APPLICATION NO:
F/2002/5813

LOCATION:
Newlands Farm Sindlesham Road, Arborfield Reading.

APPLICANT:
Hicks Developments C/O The Edwards Irish Partnership

PROPOSAL:
Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/04/2002

CASE OFFICER: **Tanya Davies**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5813

Parish: **Arborfield**

Location: **Newlands Farm, Sindlesham Road, Arborfield, Reading.**

Proposal: **Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Conditions

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

2. Prior to development commencing details shall be submitted to and approved in writing for the provision of cycle parking to be submitted.

3. No building shall be occupied until a footway has been constructed from the main site access, along the eastern side of the B3030 and to its junction with the A327. This shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

4. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.

5. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, unless otherwise approved in writing by the Local Planning Authority.

6. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

7. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the residential units. The landscape management plan shall be carried out as approved.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

10. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

11. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

12. 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.

13. No soakaways shall be constructed in contaminated ground.

Reasons

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

2. In the interest of highway safety.

3. In the interest of highway safety.

4. In light of the sensitivity of the site within the Countryside.

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

6. In the interests of visual amenity.

7. In order to ensure that the approved landscaping is satisfactorily maintained.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

11. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

12. To prevent pollution of groundwater.

13. To prevent pollution of groundwater.

Informatives

1. The Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies BU2, BU1, C1, EN3 and C9.

Wokingham District Local Plan Policies WOS3, WOS4, WOS6, WOS7, WHE7, WHE8, WCC1, WRE1, WRE2, WIC16, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 02/12/2004

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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.

WORK SHEET FOR : Tanya Davies

Application Number : F/2002/5813

Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Location : Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal : Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 17/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2002/5813

Appraisal :

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

Application Number F/2002/5813
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Newlands Farm
Sindlesham Road Arborfield Reading.

APPLICATION NUMBER: F/2002/5813

OFFICER: Tanya Davies

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

5813

PLANNING STATEMENT IN SUPPORT OF APPLICATION BY HICKS DEVELOPMENTS LTD TO CONVERT BARNS AT NEWLAND FARM, ARBORFIELD INTO 5 NO. RESIDENTIAL DWELLINGS WITH GARAGING AND GARDENS

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

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INTRODUCTION

1 This statement is submitted by DLP Consultants Ltd in support of a planning application by Hicks Developments Ltd. The applicant company has considerable experience and expertise in the area of building conversion. Similar schemes at Sindlesham, Sandford Mill and Sonning Eye, carried out in recent years by Hicks Developments, demonstrate that the company is highly skilled in this area of development work and well suited to this scheme.

2 The proposal is to convert 5 unused and redundant farm buildings at Newland Farm to create 5 new dwellings and 5 garages. Units 2 and 4 date from the early 19th century. Units 1 and 3 date from the late 19th century. Unit 5 dates from the 1950s. The older buildings will be converted into dwellings. The newer building is best suited to use as garaging. None of the buildings is Listed.

3 We consider that the proposed conversions comply with Government Guidance and Development Plan policies as follows:

GOVERNMENT GUIDANCE

4 PPG3 states, in paragraph 41, that the conversion of buildings in other uses to residential can provide important additional housing. LPAs should adopt positive policies to identify and bring into use vacant commercial buildings and promote such conversions by adopting a flexible approach to standards, densities etc.

5 PPG7 states, in paragraph 3.14, that the conversion of rural buildings is acceptable, provided that:

a) they are of permanent and substantial construction

b) conversion does not lead to excessive dispersal of activity

c) their form, bulk and general design are in keeping with their surroundings

d) imposing reasonable conditions overcomes any legitimate objections

e) if the buildings are in open countryside, they can be converted without major or complete reconstruction

6 PPG7 states, in paragraph 3.15, that "especially in areas where creating employment is a priority", LPAs should include policies in development plans which do not allow conversions to residential use unless the applicant has made every effort to secure business re-use of the buildings.

DEVELOPMENT PLAN POLICIES

7 Policy C2 of the Berkshire Structure Plan states that re-use, adaptation and redevelopment of existing rural buildings is allowed, provided the proposal is appropriate in scale, form, impact, character and siting to its location.

8 Policy WCC5 of the Wokingham District Local Plan states that conversion of rural buildings to residential purposes outside settlement boundaries will only be permitted if the criteria set in PPG7 are met. The local plan inspector, in his October 2001 report, stated that PPG7 does not say that changes from employment to residential use are not acceptable.

9 The site also lies within Arborfield Cross Conservation Area. Policies state that only development which "conserves or enhances" the conservation area will be permitted. The proposals map also shows a proposed improvement to the junction of Sindlesham Road with Reading Road (A327).

APPRAISAL

10 The barns, which are the subject of this application, are many years old and they are no longer viable as agricultural buildings. New barns have been built, to the north of the site, to modern standards, rendering these buildings redundant.

11 Despite their age, units 1 to 4 are substantially built from brick, timber and tile. Unit 5 is more modern and is not worthy of residential conversion, which is why it is proposed as garaging only

12 Conversion of the barns to create 5 new dwellings will help to support local amenities in Arborfield Cross. The site is within walking distance of Newland Primary School, public houses, playing fields and the village shop.

13 Although not Listed, the barns are reasonably attractive in appearance and design. Conversion and renovation of the barns will conserve and enhance their appearance, making a positive contribution to the character of the conservation area. Where new openings have to be made to provide windows and doors, sympathetic materials will be used to add positively to the character of the buildings. Existing openings have been used as much as possible to avoid having to change the appearance of the buildings too much.

14 We consider that the buildings are robust and substantial in construction and appearance. They will be capable of conversion without major or complete reconstruction. However, in order to be certain of this, we will commission a structural engineer to produce a report, which will be submitted in the near future as a further supporting document.

15 With regard to the requirement of Policy WCC5, that change of use to commercial purposes should be explored first, we have considered this and concluded that this site is not an appropriate one for commercial use. The reasons for this view are as follows:

- the site is very close to a difficult junction on the A327 and adding more commercial/industrial traffic would add danger to road users at this point
- the site is close to residential properties within Arborfield, which would be adversely affected by commercial activities and traffic associated with them
- Wokingham District has an adequate supply of commercial property, but an inadequate supply of housing. The need is for housing, not commercial floor space in this location
- commercial activity at this site would harm the character and appearance of the conservation area. The proposed dwellings would enhance the character of the conservation area
- conversion of the barns to commercial use would add more heavy traffic on to School Road, with potential harm to the safety of school children

16 It is understood that the council's ecologist may require a survey for bats to be carried out. The applicant company will be happy to carry out such a survey to the LPA's specification. In addition, the council's archaeologist may require a recording survey to be carried out, which can be dealt with by way of a condition on the consent. Again, the applicant company will be happy to co-operate in this regard.

