi

Dear Miss Bibi

TOWN AND COUNTRY PLANNING ACTS
APPEAL BY BEWLEY HOMES PLC
269-273 BARKHAM ROAD, WOKINGHAM

I refer to your letter dated 29 August 2000 and our subsequent telephone conversation.

As previously advised, the planning appeal was submitted in duplicate and I have been involved in recent discussions with the Local Planning Authority in an attempt to secure a locally-based planning approval, thereby avoiding the need to proceed with the scheduled Informal Hearing on Tuesday 26 September 2000. In this respect, a meeting was held with the Case Officer on 4 August 2000 to discuss the Local Planning Authority's concerns, and a revised plan was submitted which sought to address matters.

Whilst I recognise the deadline for the Written Statements is 5 September 2000, I understand that the remaining planning application is due to be considered by Wokingham District Council's Planning Committee on 6 September 2000. Given the clear desire to avoid the need to proceed with the Appeal, I have previously advised you that it would be impracticable to submit any Written Statements until after the date of the Planning Committee. Such an approach has been agreed with the Local Planning Authority and you also recognised the advantages of delaying the submission of the Written Statements.

I will seek the full agreement of the Local Planning Authority, but I would like to suggest that in the event of the remaining planning application being refused planning consent, the Written Statement on behalf of the appellant will be submitted by 12 September 2000 (ie two weeks before the scheduled Hearing). I do not feel that either party will be prejudiced in this respect.

Please be advised that I have copied this letter to the Local Planning Authority and will notify you of the outcome of the Planning Committee at the earliest opportunity.

Please do not hesitate to contact me with any queries regarding this matter.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to - Mrs D Gumbrell, Appeals Assistant, Wokingham District Council
Mrs B Polnik, Case Officer, Wokingham District Council
A Brooks Esq, Bewley Homes Plc

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc (Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

FAX COVER SHEET

TO: H. EDWARDS

FROM: MRS. B. POLNIK

DESTINATION FAX No: 01489 577946

DATE: 6.9.2000

TIME:

SUBJECT: 269-273 BARKHAM RD

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 10

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Application number: F/2000/1074
Site: 269-279 Barkham Road, Wokingham

Deemed reasons for refusal based on application as originally submitted

As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's proposed density policy for the Wokingham District Local Plan (Deposit Draft).

The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

The proposed dwellings on Plots 1 and 2 by virtue of their design and location would form an alien feature in the streetscene, detrimental to the visual amenity of the area. As such the proposal is considered contrary to policies SBE1/2 of South East Area Local Plan and WBE1 of Wokingham District Local Plan (Deposit Draft).

The proposed development, by reason of its design and layout, would result in an unacceptable impact on existing trees detrimental to both the character and visual amenity to the area which is also designated as a Green Route. As such the proposal is considered contrary to Policies SBE1/2 of South East Area Local Plan and WBE1, WBE11 and WBE12 of Wokingham District Local Plan (Deposit Draft).

FAX COVER SHEET

TO: HUW EDWARDS

FROM: JAN COOPER

DESTINATION FAX No: 01489 577947

DATE: 7/9/00

TIME: 9.00

SUBJECT: F/2000/1074

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Application number: F/2000/1074
Site: 269-279 Barkham Road, Wokingham

Deemed reasons for refusal based on application as originally submitted

As the proposed density would be significantly below the minimum required by PPG3, it would fail to make the best use of land to be developed. The proposal would therefore be contrary to PPG3 and the Local Planning Authority's proposed density policy for the Wokingham District Local Plan (Deposit Draft).

The proposal fails to incorporate an appropriate mix of dwelling sizes. The proposal would therefore be contrary to Berkshire Structure Plan Policy H9, South East Area Local Plan Policy SH8 and Wokingham District Local Plan (Deposit Draft) Policy WH6.

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The Planning Inspectorate

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

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Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

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	FILE:

30 AUG 2000

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 29 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

You are reminded that your statement for this appeal is due by 5 September 2000. If you are unable to send it by this date, please contact me immediately, as I will need to consider whether the hearing can continue as arranged.

I have sent a copy of this letter to the appellant.

Yours faithfully

Miss A Bibi

H10L

* advised will not be ready by 5/9 – Miss Bibi says she must have it by 11/9.

Den 30/8/00.

