SOUTHPORT U.K
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0622

LOCATION:
Wokingham Town Football Club
Finchampstead Road, Wokingham.

APPLICANT:
Swan Hill Homes Ltd C/O Charles Planning Associates

PROPOSAL:
Proposed erection of 10 dwellings, access and landscaping

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **13/04/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Swan Hill Homes Ltd
C/O Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hampshire
SO31 6DX

Application Number: F/2000/0622

Parish:	**WOKINGHAM**
Location:	**Wokingham Town Football Club, Finchampstead Road, Wokingham.**
Proposal:	**Proposed erection of 10 dwellings, access and landscaping**

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

Reason

1. The proposal would result in the loss of an area of land designated as public open space, leaving an on-site provision, which falls below the Council's standards. This in combination with the loss of the required buffer zones to the LEAP would be harmful to the amenities of future occupants. As such, it is contrary to Policy SR2 of the South East Area Local Plan and Policy WR7 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell
Development Control Manager
Date: 26/04/2000

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

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/0622

Proposal:
Proposed erection of 10 dwellings, access and landscaping

Location:
, Wokingham Town Football Club, Finchampstead Road, , Wokingham

This application is being advertised in the WOKINGHAM TIMES newspaper on the 16/03/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **30/03/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 16/03/2000

ORIGINALS MISSING - DO NOT REMOVE FROM SYSTEM!

(1) ADDRESS Wokingham Football Club, Oakleaf Hall, PARISH Wok.

PLOT No. Finchampstead Road ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
TP 163	Ritz Cinema	Sign	18/4/50	
TP 224	Football Club	Covered shelter for spect.	12/10/50	
TP 264	Ritz Cinema	Sign	19/3/51	
TP 604		Advert Sign	8/10/53	
TP 770	Football Club	Covered shelter for spects.	12/8/54	
R/26/65		Use as social club	24/6/65	
R/99/65	Football Club	Erect 8 x 55 ft floodlights	23/12/65	
S/2/67	Football Club	Nursery School	23/2/67	31/3

5/4/72

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17.FEB.2000* 0622

(2) ADDRESS WOKINGHAM FOOTBALL CLUB PARISH WOK

PLOT No. Oakleaf Hall ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
S/4/72	Mrs Tolly	Rt nursery school	5/7/72	31/
BR 1876		S/storey ext to club house	2/1/74	
01103		Use land 1 day a week for open market	5/9/74	
01925	Football Club	Extension	20/2/75	
BR 2942	Wokingham Town Football Club	Extension re changing room	30.6.75	APP.
02989	" " "	" "	10.7.75	N/A
05400	" "	Mobile home	28.10.76	N/A 31
05884	" "	Playground (renewal consent)	17.2.77	N/A 31

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS WOKINGHAM FOOTBALL CLUB FINCHAMPSTEAD ROAD PARISH WOK.

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
070081	Wokingham Town Football Club	Home Renewal of TP. 70081	27.10.77	T.P 31.10.
07177	MR. H.R. HOGGEN	SCAFFBOARD FENCE	27.10.77	N/A
07353	Mr. H. Predger	" "	24.11.77.	N/A
07567	" "	" "	16.2.78	N/A
BR 77604.	" "	" "	24.1.78	APP
08315	Wokingham Town Football Club	Store + tea bar. Building use as office	11.5.78	N/A.
BR. 9061.	" "	erection of Ticket Office Canvas Shed. Portacabin Building	19.7.78	APP
BR. 9058	" "	erection of Scoreboard	19.7.78	APP
* 089116.	" "	" tea bar	31.8.78	N/A
089117	" "	Siting of Caravan for	28.8.78	N/A
08 9118	" "	Photo Junior box.	31.8.78	N/A

DATE OF COMPLETION

MINISTRY DECISION Appeal dismissed 2.5.79.

SPECIAL ORDERS

DRAINAGE

091074

17.FEB.2000* 0622

(4) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
BR 9235	WOKINGHAM TOWN F.C.	EXT. TO EXISTING HALL	22.8.78	APP
09086	"	"	31.8.78	N/A
BR 9472	"	TICKET BOX TO CAR PARK AREA	15.9.78	APP
BR 9468	"	TEA BAR & STORE	28.4.78	APP
09314	"	OVERHANG TO PROVD LINESMAN AREA	26.10.78	N/A
09315	"	TICKET BOX	26.10.78	N/A
BR 9473	"	OVERHANG TO PROVD LINESM	5.12.78	APP
09675	"	RENEWAL 07081	15.1.79	N/A
BR 10167	"	EXT TO EXISTING HALL & COVERED WAY.	2.2.79	APP
10048	"	"	15.2.79	N/A
11642	"	66 CAR PARK AREA & ACCESS TO AREA OF GROUND		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 09675 - APPL. FOR SITE LICENCE - CL

DRAINAGE

091074

(5) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB LINCHAMSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
11642	WOK. TOWN F.C.	Ext of CARPARK & ADD TO AREA	25.10.79	N/A
11955	Mr J J. Pruadjan	Badminton Courts / Roller rink	22. 11. 79	N/A
11981.	Mr Dean	Temp bld for 12 mths use as above	WITHDRAWN	
BR15872	Wokingham Town F.C.	Ext to overhang	6. 11. 80	app
14561	"	"	18.12.80	N/A
16394	" "	Renewal of consent 08914 caravan as base	22. 10 81	NA
BR17947	"	Subdiv of Pavilion to change acc. etc.	2. 12 81 / 11. 2. 82	App N/A
16801 18551	"	STATE CLUB PARK TO PITCH & CLUB AND CHANGING ROOMS & REFRESHMENTS	16.12.82	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34486 ~~REFUSED~~ " ~~EXT. TO EX ENGINEERING WORKSHOP 26.10.84~~

17.FEB.2000* 0622

(6) WOKINGHAM TOWN FOOTBALL CLUB

ADDRESS OAKLEAF HALL PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Deci
21984	W.T. FOOTBALL CLUB	OFFICE CLUBS STORE & CANTEEN / MAINTENANCE FOR LAND DRAINAGE	26.7.84	N/A
BR23729	"	EXTENSION	26.11.84	APP
24280	"	PORTAKABIN AS OFFICE / USE OF LAND BY BRATT / AND SERVICES FOR HIRE OF CARS LGVS. (15 VEHICLES)	12.4.85	N/A
25192	"	PORTAKABIN AS OFFICE FOR BRATT	27.3.87	
31834	"	RENEWAL " "	27.10.88	TP S
LRA8920	"	STANDS F/D TERRACING	29.5.90	REF
36486	"	EXT. TO EX. ENG. WORKSHOP	26.10.89	
35364 N/P	"	NEW STANDS/NEW ACCESS/ UPGRADING	6.6.90	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 36486 PLATINUM MARKETING OPEN AIR MARKET / 1 DAY PER WEEK (RENEW) 26.10.90

(7) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB PARISH WOKINGHAM

PLOT No. FINCHAMPSTEAD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	De
38838 ~~APPEAL~~	WTC/TURNACK LTD.	O/L. FOODSTORE ETC.	18.6.92	
42096	N/P			
42915	HIGGS & HILL	133 DWELLINGS	24.1.95	
43927	CHURCHFIELD PLC	PORTACABIN AS OFFICE	17.7.95	3
~~95/60016/[illegible]~~		FOR CAR/HOV HIRE BUSINESS		
44634	HIGGS & HILL	109 DWELLINGS / DEM.	25.9.95	
~~[illegible]~~		FOOTBALL CLUB		
97/65995/F	SWAN HILL HOMES LTD.	74 DWELLINGS —	13/7/99.	2
		50 HOUSES 24 FLATS		

DATE OF COMPLETION

MINISTRY DECISION 44634 — APPEAL DISMISSED · 4.1.96

SPECIAL ORDERS

DRAINAGE

091074

17.FEB.2000* 0622

(9) OAKLEHF HALL

ADDRESS FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	D
A199/0182	SWAN HILL HOMES LTD	74 New Dwellings	26.03.99	RE
A199/0182/A	"	"	1.4.99	AP
C/65995/08	" " " "	Comply w cond. 08 of 65995 for app. noise - vibratn. assessmt. report	29-11-99	A
99/70830/A				
99/70832/A	"			

MINISTRY DECISION

SPECIAL ORDERS

TO: **DEVELOPMENT CONTROL**
Mr Simon Lewis

FROM: Environmental Design

DATE: 10 April 2000

Location:	Wokingham Town Football Club, Finchampstead Road, Wokingham
Proposal:	PROPOSED ERECTION OF 10 DWELLINGS ACCESS AND LANDSCAPING
Application Number:	F/2000/0622

In response to your consultation dated 24 February 2000 for the above application, the tree and landscape comments are as follows:

The ground level on which the proposal is located is significantly higher than the ground level on which the retail buildings are built to the south east of the site, so therefore there will be clear views through the gap between the two new retail buildings to the 10 dwellings. Some of these are 3 storeys high and will dominate the skyline to the north west when viewed from Finchampstead Road creating a highly intrusive view. I feel that this area should be retained as open space with the associated planting as submitted in application no 97/65995 and views out of the site to the retail buildings can be significantly softened by substantial planting

Catherine Brimble

Catherine Brimble
Landscape Architect

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

17 FEB 2000 G622

1.	APPLICANT'S NAME	SWAN HILL HOMES LTD
	ADDRESS	WESTERN HOUSE, MOOR LANE
		STAINES, MIDDLESEX
	POST CODE	TW18 4XQ PHONE 01784-464351
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CHARLES PLANNING ASSOCIATES
	ADDRESS	39 LOCKS HEATH DISTRICT CENTRE
		LOCKS HEATH, SOUTHAMPTON, HAMPSHIRE
	POST CODE	SO31 6DX PHONE 01489-577946
3. On the plans enclose the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE
		FINCHAMPSTEAD ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used.		ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING,
		ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE
		UNDER PLANNING PERMISSION 97/65995/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.35 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

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 & see 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.

FORMER FOOTBALL CLUB SITE,
NOW VACANT

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.

FACING BRICK, RENDER, CONCRETE TILE ROOFS,
CONCRETE TILE HANGING.
SAMPLES TO BE AGREED PURSUANT TO
A PLANNING CONDITION

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.

EXISTING TREES/HEDGES AND 2.4 M AND
1.8 M CLOSE BOARDED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO ADJACENT WATER COURSE

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

NEW VEHICULAR AND PEDESTRIAN ACCESS
FROM LANDEN COURT

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

N/A

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

IN TOTAL - IF TAKING INTO ACCOUNT 97/65995/F

	No. OF DWELLINGS/~~HABITABLE ROOMS~~ PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	10 / *	/ *	NIL / NIL *
~~BUNGALOW~~	N/A / *	/ *	N/A / N/A *
FLAT/~~MAISONETTE~~	N/A / *	/ *	NIL / NIL *
OTHER	N/A / *	/ *	N/A / N/A *

* 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.

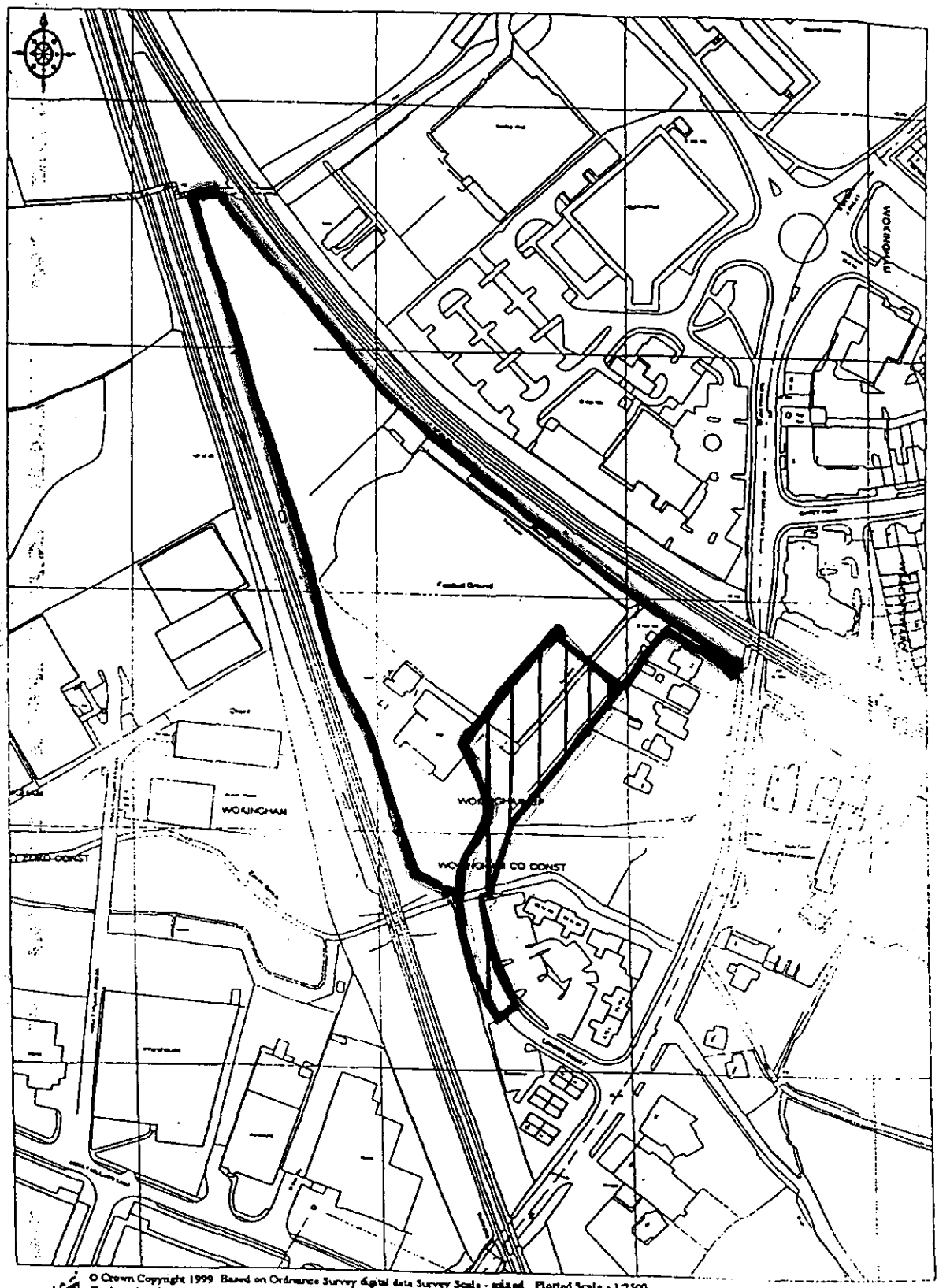
NO FEE PAYABLE, FURTHER APPLICATION WITHIN
12 MONTHS OF APPEALED APPLICATION 99/70830/F

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** CHARLES PLANNING ASSOCIATES — SWAN HILL HOMES LTD — **DATE** 16 FEBRUARY 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".

17.FEB.2000* 0622



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd

SWAN HILL HOMES LTD.

PLAN No.1.

17 FEB 2000* 0622

PART 1 REGISTER

Town and Country Planning Act 1990.

Written Statement in Support of a Detailed Planning Application.

Erection of 10 Dwellings, Access and Landscaping on Land formerly Identified as Public Open Space.

The Former Wokingham Town Football Club Site,

on behalf of

Swan Hill Homes Limited.

Charles Planning Associates.
Chartered Town Planners.
39 Locks Heath District Centre,
Locks Heath,
Southampton,
SO31 6DX.

Tel : 01489 577946.
Fax : 01489 577947.

COPYRIGHT.

The contents of this document shall not be copied or reproduced in whole or in part without the written consent of Charles Planning Associates.

Ref : WAC/S/004/1.
February 2000.

Erection of 10 Dwellings, Access and Landscaping on Land Formerly Identified as Public Open Space.

The Former Wokingham Town Football Club Site, Finchampstead Road, Wokingham.

Written Statement.

Contents.

1.0.	Instructions and Introduction.	1.
2.0.	Planning History.	1.
3.0.	Policy Considerations :	2.
	(i). Design and Development Form.	2.
	(ii). Increasing Densities ;	2.
	(iii). Public Open Space / Leisure and Recreation Facilities ;	3.
	(iv). Affordable Housing.	4.
4.0.	Conclusion.	5.

1.0. Instructions and Introduction.

1.1. Charles Planning Associates (Chartered Town Planners) are Instructed by Swan Hill Homes Limited to submit a full detailed planning application in respect of :

'ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING, ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE UNDER PLANNING PERMISSION 97/65995/F.'

1.2. This Written Statement is submitted pursuant to paras 13-20 and Annex A of PPG 1 - General Policy and Principles (February 1997), it forms an integral part of the application and should be read in conjunction with the submitted covering letter, application form, Certificate and submitted plans.

1.3. This application is identical to appealed application 99/70830/F, except for the relocation of the Children's Play Area (LEAP) to a different position within the central area of open space.

2.0. Planning History.

2.1. Detailed Planning Permission was granted in July 1999 for the redevelopment of the site for residential development.

2.2. That permission (97/65995/F) was for the erection of 74 dwellings, access, estate road, car parking and public open space and landscaping. The permission was subject to a S.106 Agreement in respect of the provision of 18 flats for affordable housing, the payment of a financial contribution of £40,000 in respect of off-site P.O.S. provision and the ownership of the on-site P.O.S. being transferred to the Council together with a commuted maintenance payment. The permission was also subject to Conditions.

2.3. A resolution to grant planning permission for an amendment to permission 97/65995/F was approved by the Development Control Sub-Committee on 19th January 2000 (99/70832/F). This was for the erection of 77 dwellings, access, estate road, parking, public open space and landscaping. The amendment was to increase the number of flat units in Block D from 6 to 9 flats. The resolution of the Committee is subject to the completion of a Supplemental Agreement transferring all of the elements of the S.106 Agreement from 97/65995/F to the amended application. The Supplemental Agreement is currently being prepared.

2.4. In November 1999, a full detailed planning application - 99/70830/F, was submitted in respect of the erection of 10 dwellings, access and landscaping on land formerly identified for public open space under planning permission 97/65995/F. The 10 additional dwellings were proposed on the south-eastern part of the central amenity area of open space where this abuts adjoining retail development fronting onto Finchampstead Road. An appeal was lodged against the non-determination of this application on 3rd February 2000 (Appeal Ref : APP/X0360/A/00/1037452).

3.0. Policy Considerations.

(i). Design and Development Form.

3.1. The redevelopment of the former Wokingham Football Club site takes the form of an inward looking urban development, turning its back on the 2 elevated railway lines abutting the site to the east and west.

3.2. The development comprises of 2 and 3 storey terraces of dwellings looking inward over a central green space. In addition, in the northern part of the site, 4 x 3 storey blocks of flats complete the development and close off views to the north over the railway lines. The central area of amenity open space provides an enclosed 'focus' for the urban concept of the development.

3.3. Each dwelling is provided with a private rear garden area ; the flats each have a communal amenity area, together with a further area of open space in the northern apex of the site.

3.4. In design terms, the recently completed retail development abutting the eastern boundary of the site (fronting onto Finchampstead Road) is clearly visible from the central area of open space and is a discordant visual element. It is therefore proposed to 'close off' that view by the erection of a terrace of 10 additional 2 and 3 storey dwellings (each with a private rear garden) along the south-eastern site boundary. The effect of this is that the central area of open space will be physically and visually enclosed and will provide a more attractive and domestic scale open space.

3.5. This amendment will improve the physical and visual qualities of the development by creating an enclosed central open space which relates wholly to the development itself. The central area of open space is of an appropriate size, having regard to the urban nature of the scheme, and will contain a Children's Play Area (LEAP).

(ii). Increasing Densities.

3.6. It is well established in extant and emerging National policy that the Government is committed to promoting more sustainable development through the use of a sequential approach to locations for new housing, based, firstly, on concentrating most additional housing development within existing urban areas (para 19 draft PPG3 - 1999).

3.7. Para 15 of PPG 3 (1992) emphasises that in order to meet the requirement for new housing that it is important that full and effective use is made of land within existing urban areas.

3.8. Emerging National policy emphasises the importance of increasing densities on urban sites in order to limit the amount of greenfield land that will need to be released to meet housing requirements. In particular, it has been reported that increasing densities is likely to be one of the 'cornerstones' of the final version of the revised PPG 3 and of the Government's response to the Crow Report on draft RPG 9.

3.9. Para 39 of draft PPG 3 states that local authorities should increase densities at and immediately around places with good public transport accessibility, such as in towns, district and local centres. Para 40 of draft PPG 3 states that local planning authorities should consider redevelopment at densities that are sufficiently high to support local services and transport and that densities of over 50 dwellings per hectare may be appropriate close to existing centres.

3.10. It is relevant to note that the density of the proposed development in the original 74 unit scheme was 38.5 dwellings per hectare. This rose to 40.1 dwellings per hectare as a result of the amendment contained in application 99/70832/F. The density of the overall scheme as a result of this application would be 45.31 dwellings per hectare.

3.11. Para 40 of draft PPG 3 also states that high density development does not require high rise, but it does require good urban design, and that terraced houses with gardens or town housing utilising communal open space should be considered as a means of providing high-density housing which will meet the needs of a variety of households.

3.12. The proposed development accords with this advice.

(iii). Public Open Space / Leisure and Recreational Facilities.

3.13. Policy SR2 of the Council's adopted South East Area Local Plan requires the provision of 4.3 ha P.O.S. per 1,000 population. It should be noted that this considerably higher than the National Playing Fields Association (NPFA) 6 acre (2.42ha) standard adopted by most local authorities.

3.14. Assessed against the unusually high SEALP requirement, the original scheme for 74 dwellings (97/65995/F) using a 2.46 persons per dwelling multiplier (occupancy figure derived from the projections for Berkshire (for 1996) in the DOE 1995 ' Projections of Households in England to 2016') generated an on-site requirement of 0.45ha. This was met in the application which provided a total of 0.50ha on-site, of which 0.38ha was in the form of a central green open space. This development also generated an off-site requirement of 0.327 ha which was dealt with by way of a financial contribution of £40,000 to off-site provision by the Council.

3.15. When assessed against the more usual NPFA standards, this development generated an on-site requirement of 0.145ha, which was exceeded by the actual on-site provision of 0.50ha. In relation to off-site provision, this development generated a requirement of 0.28ha.

3.16. In relation to this application (10 additional dwellings) - an overall development of 87 dwellings, assessed against the Council's standard, the development generates an on-site requirement of 0.535ha compared to an actual on-site provision of 0.29ha. In relation to off-site provision, this application generates a requirement of 0.38ha or 0.053ha more than the original scheme in respect of which a financial contribution has already been made.

3.17. However, when assessed against the NPFA standard, this application generates an on-site requirement of 0.17ha compared to an on-site provision of 0.29ha of which 0.17ha is provided as a central green open space. The proposed development therefore accords with the NPFA requirement for on-site provision. In relation to the off-site provision, this application generates a requirement for 0.34ha, which is similar to the SEALP requirement of 0.327ha applied to the original application (97/65995/F).