17 Access to the site will be taken off the existing vehicular access on to Sindlesham Road. Visibility spays of 2.4 metres x 120 metres are shown. Although the road is unrestricted, we consider that average traffic speeds of 40 mph are likely because of the proximity of the access to the Reading Road junction.

18 We consider that there are a number of good reasons why Newland Farm should be granted consent for residential rather than commercial change of use. These reasons, which are outlined above, outweigh the policy objection, which as PPG7 says, is most valid "...in areas where creating employment is a priority." This is not the case in Wokingham District, therefore, as the barns can be satisfactorily converted without changing the character of the area, permission should be granted.

RECOMMENDATION

19 The proposed change of use to 5 residential units and garaging is justified in planning terms. Planning permission should be granted.

STRUCTURAL APPRAISAL

THE BARNS

NEWLANDS FARM

ARBORFIELD

RCC/ALA/1246 MARCH 2003

RICHARD C COLEMAN MI STRUCT E C ENG



1 BRIEF

I was instructed to carry out a structural appraisal of the five units. This was to assess the present condition of the buildings and their structural soundness. Possible predictions on structural repair were to be made.

The inspection took place on 8 March 2003.

2 DISCLAIMER

This report relates only to points outlined in the brief. Any other aspects of the structure must be subject to a separate report.

It was not intended or practical to inspect every element of the structure during this visit. An overview, from ground level of each structure was made on general stability and obvious aspects of defect. No foundations were exposed.

3 GENERAL

3.1 All buildings are around 300 years old with the exception of the Barn 5, which is 19th century, estimated 1920.

3.2 Conditions of all timber sections and members contained with the buildings have obviously aged. Insect infestation has occurred throughout for which treatment by a specialist company will need to be applied to provide longevity.

3.3 Main column members generally appeared sound and robust at ground level, despite overall infestation.

3.4 Some of the structures had obvious areas where replacement timbers had already been put in place. These appeared to be acting as intended.

3.5 The only location of major repair/propping was to the trusses in one wing of Barn 3, where in all cases truss members had failed.

3.6 Evidence of wall plates rotting was seen especially along low-level walls. These are usually more at risk from the weather and therefore likely to be a problem. Replacement would not cause any major upheaval.

4 BARN 1

4.1 This is one of the oldest barns with timber and wall studding supported on brick masonry walls.

4.2 In the main section two large bressumers span across the width of the room supporting posts, which in turn support the purlins of the main roof. Both beams have suffered deflection.

4.3 Movement has occurred to both the walls supporting the beams. The external wall has two locations of settlement cracking whilst the inner brick partition wall has also suffered from settlements. All are historic.

4.4 As it is intended to reduce the floor level then it is very likely underpinning of the walls will be employed as a matter of course. This will rectify any instability. The walls can then be re-stitched to provide soundness and weather tightness.

4.5 Both bressumers are substantial cross sections.

One has various shakes along its length. These will have a capability to continue to support the roof and any new upper flooring. However the introduction of intermediate posts may be necessary to justify their use over required spans.

At the outer wall the beam-ends are supported directly over window openings. This will require rectification either by moving the windows or by introducing suitable lintels.

4.6 Some slight horizontal movement of the north wall was noted. With underpinning taking place this should stabilize it vertically. Restraint strapping back for the new upper floor is suggested.

4.7 The main roof generally appeared satisfactory. Replacement purlins appear to have been added.

At high level it is proposed that horizontal ties be introduced between rafters to give additional horizontal tie restraint and triangulation. These could be located at the upper floor ceiling level.

4.8 In the side section of the barn is an upper floor. This would require strengthening/replacing to support domestic loadings.

4.9 External ground levels require reducing to remove lateral pressure and to avoid damp penetration.

5 BARN 2

5.1 This is of typical barn construction with main timber frames spaced along its length supporting the purlins carrying the roof structure.

5.2 Rotation of the frames has occurred with a slight lean down the length of the barn towards the south end. However, no obvious opening-up of joints when viewed from ground level seems to have occurred. No bracing structures at the ends of the barn were ever provided which has allowed the slight racking.

The majority of the timbers appear free from structural defects and shakes etc. It is therefore felt that a 'tightening up' of connections between members easily rectifies this slight racking. An inserted, braced, upper floor, support structure connected to the existing, could also be employed to supply additional support.

5.3 Connections between purlins in several locations are defective and need strapping together.

5.4 At the rear northeast corner substantial deflection of the lower roof slab has occurred due, it would appear, to an over-spanned purlin. Attention will be required in this area.

5.5 Within the ground floor area are several pits. The new concrete slab will require to be suspended on to suitable foundations over these areas.

5.6 It is suggested ends of internal columns require brick piers on suitable foundations.

5.7 Underpinning of existing walls will be subject to further inspections.

6 BARN 3

6.1 This construction is single storey formed in an 'L' shape and is used as holding pens. Construction being later than barns 1 and 2.

6.2 In the section running north/south four trusses have all suffered member failure and at present have had struts added to assist maintaining their integrity.

6.3 It is understood that the rear masonry wall suffered severe outward rotation and has subsequently been rebuilt in flettons. It is possible this movement may have contributed to the truss defects. However repair/replacements are necessary to rectify the situation.

6.4 Leaning of the replacement wall is still occurring. As this was constructed using modern bricks, a replacement on proper foundations could be considered.

6.5 The front wall of the sing consists of timber posts supporting the trusses with timber cladding between columns. Supports for the trusses are suspect. This area will require attention with suitable bracing added to give racking resistance.

6.6 Generally the returning wing running east/west appeared not to have any obvious defects other than possible localised repairs.

6.7 Externally along the south wall of this wing are two masonry buttresses and a third isolated on the west wall. These are of some age. Whether they were added after the main construction is unknown. There does not appear to be an obvious reason other than a difference in level between the internal slab and external ground. Additional buttresses are not considered necessary.

7 BARN 4

7.1 This is a typical timber barn.

7.2 Four main frames support the purlins and rafters.

7.3 At the south end at high level is a platform and enclosure used as grain storage.

7.4 At the other end is an upper floor construction of reasonable robustness.

7.5 All the supporting frames appeared in reasonable condition. Each had substantial sized cross members.

7.6 It appeared that the original rafters had been replaced. Externally the roof surface was very uneven. Therefore it will be necessary to carryout work to provide a surface of an acceptable standard, to all parties, to ensure the re-laid roof is weather tight.

7.7 Diagonal bracing is contained within all wall panels. In one bay the whole panel has bowed outwards which will require attention. Generally no major racking has occurred but the insertion of a suitably braced upper floor being connected to the main frame, especially the gable wall, will increase considerably the robustness of the overall structure.