The Planning Inspectorate

Room 1306
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878727
Switchboard 0117-987 8000
Fax No 0117-9878335
GTN 1374

Case officer contacts

24 August 2000

Dear Sir or Madam

NEW PLANNING APPEALS PROCEDURE RULES

On 5 June I wrote to the Chief Planning Officer of each local planning authority to let them know about our performance on the processing of planning appeals. You may well have seen my letter and will be aware that I mentioned the new planning appeal procedure rules, which were subsequently introduced with effect from 1 August. Rosemary Bunce subsequently wrote to Chief Planning Officers on 20 July enclosing a starter pack of forms and guidance leaflets.

The new rules have been designed to help to increase the fairness and openness of the appeal system. In order to achieve these objectives it is important that the deadlines for submissions are observed and that the requirements are clearly understood by all participants.

You may have noticed that we have changed our standard letters to reflect the new timetable for submissions on appeals received since 1 August. We are appreciative that difficulties may be encountered during the transitional period, particularly as different time scales apply for third party submissions on appeals received after 1 August. However, given our intention to apply the new rules strictly, it is very important that each local planning authority notifies interested persons within two weeks of the start date as required by the new rules. It is also important that interested persons are correctly advised of the amount of time available for them to submit representations, i.e. within six weeks of the start date.

Your timely submission of the new style Questionnaires, complete with all required documentation will help all parties to prepare properly. I am sure you will also appreciate that for each appeal submitted under the new rules the local planning authority and the appellant will need to submit a statement of case within six weeks of the start date to ensure that it is taken into account, unless they chose to rely on the questionnaire or appeal form.

If you have any queries regarding the new rules your case officer will be more than happy to assist. You might also like to note that up to date guidance and information on the new rules can be found on our web site at www.planing-inspectorate.gov.uk. Many thanks for your co-operation.

Yours faithfully

Graham Saunders.

GRAHAM SAUNDERS
Director of Planning Appeals Administration

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
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 16 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I enclose a copy of correspondence from Mrs P A Harcourt .

You need not reply to the correspondence, as any comments may be made at the hearing.

Yours faithfully

Miss A Bibi

211AL

WOKINGHAM TOWN COUNCIL

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Tel: (0118) 978 3185
Fax: (0118) 979 2335

Mr K J Abnett
Town Clerk

RECEIVED IN PINS AA
14 AUG 2000

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

Ref. P&T App: F/2000/1074

9 August 2000

Dear Miss Bibi

Appeal reference: APP/X0360/A/00/1044914
Bewley Homes 269 – 273 Barkham Road, Wokingham

I have been instructed to write to you on behalf of the Planning & Transportation Committee to give their views with reference to the above appeal against non determination of the application by Bewley Homes to erect 9 dwellings and demolish 3 existing dwellings.

At its meeting on 18 July 2000 the Committee resolved to support Wokingham District Council.

Yours sincerely

PA Harcourt

Mrs P A Harcourt
Planning & Transportation Officer

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878768
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8768

COPIES TO: ACK: FILE:

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 15 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

NOTIFICATION OF INSPECTOR

I am writing to inform you that the Inspector appointed to hold the hearing into the above appeal will now be:

Mr D R Vickery DipT&CP MRTPI.

You have already been given notice of the arrangements for this hearing.

Yours faithfully

Mr P Awogbami

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206C

The Planning Inspectorate

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

Direct Line PO 0117-9876079
Switchboard DC 0117-9878000
Fax No API 0117-9878443
GTN CS 1374-6079

PLANNING SERVICES HPT
COPIES TO: ACK:
FILE:

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

Your Ref: F/2000/1074

Our Ref: APP/X0360/A/00/1044914

Date: 8 August 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I enclose a copy of correspondence from A & A Wrobel.

You need not reply to the correspondence, as any comments may be made at the hearing.

Yours faithfully

Miss A Bibi

211AL

1044914

306 Barkham Road
Wokingham
Berkshire
RG41 4DA

5 August 2000

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton St
Bristol
BS2 9DJ

Dear Miss Bibi

Re: Planning appeal by Bewley Homes re 269 – 273 Barkham Road, Wokingham

We received a letter concerning this development from Mrs Denise Gumbrell. Unfortunately we are not able to attend the hearing in person so we are sending our views by letter.