3.18. It is therefore evident, that whilst the current application falls short of the unusually high standards of policy SR2 of the SEALP, the development complies with the NPFA standard adopted by the majority of local authorities.

3.19. It is also clear, that policy SR2 pre-dates current and emerging Government guidance on the importance of increasing densities close to town centres.

3.20. In addition, it is relevant to have regard to the number and type of dwellings to be provided on this site. Of the 87 dwellings, 27 will be flats, 22 x 2 bedroomed and 5 x 1 bedroomed. Of the 27 flats, 18 will be affordable units. It is likely that most of flats will be occupied by households without children.

3.21. This is relevant because applying a universal occupancy multiplier (2.46 in this case) to the number of dwellings does not have regard to the type of dwellings or likely occupancy. In addition, an urban development close to a town centre (particularly when located close to existing leisure and recreational facilities as in this instance) will, in practical terms, have a different public open space requirement to an estate type development on the periphery of an urban area

3.22. In this case, the development would benefit from an attractive, enclosed, communal amenity open space (with Children's Play Area) of approximately 0.17ha (0.42 acre), in addition to other small general amenity areas.

3.23. In relation to the broader issue of the provision of public open spaces, community, leisure and recreational facilities within the town and the existing range and levels of service provided by those facilities (in the context of the potential impact of the development), the applicant is prepared to make a financial contribution of £50,000 towards mitigating the effect the development may have on both the provision and levels of service of such facilities.

(iv). Affordable Housing.

3.24. The original scheme for 74 dwellings (97/65995/F) made provision for 18 affordable units in the form of flats. It is proposed that of the addition 10 dwellings proposed in this application, 2 of the three bed units will be provided as affordable housing, increasing the overall provision for the site to 20 units.

4.0. Conclusion.

4.1. It is concluded that :

(i). there is a positive design advantage in creating an enclosed central green open space (unaffected in visual terms by the retail development fronting Finchampstead Road) ;

(ii). that increasing the density of development, making the best use of land within the urban area, is in accord with extant and emerging National guidance ;

(iii). that the proposed development complies with the NPFA requirement for on-site open space provision and that the NPFA off-site provision standard has previously been met by a financial contribution ;

(iv). that in relation to the provision of public open spaces, community, leisure and recreational facilities in the town, the developer is prepared to make a £50,000 financial contribution to mitigating the effect the development may have on both the provision, and level of service of such facilities ;

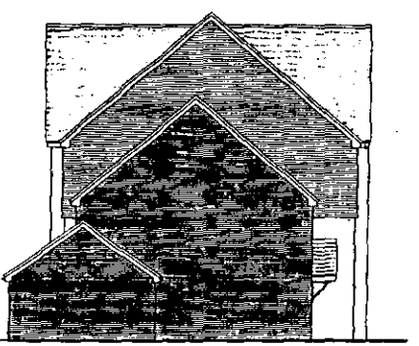
(v). that the development will make provision for 2 affordable houses, in addition to the 18 flats provided in the original scheme.

4.2. It is our contention that the above matters constitute 'other material considerations' in the context of S.54A of the 1990 Act.

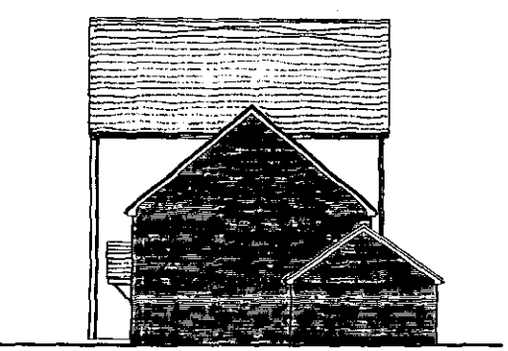


75 A | 76 C | 77 C | 78 A | 79 A | 80 C | 81 C+ | 82 C+ | 83 C | 84 A

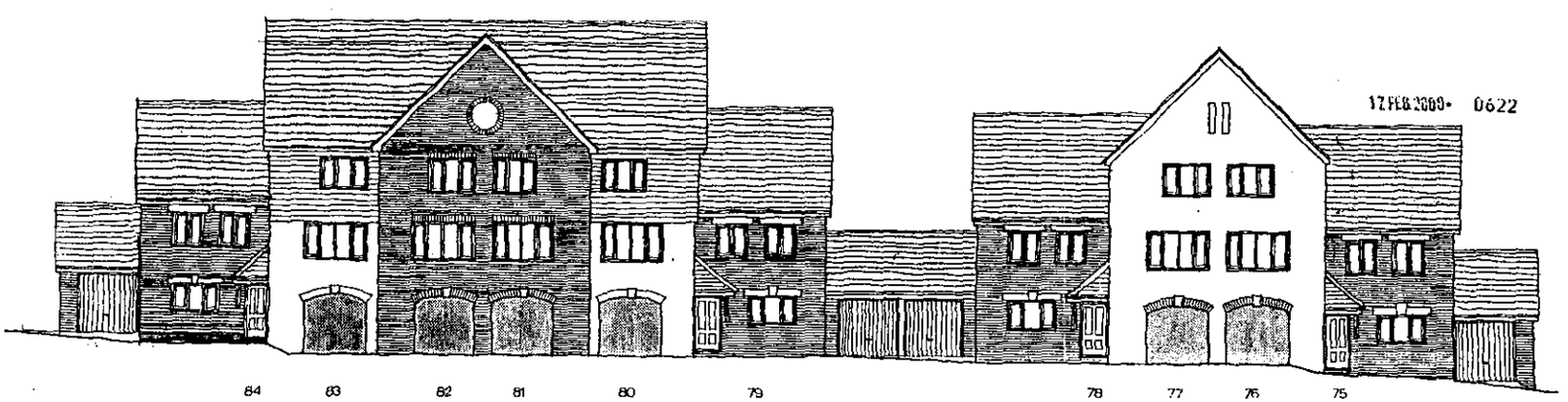
REAR ELEVATION – Plots 75 to 84



GABLE ELEVATION
Plot 84



GABLE ELEVATION
Plot 75



84 | 83 | 82 | 81 | 80 | 79 | 78 | 77 | 76 | 75

FRONT ELEVATION TO THE GREEN

17 FEB 2000 0622

SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

JOB:
WOKINGHAM TOWN FOOTBALL CLUB :

DRAWING:
HOUSES 75 – 84 ELEVATIONS

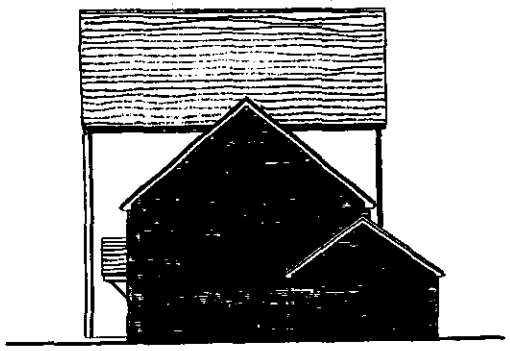
Scale: 1: 100
Date: 13 September 1999

Drawing No:
6901 : 22 REVISION A



REAR ELEVATION – Plots 75 to 84

GABLE ELEVATION
Plot 84



GABLE ELEVATION
Plot 75



FRONT ELEVATION TO THE GREEN

12 FEB 2008 0622

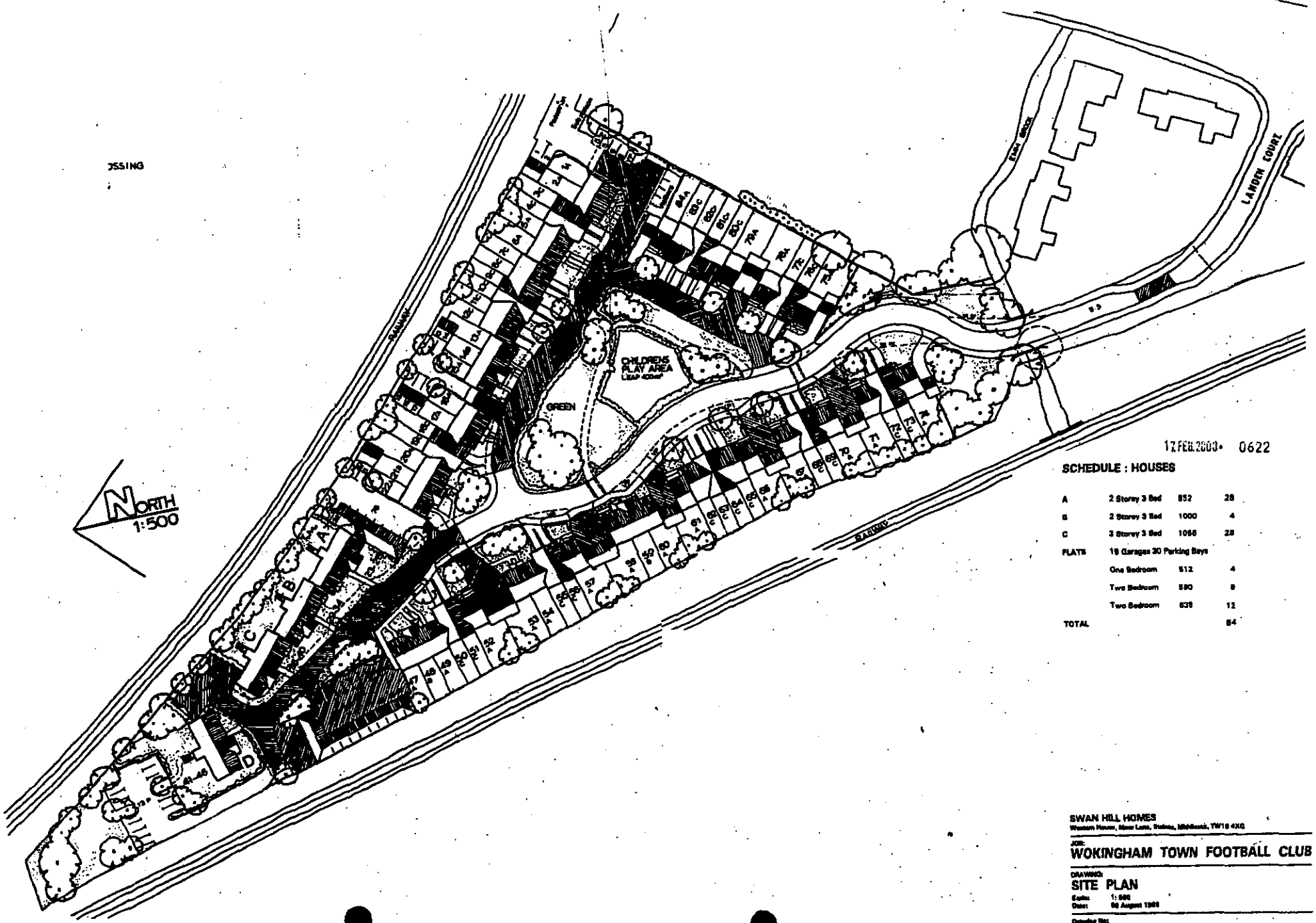
SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

JOB:
WOKINGHAM TOWN FOOTBALL CLUB :

DRAWING:
HOUSES 75 - 84 ELEVATIONS

Scale: 1:100
Date: 13 September 1999

Drawing No:
6901 - 22 Rev A



17 FEB 2003 0622

SCHEDULE : HOUSES

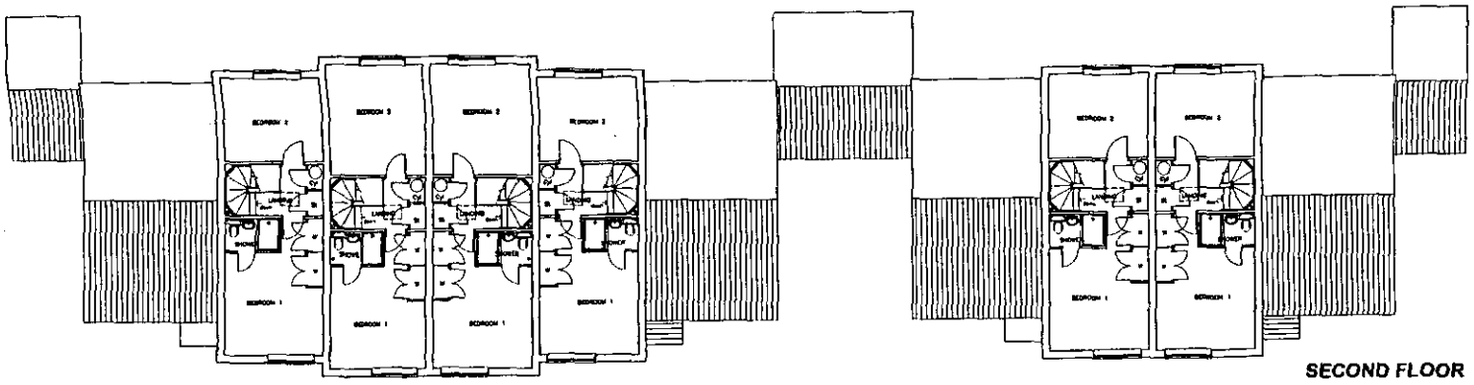
A	2 Storey 3 Bed	852	28
B	2 Storey 3 Bed	1000	4
C	3 Storey 3 Bed	1056	28
FLATS	19 Garages 30 Parking Bays		
	One Bedroom	512	4
	Two Bedroom	590	8
	Two Bedroom	638	12
TOTAL			84

SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

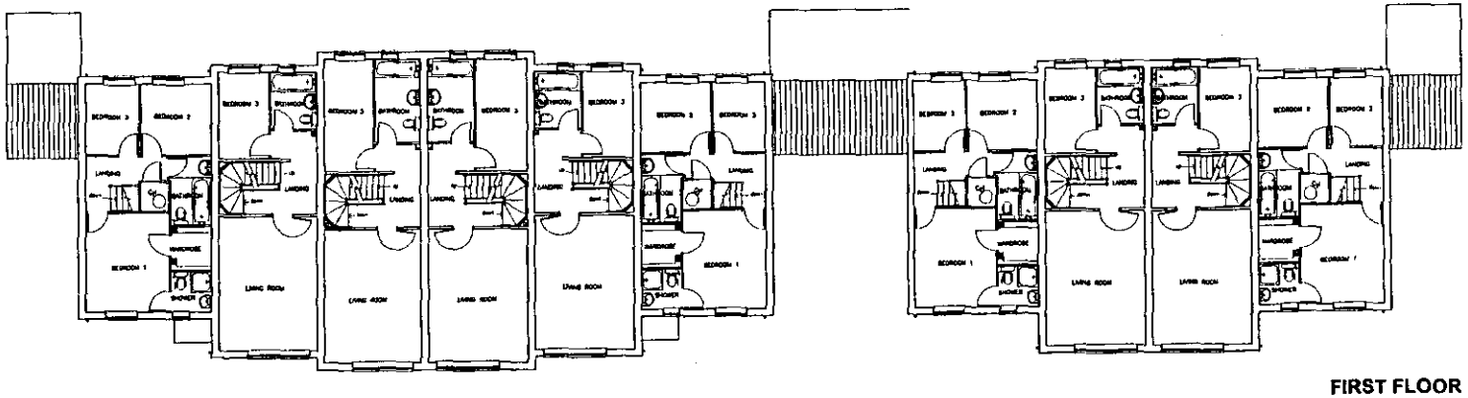
JOB:
WOKINGHAM TOWN FOOTBALL CLUB

DRAWING:
SITE PLAN
Scale: 1:500
Date: 08 August 1988

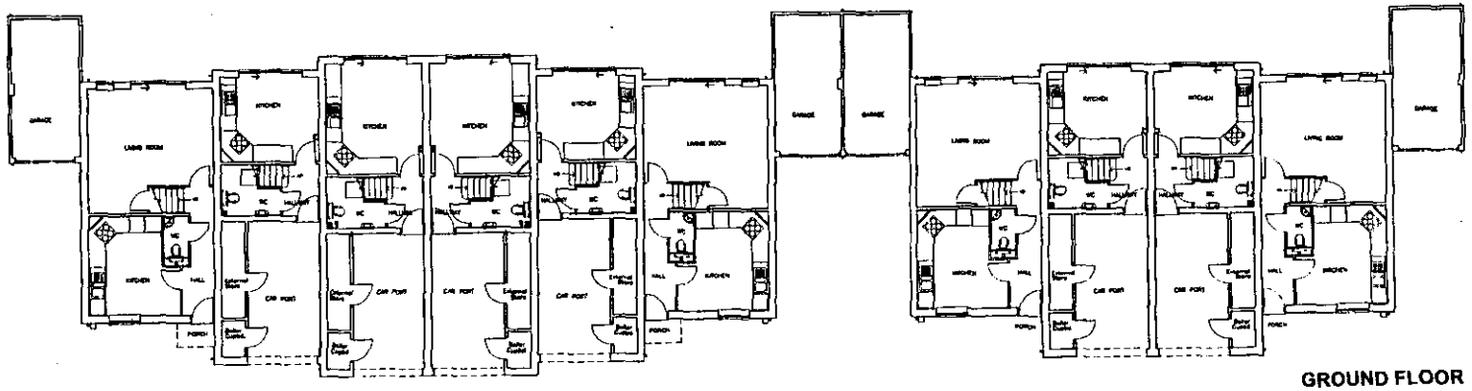
Drawing No:
6901 : 21 B



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Plot	84	83	82	81	80	79	78	77	76	75
Type	A	C	C+	C+	C	A	A	C	C	A

12.FEB.2000 0622

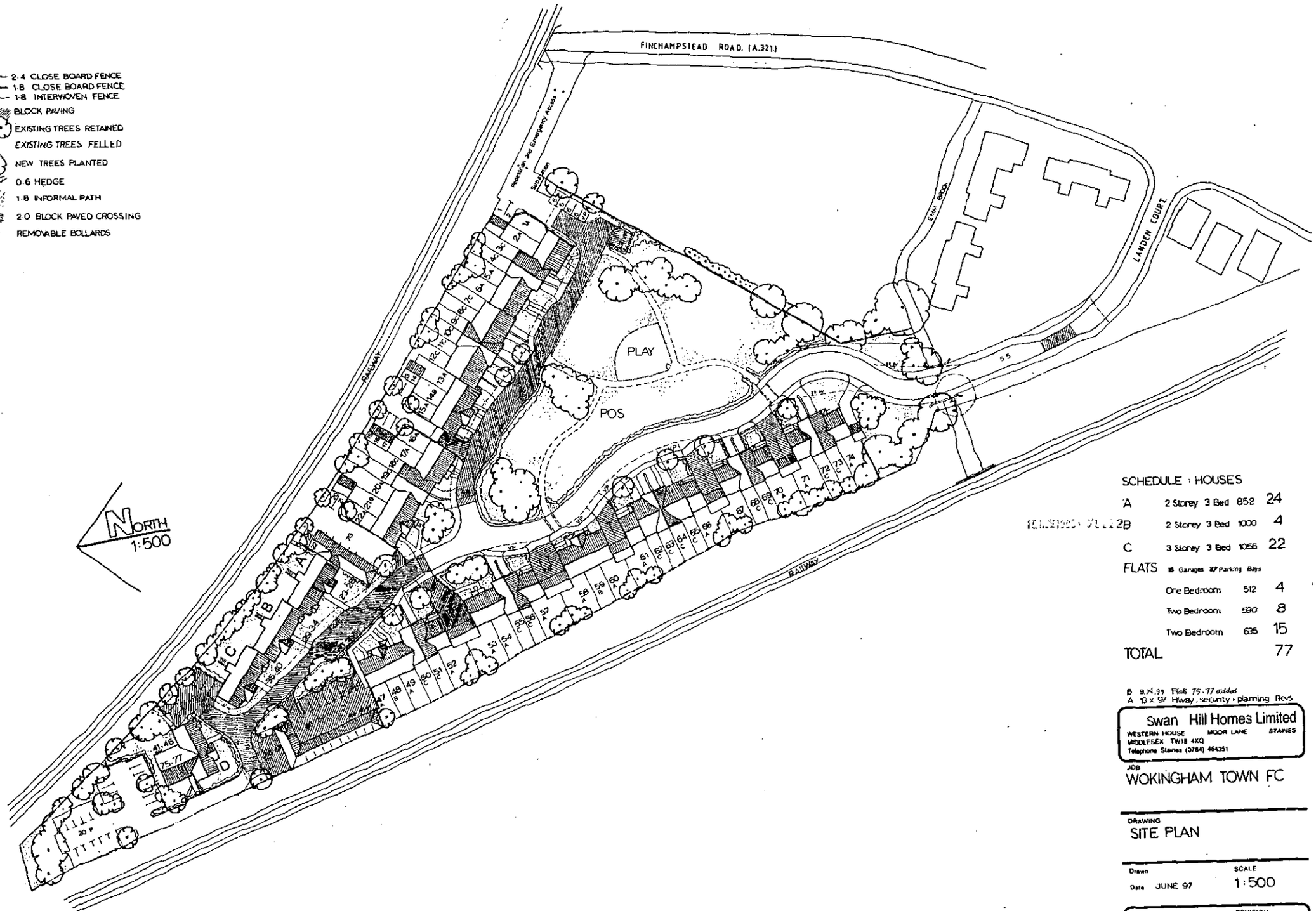
SWAN HILL HOMES
Western House, Moor Lane, Staines, Middlesex, TW18 4XQ

JOB:
WOKINGHAM TOWN FOOTBALL CLUB :

DRAWING:
HOUSES 75 – 84 FLOOR PLANS

Scale: 1: 100
Date: 13 September 1999

Drawing No:
6901 : 24



SCHEDULE : HOUSES

A	2 Storey 3 Bed 852		24
B	2 Storey 3 Bed 1000		4
C	3 Storey 3 Bed 1056		22
FLATS	18 Garages 87 Parking Bays		
	One Bedroom	512	4
	Two Bedroom	590	8
	Two Bedroom	635	15
TOTAL			77

B 9.X.97 Flats 75-77 added
A 13.X.97 Hway, security + planning Revs

Swan Hill Homes Limited
WESTERN HOUSE MOOR LANE STAINES
MIDDLESEX TW18 4XQ
Telephone Staines (0784) 464351

JOB
WOKINGHAM TOWN FC

DRAWING
SITE PLAN

Drawn
Date JUNE 97

SCALE
1:500

DRAWING No.
6901-02

REVISION
B

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

16th February 2000.

Our Ref : WAC/S/004/1.
Your Ref :

The Chief Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

17 FEB 2000* 0622

F.A.O. Mr.S.Lewis Esq., Development Control.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS.
PROPOSED RESIDENTIAL DEVELOPMENT.
WOKINGHAM TOWN FOOTBALL CLUB SITE.