The addition of ply sheeting membranes in agreed locations will also act to increase the strength of the walls.

7.8 The platform at the north end is constructed of reasonable sized timbers and may well be capable of supporting domestic loads and lightweight partitions with only nominal strengthening and additional support.

Foundations to the existing posts will need to be added as necessary.

7.9 Without closer inspection the high level construction at the south end should not be considered as being useable space.

7.10 There are large areas of frost damage to the faced brickwork of the lower perimeter. Mortar jointing has weakened due to its softness. Remedial work and repointing will be necessary to maintain the longevity of the masonry.

7.11 The rear extension to this barn has steel corrugated sheeting, which has weathered badly. Its replacement will not affect the stability of the timber frame as action can be taken to ensure the framework remains suitably braced.

8 BARN 5

8.1 This has a corrugated asbestos roof supported by 3no mild steel angle trusses and purlins and obviously the latest constructed unit.

8.2 Solid 225mm brick single storey walls support the roof. Stiffening piers are located along the lengths of the sidewalls.

8.3 Stone lintels bridge the window openings.

8.4 All metal work to the trusses has rusted. No laminations were seen. Closer examination may suggest otherwise but the only repair necessary will be to wire brush the framing and apply a suitable protective coating.

8.5 As the covering is asbestos and defective in places, this will require removal. A certified, competent contractor must carry out this work. Any replacement will need to be a material of similar weight. In order to safety attach the chosen covering new purlins should be considered.

8.6 Vertical cracking was noted to the rear wall and the south gable. In both cases this appeared historic. A likely cause was not established during this inspection.

The worst-case scenario will be to provide additional foundations by underpinning locally. This will be subject to further investigations.

Restitching and re-pointing in the locality of the cracks will need to be carried out. Areas of frost damaged brickwork was noted which will require attention.

8.7 To enhance the stability of the building, mild steel strapping is proposed between the roof structure and end masonry gable walls.

8.8 Contained in the south gable wall is a horizontal timber plate at mid height. As this has been affected by insect infestation it is recommenced it be cut out and replaced by bricks.

9 SUMMARY

9.1 For their age and type of structure encountered no major areas of concern regarding structural integrity were noted.

It must be expected that localised areas of strengthening/replacement will be required but the overall content of each unit should remain.

9.2 Slight racking of Barn 2 will require readjustment and tightening up of the joints between the existing members forming the frames. Propping off a new, braced upper floor will resist the tendency to rack.

9.3 Truss failure has occurred within the sheep pen shed, Barn 3. This will require attention although use of the unaffected members may be possible.

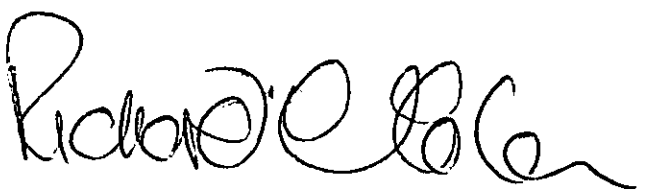
9.4 It is not anticipated that foundations are more than nominal. Therefore underpinning especially in areas of floor level reduction and wall movement will be required. This will rejuvenate the structure above.

9.5 Insertion of upper level flooring platforms with ties back to the existing frames can also attribute to enhancing the future robustness of each proposed dwelling.

9.6 Timber infestation is prevalent throughout the complex. Random testing at ground level showed the timbers still appeared sound. A full-scale treatment programme will need to be instigated.

9.7 Overall, based on this initial walk around survey it is not anticipated that any major problems will be encountered other than those prevalent with such building types and age and as highlighted.

9.8 Once the building works have commenced proper staging can be erected to carryout a more detailed inspection to ensure Health & Safety is adhered to.



RICHARD C COLEMAN MI STRUCT E C ENG MARCH 2003

ADDITIONAL PLAN

5813

STRUCTURAL OBSERVATION
THE BARNS
NEWLANDS FARM
ARBORFIELD

RCC/ALA/1091 APRIL 2002

RICHARD C COLEMAN MI STRUCT E C ENG

RICHARD C COLEMAN ASSOCIATES

PLANNING SERVICES | HPC
HCL | PLS
DC | ENF
AFP
CS

03 MAY 2002

COPIES TO | ACK:
FILE:

1 BRIEF

Steve Hicks, of Hicks Developments, instructed me to carry out a structural observation of the five units making up the complex of barns and out houses.

It is understood that it is intended to convert the buildings into individual residential dwellings.

The survey was to appraise the integrity of each dwelling as to it suitability for conversion.

A visit took place on 26 April 2002.

2 DISCLAIMER

This report relates only to points outlined in the brief. Any other aspects of the structure must be subject to a separate report.

I have not inspected other parts of the structures that are covered, unexposed or inaccessible and therefore are unable to report that any such part of the property is free from defect. This report deals only to the brief. Any other elements must be the subject of separate surveys.

3 GENERAL

3.1 The units are five in number arranged around a courtyard (see plan attached).

3.2 Ages of the properties range between late18th Century to the early/mid 20th Century.

3.3 The inspection was not intended to be a fully detailed survey but to give an overall picture of each unit's integrity.

3.4 Obviously a further survey/inspection is needed to fully establish all likely defects to individual members/joists.

4 UNIT 1

4.1 This is one of the older structures and is of a typical timber framed barn construction.

4.2 The height of the unit is such to allow the insertion of an upper floor.

4.3 Overall the walls are generally vertical with no apparent major distortions to the framing.

4.4 The structure overall appeared to have substantial bracing members.

4.5 Across the main area the roof is strutted by posts supported on large timber beams spanning the width of the area.

4.6 Slight deflections have taken place to these beams. However, I foresee no major rectification other than the possible simple introduction of posts to stiffen the beams.

4.7 An internal masonry wall has suffered some slight movement but this does not affect the barn structure.

4.8 Externally there was not major unevenness to the roof slopes indicating that the rafters and purlins are adequate.

5 UNIT 2

5.1 This is the tallest and the largest of the constructions and like unit 1 is of a typical timber barn construction.

5.2 The height of this unit also allows the insertion of upper levels.

5.3 Generally the main supporting structure appeared plumb and without any undue distortion.

5.4 Externally whilst the roof tiled surface was weathered its surface was relatively level.

5.5 Gable walls are covered with large section timber shingles, some of which have distorted over the years.

5.6 It was noted that insect infestation has taken place to many of the members.

5.7 The remaining timber of a small number of sections checked still appeared robust.

5.8 Bearing in mind the age of the building, some 300 years, and that there are no obvious deflections/failures then it could be considered that the timber members affected by the insect infestation are still performing as intended.