We feel strongly that this development will change the character of our section of Barkham Road. The houses to be demolished are all very different from each other. The proposed houses are all in the same rather unimaginative architectural style, being just the same as all the other houses which large developers are putting up all over the country at the moment. Instead of three houses set in large gardens we will have no fewer than *nine* houses crammed into the same space. Nobody could deny that this would change the 'feel' of our section of the road completely.

Another issue is traffic. Nine houses will add considerably to the amount of traffic on a road that is already far too busy. This is also a straight section of the road where people drive very fast indeed. Nine houses' worth of cars, children on bicycles etc will only make accidents more likely to happen.

Yours sincerely

Allan and Alison Wrobel

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

PLANNING SERVICES
POL
DC
APP
CS ✓ DG 30530

WITH COMPLIMENTS

COPIES TO:
CK:
FILE:

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax: 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg. No: 568 7410 10

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

10 June 2000

Your Ref:
Our Ref: HE/AJH/B/033/1/01

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sir

TOWN AND COUNTRY PLANNING ACTS
APPEAL: BEWLEY HOMES PLC
PROPOSED ERECTION OF 9 DWELLINGS & DEMOLITION OF EXISTING 4 DWELLINGS
269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE
APPLICATION NUMBER: F/2000/1074

I refer to the above and enclose an Appeal on behalf of our Clients, Bewley Homes Plc, against the non-determination by Wokingham District Council of the above planning application.

I confirm that a copy of the Appeal forms have been sent to the Council.

Yours sincerely

HUW EDWARDS

ASSOCIATE
CHARLES PLANNING ASSOCIATES

Copy to - Mrs B Polnik, Planning Services, Wokingham District Council
A Brooks Esq, Bewley Homes Plc

Encs

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, Daphney Haywood BSc (Hons) DipTP MRTPI

39 Locks Heath District Centre • Locks Heath • Southampton • Hampshire • SO31 6DX
Tel: 01489 577946 • Fax. 01489 577947 • E.Mail: cpacda@aol.com • VAT Reg No: 568 7410 10

Tel. (0118) 974 6448 (Direct Line)
Date: September 11, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

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: BEWLEY HOMES PLC
SITE: 269-273 Barkham Rd, Wokingham

With reference to this appeal, I enclose a copy of the Council's statement of the case. I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. September 11, 2000
My ref: F/2000/1074
Your ref:Huw Edwards

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

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
SO31 6DX

Dear Sirs

APPEAL BY: **BEWLEY HOMES PLC**
SITE: **269-273 Barkham Rd, Wokingham**

With reference to this appeal, I enclose a copy of the Council's statement of the case.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel: (0118) 974 6448 (Direct Line)
Fax: (0118) 974 6484
Date: July 12, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