I refer to the above and enclose a full detailed planning application on behalf of my client Swan Hill Homes Ltd., in respect of :

> **'Erection of 10 dwellings, access and landscaping on land formerly identified as public open space under planning approval 97/65995/F.**

This application proposes 10 additional dwellings in a terrace (plots 75-84), over and above the 74 dwellings approved in application 97/65995/F (amended to 77 units by application 99/78032).

This application comprises of :

6 No. copies of this covering letter ;
6 No. copies of the application form and Certificate ;
6 No copies of plans set out in the attached Schedule ;
6 No. copies of a Written Statement.

No application fee is attached as this is a further application within 12 months of the submission of appealed application 99/70830.

I trust that you will find the application complete, and look forward to receiving confirmation of registration, together with a receipt for the application fee.

Should there be any queries, I would be grateful if you would telephone me as soon as possible in order to avoid any unnecessary delay.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

ENC :

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

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

17 FEB 2000* 0622

1.	APPLICANT'S NAME	SWAN HILL HOMES LTD
	ADDRESS	WESTERN HOUSE, MOOR LANE
		STAINES, MIDDLESEX
	POST CODE	TW18 4XQ PHONE 01784-464351
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CHARLES PLANNING ASSOCIATES
	ADDRESS	39 LOCKS HEATH DISTRICT CENTRE
		LOCKS HEATH, SOUTHAMPTON, HAMPSHIRE
	POST CODE	SO31 6DX PHONE 01489-577946
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	FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE
		FINCHAMPSTEAD ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING,
		ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE
		UNDER PLANNING PERMISSION 97/65995/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.35 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

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.

FORMER FOOTBALL CLUB SITE,
NOW VACANT

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.

FACING BRICK, RENDER, CONCRETE TILE ROOFS,
CONCRETE TILE HANGING.
SAMPLES TO BE AGREED PURSUANT TO
A PLANNING CONDITION

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.

EXISTING TREES/HEDGES AND 2.4 M AND
1.8 M CLOSE BOARDED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO ADJACENT WATER COURSE

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

NEW VEHICULAR AND PEDESTRIAN ACCESS
FROM LANDEN COURT

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

N/A

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

IN TOTAL - IF TAKING INTO ACCOUNT 97/65995/F

	No. OF DWELLINGS/~~HABITABLE ROOMS~~ PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	10 / *	/ * NIL	/ NIL *
~~BUNGALOW~~	N/A / *	/ * N/A	/ N/A *
FLAT/~~MAISONETTE~~	N/A / *	/ * NIL	/ NIL *
OTHER	N/A / *	/ * N/A	/ N/A *

* 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.

NO FEE PAYABLE, FURTHER APPLICATION WITHIN
12 MONTHS OF APPEALED APPLICATION 99/70830/F

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 N.A. Charles ON BEHALF OF CHARLES PLANNING ASSOCIATES — SWAN HILL HOMES LTD — DATE 16 FEBRUARY 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".

1789/a

SECTION 66 CERTIFICATE

Application No. 17 FEB 2000* 0622

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(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 . . . . . CHARLES PLANNING ASSOCIATES

On behalf of . . SWAN HILL HOMES LTD . . . . . .

Date . . 16 FEBRUARY 2000 . . . . . .

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

17 FEB 2000* 0622

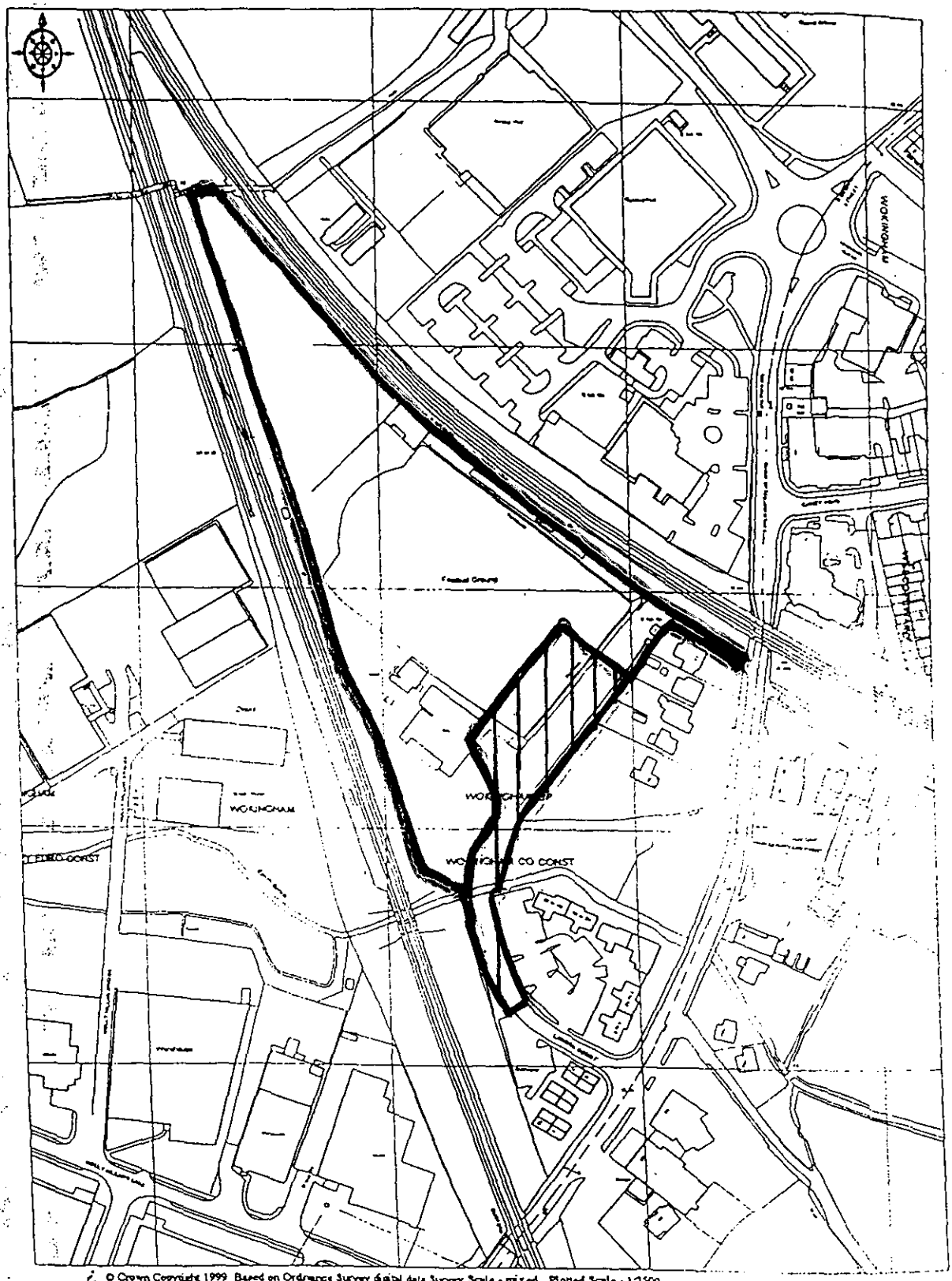
WOKINGHAM TOWN FOOTBALL CLUB SITE

DRAWING SCHEDULE

10 UNITS PLOTS 75 – 84

Plan No. 1	Location Plan	1:1250
L50509/1	Survey	1:500
6901.21B	Site Plan	1:500
6901.22A	Elevations 75 – 84	1:100
6901.24	Floor Plans 75 – 84	1:100

17.FEB.2000* 0622



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd

SWAN HILL HOMES LTD.

PLAN No.1.

Town and Country Planning Act 1990.

Written Statement in Support of a Detailed Planning Application.

Erection of 10 Dwellings, Access and Landscaping on Land formerly Identified as Public Open Space.

The Former Wokingham Town Football Club Site.

on behalf of

Swan Hill Homes Limited.

17.FEB.2000* 0622

Charles Planning Associates.
Chartered Town Planners.
39 Locks Heath District Centre,
Locks Heath,
Southampton,
SO31 6DX.

Tel : 01489 577946.
Fax : 01489 577947.

COPYRIGHT.

The contents of this document shall not be copied or reproduced in whole or in part without the written consent of Charles Planning Associates.

Ref : WAC/S/004/1.
February 2000.

Erection of 10 Dwellings, Access and Landscaping on Land Formerly Identified as Public Open Space.

The Former Wokingham Town Football Club Site, Finchampstead Road, Wokingham.

Written Statement.

Contents.

1.0.	Instructions and Introduction.	1.
2.0.	Planning History.	1.
3.0.	Policy Considerations :	2.
	(i). Design and Development Form.	2.
	(ii). Increasing Densities ;	2.
	(iii). Public Open Space / Leisure and Recreation Facilities ;	3.
	(iv). Affordable Housing.	4.
4.0.	Conclusion.	5.

17.FEB.2000* 0622

1.0. Instructions and Introduction.

1.1. Charles Planning Associates (Chartered Town Planners) are Instructed by Swan Hill Homes Limited to submit a full detailed planning application in respect of :

'ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING, ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE UNDER PLANNING PERMISSION 97/65995/F.'

1.2. This Written Statement is submitted pursuant to paras 13-20 and Annex A of PPG 1 - *General Policy and Principles* (February 1997), it forms an integral part of the application and should be read in conjunction with the submitted covering letter, application form, Certificate and submitted plans.

1.3. This application is identical to appealed application 99/70830/F, except for the relocation of the Children's Play Area (LEAP) to a different position within the central area of open space.

2.0. Planning History.

2.1. Detailed Planning Permission was granted in July 1999 for the redevelopment of the site for residential development.

2.2. That permission (97/65995/F) was for the erection of 74 dwellings, access, estate road, car parking and public open space and landscaping. The permission was subject to a S.106 Agreement in respect of the provision of 18 flats for affordable housing, the payment of a financial contribution of £40,000 in respect of off-site P.O.S. provision and the ownership of the on-site P.O.S. being transferred to the Council together with a commuted maintenance payment. The permission was also subject to Conditions.

2.3. A resolution to grant planning permission for an amendment to permission 97/65995/F was approved by the Development Control Sub-Committee on 19th January 2000 (99/70832/F). This was for the erection of 77 dwellings, access, estate road, parking, public open space and landscaping. The amendment was to increase the number of flat units in Block D from 6 to 9 flats. The resolution of the Committee is subject to the completion of a Supplemental Agreement transferring all of the elements of the S.106 Agreement from 97/65995/F to the amended application. The Supplemental Agreement is currently being prepared.

2.4. In November 1999, a full detailed planning application - 99/70830/F, was submitted in respect of the erection of 10 dwellings, access and landscaping on land formerly identified for public open space under planning permission 97/65995/F. The 10 additional dwellings were proposed on the south-eastern part of the central amenity area of open space where this abuts adjoining retail development fronting onto Finchampstead Road. An appeal was lodged against the non-determination of this application on 3rd February 2000 (Appeal Ref : APP/X0360/A/00/1037452).

17 FEB 2000* 0622

3.0. Policy Considerations.

(i). Design and Development Form.

3.1. The redevelopment of the former Wokingham Football Club site takes the form of an inward looking urban development, turning its back on the 2 elevated railway lines abutting the site to the east and west.

3.2. The development comprises of 2 and 3 storey terraces of dwellings looking inward over a central green space. In addition, in the northern part of the site, 4 x 3 storey blocks of flats complete the development and close off views to the north over the railway lines. The central area of amenity open space provides an enclosed 'focus' for the urban concept of the development.

3.3. Each dwelling is provided with a private rear garden area ; the flats each have a communal amenity area, together with a further area of open space in the northern apex of the site.

3.4. In design terms, the recently completed retail development abutting the eastern boundary of the site (fronting onto Finchampstead Road) is clearly visible from the central area of open space and is a discordant visual element. It is therefore proposed to 'close off' that view by the erection of a terrace of 10 additional 2 and 3 storey dwellings (each with a private rear garden) along the south-eastern site boundary. The effect of this is that the central area of open space will be physically and visually enclosed and will provide a more attractive and domestic scale open space.

3.5. This amendment will improve the physical and visual qualities of the development by creating an enclosed central open space which relates wholly to the development itself. The central area of open space is of an appropriate size, having regard to the urban nature of the scheme, and will contain a Children's Play Area (LEAP).

(ii). Increasing Densities.

3.6. It is well established in extant and emerging National policy that the Government is committed to promoting more sustainable development through the use of a sequential approach to locations for new housing, based, firstly, on concentrating most additional housing development within existing urban areas (para 19 draft PPG3 - 1999).

3.7. Para 15 of PPG 3 (1992) emphasises that in order to meet the requirement for new housing that it is important that full and effective use is made of land within existing urban areas.

3.8. Emerging National policy emphasises the importance of increasing densities on urban sites in order to limit the amount of greenfield land that will need to be released to meet housing requirements. In particular, it has been reported that increasing densities is likely to be one of the 'cornerstones' of the final version of the revised PPG 3 and of the Government's response to the Crow Report on draft RPG 9.

17 FEB 2000* 0622

3.9. Para 39 of draft PPG 3 states that local authorities should increase densities at and immediately around places with good public transport accessibility, such as in towns, district and local centres. Para 40 of draft PPG 3 states that local planning authorities should consider redevelopment at densities that are sufficiently high to support local services and transport and that densities of over 50 dwellings per hectare may be appropriate close to existing centres.

3.10. It is relevant to note that the density of the proposed development in the original 74 unit scheme was 38.5 dwellings per hectare. This rose to 40.1 dwellings per hectare as a result of the amendment contained in application 99/70832/F. The density of the overall scheme as a result of this application would be 45.31 dwellings per hectare.

3.11. Para 40 of draft PPG 3 also states that high density development does not require high rise, but it does require good urban design, and that terraced houses with gardens or town housing utilising communal open space should be considered as a means of providing high-density housing which will meet the needs of a variety of households.

3.12. The proposed development accords with this advice.

(iii). Public Open Space / Leisure and Recreational Facilities.

3.13. Policy SR2 of the Council's adopted South East Area Local Plan requires the provision of 4.3 ha P.O.S. per 1,000 population. It should be noted that this considerably higher than the National Playing Fields Association (NPFA) 6 acre (2.42ha) standard adopted by most local authorities.

3.14. Assessed against the unusually high SEALP requirement, the original scheme for 74 dwellings (97/65995/F) using a 2.46 persons per dwelling multiplier (occupancy figure derived from the projections for Berkshire (for 1996) in the DOE 1995 ' Projections of Households in England to 2016') generated an on-site requirement of 0.45ha. This was met in the application which provided a total of 0.50ha on-site, of which 0.38ha was in the form of a central green open space. This development also generated an off-site requirement of 0.327 ha which was dealt with by way of a financial contribution of £40,000 to off-site provision by the Council.

3.15. When assessed against the more usual NPFA standards, this development generated an on-site requirement of 0.145ha, which was exceeded by the actual on-site provision of 0.50ha. In relation to off-site provision, this development generated a requirement of 0.28ha.

3.16. In relation to this application (10 additional dwellings) - an overall development of 87 dwellings, assessed against the Council's standard, the development generates an on-site requirement of 0.535ha compared to an actual on-site provision of 0.29ha. In relation to off-site provision, this application generates a requirement of 0.38ha or 0.053ha more than the original scheme in respect of which a financial contribution has already been made.

17 FEB 2000* 0622

3.17. However, when assessed against the NPFA standard, this application generates an on-site requirement of 0.17ha compared to an on-site provision of 0.29ha of which 0.17ha is provided as a central green open space. The proposed development therefore accords with the NPFA requirement for on-site provision. In relation to the off-site provision, this application generates a requirement for 0.34ha, which is similar to the SEALP requirement of 0.327ha applied to the original application (97/65995/F).

3.18. It is therefore evident, that whilst the current application falls short of the unusually high standards of policy SR2 of the SEALP, the development complies with the NPFA standard adopted by the majority of local authorities.

3.19. It is also clear, that policy SR2 pre-dates current and emerging Government guidance on the importance of increasing densities close to town centres.

3.20. In addition, it is relevant to have regard to the number and type of dwellings to be provided on this site. Of the 87 dwellings, 27 will be flats, 22 x 2 bedroomed and 5 x 1 bedroomed. Of the 27 flats, 18 will be affordable units. It is likely that most of flats will be occupied by households without children.

3.21. This is relevant because applying a universal occupancy multiplier (2.46 in this case) to the number of dwellings does not have regard to the type of dwellings or likely occupancy. In addition, an urban development close to a town centre (particularly when located close to existing leisure and recreational facilities as in this instance) will, in practical terms, have a different public open space requirement to an estate type development on the periphery of an urban area

3.22. In this case, the development would benefit from an attractive, enclosed, communal amenity open space (with Children's Play Area) of approximately 0.17ha (0.42 acre), in addition to other small general amenity areas.

3.23. In relation to the broader issue of the provision of public open spaces, community, leisure and recreational facilities within the town and the existing range and levels of service provided by those facilities (in the context of the potential impact of the development), the applicant is prepared to make a financial contribution of £50,000 towards mitigating the effect the development may have on both the provision and levels of service of such facilities.

(iv). Affordable Housing.

3.24. The original scheme for 74 dwellings (97/65995/F) made provision for 18 affordable units in the form of flats. It is proposed that of the addition 10 dwellings proposed in this application, 2 of the three bed units will be provided as affordable housing, increasing the overall provision for the site to 20 units.

4.0. Conclusion.

17.FEB.2000* 0022

4.1. It is concluded that :

(i). there is a positive design advantage in creating an enclosed central green open space (unaffected in visual terms by the retail development fronting Finchampstead Road) ;

(ii). that increasing the density of development, making the best use of land within the urban area, is in accord with extant and emerging National guidance ;

(iii). that the proposed development complies with the NPFA requirement for on-site open space provision and that the NPFA off-site provision standard has previously been met by a financial contribution ;

(iv). that in relation to the provision of public open spaces, community, leisure and recreational facilities in the town, the developer is prepared to make a £50,000 financial contribution to mitigating the effect the development may have on both the provision, and level of service of such facilities ;

(v). that the development will make provision for 2 affordable houses, in addition to the 18 flats provided in the original scheme.

4.2. It is our contention that the above matters constitute 'other material considerations' in the context of S.54A of the 1990 Act.

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0622

Applicant : Swan Hill Homes Ltd C/O Charles Planning Associates.

Location : Wokingham Town Football Club, Finchampstead Road, , Wokingham.
Proposal : Proposed erection of 10 dwellings, access and landscaping

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 13/04/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0622

Appraisal :

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

Application Number F/2000/0622
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Town Football Club Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2000/0622

OFFICER: Simon Lewis

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

Received by Wokingham District Council

Application No: F/2000/0622

Proposal:
Proposed erection of 10 dwellings, access and landscaping

Location:
Wokingham Town Football Club , Finchampstead 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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

Tel: (0118) 974 6454

Date:

My ref: F/2000/0622

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/0622
Wokingham Town Football Club , Finchampstead Road, , Wokingham.
Proposed erection of 10 dwellings, access and landscaping

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 **Simon Lewis** on **(0118) 974 6454**. 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: **Simon Lewis** Application Number: **F/2000/0622**
Wokingham Town Football Club , Finchampstead Road, , Wokingham.
Proposed erection of 10 dwellings, access and landscaping

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 6454

Date:

My ref: F/2000/0622

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/2000/0622
Wokingham Town Football Club , Finchampstead Road, , Wokingham.
Proposed erection of 10 dwellings, access and landscaping

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 **Simon Lewis** on **(0118) 974 6454**. 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: **Simon Lewis** Application Number: **F/2000/0622**
Wokingham Town Football Club , Finchampstead Road, , Wokingham.
Proposed erection of 10 dwellings, access and landscaping

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 6454

Date:

My ref: F/2000/0622

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

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

Dear Councillor

Application Number: F/2000/0622
Wokingham Town Football Club , Finchampstead Road, , Wokingham.
Proposed erection of 10 dwellings, access and landscaping

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 **Simon Lewis** on **(0118) 974 6454**. 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: **Simon Lewis** Application Number: **F/2000/0622**
Wokingham Town Football Club , Finchampstead Road, , Wokingham.
Proposed erection of 10 dwellings, access and landscaping

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.

Recd 8.30 AM 17.2.00

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

16th February 2000.

Our Ref : WAC/S/004/1.
Your Ref :

The Chief Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

F.A.O. Mr.S.Lewis Esq., Development Control.

17 FEB 2000* 0622

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS.
PROPOSED RESIDENTIAL DEVELOPMENT.
WOKINGHAM TOWN FOOTBALL CLUB SITE.

I refer to the above and enclose a full detailed planning application on behalf of my client Swan Hill Homes Ltd., in respect of :

> **'Erection of 10 dwellings, access and landscaping on land formerly identified as public open space under planning approval 97/65995/F.**

This application proposes 10 additional dwellings in a terrace (plots 75-84), over and above the 74 dwellings approved in application 97/65995/F (amended to 77 units by application 99/78032).

This application comprises of :

6 No. copies of this covering letter ;
6 No. copies of the application form and Certificate ;
6 No copies of plans set out in the attached Schedule ;
6 No. copies of a Written Statement.

No application fee is attached as this is a further application within 12 months of the submission of appealed application 99/70830.

I trust that you will find the application complete, and look forward to receiving confirmation of registration, together with a receipt for the application fee.

Should there be any queries, I would be grateful if you would telephone me as soon as possible in order to avoid any unnecessary delay.