5.9 Therefore some local remedial may be necessary but the overall impression is that the integrity of the barn is still maintained

5.10 Specialist advice should be sought and treatment considered.

6 UNIT 3

6.1 This is younger than the previous two barns and could be considered as an outhouse type.

6.2 The construction is single storey formed in an 'L' shape and was built to house pens for the farm animals.

6.3 The rear of the building is solid masonry walls with timber stud/posts forming the front walls. These support simple timber trusses between which purlins span.

6.4 At the rear of the wing adjacent to Unit 2 the wall has been rebuilt. X ?

6.5 It is understood that severe rotation of the original wall necessitated this.

6.6 Collapse of the trusses has occurred in this wing to a degree so that propping, within the depth of the trusses, has been added. This would account for the undulating external roof slopes. X ?

WHICH OTHER

6.7 In the other leg of the unit the trusses and walling appear stable although brick buttresses have been formed around the external perimeter of the walls, presumably to provide restraint.

6.8 Some undulations occur to the roof tiles in this section but not to the same extent as in the other leg.

6.9 Replacement/repair of the damaged trusses only will be required as the rafters and purlins appear in reasonable condition. X ✓

7 UNIT 4

7.1 This is a typical barn with high-level galleries and storage levels.

7.2 It is timber framed supported off solid brick walls.

7.3 The framing is more simplistic than that in Units 1 and 2.

7.4 Between the main frame the timber walling panels each have diagonal bracing.

7.5 Generally the main frames appear vertical and not distorted. STRUCTURALLY ACCEPTABLE?

7.6 External bowing has occurred in some of the timber wall panels.

7.7 At the rear is a smaller annex in reasonable condition, timber framed, with corrugated sheet cladding. IMPORTANT STRUCTURE. ENGINE HOUSE.

8 UNIT 5

8.1 This is the youngest of the buildings probably built in the early/mid 1900's.

8.2 Construction is single storey consisting of full height solid brick walls with a roof supported by mild steel angle trusses.

8.3 The pitch roof is covered with asbestos corrugated sheeting.

8.4 Overall the building is in reasonable condition, although the trusses are showing signs of rusting.

8.5 It must be pointed out that any remedial/replacement work to the roof, being asbestos, requires the services of a licensed contractor.

9 SUMMARY

9.1 Five units exist on the complex with ages spread between 300 – 80 years old.

9.2 All show signs, as would be expected, of weathering and ageing.

9.3 However, the overall impression is that all but one unit appears to have retained their basic structural integrity.

9.4 Units 1,2, and 4, which are of traditional barn construction, all appear to be reasonably plumb and undistorted.

9.5 Obviously localised strengthening/plating may well be required, along with treatment for infestation, but from the initial visit there appears to be a sound base available for renovation and conversion.

9.6 It is assumed that in these three units upper storeys will be added. Although isolated from the original construction by providing ties etc. the robustness of the barns can only be enhanced.

9.7 Unit 3 has suffered damage to three trusses in one wing and the rebuilding of a section of wall. The structure remaining still appears in reasonable condition. Therefore by only providing localised repair it could be concluded that this unit also is convertible.

9.8 The final unit 5 being much newer and being of more recent types of construction materials also provides a basic structure for alteration for residential purposes. Only the roof, being asbestos requires special attention.

RICHARD C COLEMAN MI STRUCT E C ENG APRIL 2002

0769 - 405–411 Reading Road, Winnersh	**Approved** as per Agenda subject to S106 Legal Agreement	Alan
1295 - 17 Ladbroke Close, Woodley	**Deferred** to a further meeting	Jeni
0123 - Land rear of 143 Loddon Bridge Road and 1-9 Crockhamwell Road, Woodley	**Deferred** to a further meeting	Emy
1682 - Pikes Farm, Forest Road, Hurst	**Deferred** to a further meeting	Jeni
1044 - Ladd Ltd, Bath Road, Hare Hatch	**Approved** as per Agenda	Emy
5813/7840 - Newlands Farm, Sindlesham Road, Arborfield	5813: **Approved** as per Agenda subject to completion of Legal Agreement 7840 **Approved** as per Agenda	Elaine
1187 - Land rear of 189-199 Loddon Bridge Road Woodley	**Deferred** to a further meeting	Natalie
1988 - Old Walls, Sonning Lane, Sonning	**Refused** contrary to recommendation	Angela/Jeni
1467 - 510 Reading Road, Winnersh	**Deferred** to a further meeting	Adrian
1310 - Pinewood Leisure Centre, Old Wokingham Road, Wokingham	**Approved** as per Agenda	Daniel

NOTE: Deferred items to be considered at a special/extra meeting on 20 July 2004 7 pm start.

Site Address: Pikes Farm, Forest Road, Hurst
Application No: F/2004/1682, Pages 354-366.

One of the letters of objection reported was received from the Chairman of the Hurst Village Society.

Additional condition:

The change of use hereby permitted shall not be implemented until a fire hydrant is installed in accordance with details to be submitted and approved in writing by the Local Planning Authority in consultation with the Royal Berkshire Fire and Rescue Service

Reason: To protect the occupiers and neighbouring properties from injury and damage by fire.
Relevant policy: Policy WOS4 Wokingham District Local Plan

Site Address: Ladd Ltd, Bath Road, Hare Hatch
Application No: F/2004/1044, Pages 367-376.

The first sentence of Condition 3 on page 367 should be revised as follows:

3. Within three months of the date of this permission a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Site Address: Newlands Farm, Sindlesham Road, Arborfield
Application No: F/2002/5813, Pages 377-398.

RECOMMENDATION
The recommendation is to grant planning permission subject to the completion of a legal agreement to secure a financial contribution of £12,500 towards infrastructure/bus stop improvements plus footway provision. The legal agreement relates to the planning application only.

CONSULTATION
A consultation has been received from English Heritage commenting that they are satisfied with the revised internal layouts of units 2 & 4.

CONDITIONS

The following additional conditions are recommended to be attached to planning application F/2002/5813:

14. This permission is in respect of plan nos. 1493.15C, 1493.01, 1493.10, 1493.02, 1493.11D, 1493.03, 1493.12, 1493.04, 1493.13B, 1493.05, 1493.14A received by the Local Planning Authority on 20th Feb. 2002, 22nd Oct. 2002, 31st Oct. 2002 and 19th April 2004.The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details.

15. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking and the turning space shall not be used for any other purpose other than turning.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
Relevant Policies: Berkshire Structure Plan Policy T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan Policy WT6 and Appendix 8.