file copy

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Bewley Homes PLC

SITE: 269-273 Barkham Rd, Wokingham

INQUIRY DATE: TUESDAY 26TH SEPTEMBER 2000

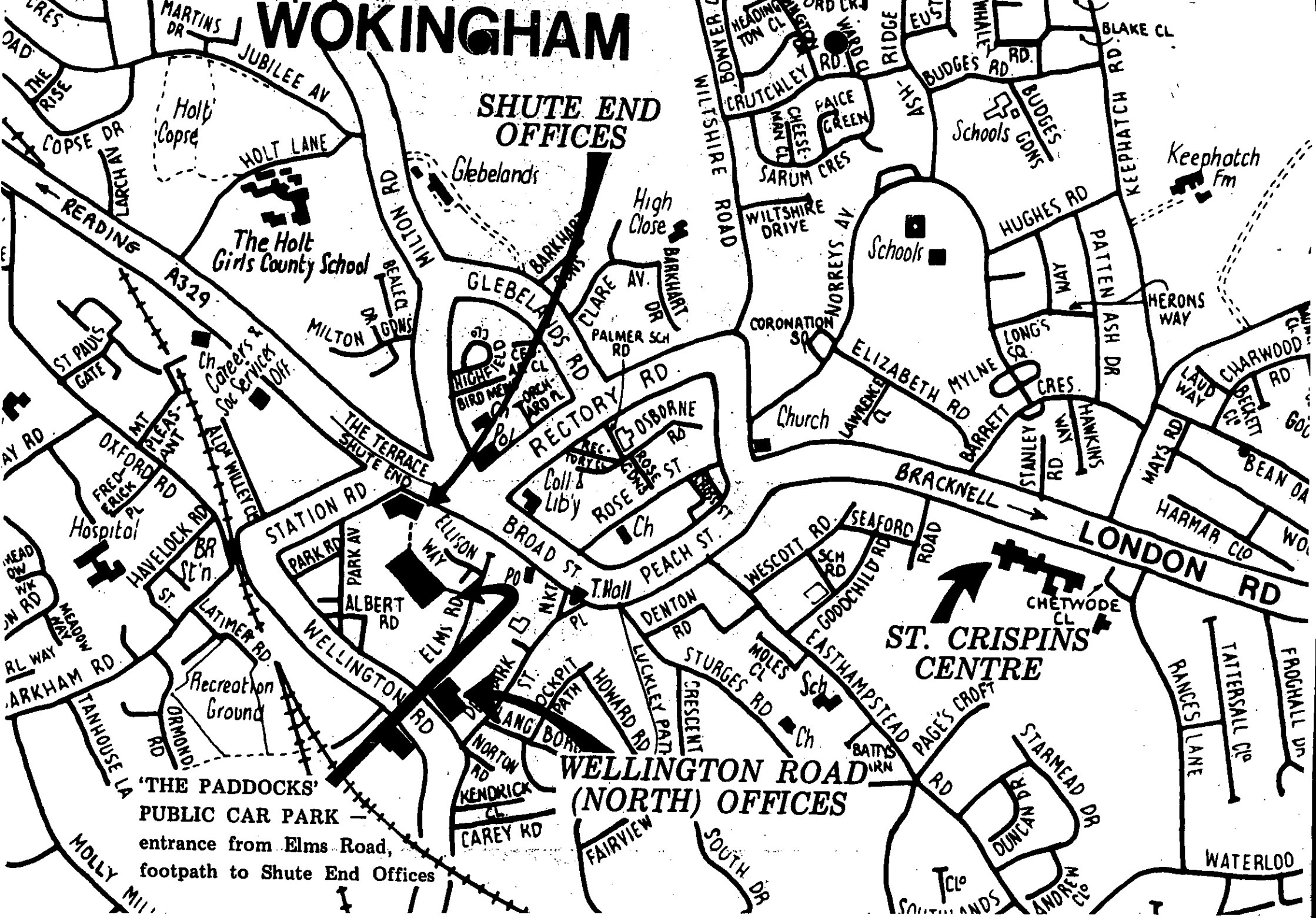
On the reverse of this letter is a map showing the Pay and Display car park, The Paddocks, recommended for the Inspector's use during the Inquiry.

Please forward this letter to the Inspector concerned.

I hope this is helpful, and that the Inspector finds a parking space without a problem.

Yours sincerely

Denise Gumbrell
Appeals Assistant


WOKINGHAM
SHUTE END OFFICES
WELLINGTON ROAD (NORTH) OFFICES
ST. CRISPINS CENTRE
'THE PADDOCKS' PUBLIC CAR PARK — entrance from Elms Road, footpath to Shute End Offices
READING A329
LONDON RD
BRACKNELL
WILTSHIRE ROAD
The Holt Girls County School
Holt Copse
Recreation Ground
Glebelands
Keephatch Fm
Schools
Church
Hospital
Careers & Soc Services Off
Coll Liby
T.Hall
Ch
Sch
Rec
PO
Pol
Nkt
Ctr
Sta
Ldry
Bdy
Ind Est
Pk
Cl
Dr
Rd
Ave
Gdns
Pl
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Cres
Sq
Way
Ct
Mt
Fm
Jubilee Av
Holt Lane
Copse Dr
Larch Av
The Rise
Martins Dr
Milton Rd
Milton Gdns
Bealeo Dr
Glebelands Rd
Barkhart Dr
High Close
Clare Av
Palmer Sch Rd
Rectory Rd
Shute End
The Terrace
Osborne Rd
Rose St
Broad St
Peach St
Station Rd
Park Rd
Park Av
Ellison Way
Elms Rd
Albert Rd
Wellington Rd
Latimer Rd
Ormond Rd
Tanhouse La
Havelock Rd
Oxford Rd
Frederick Pl
Mt Pleasant
Aldow Willey Cl
St Paul's Gate
Meadow Way
Markham Rd
Molly Mill
Wescott Rd
Seaford Road
Goodchild Rd
Denton Rd
Sturges Rd
Crescent Rd
Howard Rd
Luckley Path
Ockpit Path
Norton Rd
Kendrick Cl
Carey Rd
Fairview
South Dr
Easthampstead Rd
Page's Croft
Batts Hill
Moles Cl
Chetwode Cl
Starmead Dr
Duncan Dr
Andrew Cl
Southlands Cl
Waterloo
Frogmall Dr
Tattersall Cl
Rances Lane
Harmar Clo
Mays Rd
Beckett Cl
Charwood Rd
Laud Way
Herons Way
Patten Ash Dr
Hughes Rd
Wiltshire Drive
Norreys Av
Coronation Sq
Long's Sq
Elizabeth Mylne Cres
Barrett Stanley Way
Hawkins Way
Lawrence Cl
Crutchley Rd
Heading Ton Cl
Ward Cl
Ridge
Budges Rd
Budges Gdns
Blake Cl
Sarum Cres
Cheese Man Cl
Paice Green
Bonyer Cl
Ash-