Yours sincerely,

W.A.Charles

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

ENC :

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

17 FEB 2000* 0622

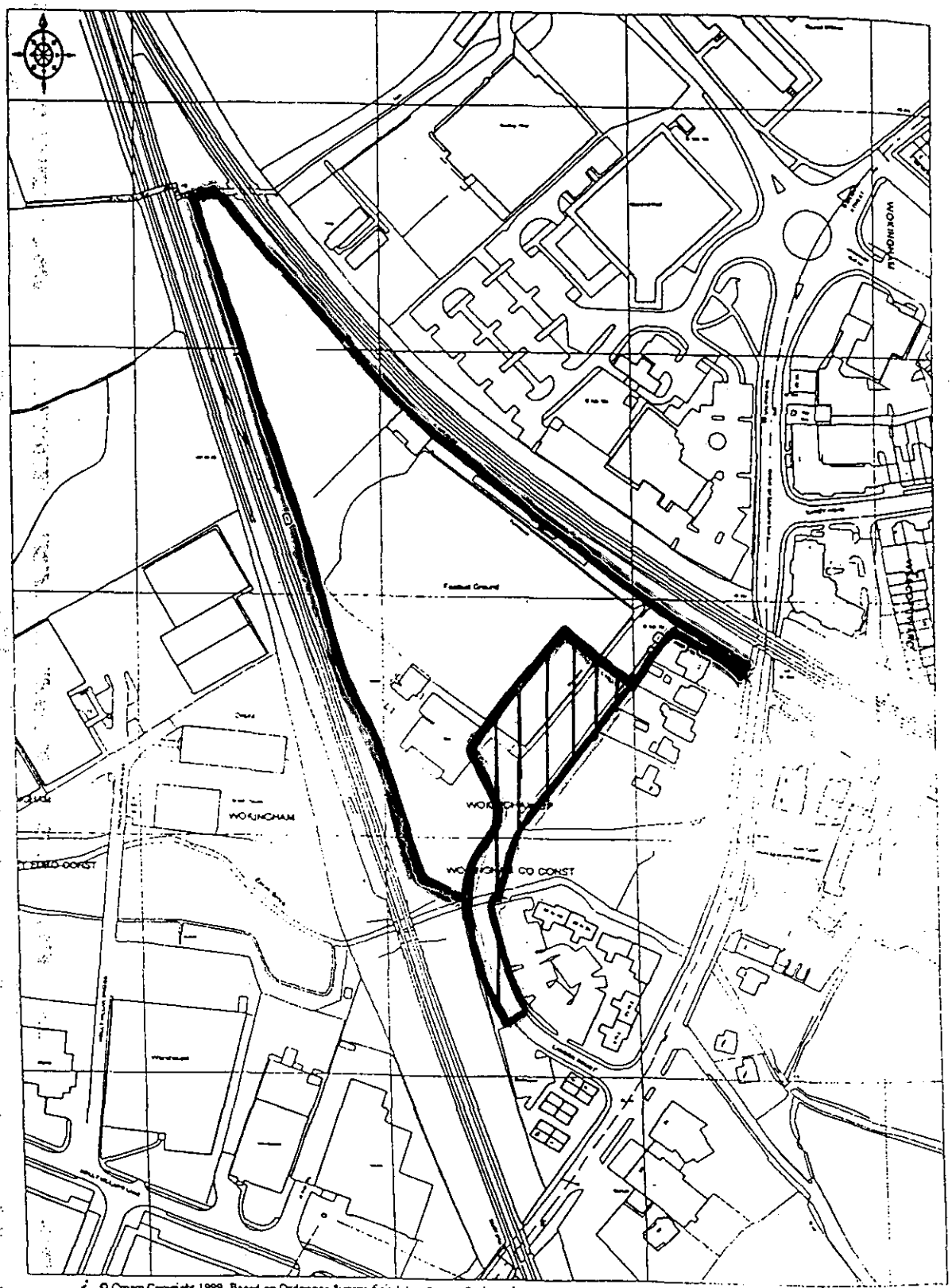
WOKINGHAM TOWN FOOTBALL CLUB SITE

DRAWING SCHEDULE

10 UNITS PLOTS 75 – 84

Plan No. 1	Location Plan	1:1250
L50509/1	Survey	1:500
6901.21B	Site Plan	1:500
6901.22A	Elevations 75 – 84	1:100
6901.24	Floor Plans 75 – 84	1:100

17.FEB.2000* 0622



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd

SWAN HILL HOMES LTD.

PLAN No.1.

26560

Education and Cultural Services Memorandum

To: Simon Lewis, Planning

From: Helen Rowlay, Education

Cc: Lynda Fisher, Education

Date: 1 March 2000

Re: Application - F/2000/0622

WOKINGHAM TOWN FOOTBALL CLUB

Simon,

With regard to the above proposed housing development, the following education contributions will be required:

Primary 10 * 0.3 * 4592 * 1.06 = £14,603
Secondary 10 * 0.2 * 6084 * 1.06 = £12,898

The schools fall within the catchment areas of/are near to the schools listed below.

PRIMARY	NOR	CAPACITY	SURPLUS
St Teresa's RC Primary	241	196	-45
Walter Infant School	222	237	15
St Pauls Junior School	332	346	14
Totals	**795**	**779**	**-16.**

SECONDARY	NOR	CAPACITY	SURPLUS
Holt	1179	1133	- 46
Forest	1084	1187	103
Totals	**2263**	**2320**	**57**

These figures do not take into account the impact of other proposed housing developments in the area ie AC Barnes Site, Oxford Road.

Walter Infant School and St Pauls Junior School are near their maximum capacity and potential development projects will take place at the school once the developer contributions from the AC Barnes development becomes available. The contributions from this development will therefore be used towards the development of St Teresa's RC Primary School. There are plans to extend the school by 2 additional classrooms to enable the school to meet the Class Size Policy plus meet a rising demand for places. The developer contribution will be used towards this scheme.

There are various plans for development works at both Holt and Forest School to extend the schools to meet the estimated future demand for places. A total of £113,623 developer contributions have been requested for these schools over the last year which, if approved, will allow for substantial development works to take place at either or both schools.

If you have any queries regarding the above, let me know.

Regards

Helen Rowlay

Dev Mgt 5

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

WOKINGHAM DISTRICT COUNCIL

- 3 MAR 2000

DIRECTOR OF ENVIRONMENTAL SERVICES

25th February 2000.

Your Ref : WAC/S/004/1.
Your Ref :

Ms.K.Satterford,
Head of Leisure Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1 WR.

Mike / Simon - please can you talk me on this. Does this need to go to leisure as well!
Karen

Dear Ms.Satterford,

TOWN AND COUNTRY PLANNING ACTS.
FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE.

We act for Swan Hill Homes Limited who are currently redeveloping the former football club site for residential purposes.

Detailed planning permission was granted for the erection of 74 dwellings in July 1999. That permission is currently being implemented. The development makes provision for a large central area of amenity POS (including a LEAP). Further, small areas of amenity POS are also provided.

In accordance with National planning polices regarding increasing densities on sites within and close to town centres, and for design/site layout reasons, a further application was submitted in November 1999 for the erection of an additional 10 dwellings (99/70830) on part of the land that was originally designated for POS. This application acknowledged that this would reduce the area of on-site POS and that the S.106 Agreement relating to the original permission (for 74), which included a commuted payment for off-site provision of playing fields, would have to be re-visited.

As part of the consideration of that application a meeting was held with the Case Officer (Simon Lewis) and Officer's of your Department on the 1st February. We were informed by your Officer's that there were objections to the proposed reduction in on-site amenity POS and that notwithstanding my clients willingness to re-visit the S.106 Agreement in respect of commuted sums, that the Officer's view was that the objections were 'in principle' and the Case Officer advised that because of this he would be likely to recommend refusal of the application.

As a consequence of this, we lodged an appeal against the non-determination of the application. An Informal Hearing is scheduled for the 16th May.

In addition, on the 16th February we submitted a further application for the additional 10 dwellings (copy attached) in which it is explained that the on-site amenity provision would comply with the NPFA 6 Acre Standard, and that a further commuted sum of £50,000 was being proposed towards the provision of public open space, community, leisure and recreational facilities in the town.

The Case Officer will be preparing a report to the Development Control Committee for March or April Committee in relation to the appealed application, in order to obtain instructions from Members regarding the approach to be taken to the evidence to be prepared for the Informal Hearing. I have emphasised to the Case Officer the importance of presenting the further application to the same Committee in order that Members have the opportunity to fully consider the proposals in the application, which are more detailed than in the appealed application.

Principal: W.A.Charles DipTP MRTPI MIMgt *Associates:* Huw Edwards MSc MRTPI, ~~Daphney Haywood~~

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

The purpose of writing to you direct is to advise you of the existence of the Appeal, the further application, the relative time-scales and to have the opportunity to provide you with a copy of the further application.

As you will see, I have copied this letter to the Case Officer for information.

I would be grateful if you would consider the enclosed information in the context of the further application, as it would be to the benefit of all parties if this matter could be resolved without the need to proceed to the Hearing.

Please do not hesitate to contact me if I can be of further assistance.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

ENC :

cc : S.Lewis, Development Control Case Officer, Environmental Services Dept. WDC.
D.Truslove Esq., Divisional Managing Director, Swan Hill Homes Limited.

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

COPY

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	SWAN HILL HOMES LTD
	ADDRESS	WESTERN HOUSE, MOOR LANE STAINES, MIDDLESEX
	POST CODE	TW18 4XQ PHONE 01784-464351
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CHARLES PLANNING ASSOCIATES
	ADDRESS	39 LOCKS HEATH DISTRICT CENTRE LOCKS HEATH, SOUTHAMPTON, HAMPSHIRE
	POST CODE	SO31 6DX PHONE 01489-577946
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	FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE FINCHAMPSTEAD ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING, ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE UNDER PLANNING PERMISSION 97/65995/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.35 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the box(s)

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	☐

e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	FORMER FOOTBALL CLUB SITE, NOW VACANT
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.	FACING BRICK, RENDER, CONCRETE TILE ROOFS, CONCRETE TILE HANGING. SAMPLES TO BE AGREED PURSUANT TO A PLANNING CONDITION
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.	EXISTING TREES/HEDGES AND 2.4 M AND 1.8 M CLOSE BOARDED FENCING
16. HOW WILL SURFACE WATER BE DISPOSED OF?	INTO ADJACENT WATER COURSE
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	NEW VEHICULAR AND PEDESTRIAN ACCESS FROM LANDEN COURT
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A

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

IN TOTAL - IF TAKING INTO ACCOUNT 97/65995/F

	No. OF DWELLINGS/~~HABITABLE ROOMS~~ PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	10 / *	/ *	NIL / NIL *
~~BUNGALOW~~	N/A / *	/ *	N/A / N/A *
FLAT/~~MAISONETTE~~	N/A / *	/ *	NIL / NIL *
OTHER	N/A / *	/ *	N/A / N/A *

* 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.

NO FEE PAYABLE, FURTHER APPLICATION WITHIN 12 MONTHS OF APPEALED APPLICATION 99/70830/F

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 SWAN HILL HOMES LTD DATE 16 FEBRUARY 2000

CHARLES PLANNING ASSOCIATES

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . CHARLES PLANNING ASSOCIATES

On behalf of . . SWAN HILL HOMES LTD . . . . . .

Date . . 16 FEBRUARY 2000 . . . . . .

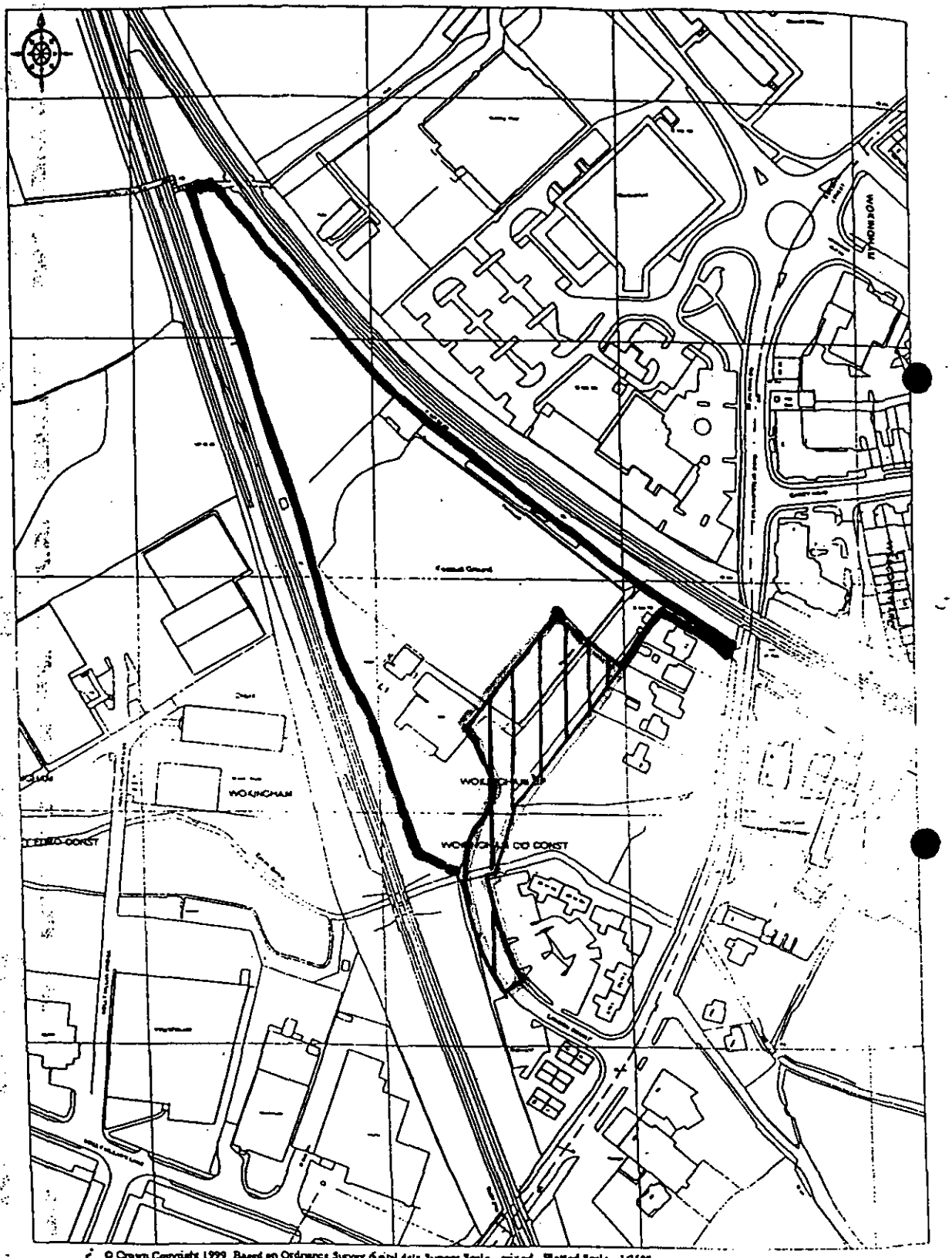
TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

WOKINGHAM TOWN FOOTBALL CLUB SITE

DRAWING SCHEDULE

10 UNITS PLOTS 75 – 84

Plan No. 1	Location Plan	1:1250
L50509/1	Survey	1:500
6901.21B	Site Plan	1:500
6901.22A	Elevations 75 – 84	1:100
6901.24	Floor Plans 75 – 84	1:100



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - mixed Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd

SWAN HILL HOMES LTD.

PLAN No.1.

COPY

Town and Country Planning Act 1990.

Written Statement in Support of a Detailed Planning Application.

Erection of 10 Dwellings, Access and Landscaping on Land formerly Identified as Public Open Space.

The Former Wokingham Town Football Club Site.

on behalf of

Swan Hill Homes Limited.

Charles Planning Associates.
Chartered Town Planners.
39 Locks Heath District Centre,
Locks Heath,
Southampton,
SO31 6DX.

Tel : 01489 577946.
Fax : 01489 577947.

COPYRIGHT.

The contents of this document shall not be copied or reproduced in whole or in part without the written consent of Charles Planning Associates.

Ref : WAC/S/004/1.
February 2000.

Erection of 10 Dwellings, Access and Landscaping on Land Formerly Identified as Public Open Space.

The Former Wokingham Town Football Club Site, Finchampstead Road, Wokingham.

Written Statement.

Contents.

1.0.	Instructions and Introduction.		1.
2.0.	Planning History.		1.
3.0.	Policy Considerations :		2.
	(i).	Design and Development Form.	2.
	(ii).	Increasing Densities ;	2.
	(iii).	Public Open Space / Leisure and Recreation Facilities ;	3.
	(iv).	Affordable Housing.	4.
4.0.	Conclusion.		5.

1.0. Instructions and Introduction.

1.1. Charles Planning Associates (Chartered Town Planners) are Instructed by Swan Hill Homes Limited to submit a full detailed planning application in respect of :

'ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING, ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE UNDER PLANNING PERMISSION 97/65995/F.'

1.2. This Written Statement is submitted pursuant to paras 13-20 and Annex A of PPG 1 - General Policy and Principles (February 1997), it forms an integral part of the application and should be read in conjunction with the submitted covering letter, application form, Certificate and submitted plans.

1.3. This application is identical to appealed application 99/70830/F, except for the relocation of the Children's Play Area (LEAP) to a different position within the central area of open space.

2.0. Planning History.

2.1. Detailed Planning Permission was granted in July 1999 for the redevelopment of the site for residential development.

2.2. That permission (97/65995/F) was for the erection of 74 dwellings, access, estate road, car parking and public open space and landscaping. The permission was subject to a S.106 Agreement in respect of the provision of 18 flats for affordable housing, the payment of a financial contribution of £40,000 in respect of off-site P.O.S. provision and the ownership of the on-site P.O.S. being transferred to the Council together with a commuted maintenance payment. The permission was also subject to Conditions.

2.3. A resolution to grant planning permission for an amendment to permission 97/65995/F was approved by the Development Control Sub-Committee on 19th January 2000 (99/70832/F). This was for the erection of 77 dwellings, access, estate road, parking, public open space and landscaping. The amendment was to increase the number of flat units in Block D from 6 to 9 flats. The resolution of the Committee is subject to the completion of a Supplemental Agreement transferring all of the elements of the S.106 Agreement from 97/65995/F to the amended application. The Supplemental Agreement is currently being prepared.

2.4. In November 1999, a full detailed planning application - 99/70830/F, was submitted in respect of the erection of 10 dwellings, access and landscaping on land formerly identified for public open space under planning permission 97/65995/F. The 10 additional dwellings were proposed on the south-eastern part of the central amenity area of open space where this abuts adjoining retail development fronting onto Finchampstead Road. An appeal was lodged against the non-determination of this application on 3rd February 2000 (Appeal Ref : APP/X0360/A/00/1037452).

3.0. Policy Considerations.

(i). Design and Development Form.

3.1. The redevelopment of the former Wokingham Football Club site takes the form of an inward looking urban development, turning its back on the 2 elevated railway lines abutting the site to the east and west.

3.2. The development comprises of 2 and 3 storey terraces of dwellings looking inward over a central green space. In addition, in the northern part of the site, 4 x 3 storey blocks of flats complete the development and close off views to the north over the railway lines. The central area of amenity open space provides an enclosed 'focus' for the urban concept of the development.

3.3. Each dwelling is provided with a private rear garden area ; the flats each have a communal amenity area, together with a further area of open space in the northern apex of the site.

3.4. In design terms, the recently completed retail development abutting the eastern boundary of the site (fronting onto Finchampstead Road) is clearly visible from the central area of open space and is a discordant visual element. It is therefore proposed to 'close off' that view by the erection of a terrace of 10 additional 2 and 3 storey dwellings (each with a private rear garden) along the south-eastern site boundary. The effect of this is that the central area of open space will be physically and visually enclosed and will provide a more attractive and domestic scale open space.

3.5. This amendment will improve the physical and visual qualities of the development by creating an enclosed central open space which relates wholly to the development itself. The central area of open space is of an appropriate size, having regard to the urban nature of the scheme, and will contain a Children's Play Area (LEAP).

(ii). Increasing Densities.

3.6. It is well established in extant and emerging National policy that the Government is committed to promoting more sustainable development through the use of a sequential approach to locations for new housing, based, firstly, on concentrating most additional housing development within existing urban areas (para 19 draft PPG3 - 1999).

3.7. Para 15 of PPG 3 (1992) emphasises that in order to meet the requirement for new housing that it is important that full and effective use is made of land within existing urban areas.

3.8. Emerging National policy emphasises the importance of increasing densities on urban sites in order to limit the amount of greenfield land that will need to be released to meet housing requirements. In particular, it has been reported that increasing densities is likely to be one of the 'cornerstones' of the final version of the revised PPG 3 and of the Government's response to the Crow Report on draft RPG 9.

3.9. Para 39 of draft PPG 3 states that local authorities should increase densities at and immediately around places with good public transport accessibility, such as in towns, district and local centres. Para 40 of draft PPG 3 states that local planning authorities should consider redevelopment at densities that are sufficiently high to support local services and transport and that densities of over 50 dwellings per hectare may be appropriate close to existing centres.

3.10. It is relevant to note that the density of the proposed development in the original 74 unit scheme was 38.5 dwellings per hectare. This rose to 40.1 dwellings per hectare as a result of the amendment contained in application 99/70832/F. The density of the overall scheme as a result of this application would be 45.31 dwellings per hectare.

3.11. Para 40 of draft PPG 3 also states that high density development does not require high rise, but it does require good urban design, and that terraced houses with gardens or town housing utilising communal open space should be considered as a means of providing high-density housing which will meet the needs of a variety of households.

3.12. The proposed development accords with this advice.

(iii). Public Open Space / Leisure and Recreational Facilities.

3.13. Policy SR2 of the Council's adopted South East Area Local Plan requires the provision of 4.3 ha P.O.S. per 1,000 population. It should be noted that this considerably higher than the National Playing Fields Association (NPFA) 6 acre (2.42ha) standard adopted by most local authorities.

3.14. Assessed against the unusually high SEALP requirement, the original scheme for 74 dwellings (97/65995/F) using a 2.46 persons per dwelling multiplier (occupancy figure derived from the projections for Berkshire (for 1996) in the DOE 1995 ' Projections of Households in England to 2016') generated an on-site requirement of 0.45ha. This was met in the application which provided a total of 0.50ha on-site, of which 0.38ha was in the form of a central green open space. This development also generated an off-site requirement of 0.327 ha which was dealt with by way of a financial contribution of £40,000 to off-site provision by the Council.

3.15. When assessed against the more usual NPFA standards, this development generated an on-site requirement of 0.145ha, which was exceeded by the actual on-site provision of 0.50ha. In relation to off-site provision, this development generated a requirement of 0.28ha.

3.16. In relation to this application (10 additional dwellings) - an overall development of 87 dwellings, assessed against the Council's standard, the development generates an on-site requirement of 0.535ha compared to an actual on-site provision of 0.29ha. In relation to off-site provision, this application generates a requirement of 0.38ha or 0.053ha more than the original scheme in respect of which a financial contribution has already been made.

3.17. However, when assessed against the NPFA standard, this application generates an on-site requirement of 0.17ha compared to an on-site provision of 0.29ha of which 0.17ha is provided as a central green open space. The proposed development therefore accords with the NPFA requirement for on-site provision. In relation to the off-site provision, this application generates a requirement for 0.34ha, which is similar to the SEALP requirement of 0.327ha applied to the original application (97/65995/F).

3.18. It is therefore evident, that whilst the current application falls short of the unusually high standards of policy SR2 of the SEALP, the development complies with the NPFA standard adopted by the majority of local authorities.

3.19. It is also clear, that policy SR2 pre-dates current and emerging Government guidance on the importance of increasing densities close to town centres.

3.20. In addition, it is relevant to have regard to the number and type of dwellings to be provided on this site. Of the 87 dwellings, 27 will be flats, 22 x 2 bedroomed and 5 x 1 bedroomed. Of the 27 flats, 18 will be affordable units. It is likely that most of flats will be occupied by households without children.

3.21. This is relevant because applying a universal occupancy multiplier (2.46 in this case) to the number of dwellings does not have regard to the type of dwellings or likely occupancy. In addition, an urban development close to a town centre (particularly when located close to existing leisure and recreational facilities as in this instance) will, in practical terms, have a different public open space requirement to an estate type development on the periphery of an urban area

3.22. In this case, the development would benefit from an attractive, enclosed, communal amenity open space (with Children's Play Area) of approximately 0.17ha (0.42 acre), in addition to other small general amenity areas.