N.B policies numbers to be added to all conditions

The following wording to be added to condition no.3 of listed building application LB/2002/7840:

Unit 1
- Schedule of repairs to timber frame and external finishes
- Window and door joinery details
- Roof lights
- New floor construction
- Staircase
- Heating systems and terminals/services
- Chimney
- All new walls (studwork and brick)

Unit 2
- Fireplace
- Boarding/external wall construction

Unit 3 all as above
Unit 4 all as above
Unit 5 all as above plus
- Roof details/materials
- Garage doors

Development Control Ref No	Received	Parish	Ward	Listed by:
F/2002/5813 LB/2002/7840	03/09/02	Arborfield	Arborfield	

Applicant Hicks Developments Ltd
Location Newlands Farm, Sindlesham Road, Arborfield
Proposal Proposed Conversion of Redundant Barns into 5 Residential Units.

FOR CONSIDERATION BY Development Control Committee on 7th July 2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

This application seeks consent for the conversion of redundant agricultural buildings at Newlands Farm to residential use and includes an application for listed building consent. The buildings are grade 2 listed and include 18th Century barns and a 19th Century cattle shed.

The application site is located north of Arborfield and fronts onto Sindlesham Road. The site is within a conservation area and some of the barns have been listed. The site is bounded to the north and east by open fields and to the south is Arborfield Cross. To the west of the application site are poultry sheds.

The application is before the Development Control committee as it is subject to a S106 agreement to secure a financial contribution of £12,500 towards infrastructure /bus stop improvements plus footway provision.

RECOMMENDATION

Grant planning permission subject to completion of a legal agreement. Should the agreement not be completed within 6 months from the date of the resolution the Development Control Manager is authorised to refuse the proposals on the basis of lack of infrastructure contributions. The approval is also subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Prior to development commencing details shall be submitted to and approved in writing for the provision of cycle parking to be submitted.
   Reason: In the interest of highway safety.
3. No building shall be occupied until a footway has been constructed from the main site access, along the eastern side of the B3030 and to its junction with the A327. This shall be in accordance with details to be submitted and approved in writing by the Local Planning Authority.
   Reason: In the interest of highway safety.
4. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.
   Reason: In light of the sensitivity of the site within the Countryside
5. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building. unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

6. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.
   Reason: In the interests of visual amenity.
7. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the business units. The landscape management plan shall be carried out as approved.
   Reason: In order to ensure that the approved landscaping is satisfactorily maintained.
8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
   Reason: In the interests of visual amenity.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
   Reason: In the interests of visual amenity.
10. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.
    Reason: The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
11. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.
    Reason: To ensure that any archaeological evidence discovered during ground works is adequately recorded.

12. 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.

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

RECOMMENDATION (LB/2002/7840) – Grant Listed Building consent subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.
Reason: In order to safeguard the special architectural or historic interest of the building.

3. Detailed drawings and/or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:
- Window/door details
- Boarding of the dwellings
- Rooflights – size and specification
Reason: In order to safeguard the special architectural or historic interest of the building.

4. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.
Reason: To help ensure the satisfactory control of the work to the building.

Informatives
1. The Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies: BU2 BU1 C1 EN3 C9
Wokingham District Local Plan Policies: WOS3 WOS4 WOS6 WOS7 WHE7 WHE8 WCC1 WRE1 WRE2 WIC16 WT6 WT7

Author Elaine Vashi	**Email** development.control@wokingham.gov.uk
Service Development Control	**Telephone No** 0118 974 6428 / 6429
Date 28th June 2004	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

The barns are arranged around a farmyard and Newlands Farmhouse is located to the south of the application site (but is not part of the application site). Barn unit 1 is a detached stable dating from 1728 constructed from brick and timber, with a clay tile roof and is located close to the western boundary of the site. It is proposed to convert this barn into a 2 bedroom dwelling.

Unit 2 comprises a timber framed barn dating from 1778, it is 8m high with a pitched roof. It is proposed to convert this unit into a 2 storey 5 bedroom dwelling. (This unit was originally going to be subdivided into 2 units, but will now be converted to a single unit at the request of officers and English Heritage to retain its historic character). A proportion of the entrance hall will remain single storey (with no first floor) so that some impression of the original height of the barn and timber roof remains.

Unit 3 is an L-shaped single storey cattle shed dating from the early 19th Century, built in brick and weather boarding. It is proposed to convert this barn into a 3 bedroom unit and it will remain single storey.

Unit 4 comprises a barn with an attached horse engine house from the late 18th Century. The barn is timber framed with weather boarding and brick, the barn is predominantly 2 storey with the engine house being single storey. It is proposed to convert this barn into a 4 bedroom unit.

Unit 5 was built in the 1950s and it is proposed to convert it into 5 garages. Two of these garages will be for the 5 bedroom property (unit 2) and one each for the other 3 units. This garage block will be re-roofed with slate and will be timber clad. It is also proposed to delineate the farmyard to provide 5 parking spaces in front of these garages. It is proposed to keep the remaining farmyard as an informal gravel area with some planting with native species.

Only units 1-4 are included within the listing as buildings of historic or architectural interest.

The applicant has stated that these barns are no longer viable as agricultural buildings and new barns have been built to the north of the site, to modern standards. A structural report has been submitted with the application that concludes that the buildings are capable of being converted in the manner proposed without major alterations.

The site will be accessed from Sindlesham Road and the proposal does not involve the loss of any trees. The farmhouse and adjacent land will remain in agricultural use.

The application is accompanied by a Traffic Assessment.

CONSULTATION

Arborfield Parish Council: No objections
Environment Agency: No objections.
Access and Movement: the applicant is required to enter into a legal agreement for the provision of a footway linking the barn access southwards to the Arborfield Cross junction. This would form a continuous footway link to the village. Also Arborfield is served by the Council-supported 144 Reading- Wokingham bus service. A contribution towards infrastructure/bus stop improvements would aid towards the sustainability of the development. As the site is in a conservation area any new waiting shelter will have to be sensitive to its surroundings and be of a high quality design. A contribution of £2500 would be a suitable amount to part finance such a facility.
Conservation Officer: no objection subject to conditions
Landscape Officer: has no objection to the principle of converting these buildings. However, is concerned that the gardens are designed in accordance with the setting of the Conservation Area and that the existing farm yard does not become too urbanised in appearance.
Environmental Health: no objections.
Archaeological Adviser: requires recording prior to any demolition/ alteration (covered by condition)
WDC Drainage: no objection.
Neighbour Representation: 2 letters have been received in response to the neighbour notification, the comments raised are as follows:

- Loss of attractive local farm to a small housing estate;
- Village does not need any more new houses;
- Barns are not redundant.

Local Member comments: none received

APPRAISAL

Principle of Development

1. The farm is located beyond the identified settlement of Arborfield in the countryside. National Planning Policy in PPG7 makes it clear that the countryside should be safeguarded for its own sake and that the guiding principle in the countryside is that development should both benefit economic activity and maintain or enhance the environment. A competitive and sustainable agricultural industry is vital to the economic, social and environmental well being of rural areas.