Tel. (0118) 974 6448 (Direct Line)
Date: July 12, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

file copy.

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

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 Miss Bibi

APPEAL BY: Bewley Homes PLC

SITE: 269-273 Barkham Rd, Wokingham

With reference to this appeal, I enclose a list of people notified of the appeal & a copy of an example of the letter sent.
I have also copied them to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 12, 2000
My ref: F/2000/1074
Your ref: Huw Edwards

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

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
SO31 6DX

Dear Sirs

APPEAL BY: **Bewley Homes PLC**
SITE: **269-273 Barkham Rd, Wokingham**

With reference to this appeal, I enclose a list of people notified of the appeal & a copy of an example of the letter sent.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. July 12, 2000
My ref: F/2000/1074
Your ref: Huw Edwards

file copy

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

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
SO31 6DX

Dear Sirs

APPEAL BY: **Bewley Homes PLC**
SITE: **269-273 Barkham Rd, Wokingham**

With reference to this appeal, please note that the answer to question 8b of the questionnaire should read "NO".

I have also written to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Tel. (0118) 974 6448 (Direct Line)
Date: July 12, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

file copy

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

Miss A Bibi
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Bibi

APPEAL BY: Bewley Homes PLC
SITE: 269-273 Barkham Rd, Wokingham

With reference to this appeal, please note that the answer to question 8b of the questionnaire should read "NO".
I have also written to the appellant's agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

The Planning Inspectorate

Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878775
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8775

CS
COPIES TO:
ACK:
FILE:

Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref:
F/2000/1074

Our Ref:
APP/X0360/A/00/1044914

11 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I am writing to advise you that the hearing into this appeal will start at 10:00 on Tuesday 26 September 2000 at Council Offices, Shute End, WOKINGHAM. Please arrange a car-parking space for the Inspector, and send the details to the case officer quoting our appeal reference number.

We will confirm the inspector to you at a later date.

Please tell those interested in the development about these arrangements, including those who wrote to you at application stage, and give such other publicity as you think necessary. They will need to know:

a. the location of the site and a description of the appeal proposals;

b. details of the hearing arrangements;

c. that they can send their views to the case officer, not later than 21 days before the date of the hearing, quoting our reference number, and that these will be disclosed to the parties and may be read out at the hearing;

d. where your and appellant's statements, proofs of evidence and summaries can be inspected;

e. that they may attend the hearing if they wish and at the discretion of the Inspector take part in the discussion;

f. that we will send a copy of the decision letter only to those who ask for one.

Please send a copy of the 'Code of Practice for Hearings' to all those notified of the arrangements, because the hearing will be conducted in accordance with the Code.

If you have not already done so, please send your written statement to the case officer and the appellant no later than 3 weeks before the hearing.

Usually Inspectors issue their decision letters 7 weeks after the date of the hearing, although this may vary in individual cases. If the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Please note that disabled people who may be concerned about facilities at the hearing venue have been advised to write to or contact your Council to confirm that proper provisions are in place.

Yours faithfully

Miss K Hallett

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

206J

Tel. (0118) 974 6448 (Direct Line)
Date: July 11, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

file copy.