3.23. In relation to the broader issue of the provision of public open spaces, community, leisure and recreational facilities within the town and the existing range and levels of service provided by those facilities (in the context of the potential impact of the development), the applicant is prepared to make a financial contribution of £50,000 towards mitigating the effect the development may have on both the provision and levels of service of such facilities.

(iv). Affordable Housing.

3.24. The original scheme for 74 dwellings (97/65995/F) made provision for 18 affordable units in the form of flats. It is proposed that of the addition 10 dwellings proposed in this application, 2 of the three bed units will be provided as affordable housing, increasing the overall provision for the site to 20 units.

4.0. Conclusion.

4.1. It is concluded that :

(i). there is a positive design advantage in creating an enclosed central green open space (unaffected in visual terms by the retail development fronting Finchampstead Road) ;

(ii). that increasing the density of development, making the best use of land within the urban area, is in accord with extant and emerging National guidance ;

(iii). that the proposed development complies with the NPFA requirement for on-site open space provision and that the NPFA off-site provision standard has previously been met by a financial contribution ;

(iv). that in relation to the provision of public open spaces, community, leisure and recreational facilities in the town, the developer is prepared to make a £50,000 financial contribution to mitigating the effect the development may have on both the provision, and level of service of such facilities ;

(v). that the development will make provision for 2 affordable houses, in addition to the 18 flats provided in the original scheme.

4.2. It is our contention that the above matters constitute 'other material considerations' in the context of S.54A of the 1990 Act.

SWAN HILL
HOMES

Western House Moor Lane Staines Middlesex TW18 4XQ
Tel: 01784 464351 Fax: 01784 462907 Web site: www.swanhill-homes.co.uk

28 February 2000

Our Ref: JS/FH

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

RECEIVED
29 FEB 2000

Dear Tony,

RE: SITE AT LONDON ROAD, WATERLOOVILLE

As mentioned over the phone, I visited this site yesterday. The land is shown in red on the enclosed plan. It currently consists of the existing Convent, extending as far as the stream to the east, with a primary access from London Road and a secondary access from Hulbert Road to the south.

There are a number of period buildings on the London Road frontage, which apparently have Planning Permission for conversion to retirement apartments. It is not yet certain that these will be included in the sale. The Primary School (shown as C on the plan) has now closed. It is not clear what future uses are planned for this, although I understand that the Sisters from the existing Convent may move to new accommodation here.

The Sister informed me that all buildings on the site are listed, although it is my view that the only buildings worthy of retention are the original Convent (shown A) and the Church (shown B).

I am interested in the development possibilities and we are arranging to meet with the Convent's agent, who has all the background and who will be controlling the sale. I suggested that it might be convenient to hold a meeting at your office.

I would be grateful if you could have a look at the site, since we will quickly need to understand the main Planning Constraints that will apply. If you could let me know when you intend to be there, I shall inform them on site. I am assuming that you will not be wanting to go into any of the existing buildings.

Yours sincerely,
SWAN HILL HOMES LIMITED

JAMES SINCLAIR
LAND DIRECTOR

Enc.



© Crown Copyright 2000 Based on Ordnance Survey digital data Survey Scale - 1:1250 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

Ordnance Survey

Tel. 0118 974 6315 (Direct Line)
Fax. 0118 974 6313
Email. karen.satterford@wokingham.gov.uk
Date. March 30, 2000
My ref. KS/KC/DesMar/5

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

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

Attn: Mr W.A. Charles

Dear Mr Charles

TOWN & COUNTRY PLANNING ACTS
FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE

Thank you for your letter which I received on 3 March 2000 relating to Swan Hill Homes' application for this site.

I am grateful for the additional helpful information you provided and have passed a copy of your letter to the case officer, Simon Lewis, who is still working on the application.

For your information, I anticipate the application will be submitted to the development control sub committee meeting on 26 April 2000 for full consideration by members.

Yours sincerely

Karen Satterford
Director of Environmental Services

cc: Simon Lewis, Senior Planning Officer

Simon – Karen Sends her thanks for the briefing note.
Karen C

Simon Lewis

From: Jim Dunning
Sent: 11 April 2000 13:00
To: Simon Lewis
Subject: Wokingham Town Football Club

Simon

I refer to application F/2000/0622.

As noted in the previous consultation the site was identified as public open space in the original application.

The previous consultation also noted that the loss of the open space would result in a shortfall of open space compared to the requirements of WR7.

It was noted that there is open space 600 metres away.

Upon further consideration and in consultation with leisure services this is not considered an adequate alternative. 600 metres is more than an acceptable walking distance. Further, particularly for children of 7-11 who may be able to use a local area in groups without large amounts of adult supervision the route for access involving a narrow footpath under the railway bridge and across a main road would require adult supervision.

You will note that the para of PPG3 (2000) refererred to states that 'where such (open) spaces are not **adequately** provided within **easy access** of new housing'

It is obviously a matter of judgement as to whether the on-site requirement can be reduced. However, I would seriously question whether the alternative is genuinely within easy access.

Therefore you may wish to consider whether it is acceptable to develop on part of the public open space area. Please refer to policy WR2 of the District plan and policy R4 of the Structure Plan.

Where this memo conflicts with the previous consultation response this supercedes it.

Jim Dunning

Simon Lewis

From: Lisa Jarvis
Sent: 17 April 2000 17:06
To: Simon Lewis
Subject: Wokingham Football Club

Hope this is helpful.

Initial applications for this site proposed insufficient open space to meet the District Council's adopted standards. A number of amendments were made to the scheme and following leisure Officers comments the final scheme despite still falling below the standards did provide a larger usable open space, large enough for games to be played, and play area to be provided and the required buffer zones to reduce problems with adjacent residents. An offsite contribution was provided for the remaining shortfall.

A reduction in the size of the open space would again remove the required buffer zones and provide an open space that was no longer useful. Despite being a greater demand from the additional houses.

Lisa

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From: Mike Thorp
Principal Development Control Officer

My Ref: 97/65995/F

Ext: 6444

To: Colin Lawley
Principal Solicitor - LEGAL

Your Ref:

Date: 8 June 1999

PROPOSED S106 AGREEMENT - WOKINGHAM TOWN FOOTBALL CLUB SITE

I refer to your memo of 14 May 1999, concerning the above.

Provided that you consider the proposed Section 106 agreement is in accordance with the decision of the D.C. Sub-Committee and Housing and Educational & Cultural Services raise no objections, then I have no comments to make on the revised drafting.

I understood that if a S106 Agreement has not been signed within 12 months of the committee resolution (i.e. by 7 January 1999 in this case) then the matter may need to be referred back to the Development Control Sub-Committee before any decision is issued. If you require this case to be referred back to the Sub-Committee, please let me know.

MHT

Mike Thorp

M E M O R A N D U M

DATE: May 26, 1999

TO: Mike Thorp, Principal Development Control Officer, Planning Dept

FROM: Colin Lawley, Principal Solicitor

RE: **SECTION 106 AGREEMENT - WOKINGHAM TOWN FOOTBALL CLUB**

CC:

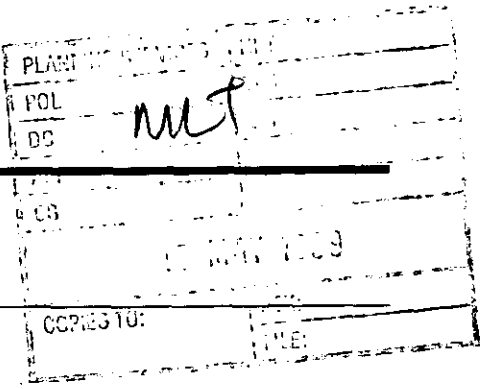
I have been requested again for a copy of the draft Planning Consent by the Solicitors acting for the Developer.

I should be grateful if you could please forward me a copy.

Cx.

Colin Lawley

Delivered by hand 1/6



M E M O R A N D U M

DATE: May 14, 1999

TO: Mike Thorp, Principal Development Control Officer, Planning Dept
Anita Jarvis, Education & Cultural Services Dept
Elaine Ellis, Housing,Community Services Dept

FROM: Colin Lawley, Principal Solicitor

RE: **SECTION 106 AGREEMENT - WOKINGHAM TOWN FOOTBALL CLUB**

CC:

I refer to Chris Green's memorandum of 31 March

Attached is a copy of the latest draft Agreement.

I should be grateful if you would please let me have your comments as soon as possible.

CL.

Colin Lawley

P.S. Further to our discussion - are you able to let me have a copy of the draft planning consent?

DATED 1999

(1) WOKINGHAM DISTRICT COUNCIL

- and -

(2) SWAN HILL HOMES LIMITED

- and -

(3) WOKINGHAM TOWN FOOTBALL CLUB LIMITED

- and -

(4) EASTHEATH PROPERTIES LIMITED

AGREEMENT

relating to

Section 106 of the Town and Country Planning Act 1990
relating to Wokingham Town Football Club,
Finchampstead Road,
Wokingham, Berkshire

Dibb Lupton Alsop
125 London Wall
London EC2Y 5AE

Tel: 0345 26 27 28
Fax: 0171 600 1650

Date of Original: 9 March 1999
Date of Version: 24 March 1999
Draft No: 2

FE Ref: PB
WP Ref: 1603919-AGR.DOC

THIS AGREEMENT is made the day of 1999

BETWEEN: WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire (hereinafter called "the Council") of the first part **SWAN HILL HOMES LIMITED** whose registered office is situate at Cygnet Court Portsmouth Road Esher Surrey KT10 9SG (hereinafter called "the Applicant") of the second part **WOKINGHAM TOWN FOOTBALL CLUB LIMITED** of Town Ground Finchampstead Road Wokingham Berkshire (hereinafter called "the First Owner") of the third party and **EASTHEATH PROPERTIES LIMITED** whose registered office is situate at Holborn Hall 100 Grays Inn Road London WC1X 8BY (hereinafter called "the Second Owner") of the fourth part

WHEREAS:

(1) The First and Second Owners are registered at H M Land Registry with freehold title absolute of the land shown edged red on Plan No. 1 annexed hereto and known as Wokingham Town Football Club Finchampstead Road Wokingham Berkshire (hereinafter called "the Site")

(2) On the 26th day of June 1997 the Applicant made an application (Application Number 97/65995/F) for planning permission for the erection of 74 dwellings access estate roads car parking and public open space and landscaping (hereinafter called "the Development")

(3) The Council is the District Planning Authority for the administrative District of Wokingham.

(4) The Council has resolved that subject to the Applicant and the First and Second Owners entering into this Agreement in the manner set out herein that planning permission should be granted in respect of Application Number 97/65995/F

(5) This Agreement is made pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 as amended by Section 12 of the Planning and Compensation Act 1991 and Section 111 of the Local Government Act 1972 (hereinafter together called "the Statutory Provisions") whereby the Council is empowered to enter into Agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

1(a). This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

(b). The First Owner the Second Owner and any successor in title to the First Owner or the Second Owner shall not be bound by the planning obligations hereby created after they or any of them shall have ceased to have any interest in the Site.

2. Subject to the Planning Permission (hereinafter defined) being granted and being implemented the Applicant and the First and Second Owners enter into the following obligations for the purpose of Section 106 of the Town and Country Planning Act 1991

3. For the avoidance of doubt any reference in this Agreement to

a) "Affordable Housing" means housing of different tenures provided with subsidy support for people who are unable to resolve their needs in the private housing market because of the relationship between local housing cost and incomes

b) "the Affordable Housing" means eighteen dwellings to be constructed on the Affordable Housing Site to provide housing accommodation to persons nominated to the Housing Association by the Council

c) "the Affordable Housing Site" means that part of the Site, edged brown on Plan No. 2 annexed hereto

d) "the Children's Play Area" means that part of the Site, shown edged blue on Plan No. 3 annexed hereto

e) "the Children's Play Area Contribution" means the sum of THIRTY-EIGHT THOUSAND POUNDS (£38,000)

f) "the Children's Play Area Maintenance Contribution" means the sum of FOURTEEN THOUSAND EIGHT HUNDRED POUNDS (£14,800)

g) "Off-Site Recreational Provision" means the sum of FORTY THOUSAND POUNDS (£40,000)

h) "the Open Space" means that part of the Site shown edged green on Plan No.3 annexed hereto but excluding the Children's Play Area

i) "Open Space and Related Works" means that the works involved in laying out and landscaping of the Open Space

j) "Open Space and Related Works Contribution" means the sum of SIX THOUSAND AND NINETY-EIGHT POUNDS (£6,098)

k) "Open Space and Related Works Specification" means the Open Space and Related Works Specification annexed hereto or otherwise agreed

l) "Perpetuity Period" means the period of 80 years from and including the date of the Transfer of the Affordable Housing Site

m) "Planning Permission" means planning permission for the Development pursuant to the application in the form annexed hereto and marked "Z"

n) "Registered Social Landlord" is as defined in Part 1 of the Housing Act 1996

4. Subject to the Planning Permission being granted and implemented the Applicant hereby undertakes the following planning obligations with the Council with the intent that the said obligations shall be enforceable by the Council in accordance with the Statutory Provisions or each of them and shall bind the Site accordingly as follows:-

4.1. The Applicant covenants to notify the Council immediately the Development is commenced by the carrying out of a material operation

5. The Applicant covenants with the Council as follows:-

5.1. To provide the Affordable Housing (or such other number as the Council may request and the Applicant shall approve) to a specification to be agreed with the Registered Social Landlord or Council within the Affordable Housing site

5.2. To endeavour to agree with the Council on the identity of the Registered Social Landlord to which the Affordable Housing Site is to be transferred within the period of three months from the date of this Agreement but if no agreement has been

reached at the expiration of such period the Council shall be entitled to nominate a further Registered Social Landlord

5.3. Once the Affordable Housing has been constructed to transfer the Affordable Housing Site (together with the Affordable Housing constructed thereon) to the Registered Social Landlord or any other Registered Social Landlord as the Council may nominate (as agreed in clause 5.2 above) at a base price of £57,000 per completed two bedroom Affordable Housing flat and £50,000 per completed one bedroom Affordable Housing flat these prices being linked to the BCIS Quarterly Review of Building Prices with the base price set at 31st March 1999

5.4. Any Value Added Tax arising from the transfers referred to in clause 5.3 that is payable shall be paid in addition to the prices set out therein

5.5. The Transfer shall contain the following rights and privilege for the benefit of the Affordable Housing Site:-

5.5.1. The right to the free passage of running of water soil gas and electricity and other services and the right to connect into the service installations now or within the perpetuity period laid or to be laid or constructed in under or over the adjoining land and which serve the Affordable Housing Site

5.5.2. The right of support afforded by the adjoining land to the Affordable Housing Site

5.5.3. The right of passage over the access road to Finchampstead Road for vehicles and pedestrians

5.6.

5.6.1. In the event that neither the Council nor the Registered Social Landlord nominated by it has completed the purchase of the Affordable Housing Site (together with the Affordable Housing) within two years from the date of commencement of the Development the Applicants shall be entitled to sell the Affordable Housing Site and the Affordable Housing free of all restrictions relating to the same and contained in this Agreement in which event and in recognition of the loss of Affordable Social Housing the Applicants shall pay to the Council a sum equivalent to 20% of the total capital receipts from the open market sale at arms length of the Affordable Housing

5.6.2. The sum payable pursuant to clause 5.6.1 shall be paid to the local planning authority upon legal completion of the sale of the Affordable Housing or by any part thereof either with or without Affordable Housing constructed thereon constructed thereon and in the event of the sale of part only then the sum payable on that occasion will relate to the capital received from that part only but FOR THE AVOIDANCE OF DOUBT in the event of a sale of part only the charge arising under clause 5.6.1 shall remain in full force and effect in respect of each and every part of the remainder of the Affordable Housing Site and any dwelling unit constructed thereon until such time as 20% of the capital received from the open market sale in respect of the remainder of the Affordable Housing Site and any dwelling unit constructed thereon is paid to the local planning authority

5.7. That no more than 40 general market houses can be occupied until all the Affordable Housing has been built and transferred to the Council's nominated Registered Social Landlord or if earlier until expiration of the period of two years referred to in Clause 5.6.1

5.8. The Affordable Housing Site shall only be used for the construction of dwellings which shall be occupied only by a person or persons who are considered by the Council and/or Registered Social Landlord to be in need of such accommodation and in is consideration of such need the Council/Registered Social Landlord shall have regard to the categories of medical and social priority as referred to in the Council Housing Needs Register and to those persons accepted by the Council as homeless (it being agreed that this clause does not apply if clause 5.6.1 and 5.6.2 above take effect)

OPEN SPACE

6. The Applicant covenants with the Council as follows:-

6.1. Prior to occupation of the first dwelling house within the Development to commence the laying out and construction of the Open Space and Related Works on those parts of the Open Space

6.2. Following commencement of the Open Space and Related Works to proceed diligently with the same and complete the Open Space and Related Works on those

parts of the Open Space in a good and workmanlike manner using good quality and sound materials in accordance with the Open Space and Related Works specification

6.3. To complete the Open Space and Related Works as described in clause 6.1 by the first anniversary of the 31st March following the commencement of the Development or such later dates which the Council and the Applicant shall agree as being reasonable in all the circumstances in the event of:-

6.3.1. delay which is both unreasonable and material in the granting of any permissions approvals or consents required in order to carry out the Open Space and Related Works

6.3.2. exceptionally adverse weather conditions

6.3.3. combination of workmen strikes or lockout affecting any of the trades engaged in the preparation and manufacture or transportation of any of the goods or materials required for the Open Space and Related Works

6.3.4. civil commotion

6.3.5. force majeure or

6.3.6. any other reason beyond the control of the Applicant

AND where it appears to the Applicant that the completion of the Open Space and Related Works is being or is likely to be delayed by reason of any of the matters set out in sub-paragraphs 6.3.1 - 6.3.6 hereof the Applicant shall immediately give notice to the Council specifying details of the event or events causing the delay the expected extent of the delay and the steps being taken to minimise such delay

6.4. On completion of the Open Space and Related Works to submit the Open Space for inspection by the Council and on the appropriate Architect Employer's Representative or other certifying officer under the relevant form of Building Contract for the Open Space and Related Works certifying in writing that the same are practically complete in accordance with that Building Contract to maintain the relevant part of the Open Space for a period of two years ("the maintenance period") from the date of such certificate to the reasonable satisfaction of the Council and in particular to keep the same in a trim and tidy condition free from rubbish and keep all

grass planted cut or mown regularly and all plants properly cultivated and all trees and shrubs properly pruned cut trimmed or lopped and to replace any such trees and shrubs which may die or be removed or become damaged or diseased during the maintenance period

6.5. At the conclusion of the maintenance period of the Open Space in accordance with the provisions of clause 6.4 and on the Council certifying in writing that the maintenance provisions have been complied with (such certification on the part of the Council not to be unreasonably withheld or delayed) the Applicant shall then offer the Open Space to the Council and the Council shall thereupon take over and adopt the Open Space by taking a transfer of the Open Space in accordance with the provisions of Clause 8 which transfer by the Applicant shall be for an estate in fee simple subject to the covenants conditions rights exceptions reservations and all other matters as shall be noted in the Property and Charges Registers of Title Number BK343931 as at the date of such transfer and such transfer shall include a covenant by the Council that the property transferred shall only be utilised for the purposes of public open space

6.6. On transferring the Open Space in accordance with the provisions of clause 6.5 hereof the Applicant shall pay to the Council the Open Space and Related Works Contribution of SIX THOUSAND AND NINETY-EIGHT POUNDS (£6,098) ("the Basic Sum") together with (if such payment has not been made by the 1st August 1999) an additional sum which additional sum shall be a sum equal to the difference between the Basic Sum and the sum arrived at by increasing the Basic Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the 1st August 1999 and the actual date of payment of the Basic Sum to be used by the Council towards the maintenance of the open space areas and in the event that the Council fails to spend the whole or any part of the said monies within a period of five years from the date of its payment then the said sum (or the unspent portion of the same) shall be returned to the Applicant without interest

THE CHILDREN'S PLAY AREA

7. The Applicant covenants with the Council as follows:-

7.1. Prior to the occupation of the first dwelling constructed within the Development to pay the Council the sum of THIRTY EIGHT THOUSAND POUNDS (£38,000) ("the Basic Play Area Sum") together with (if such payment has not been made by the 1st August 1999) an additional sum which additional sum shall be a sum equal to the difference between the Basic Play Area Sum and the sum arrived at by increasing the Basic Play Area Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the 1st August 1999 and the actual date of payment of the Basic Play Area Sum to be used by the Council towards the provision and installation of a Children's Play Area within the Development and in the event that the Council fails to spend the whole or any part of the said monies within a period of five years from the date of payment then the said sum (or unspent portion of the same) shall be returned to the Applicant without interest

7.2. Prior to the occupation of the first dwelling constructed within the Development to pay to the Council the sum of FOURTEEN THOUSAND EIGHT HUNDRED POUNDS (£14,800) ("the Basic Maintenance Sum") together with (if such payment has not been made by the 1st August 1999 an additional sum which additional sum shall be a sum equal to the difference between the Basic Maintenance Sum and the sum arrived at by increasing the Basic Maintenance Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the 1st August 1999 and the actual date of payment of the Basic Maintenance Sum to be used by the Council towards the maintenance of the Children's Play Area within the Development and in the event that the Council fails to spend the whole or any part of the said monies within a period of five years from the date of payment then the said sum (or unspent portion of the same) shall be returned to the Applicant without interest

7.3. Prior to the occupation of the first dwelling constructed within the Development to offer the Children's Play Area to the Council and the Council shall thereupon take over and adopt the Children's Play Area by taking a transfer of the Children's Play Area in accordance with the provisions of clause 8 which transfer by the Applicant shall be for an estate in fee simple subject to the covenants conditions rights exceptions reservations (including such rights of access to and egress from the Children's Play Area over and along the road adjoining the Children's Play Area and

leading to Landen Court and the Finchampstead Road until such time as the said road shall become a highway maintainable at the public expense within the meaning of the Highway's Act 1980) and all other matters as shall be noted in the Property and Charges Registers of Title Number BK343931 as at the date of such transfer and such transfer shall include a covenant by the Council that the property transferred shall only be utilised for the purposes of a Children's Play Area

ADOPTION OF THE OPEN SPACE AND THE CHILDREN'S PLAY AREA

8. The Council covenants with the Applicant as follows:-

8.1. On the Applicant offering to transfer the Open Space pursuant to clause 6.5 the Council shall forthwith duly enter into and accept a transfer or transfers of the Open Space which transfer shall include a covenant by the Council that the property transferred shall be utilised for the purposes of open space

8.2. On the Applicant offering to transfer the Children's Play Area pursuant to clause 7.3 the Council shall forthwith duly enter into and accept a transfer of the Children's Play Area which transfer shall include a covenant by the Council that the property transferred shall be utilised for the purposes of a children's play area

OFF-SITE RECREATION PROVISION

9. The Applicant covenants with the Council as follows:-

9.1. Prior to the occupation of the first dwelling constructed within the Development to pay to the Council the sum of FORTY THOUSAND POUNDS (£40,000) ("the Basic Recreational Sum") together with (if such payment has not been made by the 1st August 1999) an additional sum which additional sum shall be a sum equal to the difference between the Basic Recreational Sum and the sum arrived at by increasing the Basic Recreational Sum by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the 1st August 1999 and the actual date of payment of the Basic Recreational Sum to be used by the Council towards a replacement pavilion at the Barkham Road Recreation Ground Wokingham and in the event that the Council fails to spend the whole or any part of the said monies within a period of five years from the date of its payment then the said sum (or the unspent portion of the same) shall be returned to the Applicant without interest

RESOLUTION OF DISPUTES

10.