2. Policy WCC1 of the Wokingham District Local Plan reiterates the advice in PPG7 and states that development in the countryside will be strictly controlled. Only certain types of development will be permitted. Acceptable forms of development include the re-use and adaptation of existing buildings. This is subject to it being appropriate in scale, form, materials, design and character to its location in the countryside.

3. This application seeks consent to use the redundant farm buildings at Newlands Farm for residential use. PPG7 states that it is 'usually preferable for farm diversification schemes to re-use good quality existing buildings and put them to a new business use, rather than build new buildings in the countryside'.

4. Policy WRE2 outlines the criteria to be considered when assessing applications to re-use and adapt rural buildings. One of the considerations is that the building must be suitable for the proposed use without major rebuilding or alteration. The structural report submitted with the application confirms that this is the case. This particularly important as several of the buildings are listed and have become redundant.

5. Guidance in PPG3 states that conversions of housing and buildings formerly in other uses can provide an important source of additional housing. Local planning authorities are advised to adopt positive policies to promote such conversions, by taking a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking.

6. The principle of converting these farm buildings to an alternative use is therefore broadly acceptable. However, the application must also be assessed in the context of the additional criteria outlined in the aforementioned policies relating to detailed issues such as impact on character, neighbours, environmental and sustainability issues. It must also be considered in light of the listed status of most of the buildings and the need to protect their character and appearance.

7. Policy WCC5 states conversion of buildings for residential use in the countryside will not be permitted unless the applicant has made every attempt to secure suitable business re-use. The application should also be supported by a statement of efforts. Residential conversion might also be appropriate when it is a subordinate part of a scheme for business re-use.

8. Accordingly, the possibility of developing the site for commercial purposes should be explored first.

Exceptional Circumstances

9. The Traffic Assessment submitted with the application states that the high traffic generation associated with classes C1 (Hotel), B1 (Offices/ Light Industrial) and A3 (Pub/ Restaurant) would make these types of development inappropriate at this site.

10. A B2 (general industrial) use would be likely to result in concentrated vehicle movements between 7am and 8am when 18 vehicle movement could be expected. It is likely that these would be heavy goods vehicles and this is also considered unacceptable.

11. The land uses, which are the lowest traffic generators, are B8 (storage/ warehousing) D2 (leisure/ sports) and C3 (dwellings). However the site cannot accommodate the parking requirements associated with a D2 use, or the parking requirements and turning circle required for HGV movements associated with a B8 use.

12. The applicant also adds that the site is close to existing residential properties which would be adversely affected by commercial activities, the need for housing in this location is greater than that for commercial premises, and commercial activity would harm the character of the conservation area.

13. While there is no evidence that any effort has been made to secure a specific business reuse of these barns, the traffic assessment indicates that residential use is one of the lowest traffic generators. As a number of the buildings are listed, the desirability of securing their future through an appropriate reuse should be considered. While the proposal lies outside the settlement boundary, these points and the impact on the character of the conservation area weigh in its favour.

Conservation Area

14. The application site is located within the Arborfield Cross Conservation Area. A Conservation Area is defined as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Development within a Conservation Area must 'preserve or enhance' the character of the conservation area.

15. Policy WHE4 states that applications in Conservation Areas will be considered against the various criteria including; the impact on landform and natural features, the historic plot layout, boundary treatment and building relationships, sympathetic materials and the historic scale and massing.

16. The conversion to residential use will not effect the landform or natural features or the historic scale of the buildings. The building relationships will also stay the same and the applicant has also confirmed that all new works will match the existing materials. The applicant has made use of existing openings to provide windows and doors where possible. Gardens will be contained within existing or new hedges to maintain the rural character of the area.

17. By converting these barns to residential use they will be maintained and continue to make a positive contribution to the Conservation Area. It is considered that with careful control the potential urbanising effect of residential development can be minimised and the potential effect on the Conservation Area would be more in keeping than is the buildings were to be converted to a commercial use.

Landscape Issues and Effect on Existing Trees

18. Policy WLL7 of the Wokingham District Local Plan states that new development will need to respect the landscape character of the area and provide measures for the protection and enhancement of the landscape character, particularly boundary features.

19. .Newlands Farm is located in an area characterised by open farmland delineated by hedgerows into regular shaped fields. The parked cars and gardens have the potential to have an urbanising effect on the countryside. In response to the concerns expressed by the Landscape Officer about the gardens and treatment of boundaries the application includes planting proposals to plant hedges to the north, east and south of the application site. These hedges will delineate the gardens and the scheme will include only indigenous species.

Impact upon the residential amenity of the neighbouring dwellings

20. Policy WOS3 of the Wokingham District Local Plan emphasises that development must be able to integrate into the local context without detriment to the amenities of adjoining land uses and occupiers. Policy WOS6 refers to noise, pollution and light pollution. WOS7 refers specifically to noise.

21. The nearest residential property to the application site is Newlands Farmhouse, which is adjacent to the south of the application site. Whilst this property is in close proximity to the application site, in light of the past agricultural use of the site it is not felt that there will be any detrimental impact on this property.

22. The second nearest property is Little Gables to the southwest, the northern elevation of this property is 600m from the application site. In light of this distance it is not considered that there will be any impact on these properties in terms of noise.

Access and Movement

23. The Highway Authority has no objection to the proposed development subject to the applicant providing a footway to the Reading Road plus appropriate conditions.

Services, amenities and infrastructure issues

24. The site is not well located for access by public transport or on foot. However, the Applicant has confirmed that they are willing to provide a footway linking the existing site access to Arborfield Cross Junction, thus forming a continuous link to the village. Therefore a s106 agreement will be required to secure a contribution of £10,000 towards provision of the footway. Also Arborfield is served by the Council-supported 144 Reading- Wokingham bus service. A contribution towards infrastructure/bus stop improvements would aid towards the sustainability of the development. As the site is in a conservation area any new waiting shelter will have to be sensitive to its surroundings and be of a high quality design. A contribution of £2500 would be a suitable amount to part finance such a facility.

Flooding Issues

24. The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

Concerns of Parish Council and Local Residents

25. The issues that have been raised by local residents and the Parish Council have been addressed in the above report.

CONCLUSION

The site is located within the countryside and comprises buildings formerly used for agricultural purposes. Policy WCC1 of the Wokingham District Local Plan (as agreed to be modified) reiterates the advice in PPG7 and states that development in the countryside will be strictly controlled. Only certain types of development will be permitted.

The proposal is for the conversion of existing agricultural buildings that have recently been listed as buildings of historic or architectural interest, to residential use. The applicant is considered to have demonstrated has proven that there are exceptional circumstances in this instance why the site is unsuitable for commercial use.