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

Miss H Langridge
The Planning Inspectorate
Room 12/02
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Miss Langridge

APPEAL BY: **Bewley Homes plc**

SITE: **269-273 Barkham Rd, Wokingham**

I have, today, received your letter of 6th July offering a Hearing date of Tuesday 19th September 2000. I am writing to confirm our telephone conversation where we discussed the possibility of Tuesday 26th September 2000 as an alternative date.

Yours sincerely

Denise Gumbrell
Appeals Assistant

c.c Charles Planning Associates

The Planning Inspectorate

Room 12/02 West
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

POL | S
DC | Dir
APP
CS
11 JUL 2000
COPIES TO: Council
ACK: Your Ref: F/2000/1074
FILE:

Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Wokingham
Berkshire
RG41 1BN

Our Ref:
APP/X0360/A/00/1044914

6 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I am writing to tell you that we propose to hold a hearing into this appeal at 10:00am on Tuesday 19 September 2000 at a venue to be arranged.

It is now our policy to allow only one refusal of a hearing date, before we fix a date, time and place for a hearing. If you refuse the date offered you should give good reason for doing so.

If you cannot accept the date offered, you may agree a reasonable alternative date with the other party. The availability of an Inspector is a crucial factor in this process. We will let you know whether we can supply an Inspector for any date you agree between yourselves, but it must meet our general aim of deciding appeals quickly.

You can reply to me by telephone or letter. If I do not hear from you by 17 July 200, I will assume that the proposed hearing date is acceptable, and that you are not intending to negotiate an alternative hearing date with the other party.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm the final arrangements.

Yours faithfully

Miss H Langridge

NB: You should only send letters about the hearing date to the above room. You should send all other correspondence to the case officer mentioned in the initial letter.

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

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

DC
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COPIES TO:
ACK:
FILE:

Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref:
F/2000/1074

Our Ref:
APP/X0360/A/00/1044914

4 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

We have decided that a hearing will be held into this appeal, and will now arrange a date.

You need to send me and the appellant your written statement at least 3 weeks before the hearing is due to start. The statement should contain all the information you wish to discuss at the hearing, so that our inspector will know the issues involved. If your statement is late, I may have to postpone the hearing or arrange an inquiry instead. I have asked the appellant to send you and me their written statement by the same date.

Yours faithfully

CBate

Mrs C M Bate

H4B

Tel. (0118) 974 6448 (Direct Line)
Date. June 28, 2000
My ref: F/2000/1074
Your ref: Hugh Edwards

file copy

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

Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
SO31 6DX

Dear Sirs

APPEAL BY: **Bewley HomesPLC**
SITE: **269-273 Barkham Rd, Wokingham**

With reference to this appeal, I enclose a copy of the completed questionnaire & associated Documents.
I have also sent a copy to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: June 28, 2000
My ref: F/2000/1074
Your ref: APP/X0360/A/00/1044914

file copy.

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

Mrs Bate
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mrs Bate

APPEAL BY: **Bewley Homes PLC**
SITE: **269-273 Barkham Rd, Wokingham**

With reference to this appeal, I enclose a copy of the completed questionnaire & associated documents.
I have also sent a copy to the appellant's agent.

Yours sincerely

Den Gumbrell
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
POL | DC | APP | CS | ENF
Your Ref: F/2000/10744
19 JUN 2000
COPIES TO: | Our Ref: APP/X0360/A/00/1044914 | ACK: | FILE:

Ms D Gumbrell
Wokingham District Council
Planning Department
Po Box 157
Wokingham
Berkshire
RG41 1BN

16 June 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY BEWLEY HOMES PLC
SITE AT 269-273 BARKHAM ROAD, WOKINGHAM, BERKSHIRE

I have received a planning 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.

Please complete - within 14 days of the date of receipt of the appeal form - an appeal questionnaire for this appeal and send it to me together with all the necessary enclosures. **Remember that you must send the appellant a copy of any correspondence you send to us.**

The appellant has asked for the appeal to be heard at a hearing. Details of this procedure are in the attached 'Code of Practice for Hearings'. Hearings are designed to save time and expense for you and the appellant, and to provide a less formal setting than is usually possible at an inquiry. But:

- Substantial legal issues should not be involved.
- There should not be much local interest in the appeal proposals.
- Formal cross examination is not allowed.
- Costs can be awarded in hearing cases. Details can be found in DOE Circular 8/93.