10.1. In the event of any dispute or difference arising between the parties hereto touching or concerning any matter or thing arising out of this Agreement (other than a dispute or difference touching or concerning the meaning or construction of this Agreement) such dispute or difference shall be referred to some independent and fit person holding appropriate professional qualifications to be appointed (in the absence of agreement) by the President (or equivalent person) for the time being of the professional body chiefly relevant in England to such qualifications and such person shall act as an expert and his decision shall be final and binding on the parties to the dispute or difference and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination shall be borne by the parties to the dispute or difference in equal shares

10.2. In the absence of agreement between the parties to the dispute or difference as to the professional qualifications of the person to be appointed pursuant to clause 10.1 hereof or as to the appropriate professional body within fourteen days after any party has given to the other parties to the dispute or difference a written request to concur in the professional qualifications of the person to be appointed pursuant to sub-clause 10.1 hereof then the question of the appropriate qualifications or professional body shall be referred to a chartered surveyor to be appointed by the President or other competent officer for the time being of the Royal Institution of Chartered Surveyors on the application of any party to the dispute or difference and such chartered surveyor shall act as an expert and his decision as to the professional qualifications of such person or as to the appropriate professional body shall be final and binding on the parties to the dispute or difference and his costs shall be payable by the parties to the dispute in such proportion as he shall determine and failing such determination shall be borne by the parties to the dispute or difference in equal shares

11. The Applicant shall include any successor in title

12. The Applicant shall pay to the Council on the signing hereof the costs of the preparation of this Agreement

13. The Applicant shall not at any time hereafter whether under the Town and Country Planning Act 1990 or otherwise to seek to exercise any right or make any claim for compensation or otherwise by reason of the Agreement herein contained

14. This Agreement shall be registered in the Register of Local Land Charges

15. The obligations under this Agreement as to payment of moneys shall not be enforceable against:-

15.1. persons (including any Registered Social Landlord) who purchase (including by way of lease) dwellinghouses to be constructed on the Site

15.2. service companies or statutory undertakers who purchase (including by way of lease) land required to provide services or facilities in connection with the Development

IN WITNESS whereof the parties hereto have caused this Deed to be duly created the day and year first before written

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

THE COMMON SEAL of SWAN HILL
HOMES LIMITED was hereunto
affixed in the presence of:-

Director

Secretary

THE COMMON SEAL of
WOKINGHAM TOWN FOOTBALL
CLUB LIMITED was hereunto
affixed in the presence of:-

Director

Secretary

THE COMMON SEAL of
EASTHEATH PROPERTIES LIMITED
was hereunto affixed in the presence of:-

Director

Secretary

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

M E M O R A N D U M

From: Mike Thorp
Principal Development Control Officer

My Ref: 97/65995/F

Ext: 6444

To: Colin Lawley
Principal Solicitor - LEGAL

Your Ref:

Date: 22 April 1998

PROPOSED S106 AGREEMENT - WOKINGHAM TOWN FOOTBALL CLUB SITE

The Development Control Sub-Committee at its meeting on 7.1.98 resolved that planning permission be granted for the above application, subject to a S106 agreement as detailed in the attached extract from the minutes. The applicants' lawyers are as detailed in the attached letter from Charles Planning Associates.

I should be grateful if you would liaise with the applicant's solicitor and draw-up the appropriate Section 106 agreement.

Please find enclosed:-
- copy of application form
- copy of report to D. C. Sub-Committee, including plans
- copy of relevant extract of minutes
- copy of letter from applicant's agent dated 17.2.98

The agent has expressed a wish that this matter be resolved as soon as possible, so any assistance you can give to expedite the matter would be appreciated.

I have spoken to Tim Southall and Rod Calder, and they have advised that they will be communicating with you direct by next Monday, with regard to their specific interests.

If you require any further information, please telephone me on the above extension.

MT

Mike Thorp

0118 - 974 6444

22 April 1998

WAC/S/004/1

MLT/97/65995/F

Mr. W. A. Charles,
Charles Planning Associates,
39, Locks Heath District Centre,
Locks Heath,
Southampton,
Hants,. SO31 6DX.

Dear Mr. Charles,

TOWN & COUNTRY PLANNING, ACT, 1990 (AS AMENDED)
Re: WOKINGHAM TOWN FOOTBALL CLUB SITE

Thank you for your letter of 10 April 1998, concerning the Section 106 Agreement for the development of the above site.

Please accept my apologies for the delay in dealing with this matter. It is now being expedited, and I would envisage that our Legal Department will be in touch with your Solicitor within the next 2/3 weeks.

If you should experience any further problems please do not hesitate to contact me on the above telephone number.

Yours sincerely,

M. L. THORP
Principal Development Control Officer

WOKINGHAM DISTRICT COUNCIL
COMMUNITY SERVICES DEPARTMENT

MEMORANDUM

To: Catherine Payne **From:** Tim Southall

Copy: Mike Thorpe **Date:** 21 April 1998

Ref: TS/1501

WOKINGHAM FOOTBALL CLUB : PLANNING AGREEMENT WITH SWAN HILL

Further to our discussion on this matter I would be grateful if you could draft the Affordable Housing element of the s106 Agreement for this site. My apologies for the delay in getting the Housing Associations input. I have detailed below those clauses that may either be needed to be included or may require changes to the original documentation prepared by Colin

Definitions:
Registered Social Landlords (1996 Housing Act)
Affordable Housing : "low cost housing provided with public subsidy for people who are unable to meet their housing needs in the private sector market because of the relationship between local housing costs and incomes"

Affordable Housing Area:
The owners to transfer (with full title guarantee) to North British Housing Association the ~~site~~ Plots 23 - 40 edged ~~blue~~ brown on the attached plan within three months of signing the Agreement

Owners obligations:

2.1 Need to notify Council that the development has commenced by carrying out a material operation of the completed buildings

2.2 ~~Option 1~~ Transfer the Freehold interest ~~in the~~ *affordable housing area* to the Councils nominated Registered Social Landlord (North British Housing Asociation Ltd) at an agreed purchase price not exceeding x% of the Housing Corporations Total Cost Indicators of Area B
~~Option 2~~ In the event that NBHA are not able to complete the Design & Build Contract with Swan Hill within six months of the date of this Agreement then Swan Hill will transfer the Freehold interest in the *affordable housing area* either to the Council or its nominated RSL for a purchase price no greater than 40% of Open market value at the date of signing of the Agreement (Need for an Arbitration clause with R.I.C.S.)

2.3 The final 2~~8~~ general market houses cannnot be occupied until all the affordable flats have been built and handed over to NBHA or the Councils nominated RSL in accordance with the criteria included in schedule... (includes quality)

2.4 The RSL intends to build and let on the *affordable housing area* 18 flats and associated car parking with the intention of providing housing accommodation to persons nominated to the Association by the Council and to make the completed dwellings available to the Council for nomination

Nomination Agreement:
This will be a separate document prepared by Edwina and should not be referred to directly in the Planning Agreement - otherwise the Association may have difficulty in securing private finance

TS

3404

Memorandum

23 APR 1998
FILE:

To: Mike Thorp, Principal Development Control Officer, Planning

CC: Legal Services, Reg Leach/Steve Smith, Iain Root, Lisa Jarvis, Keith Nichols, Systems Account Support Services, Amanda Doherty, Technical Officer Play Areas

From: Rod Calder

Ref: L40/A/15

Date: 28 April 1998

Re: Wokingham Town Football Club Proposed Development, Swan Hill Homes Ltd. – Planning Application No 97/65995/F

I refer to our conversation at the end of last week regarding the preparation of the 106 Agreement in respect of this development.

The following comments are given in respect of Drawing No 6901-02 dated June 1997 submitted by Swan Hill Homes Ltd.

The Capital Commuted Sums for the maintenance of the open space areas are based on those areas indicated in "green" on the attached plan.

Please find attached detailed financial sheets in respect of the Capital Commuted Sums.

All the figures used to calculate the sums for maintenance of the open space areas and the childrens' play area have been based on current grounds maintenance contract awarded as a result of competitive tendering.

Open Space Areas – The Capital Commuted Sum for the maintenance of the open space areas is £6098.

Provision of Childrens' Play Area – The Capital Commuted Sum for the provision and installation of a "LEAP" play area is £38,000. The play area will be provided in accordance with NPFA recommendations. The play area will provide play for 0-14 years of age. The area will be fully fenced, have two access gates, safety surfacing, seats and litter bins.

The installation of all items will be in accordance with the manufacturers' recommendations.

Minimum use zones for items of play equipment must not overlap or be infringed by the security fencing.

[redacted]

The play equipment and safety surfacing to be installed in accordance with BS.5696.

The Capital Commuted Sum for maintenance of the childrens' play area is £14,800.

Adoption of Play Area and Open Spaces Areas – Adoption of the play area will only be accepted following an independent inspection and report by ROSPA.

Open space areas will be adopted after a satisfactory two year maintenance period from a certified date of completion.

Index Linking of Capital Sums - All Capital Commuted Sums will be index linked (Retail Price Index).

Capital Commuted Sum for Off-site Facilities – The Capital Commuted Sum of £40,000 is to be made towards a replacement pavilion at the Barkham Road Recreation Ground, Wokingham.

Please do not hesitate to contact me if I can be of further help in this matter.

Town Planning and
Development Consultants

CHARLES
PLANNING
associates

PLANNING DEPT.	DPO
POL.	ED
DC/S	DC/N
APP.	
CS	
15 APR 1998	
COPIES TO:	ACK:
	FILE:

Our Ref : WAC/S/004/1.
Your Ref : ME/SC/97/65995/F.

10th April 1998.

The Chief Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS.
PROPOSED RESIDENTIAL DEVELOPMENT.
WOKINGHAM TOWN FOOTBALL CLUB SITE (97/65995/F).

I refer to the above application which was considered by the Development Control Sub-Committee on the 7th January 1998, and my letter of the 17th February relating thereto (copy attached).

I note that I have yet to receive a reply to my letter of 17/2, nor have I received a copy of the draft S.106 Agreement from your legal department.

I would therefore be obliged to hear from you on this matter by return.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

cc : D.P.Truslove Esq., Swan Hill Homes Ltd.

W.A.Charles DipTP MRTPI MIMgt

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

Our Ref : WAC/S/004/1.
Your Ref : ME/SC/97/65995/F.

17th February 1998.

The Chief Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

F.A.O. Mr.M.Evans Esq., Development Control.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS.
PROPOSED RESIDENTIAL DEVELOPMENT.
WOKINGHAM TOWN FOOTBALL CLUB SITE (97/65995/F).

I refer to the above application which was considered by the Development Control Sub-Committee on the 7th January 1998.

The Committee resolved to grant planning permission subject to Conditions and to the completion of a S.106 Agreement in respect of :

- the provision of 18 units of affordable housing.
- the payment of £40,000 for off site recreational provision.
- the ownership of the open space to be transferred to the Council together with a commuted maintenance payment.

I note that I have yet to hear from you on this matter, and would be grateful if you would advise who will be dealing with this in your legal department, and when I may expect to receive a copy of the draft agreement.

I would advise that my client's solicitors in this matter are :

Alsters Solicitors,	F.A.O. Mr.D.M.Powell.	
30A College Green,	Tel : 0117 926 4521	Tel : 0117 929 7612.
Bristol,	Fax : 0117 927 2889.	Fax : 0117 930 4807.
BS1 5TB.	Britdoc DX - 7826 Bristol 1.	

I look forward to hearing from you as soon as possible.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

cc : D.P.Truslove Esq., Swan Hill Homes Ltd.
D.M.Powell Esq., Alsters.

Town Planning and
Development Consultants

CHARLES
PLANNING
associates

Our Ref : WAC/S/004/1.
Your Ref : ME/SC/97/65995/F.

17th February 1998.

The Chief Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

F.A.O. Mr.M.Evans Esq., Development Control.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS.
PROPOSED RESIDENTIAL DEVELOPMENT.
WOKINGHAM TOWN FOOTBALL CLUB SITE (97/65995/F).

I refer to the above application which was considered by the Development Control Sub-Committee on the 7th January 1998.

The Committee resolved to grant planning permission subject to Conditions and to the completion of a S.106 Agreement in respect of :

- the provision of 18 units of affordable housing.
- the payment of £40,000 for off site recreational provision.
- the ownership of the open space to be transferred to the Council together with a commuted maintenance payment.

I note that I have yet to hear from you on this matter, and would be grateful if you would advise who will be dealing with this in your legal department, and when I may expect to receive a copy of the draft agreement.

I would advise that my client's solicitors in this matter are :

Alsters Solicitors,
30A College Green,
Bristol,
BS1 5TB.

F.A.O. Mr.D.M.Powell.
Tel : 0117 926 4521
Fax : 0117 927 2889.
Britdoc DX - 7826 Bristol 1.

Tel : 0117 929 7612.
Fax : 0117 930 4807.

I look forward to hearing from you as soon as possible.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

cc : D.P.Truslove Esq., Swan Hill Homes Ltd.
D.M.Powell Esq., Alsters.

W.A.Charles DipTP MRTPI MIMgt

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

GUIDELINES FOR THE PROVISION OF PUBLIC OPEN SPACE ASSOCIATED WITH RESIDENTIAL DEVELOPMENT

CATEGORY	HECTARES PER 1,000 POPULATION	DEFINITION
Pitches and Recreation Grounds	1.6-1.8*	Pitches and courts that are open to the public including those that are managed by a private club and open to the public who are club members.
Children's Play Areas (equipped)	0.2-0.3**	Designated play spaces with fixed play equipment for toddlers and young children.
Casual/Informal Play Space	0.4-0.5	Kick-about areas: designated children's play areas without equipment. Formal parks: designated parks combining landscaped, formally laid-out areas, normally with parking facilities. Informal parkland: designated parkland left in a natural state but primarily grassland.
Total	**2.2-2.6 (average 2.4)**	
Amenity Open Space	2.0	Amenity open spaces left largely in their natural state and unsuitable by reason of size, location, surface or vegetation to be considered as an informal park. Can include woodland with public access and designated picnic sites.
Allotments	0.1	Designated areas for cultivation under the control of a local authority or allotment association
Total	**4.3 minimum**	

* 1.2 ha. should be for pitch sports
** does not include buffer zones

The standard of 4.3 ha. per 1,000 population is the standard in the adopted Local Plans (South East Area Local Plan and Loddon Area Local Plan) and is also used by several other authorities in Berkshire. This is sub-divided into categories. The figures given for pitches and recreation grounds, children's play areas and casual/informal play space are in accordance with recommendations by the National Playing Fields Association. These have often been supported as being the most acceptable open space quantities to be applied as a standard.

However, the figures should be treated as a flexible guideline, taking into account local circumstances.

PROPOSAL WR6: EARLEY GREENWAYS

THE COUNCIL WILL CONTINUE TO PROMOTE THE COMPLETION OF OUTSTANDING SECTIONS OF THE NETWORK OF GREENWAYS AS IDENTIFIED IN THE LOWER EARLEY DEVELOPMENT BRIEF AND AS SHOWN ON THE PROPOSALS MAP.

Implementation: Through negotiations with landowners, and where appropriate, through the development control process.

Monitoring: Planning applications determined.

Provision of Public Open Space in New Residential Development

9.19 The provision of public open space in new residential areas is an important material consideration in dealing with planning applications. A standard of 4.3 hectares per 1,000 population has been adopted by the Council, which is considered a reasonable size to accommodate various recreational facilities in demand by the local population. The table in Appendix 5 sets out the basis of the guidelines. The guidelines can be flexible taking into account local circumstances. For example, where a site is physically too small to accommodate the larger types of open space required by the guidelines (i.e. sports pitches, allotments or a formal park) appropriate provision of some public open space (especially for younger children) should be made within the site with the balance provided by contributions towards the future provision of off-site facilities. Design standards for children's play spaces are set out in Appendix 6.

9.20 The Survey of Public Open Space (see para. 9.16) also highlighted the extent to which existing provision is fragmented, although this tends to occur less frequently on more recent developments. It is important that new provision is not fragmented for both functional and maintenance cost reasons. In addition, Built Environment Policy WBE9 in chapter 4 stresses the importance of linking open spaces to create a sequence. There is also value from a bio-diversity point of view in linking open space (i.e. to create wildlife corridors).

POLICY WR7: PROVISION OF PUBLIC OPEN SPACE IN NEW RESIDENTIAL DEVELOPMENT

THE COUNCIL WILL ENSURE THE PROVISION OF A MINIMUM 4.3 HECTARES OF PUBLIC OPEN SPACE (P.O.S.) PER THOUSAND POPULATION TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW RESIDENTIAL DEVELOPMENT. AREAS OF P.O.S. WILL BE EXPECTED TO BE OF A SIZE, SHAPE AND LOCATION SUITABLE FOR RECREATIONAL USE.

WHERE SITES CANNOT PHYSICALLY, OR APPROPRIATELY, ACCOMMODATE ALL THE CATEGORIES OF OPEN SPACE REQUIRED IN APPENDIX 5, THE OPEN SPACE THAT CAN BE PROVIDED ON-SITE WILL BE EXPECTED TO INCLUDE AMENITY SPACE AND CHILDREN'S PLAY SPACE. THE BALANCE OF THE OPEN SPACE REQUIREMENT WILL BE SOUGHT THROUGH FINANCIAL CONTRIBUTIONS TOWARDS THE FUTURE PROVISION OF NEW, OR THE ENHANCEMENT OF EXISTING, OFF-SITE FACILITIES.

Cont.

Implementation: Through the development control process and, where necessary, contributions.

Monitoring: Planning applications determined.

Provision of Public Open Space and/or Recreational Facilities in New Commercial Development

9.21 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. As a general guideline the provision of 1.5 hectares per 1,000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment areas. Provision of recreational facilities close to employment locations reduces the need to travel and the pressure on existing facilities.

POLICY WR8: PROVISION OF PUBLIC OPEN SPACE IN NEW COMMERCIAL DEVELOPMENT

THE COUNCIL WILL ENSURE THE PROVISION OF A MINIMUM 1.5 HECTARES OF PUBLIC OPEN SPACE (P.O.S.) PER THOUSAND EMPLOYEES TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW EMPLOYMENT AREAS. AREAS OF P.O.S. WILL BE EXPECTED TO BE OF A SIZE, SHAPE AND LOCATION SUITABLE FOR RECREATIONAL USE.

WHERE A SITE CANNOT PHYSICALLY, OR APPROPRIATELY, ACCOMMODATE THE REQUIRED OPEN SPACE, THE BALANCE WILL BE SOUGHT THROUGH FINANCIAL CONTRIBUTIONS TOWARDS THE FUTURE PROVISION OF NEW, OR THE ENHANCEMENT OF EXISTING, OFF-SITE FACILITIES.

Implementation: Through the development control process and, where necessary, contributions.

Monitoring: Planning applications determined.

Provision of Indoor Sports and Recreational Facilities in New Residential Development

9.22 In addition to the provision of public open space in new residential development Sports Council research shows that a population of between 3,500 and 6,000 can support a small community/recreation centre. Therefore, where residential development takes place (either a single development or additions to existing developments), indoor sports and recreational facilities should be provided, either on-site or by contributions. Such provision will be proportionate to the scale of development proposed and the needs of the settlement and surrounding area. Any new facilities so provided will benefit both the new and the existing communities. Where appropriate, consideration will be given to the acceptability of upgrading existing facilities as an alternative to providing new facilities.

9.23 Proposal WSM1 for 2,500 dwellings at Grazeley falls within this category (see chapter 6, Major Development South of the M4).

Education and Cultural Services Memorandum

To:	Simon Lewis	**From:**	Lisa Jarvis
Re:	99/70830/f Wokingham Town Football Club, Finchampstead Road	**Date:**	2 February 2000

Further to our meeting yesterday regarding the proposal to erect a further 10 dwellings on land formally identified as public open space, please find our written comments below as requested.

The approved application for the erection of 74 dwellings (97/65995/f) makes provision for on site open space. The amount and type of open space provided for a development is determined by Policy WR7 of the Local Plan. This application provides for those categories of open space, which can reasonably be provided on site. The requirement for pitch/recreation grounds and allotments that is not to be provided on site is satisfied by the payment of £40,000 to enhance off site existing facilities.

The Open Space to be provided on site only just meets the minimum requirement for on site provision. However, the quality of the open space to be provided on site is good. It is of useable size, it is overlooked by properties and so well supervised and with the play area to be located within the centre of the main open space the required 20m buffer zones between it and the surrounding residential properties are achieved.

The recent application to build additional 10 dwellings on the open space, reduces the amount of on site open space available. Thus taking the on site provision below the requirement for the original 74 houses. In addition, a further 10 houses would add to the amount of on site open space required, increasing the shortfall of open space to be provided from the required standards still further.

This proposal therefore contravenes adopted standards for open space and cannot be supported by Leisure Services. Off site contributions to compensate for the shortfall would not be acceptable.

In addition, the reduction of open space prevents the required 20m buffer zones surrounding the proposed play area from being provided. It is important that these are maintained to prevent possible disturbance to nearby residents. Again this contravenes adopted standards for play areas and so the proposal cannot be supported by Leisure Services.

Please do not hesitate to contact me, if you require any further information at this stage.

I would be grateful if you would keep us informed of the progress of this application and of any further information provided by the developer.

Lisa
Leisure Project Officer

Lisa Jarvis

From: Lisa Jarvis
Sent: 17 April 2000 17:06
To: Simon Lewis
Subject: Wokingham Football Club

Hope this is helpful.

Initial applications for this site proposed insufficient open space to meet the District Council's adopted standards. A number of amendments were made to the scheme and following leisure Officers comments the final scheme despite still falling below the standards did provide a larger usable open space, large enough for games to be played, and play area to be provided and the required buffer zones to reduce problems with adjacent residents. An offsite contribution was provided for the remaining shortfall.

A reduction in the size of the open space would again remove the required buffer zones and provide an open space that was no longer useful. Despite being a greater demand from the additional houses.

Lisa

* * * COMMUNICATION RESULT REPORT (20.APR.2000 9:34) * * *

TTI WDC PLAN&TRANS.

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
605 MEMORY TX		901489577947	OK	P. 6/6

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: TONY CHARLES

FROM: SIMON LEWIS

DESTINATION FAX No: 01489 577947

all

* * * FILE RESERVE REPORT (20.APR.2000 9:31) * * *

TTI WDC PLAN&TRANS.