The site is not well located for access by public transport or on foot. However, these issues can be addressed by means of a legal agreement for a contribution towards infrastructure/ bus stop improvements and the provision of a footway.

Tel. 0118 974 6451 (Direct Line)

Date. 7 March, 2005

My ref. EV/F/2002/5813

Your ref.

Mr J Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Mr Irish,

PROPOSED CONVERSION OF REDUNDANT BARNS TO 5 RESIDENTIAL UNITS AT NEWLANDS FARM
APPLICATION REFERENCE F/2002/5813

I refer to the above mentioned planning application that was granted consent on 2nd December 2004, and is subject to a s106 legal agreement pertaining to infrastructure/bus stop improvements and footway provision.

It has been brought to my attention that works have commenced on site and that extensive demolition and rebuild has been carried out to 'unit 3.' As I am sure you will recall buildings 2-5 were listed Grade II by the Secretary of State on 2nd August 2002, having been judged to be of special architectural or historic interest. Therefore, the works that have been carried out to unit 3 are unauthorised and may constitute a criminal offence as set out in Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

It is therefore critical that a detailed method statement (including plans) with respect of the works already carried out to unit 3, and those to be carried out on units 2, 4 and 5 is submitted to the Local Planning Authority within 7 days of receipt of this letter.

I have also been informed by the Council's Building Control Unit that 'unit 1' is currently in a state of advanced disrepair. Therefore, a method statement detailing works required to stabilise the building in the short term and to show how the building is eventually to be converted, is also required as a matter of urgency. Although unit 1 is not listed, it is a curtilage building and is therefore, also covered by the Planning (Listed Buildings and Conservation Areas) Act 1990.

File: 5813
NEWLANDS
corresp march 05

Furthermore may I remind you that only one pre-commencement condition, in respect of the archaeological monitoring of the site (condition no.11) has been discharged. Whilst I accept that details of existing trees and hedgerows to be removed/retained has been submitted, the accompanying landscape plan referred to in Mr Flatmans letter of 10th February 2005, which I understood was to be submitted under separate cover by yourself has not yet been forwarded to me.

I trust that you will deal with these issues as a matter of priority.

Yours sincerely

E.V

Elaine Vashi

Planning Officer, South Team

cc: Mr S Andrewartha, Planning Enforcement

Mr H Sanders, Conservation Officer

Mr G Marlow, Building Inspector

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER LB/2002/1840.F/2002/5813	EV
BUILDING CONTROL NUMBER.	KP2004/5947
APPLICANT/AGENT	The Edwards Farm Partnership
ADDRESS OF SITE	The Barns (Barn 2) Newlands Farm Sunderland Road ARBORFIELD
DESCRIPTION OF PROPOSED WORK	barn conversion

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	1493 15D	1493 15C
ELEVATIONS	1493 201	1493 11d
FLOOR PLANS	1493 200	— " —

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED LB 3/8/04.	2/12/04.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/3/05.	

PROBLEMS	**REQUESTED**	**RECEIVED**	**REMINDER**
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

7. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the business units. The landscape management plan shall be carried out as approved.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

10. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

11. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

12. 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.

13. No soakaways shall be constructed in contaminated ground.

Reasons

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

2. In the interest of highway safety.

3. In the interest of highway safety.

4. In light of the sensitivity of the site within the Countryside.

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

6. In the interests of visual amenity.

7. In order to ensure that the approved landscaping is satisfactorily maintained.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

11. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

12. To prevent pollution of groundwater.

13. To prevent pollution of groundwater.

Informatives

1. The Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

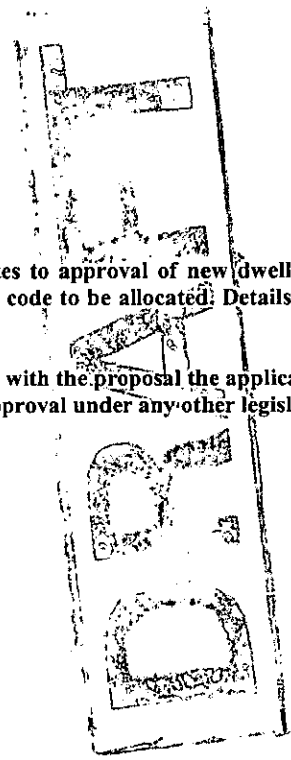
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies BU2, BU1, C1, EN3 and C9.

Wokingham District Local Plan Policies WOS3, WOS4, WOS6, WOS7, WHE7, WHE8, WCC1, WRE1, WRE2, WIC16, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date:



NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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.

MEMO

WOKINGHAM DISTRICT COUNCIL

LEGAL AND DEMOCRATIC SERVICES

To:	Elaine Vashi, Development Control Peter Bourne, Highways Section
Cc:	Ian Jordan,
From:	Michelle Bobrzyk
Tel:	0118 974 6548
Date:	29 November, 2004
Subject:	Section 106 Agreement Planning application reference no: F/2002/5813

PLANNING SERVICES		HPT	83982
POL		TLS	
DC	EV	ENF	
APP			
CS			
30 NOV 2004			
COPIES TO:		ACK:	
		FILE:	

Attached for your information is a copy of the completed Section 106 Agreement for this site.

Elaine, I would be grateful if you could arrange to issue the planning permission at your earliest convenience.

It will be necessary to check the progress of the development because of the various trigger points in the Agreement.

I should be grateful if you would please note the contributions and matters which relate to your area. I should also be grateful if the Development Control Section would keep other departments informed as to progress.

Please do not hesitate to contact me if you have any questions.

Regards

Michelle Bobrzyk

DATED 29 TH NOVEMBER 2004

WOKINGHAM DISTRICT COUNCIL (1)

and

HICKS DEVELOPMENTS LIMITED (2)

AGREEMENT

relating to the development of

land at Newland Farm, Sindlesham Road, Arborfield, Berkshire

Application number F/2002/5813

pitmans

47 Castle Street Reading
Berkshire RG1 7SR

T: +44 (0) 118 958 0224
F: +44 (0) 118 958 5097

www.pitmans.com

THIS DEED is made on 29TH NOVEMBER 2004
BETWEEN

1. **WOKINGHAM DISTRICT COUNCIL** of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council"); and

2. **HICKS DEVELOPMENTS LIMITED** (Company Registration Number 1006287) whose registered office is at 15 Headley Road, Woodley, Berkshire, RG5 4JB ("the Owner")

WHEREAS

A. The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the District of Wokingham in which the Application Site as hereinafter defined is situated

B. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated

C. The Owner has applied for detailed planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council

D. The Owner is the freehold owner of the Application Site

E. The Council resolved on 7 July 2004 that subject to this Agreement being entered into planning permission should be granted for development of the Application Site for the proposed conversion of redundant barns to 5 residential units plus erection of a new garage for farmhouse