It is important that you and the appellant keep to the timetable for the exchange of written documents. If not, the hearing may be cancelled and an inquiry held instead.

Any further correspondence should be sent to me, giving the full appeal reference number.

Unless you write within 7 working days from the date of this letter, giving reasons for your objections, we will arrange a hearing.

Yours faithfully

G. Hall

Mrs C M Bate

H1B

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.

The Planning Inspectorate

FOR OFFICIAL USE ONLY
Date received

PLANNING APPEAL

The appeal must reach the Inspectorate within 6 months of the date of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full Name: BEWLEY HOMES PLC

Address: FIELD HOUSE BARN, CHINEHAM LANE
SHERBORNE ST JOHN, BASINGSTOKE, HAMPSHIRE

Postcode: RG24 9LR Reference: N/A
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: REFER TO AGENT Fax No: REFER TO AGENT

Agent's Name (if appropriate): CHARLES PLANNING ASSOCIATES

Agent's Address: 39 LOCKS HEATH DISTRICT CENTRE
LOCKS HEATH, SOUTHAMPTON, HAMPSHIRE

Postcode: SO31 6DX Reference: HUW EDWARDS
Failure to provide the postcode may cause delay in processing your appeal.

Daytime Telephone No: 01489 577946 Fax No: 01489 577947

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA): WOKINGHAM DISTRICT COUNCIL

Description of the Development:

PROPOSED ERECTION OF 9 DWELLINGS AND DEMOLITION OF EXISTING 3 DWELLINGS.

Address of the Site:
269-273 BARKHAM ROAD
WOKINGHAM
BERKSHIRE
Postcode: RG41 4BY
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 792 677

Date and LPA reference number of the application you made and which is now the subject of this appeal:
APPLICATION REF: F/2000/1074

Date of LPA notice of decision (if any):
N/A

Are there any outstanding appeals for this site eg Enforcement, Lawful Development Certificate etc? If so please give details and any Planning Inspectorate reference number here:

NO

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 its decision within the appropriate period on an application for permission or approval. ☑

D. CHOICE OF PROCEDURE

CHOOSE ONE OF THE FOLLOWING TYPES OF PROCEDURES - These are described fully in the booklet "A guide to planning appeals" which accompanied this form.

1. WRITTEN REPRESENTATIONS ☐

If you have chosen the written representations procedure, please tick if the whole site can clearly be seen from a road or other public land. (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land.) ☐

2. LOCAL INQUIRY Please give reasons why an inquiry is necessary ..... ☐

.....

3. HEARING Although you may prefer a hearing, the 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 applicant submitted to the LPA; ☑

2. The site ownership details (Article 7 certificate) submitted to the LPA at application stage; ☑

3. Plans, drawings and documents forming part of the application submited to the LPA; ☑

4. The LPA's decision notice (if any); n/a

5. Other relevant correspondence with the LPA; please identify the correspondence by date or otherwise: ..... **See Accompanyning Schedule** ..... ☐

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).** ☑

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 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 IN APPROPRIATE 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
Mr & Mrs R Wareham	269 Barkham Road Wokingham, Berkshire	10 June 2000
Mr & Mrs I Dunn	271 Barkham Road Wokingham, Berkshire	10 June 2000
Mr & Mrs R Hill	273 Barkham Road Wokingham, Berkshire	10 June 2000

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) BEWLEY HOMES PLC

Name (in capitals) CHARLES PLANNING ASSOCIATES Date 10 JUNE 2000

G. GROUNDS OF APPEAL If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made - otherwise the appeal may be invalid. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

Failure of the District Council to determine the (duplicate) application within the statutory period

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) BEWLEY HOMES PLC

Name (in capitals) CHARLES PLANNING ASSOCIATES Date 10 JUNE 2000

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 G.
- Relevant ownership certificate A, B, C or D completed and signed.
- Agricultural Holdings Certificate completed and signed.

♦ **1ST COPY: Send one copy of the appeal form** with all the supporting documents to

The Planning Inspectorate
Appeals Registry
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

♦ **2ND COPY: Send one copy to the LPA,** at the address from which the decision on the application (or any acknowledgments, etc) was received, enclosing any supporting documents not previously submitted to them as part of the application.

♦ **3RD COPY: For you to keep**