FILE	MODE	OPTION	ADDRESS (GROUP)	PAGE
605	MEMORY TX		901489577947	P. 6

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: Tony Charles

FROM: Simon Lewis

DESTINATION FAX No: 01489 577947

all

FAX COVER SHEET

TO: Tony Charles

FROM: Simon Lewis

DESTINATION FAX No: 01489 577947

DATE: 20/4/00

TIME: 10.20.

SUBJECT: Wokingham Town F.C

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 6

This is a copy of the report on the agenda.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Application No. **Received** **Wokingham**
F/2000/0622 & 99/70830/F **17.02.2000 & 16.11.1999**

Applicant : **Swan Hill Homes**
Location : **Wokingham Town Football Club, Finchampstead Road**
Proposal : **Erection of 10 dwellings, access and landscaping**

1. **Planning History** - The 0.35ha site forms part of the Wokingham Town development site where planning permission ref:97/65995/F was granted for 74 dwellings (50 houses and 24 flats). Early this year planning application ref: 99/70832/F was granted permission to increase this to 77 dwellings by increasing the number of flats to 27 subject to a section 106 agreement which has not yet been signed.

2. **Proposal** - Application ref: 99/70830/F was submitted late last year and is now the subject of an appeal against non-determination. Application ref: F/2000/0622 was submitted earlier this year and is a duplicate of the earlier application. Both propose the erection of an additional 10 dwellings on the area designated as open space on the larger approved schemes (ref:97/65995/F and 99/70832/F). The applicant is offering 2 dwellings to be used as affordable housing and also a commuted sum of £50,000 towards leisure/recreational facilities within the town to compensate for the loss of open space on the site.

3. **Consultations** -

- ***Policy and Plans*** – objection on the grounds of loss of open space without any adequate provision within easy access
- ***Environment Agency*** – no objection subject to condition
- ***The Ramblers' Association*** – opportunity to provide pedestrian access through the site to station
- ***Highways Authority*** – no objection subject to condition
- ***Wokingham Town Council*** – objection on the grounds of over development and loss of public open space (see attached)
- ***Police Architectural Liaison Officer*** – provides information on design to prevent crime
- ***Railtrack (Southern)*** – no objection
- ***Environmental Health*** – no objection subject to condition
- ***Education and Recreation*** – objection
- ***Two Local Residents (Ref:99/70830/F)*** – object on the grounds of loss of open space, increased traffic congestion and inadequate parking provision

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

   A. Principle of Development (Berkshire Structure Plan Policies H3, H4; South East Area Local Plan Policy SC1; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS1, WOS3 and WH2)

B. Loss of Public Open Space (South East Area Local Plan Policy SR2; Wokingham District Local Plan (Deposit Draft) as amended)
C. Increased Residential Density (Planning Policy Guidance Note 3 'Housing')
D. Mix of Dwellings and Affordable Housing Provision (Berkshire Structure Plan Policies H7 and H9; South East Area Local Plan Policies SH7 and SH9; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to WH6 and WH7)
E. Highway Issues (Berkshire Structure Plan LD5; South East Area Local Plan Policies ST5 and ST6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3, WT1, WT2 and WT7)
F. Design Considerations (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WBE1, WOS3 and WOS7)
G. Service, Amenity and Infrastructure Requirements (Berkshire Structure Plan Policy LD6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS4, WH7 and WR7)
H. Concerns of the Parish Council and local residents

A. Principle of Development

The principle of residential development has already been established under planning permission ref:97/65995/F and in any case the whole of the site lies within the identified settlement.

B. Loss of Public Open Space

When planning permission was granted in 1997 for the 74 the applicant provided an on-site public open space of 0.50ha (which included a Local Equipped Area of Play – LEAP). A further 0.327ha of off-site public open space was provided by way of a financial contribution of £40,000. The latest proposal would reduce the on-site provision to only 0.29ha and would require an off-site provision of 0.38ha. The applicant is offering an additional £50,000 financial contribution towards mitigating the effect the development may have upon the existing leisure and recreational facilities in the town.

The LEAP would be maintained within the central open area of the development and would also maintain the required 20metre buffer to the surrounding residential properties. This area is recognised to be of high quality particularly for use by children due to its secure nature, provided by the surrounding residential properties, which face onto it.

The nearest dwelling on the site would be located approximately 600metres by road to the public amenity facilities on Elm Road which provides a LEAP, public open space and tennis courts (the furthest dwelling would be 750metres away).

Policy WR7 of the Wokingham District Local Plan (Deposit Draft) as amended deals specifically with open space provision on residential developments. It states that there should be a minimum provision of 4.3ha of public open space per thousand population. Therefore, applying this to the proposed

development the minimum requirement would be 0.92ha on the basis of 2.46 persons per household. Obviously this is significantly higher than the applicants figure of 0.29ha of on-site provision. However, this policy does allow flexibility and where the site cannot accommodate all the categories of open space required by it (including pitches and recreation grounds, and allotments) financial contributions will be sought to improve existing facilities of this nature in the surrounding area. As such the applicants have calculated this off-site provision to be 0.38ha and will provide the sum of £50,000 to the Council to improve local facilities.

The applicants have based their calculations upon the figures provided by the National Playing Fields Association which are different to the Council's requirements under Policy WR7 of the Draft Local Plan and Policy SR2 of the South East Area Local Plan. For this reason there has been no agreement between the applicants and the Local Planning Authority to what is an acceptable level of on and off-site public open space provision.

When planning permission was granted for 74 dwellings in 1997 and subsequently for 77 dwellings earlier this year the Council accepted that a below standard on-site provision was acceptable as the open space provided a very usable area, large enough for a variety of games and a play area which would provide the required 20metre buffer zones to reduce problems to the adjoining residents. Therefore, the reduced 0.50ha of on-site provision and the 0.327ha off-site provision, plus the £40,000 towards improving local facilities was seen as a reasonable compromise. However, the further reduction of on-site provision is not considered acceptable particularly with the increase in the number of dwellings on the site. The development would not be providing an adequate amount of open space on the site to benefit the amenities of the future residents and their children who would expect to properly enjoy the immediate area in which they live. In addition the loss of the required buffer zones would harm the amenities of the residents living in close proximity of the play area, which has occurred on other residential developments where this has happened.

C. Increased Residential Density

The Government has for sometime been advocating the need to increase housing densities on new development, or as the new PPG3 states "avoid the inefficient use of land". This PPG also goes on to say that housing development should be encouraged where the resulting density would be between 30 and 50 dwellings per hectare net.

When planning permission was granted in 1997 for the 74 dwellings this equated to 38.5 dwellings per hectare. This figure increases to 40.1 dwellings per hectare as result of the planning permission granted for the 77 dwellings. The latest proposal would again increase the density to 45.31 dwellings per hectare.

It is accepted that higher densities should be encouraged; however this should not be to the detriment of open space requirements. It should be remembered that the original scheme was designed in 1997 before the draft

version of PPG3 was published and as such has not been laid out in a way which may have provided a higher density whilst maintaining more public open space provision. In addition the resulting density from the 77 dwellings already approved is 40.1 dwellings per hectare which is compatible with the targets set out by the Government and for this reason there is no need to increase the number of dwellings on the site.

D. Mix of Dwellings and Affordable Housing Provision

Policy WH6 of the Wokingham District Local Plan (Deposit Draft) as amended, states that where residential development is considered acceptable proposals will be expected to incorporate a mix and balance of densities, dwelling types and sizes. Particular emphasis should be given to the need for one, two and smaller three bed dwellings. In addition amended Policy WH7 seeks to ensure that an element of affordable housing be provided on schemes of 25 dwellings or more. The Council may expect up to 25% of all new dwellings to be for affordable housing on particular sites depending on the site conditions and the results of the Housing Needs Survey 1997. It is considered that the site is of such a size and location that all the requirements set out in Circular 10/98 on Affordable Housing can be met.

The proposed development will provide 4 x 3 bedroom units (2 storey) and 6 x 3 bedroom units (3 storey), 2 of which will be for affordable housing. It complies with the requirements of Policy WH6 and WH7 of the Deposit Draft Local Plan.

E. Highway Issues

The Highways Authority does not consider that the additional residential units would provide any significant traffic generation increase over the existing scheme and as such raise no objection to the proposal.

F. Design Considerations

The applicants argue that there are design advantages to the overall scheme by the implementation of this development. Firstly the 10 dwellings would help close off the view to the recently completed commercial development to the east of the site. Secondly the central area of open space would physically and visually enclosed and would provide a more attractive and domestic scale open space. Overall the applicants contend that the development would provide a better finish to the scheme and would relate well in its urban environment.

Whilst accepting that there may be design improvements as a result of this proposal it is not considered to outweigh the detriment it would cause by the loss of on-site open space provision.

G. Infrastructure, Amenity and Service Provision

As mentioned earlier the applicant has offered a financial contribution of £50,000 towards improvements of off-site open space/leisure facilities in the town. This is considered to be a reasonable sum in respect to the area of land concerned and in line with the requirements of Circular 1/97.

H. Concerns of Town Council and Local Residents
The concerns of the town council and local residents have been noted. Consideration of whether the application will result in an unacceptable loss of open space has been covered under issue B. The impact upon the local highway infrastructure has been considered under issue E.

5. **Conclusion** – It is considered that as the proposal would result in the loss of on-site public open space, which is already below Council standards and would leave inadequate provision for the overall development, it is unacceptable. The arguments put forward by the applicant have been considered carefully, however in this case they are not seen to outweigh the concern caused by the reduction in open space provision on the site.

6. **Recommendations** -

A) Application ref: **F/2000/0622** - to refuse planning permission for the following reasons:

1. The proposal would result in the loss of an area of land designated as public open space, leaving an on-site provision, which falls below the Council's standards. This in combination with the loss of the required buffer zones to the LEAP and would be harmful to the amenities of future occupants. As such it is contrary to Policy SR2 of the South East Area Local Plan and Policy WR7 of the Wokingham District Local Plan (Deposit Draft) as amended.

B) Application ref:**99/70830/F** -To resolve that had an appeal against non-determination not been lodged at the Planning Inspectorate, it would have been refused planning permission for the following reason:

1. The proposal would result in the loss of an area of land designated as public open space, leaving an on-site provision, which falls below the Council's standards. This in combination with the loss of the required buffer zones to the LEAP would be harmful to the amenities of future occupants. As such it is contrary to Policy SR2 of the South East Area Local Plan and Policy WR7 of the Wokingham District Local Plan (Deposit Draft) as amended.

H. Concerns of Town Council and Local Residents
The concerns of the town council and local residents have been noted. Consideration of whether the application will result in an unacceptable loss of open space has been covered under issue B. The impact upon the local highway infrastructure has been considered under issue E.

5. **Conclusion** – It is considered that as the proposal would result in the loss of on-site public open space, which is already below Council standards and would leave inadequate provision for the overall development, it is unacceptable. The arguments put forward by the applicant have been considered carefully, however in this case they are not seen to outweigh the concern caused by the reduction in open space provision on the site.

6. **Recommendations** -

A) Application ref: **F/2000/0622** - to refuse planning permission for the following reasons:

1. The proposal would result in the loss of an area of land designated as public open space, leaving an on-site provision, which falls below the Council's standards. This in combination with the loss of the required buffer zones to the LEAP and would be harmful to the amenities of future occupants. As such it is contrary to Policy SR2 of the South East Area Local Plan and Policy WR7 of the Wokingham District Local Plan (Deposit Draft) as amended.

B) Application ref:**99/70830/F** -To resolve that had an appeal against non-determination not been lodged at the Planning Inspectorate, it would have been refused planning permission for the following reason:

1. The proposal would result in the loss of an area of land designated as public open space, leaving an on-site provision, which falls below the Council's standards. This in combination with the loss of the required buffer zones to the LEAP would be harmful to the amenities of future occupants. As such it is contrary to Policy SR2 of the South East Area Local Plan and Policy WR7 of the Wokingham District Local Plan (Deposit Draft) as amended.

THAMES VALLEY
POLICE

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

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

PLANNING 27901
POL
DC SL
APP
CS
03 APR 2000
COPIES TO:
ACK:
FILE:

Date 29th March 2000

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

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

Your Ref. 0622

Dear Mr. Lewis

Wokingham Town Football Club, Finchamstead Rd. - 10 Dwellings

Thank you for the details of this application. I am sorry my reply has been delayed.

The layout of the houses facing the green with on plot parking creates no problem in respect of crime risk.

I remain concerned about the parking at spaces 1&2, 5, 6 & VP and the visitors bays, all of which are vulnerable to the pedestrian access route and under greatly restricted natural surveillance, being at the gable ends of plots 1 & 84.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include domestic burglary and especially car crime in bays under poor natural surveillance.

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

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

Yours sincerely.

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

The Ramblers' Association
Working for walkers

DAVE RAMM
5 Rowan Drive
Woodley, Reading
Berkshire RG5 4LN
TEL: (0118) 969 2878

27200

PLANNING SERVICES	HPT
POL	TLS
DC SL	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK: 14.3.00.
	FILE:

The Ramblers

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

Reply rcpd.

Dear Sir, Answered by phone

Development of Football Ground.

Please can you tell me if the opportunity has been taken to incorporate pedestrian access into this new housing site from the northern end. There is the remains of an old gate here.

This new road would make a useful link between footpaths 25 and 23 then, via the recreation ground, to Wokingham rail station.

Yours sincerely

Dave Ramm.

Registered charity number 306089

Planning Dept
Wokingham District Council
Shute End. Wokingham.

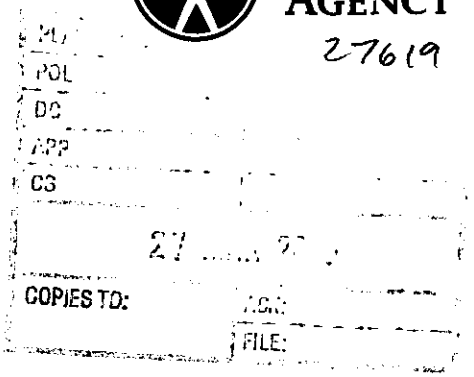

WOKINGHAM
WOKINGHAM CP
Holt Copse
Joel Park
Skew Bridge
The Holt
Playing Fields
Hosp
Recreation Ground
Allot Gdns
Cricket Ground
Allotment Gardens
Works
Factories
Factory
Coll & Liby
Allot Gdns
The Knoll Farm
High Close
Wiltshire Farm
Lilepelands
9
6
10
12
18
19
20
21
23
25
24
7

Our ref: SP\1999\001390
Your ref: F/2000/0622

Date: 24th March 2000

ENVIRONMENT AGENCY

27619



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

For the attention of: Simon Lewis

Dear Sir

LOCATION: Wokingham Town Football Club, Finchampstead Road, Wokingham
PROPOSAL: Erection of 10 dwellings, access and landscaping

Thank you for your letter dated 24 February 2000 which was received on 1 March 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/5**. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

Condition: During construction no solid matter shall be stored within 10 metres of the banks of the Emm Brook and thereafter no storage of materials shall be permitted in this area.
Reason: To prevent solid materials from entering the Emm Brook and causing pollution.

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

Condition: No soakaways shall be constructed in contaminated ground.
Reason: To prevent pollution of groundwater.

Condition: A Buffer Zone 10 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The buffer zone should be an undisturbed area which must not include any traffic (other than across the bridge), storage of materials during construction or any other development. Domestic gardens should not be incorporated into the

Cont/d..

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

buffer zone to the watercourse, in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition: The gravel and broken tarmac area close to the Emm Brook should be removed and planted with a native wildflower mix.

Reason: To enhance the natural features and character of the area.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Condition: Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive).

Reason: To avoid disturbing wild birds during this critical period and to help prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

Condition: Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Reason: To protect and conserve the natural features and character of the area.

Condition: There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

Reason: To protect the flora and fauna dependant on the aquatic habitat and prevent pollution of the water environment.

Condition: There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Condition: Any planting should consist of locally native species. These species should be incorporated into the design in an ecologically sensitive manner.

Reason: To enhance the wildlife and character value of the area.

PLANNING INFORMATIVES

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

Cont/d..

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Nick Weddell on 01276 454405 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river. Contact Amanda Reed on 01276 454331 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control: contact Amanda Reed on 01276 454331

Through previous correspondence with the owners and their agents, the Environment Agency has agreed the following details:

- The access bridge over the Emm Brook has been granted consent; and
- The surface water disposal has been agreed and the outfalls to the Emm Brook have been granted consent.

We are not aware of any watercourses on the site, but should there be any, we advise that:

- they should not be culverted; and
- a buffer zone is left on either side of any watercourse, and
- culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

ADVICE TO APPLICANT

Environment Protection: contact Nick Weddell on 01276 454405

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

Surface water from car parking areas for more than 30 cars should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Cont/d..

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

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

Conservation: contact Liz Baldwin on 01276 454430

If you require further advice regarding planting of locally native species, the local Wildlife Trust would be able to provide you with key species which are both aesthetically and environmentally compatible with your requirements.

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

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained as the voles, mice and invertebrates which they support provide an essential food source for species such as grass snake, kestrel, hedgehog, fox and barn owls. These areas should be left unimproved and no pesticide or herbicide should be used in their management.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of houses should also be considered.

DECISION NOTICE

Cont/d..

Would you please forward a copy of the decision notice to this office quoting our reference.

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

I hope this information is useful. However, if you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 24 February 2000

Application Number: F/2000/0622

Proposal: Proposed erection of 10 dwellings, access and landscaping.

Site Address:
Wokingham Town Football Club , Finchampstead Road, , Wokingham.

Applicant:
Swan Hill Homes Ltd C/O Charles Planning 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).

SC 23 - PARKING, GARAGING & TURNING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

7-3-00

PLANNING SERVICES	HPT 2648/
POL	ELS
DC	
APP	
CS	
01 MAR 2000	
COPIES TO:	ACK:
	FILE:

CPA

CHARLES PLANNING ASSOCIATES

Chartered Town Planners

25th February 2000.

Our Ref : WAC/S/004/1.
Your Ref :

The Chief Planning Officer,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR.

F.A.O. Mr.S.Lewis Esq., Development Control.

Dear Sir,

TOWN AND COUNTRY PLANNING ACTS.
PROPOSED RESIDENTIAL DEVELOPMENT.
WOKINGHAM TOWN FOOTBALL CLUB SITE.

I refer to the above and the full detailed planning application submitted on 16th February on behalf of my client Swan Hill Homes Ltd., in respect of the : 'Erection of 10 dwellings, access and landscaping on land formerly identified as public open space under planning approval 97/65995/F.

The submission of this application follows the lodging of the appeal against the non-determination of application 99/70830/F scheduled to be considered at an Informal Hearing on 16th May. This further application contains additional information that did not form part of the appealed application.

I am aware that you will be preparing a report to the March or April Development Control Committee meeting in respect of the appealed application. I write to emphasise the importance of taking the report to Committee at the earliest possible date and of the importance of taking the further application to the same Committee, in order that Members may have the opportunity to consider the contents of this application at the same time.

As the Informal Hearing is scheduled for the 16th May, and Statements will need to be submitted at least 3 weeks prior to that date, an April Committee date leaves very little time to have regard to Members comments in the preparation of Statements. It is therefore plain that the reports should go to the March Committee.

I would be grateful to hear from you as to your intentions as a matter of urgency.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

cc : D.P.Truslove Esq. Swan Hill Homes Ltd.

CHARLES PLANNING
ASSOCIATES

Chartered Town Planners

25th February 2000.

Your Ref : WAC/S/004/1.
Your Ref :

Mr.H.Squires,
Housing Manager,
Wokingham District Council,
Waterford House,
Erftsdadt Court,
Wokingham,
Berks.
RG40 2YL.

Dear Mr. Squires,

TOWN AND COUNTRY PLANNING ACTS.
FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE.

We act for Swan Hill Homes Limited who are currently redeveloping the former football club site for residential purposes.

Detailed planning permission was granted for the erection of 74 dwellings in July 1999. That permission is currently being implemented. The development makes provision for 18 affordable units in the form of flats. This provision is included in the S.106 Agreement for the development.

In accordance with National planning polices regarding increasing densities on sites within and close to town centres, and for design/site layout reasons, a further application was submitted in November 1999 for the erection of an additional 10 dwellings (99/70830) on part of the land that was originally designated for POS.

This application is the subject of objections from Officer's in Leisure Services as it would result in the reduction in on-site POS provision, notwithstanding the fact that the proposals comply with the NPFA 6 Acre Standard. As a consequence of these objections, we lodged an appeal against the non-determination of the application. An Informal Hearing is scheduled for the 16th May.

On the 16th February we submitted a further application for the additional 10 dwellings (copy attached) in which it is explained that the on-site amenity provision would comply with the NPFA 6 Acre Standard, and that a further commuted sum of £50,000 was being proposed towards the provision of public open space, community, leisure and recreational facilities in the town. In addition, the application makes provision for 2 of the 10 Additional dwellings to be provided as affordable housing, increasing the total affordable housing yield from this town centre site to 20 units.

The Case Officer will be preparing a report to the Development Control Committee for March or April Committee in relation to the appealed application, in order to obtain instructions from Members regarding the approach to be taken to the evidence to be prepared for the Informal Hearing. I have emphasised to the Case Officer the importance of presenting the further application to the same Committee in order that Members have the opportunity to fully consider the proposals in the application, which are more detailed than in the appealed application.

The purpose of writing to you direct is to advise you of the existence of the Appeal, the further application, the relative time-scales and to have the opportunity to provide you with a copy of the further application.

As you will see, I have copied this letter to the Case Officer for information.

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: cpaeda@aol.com • VAT Reg. No: 568 7410 10

I would be grateful if you would consider the enclosed information in the context of the further application, as it would be to the benefit of all parties if this matter could be resolved without the need to proceed to the Hearing.

Please do not hesitate to contact me if I can be of further assistance.

Yours sincerely,

W.A.CHARLES.
CHARLES PLANNING ASSOCIATES.

ENC :

cc : S.Lewis, Development Control Case Officer, Environmental Services Dept. WDC.
D.Truslove Esq., Divisional Managing Director, Swan Hill Homes Limited.

27475

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/0622

Proposal: Proposed erection of 10 dwellings, access and landscaping

Site Address: Wokingham Town Football Club, Finchampstead Road

Applicant: Swan Hill Homes Ltd c/o Charles Planning Associates

Your observations are required in respect of this application by **19/03/2000**

Additional Comments by Cllr. T Marinos (Ward Councillor)

This extra development "falls short of the standards of policy of SR2 and SEALP". It should therefore be opposed.

Over development of this site should not be permitted on grounds of 'affordable housing' unless the retail price reflects this. £50,000 to mitigate this over development is far too vague – how could loss of amenity space on an already high density site be mitigated?

SIGNED: _____ **DATE:** 13 March 2000

CLERK TO WOKINGHAM TOWN COUNCIL

RAILTRACK
Southern

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
24 MAR 2000
COPIES TO: | ACK:
FILE:

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Outside Party Engineer
Railtrack Southern
CP 2-2-H
General Offices
Waterloo Station
LONDON
SE1 8SW

For the attention of
Mr Simon Lewis

Tel: 0171-902 3206
Fax: 0171-902 3632

Application no: F/2000/0622

Our ref: C7/01/530/0/*46/CLS
Date: 12/03/00

Dear Sir/Madam

RE: TOWN & COUNTRY PLANNING ACT

Location: Wokingham Town Football Club, Finchampstead Road, Wokingham (Wokingham Station)

Proposal: Propsed erection of 10 dwellings, access and landscaping

Thank you for your letter of 24/02/00 asking for Railtrack's comments about the above application for planning permission.

Please find attached a copy of Railtrack's standard requirements, which need to be observed by the developer to ensure the integrity of Railtrack's infrastructure and the safety of the operational railway at all times. Railtrack reserve the right to make any additional comments and conditions considered necessary at a later stage.

I have examined drawing Nos. L50509/1, 6901:21,6901:22,6901:24 provided and confirm that in principle there are no objections to the proposals at this time.

Please advise me of the outcome of this application at your earliest convenience and note that a copy of this letter has been forwarded to the Applicant's Agent.

Yours faithfully

pp **Bernard Purcell**
For the Asset Information Manager

Enclosure: Railtrack's standard requirements - Comments and conditions to be observed in connection with the development of land adjacent to the railway.

RAILTRACK
Southern

Comments/Conditions To Be Observed in Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage, etc., caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance noted should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed 'Tree Species', and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railway's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping, etc., may be required to prevent damage to Railtrack's infrastructure and the train operator's trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance/renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new/existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increase in surface water discharge into Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent should be designed and constructed so that they will have no influence on the stability of Railtrack'' structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne to mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserve the right to request the screening of any light, including vehicle lights, which may interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains.

17. Any scaffolding which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possession of the track.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3-metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Ainus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Sylvatica (Beech)	Prunus Padus (Bird Cherry)
Prunus Avium (Wild Cherry)	Pyrys Communis (Wild Pear)
Carpinus Betulus (Hornbeam)	Pinus (spp) (Fir Trees - Pines)
Tilia Cordata (Small-leaved Lime)	Cretaegus (spp) (Hawthorn)
Quercus (spp) (Oak)	Corylus Avellana (Hazel)
Salix Willow (spp) (Willows)	Sorbus (spp) (Mountain Ash, Whitebeams)
Acer (spp) (Sycamore, Norway Maple)	Robinia (Pseudo) (False Acacia)
Aescullus Hippocastanum (Horse Chestnut)	Shrubby Salix (Willow Shrubs)
Castanea Sativa (Sweet Chestnut)	Thuja Plicata 'Zebrina'
Platanus Hispanica (London Plane)	

BORDER LINE

Fraximus Excelsior (Ash)

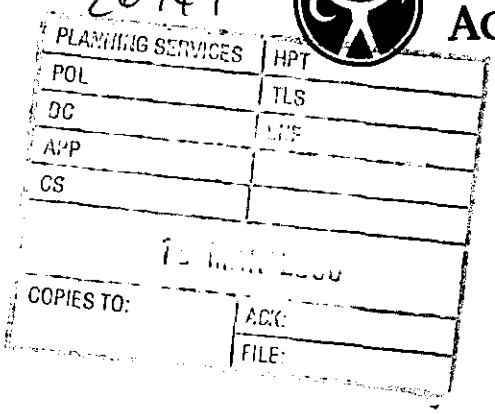
OTHER TREES TO BE REFERRED

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

Our ref: SP\1999\001078\001
Your ref: 99/70832/F

Date: 7th March 2000

26949



ENVIRONMENT AGENCY

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

For the attention of: Simon Lewis

Dear Sir

PROPOSAL: 77 x dwellings, access, open space etc
LOCATION: Wokingham Town Football Club, Finchampstead Rd, Wokingham

Thank you for your letter dated 23 November 1999 which was received on 1 December 1999. You are asked to quote the following reference in any correspondence: **SU86NW/16/5**.The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: During construction no solid matter shall be stored within 10 metres of the banks of the Emm Brook and thereafter no storage of materials shall be permitted in this area.
REASON: To prevent solid materials from entering the Emm Brook and causing pollution.

CONDITION: A Buffer Zone 10 metres wide alongside the Emm Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The buffer zone should be an undisturbed area which must not include any traffic (other than across the bridge), storage of materials during construction or any other development. Domestic gardens should not be incorporated into the buffer zone to the watercourse, in order to avoid problems such as fragmentation of the buffer by fencing; the placing of garden rubbish near the bank; the introduction of non-native species into the buffer; and pressure for inappropriate bank retention works.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor. (Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Cont/d..

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

CONDITION: There must be no contamination (eg by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.
REASON: To protect the flora and fauna dependant on the aquatic habitat and prevent pollution of the water environment.

CONDITION: There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The gravel and broken tarmac area close to the Emm Brook shall be removed and planted with a native wildflower mix
REASON: To enhance the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive).
REASON: To avoid disturbing wild birds during a critical period and help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

CONDITION: Tree and shrub removal from the site shall be minimised if works proceed, and professional tree surgery carried out in preference to felling wherever possible. Retained trees must be protected during construction, and appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.
REASON: To protect and conserve the natural features and character of the area.

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

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Emm Brook main river.
Contact Amanda Reed on 01276 454331 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Nicholas Weddell on 01276 208653 for further details.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact Nicholas Weddell on 01276 454405 for further details.

Cont/d..

ADVICE TO PLANNING AUTHORITY

Development Control: contact Amanda Reed on 01276 454331

Through previous correspondence with the owners and their agents, the Environment Agency has agreed the following points:
- The access bridge over the Emm Brook has been granted consent; and
- The surface water disposal has been agreed and the outfalls to the Emm Brook have been granted consent.

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

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

ADVICE TO APPLICANT

Environment Protection: contact Nick Weddell on 01276 454405

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

Surface water from car parking areas for more than 30 cars should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

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

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Cont/d..

The applicant should ensure that any increase in the volume of sewage effluent discharge is within the conditions of an existing discharge consent.

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

Conservation: contact Liz Baldwin on 01276 454430

It is advisable that any planting consists of locally native species and that these species are incorporated into the design in an ecologically sensitive manner so as to enhance the wildlife and character value of the development. If you require further advice your local Wildlife Trust would be able to provide you with key species which are both aesthetically and environmentally compatible with your requirements.

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

Areas of mature rough grassland are valuable habitat for many small mammal species. Wherever possible these community types should be retained as the voles, mice and invertebrates which they support provide an essential food source for species such as grass snake, kestrel, hedgehog, fox and barn owls. These areas should be left unimproved and no pesticide or herbicide should be used in their management.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of houses should also be considered.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

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

I hope this information is useful. However, if you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

126463

SL

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 28/02/2000

WOKINGHAM TOWN FOOTBALL CLUB, FINCHAMPSTEAD ROAD, WOKINGHAM F/2000/0622

Having considered the environmental health implications of the above development, I recommend the following condition be attached should planning permission be granted :

Development shall not begin until a scheme for protecting the proposed dwellings from noise and vibration from the railway lines adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority. The scheme shall include details of noise mitigation measures, including window glazing and room ventilation provisions.

J Mullaney

John Mullaney
Environmental Health Officer

POLICY AND PLANS CONSULTATION

Case Officer: Simon Lewis

Location: Wokingham Town Football Club, Finchampstead Road, Wokingham

Application Number: F/2000/0622

Proposed Erection of 10 Dwellings, Access & Landscaping

Planning History

The principle of redeveloping the football ground for residential development was established by the granting of planning permission 97/65995/F for the erection of 74 dwellings, access, estate road, car parking, public open space & landscaping in July 1999. Application 99/70832/F later amended the scheme to include 77 dwellings. The site that is the subject of this application was identified as Public Open Space in the original application.

Proposed Revisions to Residential Development

Public Open Space Calculations

The proposal to build an additional 10 dwellings as part of the development involves building on the eastern end of the identified public open space area of the original application. As a result the development will fall short of the requirements of policy WR7 for the provision of a minimum 4.3 hectares of public open space per 1000 population. The site is however located 600m from the public amenity facilities on Elm Road, which consists of an equipped play area, public open space, tennis courts and a pitch & putt course.

Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. The statement accompanying application 2000/0622 however, indicates that a figure of 2.46 persons per dwelling was used in the calculations for the original application (based on the occupancy figure derived from the projections for Berkshire in 1996 in the DOE 1995 'Projections of Households in England to 2016'). Given the accepted reduction in household size and the nature of the development (1 & 2-bed dwellings) it is considered acceptable to use the figure of 2.46 persons per dwelling in considering this latest application.

Therefore the calculation of open space for the whole development, as proposed to be revised, is as follows:

87 dwellings x 2.46 (average household size) = 214.02

given the standard of 4.3 ha per 1000 population

$$4.3 \times \frac{214.02}{1000} = \textbf{0.92 ha}$$

The statement accompanying the application states that the development requires 0.535ha on-site provision and 0.38ha off-site provision, which totals 0.915ha. Policy WR7 states that public open space contributions can be split between on-site provision and contributions towards off-site provision, depending on the size of the site.

Due to the proposed revisions to the scheme the development will only be able to provide an on-site provision of 0.29 ha. This would be 0.245ha short of the on-site provision and require a 0.38 ha off-site provision, as calculated in the applicant's statement. However a £40,000 contribution has already been made for the off-site requirement of 0.327ha, therefore a contribution towards off-site provision would only be required for 0.053ha. The applicant has offered to provide a further £50,000 for the shortfall in on-site and off-site provision.

In summary the overall development would be **0.63ha short** of the required provision, but **£50,000 is being offered to make up the shortfall, in addition to the previous £40,000 contribution for the majority of the off-site requirement.**

Paragraph 53 of PPG3 (2000) states that 'Local planning authorities should have clear policies for the protection and creation of open space and playing fields, and new housing developments should incorporate sufficient provision where such spaces are not already adequately provided within easy access of the new housing'. Appendix 5 of the District Local Plan states that the public open space figures should be treated as a flexible guideline, taking into account local circumstances. In light of the PPG guidance and the level of flexibility allowed in calculating public open space requirements it is considered acceptable to develop on part of the public open space area, in these particular circumstances.

Increase in Housing Numbers and Housing Densities

This application proposes the addition of 10 dwellings – 4x3-bed (2 storey), 6x3-bed (3 storey), 2 of which will be provided as affordable housing.

The site is located in a sustainable location on the edge of Wokingham town centre, on a main bus route, approximately 1km from the train station, and within easy walking distance of the retail development along Finchampstead Road.

Paragraph 21 of PPG3 (2000) emphasises the Government's commitment to promoting more sustainable patterns of development. This is to be achieved, in

part, by concentrating development within urban areas and making more efficient use of previously developed land. In light of this growing emphasis on maximising the potential of development within existing urban areas (WOS1i), and minimising the need to travel (WOS1d & WOS3c), this site is suitable for higher density development. Therefore increasing the level of development on this site would be in line with the new PPG3.

The mix of dwelling types and sizes is considered to be in accordance with the needs of the District and the provision of additional affordable housing is welcomed.

Conclusion

In light of the size and types of dwellings proposed; the sustainable location of the site in relation to the town centre and retail facilities; the access to public transport and the site's proximity to public amenity facilities, there is no policy objection to this application, provided the developer's contribution for the shortfall of on and off-site public open space is secured.

Liz Walker

Liz Walker
Policy & Plans
8.3.00

Rec'd P+P 28/2

EW

To:
Policy & Plans

See part 1

From: Simon Lewis

26376 ✓8/3

Date: 24 February 2000

REPLY ...ED

Application Number: F/2000/0622

Proposal: Proposed erection of 10 dwellings, access and landscaping.

Site Address:
Wokingham Town Football Club , Finchampstead Road, , Wokingham.

Applicant:
Swan Hill Homes Ltd C/O Charles Planning Associates.

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

Please see attached sheet

26833

PLANNING SERVICES | TIPT
LS
FNF
CS
08 MAR 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/0622

Proposal: Proposed erection of 10 dwellings, access and landscaping

Site Address: Wokingham Town Football Club, Finchampstead Road

Applicant: Swan Hill Homes Ltd c/o Charles Planning Associates

Your observations are required in respect of this application by **19/03/2000**

Observations:

Recommend Refusal

1. The site is already densely developed
2. Off site green space is wholly unsuitable
3. Parking inadequate for extra housing
4. Extra houses sited too near emergency exit

SIGNED: _____ **DATE: 6 March 2000**

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 FEB 2000	
Officer: SL	Application No. F/2000/0622

Map No. 75B Site 021
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

10.

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

Description:
(F) PROPOSED ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING

Location: WOKINGHAM TOWN FOOTBALL CLUB FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: EVENDONS 24.02.00

Applicant: SWAN HILL HOMES LTD
70830 – at appeal.

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required X X .....

Date Site Notice Sent 24.02.00 Parish Council Informed - YES / NO

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	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency Flood zone	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: Martin + Pole nicholas 7 Broad St RG10 0TP.

~~Landen Court Residents~~

NEIGHBOURS: (as previous) 1-40 Landen Court.

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

17 FEB 2000 0622

1.	APPLICANT'S NAME	SWAN HILL HOMES LTD
	ADDRESS	WESTERN HOUSE, MOOR LANE
		STAINES, MIDDLESEX
	POST CODE	TW18 4XQ PHONE 01784-464351
2. If the applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	CHARLES PLANNING ASSOCIATES
	ADDRESS	39 LOCKS HEATH DISTRICT CENTRE
		LOCKS HEATH, SOUTHAMPTON, HAMPSHIRE
	POST CODE	SO31 6DX PHONE 01489-577946
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	FORMER WOKINGHAM TOWN FOOTBALL CLUB SITE
		FINCHAMPSTEAD ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 10 DWELLINGS, ACCESS AND LANDSCAPING,
		ON LAND FORMERLY IDENTIFIED AS PUBLIC OPEN SPACE
		UNDER PLANNING PERMISSION 97/65995/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.35 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

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

8. 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.

FORMER FOOTBALL CLUB SITE, NOW VACANT

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.

FACING BRICK, RENDER, CONCRETE TILE ROOFS, CONCRETE TILE HANGING. SAMPLES TO BE AGREED PURSUANT TO A PLANNING CONDITION

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.

EXISTING TREES/HEDGES AND 2.4 M AND 1.8 M CLOSE BOARDED FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO ADJACENT WATER COURSE

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

NEW VEHICULAR AND PEDESTRIAN ACCESS FROM LANDEN COURT

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

N/A

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

IN TOTAL - IF TAKING INTO ACCOUNT 97/65995/F

	No. OF DWELLINGS/~~HABITABLE ROOMS~~ PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	10 / *	/ * NIL	/ NIL *
~~BUNGALOW~~	N/A / *	/ * N/A	/ N/A *
FLAT/~~MAISONETTE~~	N/A / *	/ * NIL	/ NIL *
OTHER	N/A / *	/ * N/A	/ N/A *

* 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.

NO FEE PAYABLE, FURTHER APPLICATION WITHIN 12 MONTHS OF APPEALED APPLICATION 99/70830/F

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

SIGNED: W S B Charles — ON BEHALF OF: SWAN HILL HOMES LTD — DATE: 16 FEBRUARY 2000

CHARLES PLANNING ASSOCIATES

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'.

1789/a

SECTION 66 CERTIFICATE

Application No. 17.FEB.2000* 0622

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D 17.FEB.2000* 0622

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 N A Charles CHARLES PLANNING ASSOCIATES

On behalf of . . SWAN HILL HOMES LTD . . . . . .

Date . . 16 FEBRUARY 2000 . . . . . .

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

ORIGINALS MISSING - DO NOT REMOVE FROM SYSTEM!

1) ADDRESS Wokingham Football Club, Oakleaf Hall, PARISH Wok.

PLOT No. Finchampstead Road ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Deci
TP 163	Ritz Cinema	Sign	18/4/50	
TP 224	Football Club	Covered shelter for spect.	12/10/50	
TP 264	Ritz Cinema	Sign	19/3/51	
TP 604		Advert Sign	8/10/53	
TP 770	Football Club	Covered shelter for spects.	12/8/54	
R/26/65		Use as social club	24/6/65	
R/99/65	Football Club	Erect 8x55ft floodlights	23/12/65	
S/2/67	Football Club	Nursery School	23/2/67	31/3

5/4/72

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 17.FEB.2000* 0622

DRAINAGE

091074

17.FEB.2000* 0622

2) ADDRESS Wokingham Football Club PARISH Wok

PLOT No. Oakleaf Hall ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
S/4/72	Mrs Tolly	Rt nursery school	5/7/72	31/7
BR 1876		S/storey ext to club house	2/1/74	
01103		Use land 1 day a week for open market	5/9/74	
01925	Football Club	Extension	20/2/75	
SR 2942	Wokingham Town Football Club	Extension to changing room	30.6.75	App.
02989	" "	" "	10.7.75	N/A
C5400	" "	Mobile home	28.10.76	N/A 31
05884	" "	Playroom (renewal consent)	17.2.77	N/A 31

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS WOKINGHAM FOOTBALL CLUB PARISH WOK.
FINCHAMPSTEAD ROAD

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
07081	Wokingham Town Football Club	Renewal of TP. 77081 Home	27.10.77	T.R 31.10
07177	Mr. H.R. Illidge	Skateboard park	27.10.77	N/D
07353	Mr. H. Predger	" "	24.11.77	N/D
075167	" "	" "	16.2.78	N/D
BR 7764	" "	" "	24.1.78	APP
08315	Wokingham Town Football Club	Store + tea bar. Building use as office	11.5.78	N/D
BR. 9061	" "	Erection of Club house with Changing Block.	19.7.78	APP
BR. 9058	" "	Erection of Boathouse	19.7.78	APP
*08916	" "	" "	31.8.78	N/D
08917	" "	Siting of Caravan for tea bar	28.8.78	N/D
08918	" "	Photo finish box.	31.8.78	N/D

DATE OF COMPLETION

MINISTRY DECISION Appeal dismissed 2.5.79.

SPECIAL ORDERS

DRAINAGE

091074

17.FEB.2000* 0622

ADDRESS WOKINGHAM TOWN FOOTBALL CLUB PARISH WOKINGHAM
FINCHAMPSTEAD ROAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
BR 9235	WOKINGHAM TOWN F.C.	EXT. TO EXISTING HALL	22.8.78	APP
09086	"	"	31.8.78	N/D
BR 9472	"	TICKET BOX TO CAR PARK AREA	15.9.78	APP
BR 9448	"	TEA BAR & STORE	28.4.78	APP
09314	"	OVERHANG TO PHOTO FINISH AREA	26.10.78	N/D
09315	"	TICKET BOX	26.10.78	N/D
BR 9473	"	OVERHANG TO PHOTO FINISH	5.12.78	APP
09675	"	RENEWAL 07081	15.1.79	N/D
BR 10167	"	EXT. TO EXISTING HALL & COVERED WAY.	2.2.79	APP
10048	"	"	15.2.79	N/D
11642	"	EXT. CAR PARK AREA + ADDITION TO AREA OF GROUND		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 09675 - APPL. FOR SITE LICENCE - CL

DRAINAGE

091074

(5) ADDRESS WOKINGHAM ~~TOWN FOOTBALL~~ CLUB FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Dec
11642	WOK. TOWN F.C.	EXT. OF CARPARK & ADD TO AREA	25.10.79	N/A
11955	Mr J J. Priedjan	Badmington Courts Roller rink	22. 11. 79	N/A
11981.	Mr Dean	Temp bld for lt inds use at above	WITHDRAWN.	
BR15872	Wokingham Town F.C.	Ext to overhang	6. 11. 80	app
14561	"	"	18.12.80	N/A
16394	" " "	Renewal of consent 08914 caravan as tea bar	22. 10 81	N/A
BR17947	" "	Subdiv of Pavilion to changing acc. etc.	2. 12 81	app
16801	"		11. 2. 82	N/A
18551	"	SKATEBOARD PARK TO PITCH & EL. BLDG FOR CHANGING ROOMS & REFRESHMENTS	16.12.82	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 17.FEB.2000* 0622

DRAINAGE

091074

~~34486~~ " ~~EXT. TO EL. ENGINEERING WORKSHOP 26.10.89~~

(6) WOKINGHAM TOWN FOOTBALL CLUB

ADDRESS OAKLEAF HALL PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Deci
21984	W.T. FOOTBALL CLUB	OFFICE & WINE STORE & ENLARGE MAIN HALL FOR FOOD PREP	26.7.84	N/A
BR23729	"	EXTENSION	20.11.84	APP
24280	"	PORTAKABIN AS OFFICE & USE OF LAND BY BRATT AUTO SERVICES FOR HIRE OF CARS LGVS. (15 VEHICLES)	12.9.85	N/A
25192	"	PORTAKABIN AS OFFICE FOR BRATT	27.3.86	
31834	"	RENEWAL " "	27.10.88	TP S
KRA8920	"	STANDS & D TERRACING	29.5.90	REF.
34486	"	EXT. TO EL. ENG. WORKSHOP	26.10.89	
35364 N/P	"	NEW STANDS/NEW ACCESS/ UPGRADING	6.6.90	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE OPEN AIR MARKET/ 1 DAY PER WEEK (RETRO) 24.10.90

091074 36468 PLATINUM MARKETING

(7) ADDRESS WOKINGHAM TOWN FOOTBALL CLUB PARISH WOKINGHAM

PLOT No. FINCHAMPSTEAD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	De
38838 ~~APPEAL~~	WTC/TURNACK LTD.	O/L. FOODSTORE ETC.	18.6.92	
42096	N/P			
42915	HIGGS & HILL	133 DWELLINGS	24.1.95	
43927	CHURCHFIELD PLC	PORTACABIN AS OFFICE	17.7.95	3
~~95/60016/Ext~~		FOR CAR/HOV HIRE BUSINESS		
44634	HIGGS & HILL	109 DWELLINGS / DEM.	25.9.95	
~~[illegible]~~		FOOTBALL CLUB		
97/65995/F	SWAN HILL HOMES LTD.	74 DWELLINGS –	13/7/99.	2
		50 HOUSES 24 FLAT		

DATE OF COMPLETION

MINISTRY DECISION 44634 – APPEAL DISMISSED · 4.1.96

SPECIAL ORDERS

DRAINAGE

091074

17.FEB.2000* 0622

(8) OAKLEHF HALL

ADDRESS FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	D
A199/0182	SWAN HILL HOMES LTD.	74 New Dwellings	26.03.99	RE
A199/0182/A	"	"	1.4.99	AP
C/65995/08	" " " "	Comply w cond. 08 of 65995 for	29-11-99	A
		app. noise & vibratn. assessmt. report		
99/70830/A				
99/70832/A	"			

MINISTRY DECISION

SPECIAL ORDERS