F. The Owner is therefore entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Application Site and in order to secure financial contributions for the provision of a footway and towards infrastructure and bus stop improvements

G. This Agreement is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local

Government Act 1972 (as amended) 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 those provisions

H. References to the parties named in this Agreement include their successors in title and assigns and in the case of the Council shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1 Definitions and Interpretation

In this Agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

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

1.2 "the Application Site" means all that land known as Newland Farm Sindlesham Arborfield Berkshire and shown for identification purposes only edged red on the Plan

1.3 "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as marking out surveying ground investigations archaeological investigations demolition site clearance and site preparation and "Commence" and "Commencement" shall be construed accordingly

1.4 "the Development" means the proposed conversion of redundant barns to 5 residential units plus erection of a new garage for farmhouse pursuant to the Planning Permission

1.5 "Dwelling" means any dwelling house erected pursuant to the Planning Permission including garden garage driveway and/or parking spaces

1.6 "the Footway Contribution" shall mean the sum of TEN THOUSAND POUNDS (£10,000) index-linked

1.7 "the Infrastructure Contribution" shall mean the sum of TWO THOUSAND FIVE HUNDRED POUNDS (£2,500) index-linked

1.8 "Occupation" means physically occupied solely for residential purposes and "Occupy" shall be construed accordingly

1.9 "the Plan" means the plan annexed to this Agreement

1.10 "the Planning Application" means the planning application for the Development

1.11 "the Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Agreement with reference number F/2002/5813

1.12 references in this Agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between 7 July 2004 and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

2 Statutory Provisions

This Agreement is entered into between the Owner and the Council pursuant to the provisions of Section 106 of the Act and creates planning obligations for the purposes of the said Section 106 which are intended to bind the Application Site

DRAFT CONSENT ONLY SUBJ TO LEGAL AGREEMENT – DO NOT COMMENCE DEVELOPMENT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2002/5813

Parish: **Arborfield**

Location: **Newlands Farm, Sindlesham Road, Arborfield, Reading.**

Proposal: **Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Conditions

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

2. Prior to development commencing details shall be submitted to and approved in writing for the provision of cycle parking to be submitted.

3. No building shall be occupied until a footway has been constructed from the main site access, along the eastern side of the B3030 and to its junction with the A327. This shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

4. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.

5. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, unless otherwise approved in writing by the Local Planning Authority.

6. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

7. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the residential units. The landscape management plan shall be carried out as approved.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

10. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

11. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

12. 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.

13. No soakaways shall be constructed in contaminated ground.

Reasons

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

2. In the interest of highway safety.

3. In the interest of highway safety.

4. In light of the sensitivity of the site within the Countryside.

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

6. In the interests of visual amenity.

7. In order to ensure that the approved landscaping is satisfactorily maintained.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

11. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

12. To prevent pollution of groundwater.

13. To prevent pollution of groundwater.

Informatives

1. The Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies BU2, BU1, C1, EN3 and C9.

Wokingham District Local Plan Policies WOS3, WOS4, WOS6, WOS7, WHE7, WHE8, WCC1, WRE1, WRE2, WIC16, WT6 and WT7.

DRAFT CONSENT ONLY SUBJ TO LEGAL AGREEMENT – DO NOT COMMENCE DEVELOPMENT

T. G Watson

Trevor Watson
Development Control Manager
Date:

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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.

3 Conditions of Agreement

It is declared that this Agreement is made subject to the following terms:

3.1 The covenants by the Owner as the freehold owner of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Owner and any person deriving title from the Owner

3.2 The obligations on the part of the Owner shall bind the Application Site and every part thereof provided that it is hereby agreed that no person shall be bound hereunder insofar as his interest is solely in a Dwelling and not in any other part of the Application Site

3.3 No party shall be liable for breach of covenant or obligation contained in this Agreement after such party has parted with all that party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

3.4 No person who is not a party to this Agreement ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this Agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this Agreement

3.5 In the event that

3.5.1 the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or

3.5.2 the planning obligations referred to in this Agreement are satisfied

this Agreement shall be deemed to be discharged and have no further effect

3.6 It is a condition of the acceptance by the Council of any contribution paid under this Agreement that if such contribution (or any part) is not applied by the Council for the purpose for which it is paid within 7 years of receipt the Council shall repay such contribution (or any part not so applied) together with interest at the base rate of Lloyds TSB Bank plc from the date of payment to the date of repayment

3.7 This Agreement shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

4 First Occupation of any Dwelling

The Owner covenants that it will serve written notice on the Council to inform them of the date of first Occupation of any Dwelling within 7 days of that date

5 The Footway Contribution

5.1 The Owner covenants with the Council to pay to the Council the Footway Contribution on or before first Occupation of any Dwelling

5.2 The Council shall apply the Footway Contribution towards works for provision of a footway linking the Application Site and Arborfield Cross Junction

6 The Infrastructure Contribution

6.1 The Owner covenants with the Council to pay to the Council the Infrastructure Contribution on or before first Occupation of any Dwelling

6.2 The Council shall apply the Infrastructure Contribution to infrastructure and bus stop improvements within the vicinity of the Development

7 Council's Legal Expenses

The Owner covenants with the Council to pay the Council's reasonable legal expenses incurred in the preparation of this Agreement on or before the date hereof

IN WITNESS whereof this Agreement has been executed as a deed by the parties hereto the date and year first before written

EXECUTED (BUT NOT DELIVERED)
UNTIL THE DATE HEREOF) AS A DEED)
by the affixing of THE COMMON SEAL OF)
WOKINGHAM DISTRICT COUNCIL)
in the presence of:-)

16152

Solicitor

EXECUTED (BUT NOT DELIVERED)
UNTIL THE DATE HEREOF) AS A DEED)
by **HICKS DEVELOPMENTS LIMITED**)
acting by:-)

Director

Director/~~Secretary~~

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS **CASE OFFICER** EV

PLANNING APPLICATION NUMBER	F/2002/5813
BUILDING CONTROL NUMBER.	FP/04/5821
APPLICANT/AGENT	EDWARDS IRISH PARTNERSHIP
ADDRESS OF SITE BARN 4.	Newlands Farm Snaresbrook Road Moorfield.
DESCRIPTION OF PROPOSED WORK	Barn conversion to 1 x 2storey 4 bed dwelling.

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN	1493 15D	1493 - 15C
ELEVATIONS	1493/400 1	1493/13B
FLOOR PLANS	1493/400	1493/13B

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	07/07/04	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	V. minor	
IF YES, WHAT ARE THE DIFFERENCES ? (cut out)	changes in OK.	
DATE	11.11.04	

PROBLEMS	**REQUESTED**	**RECEIVED**	**REMINDER**
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

9le 7

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER** EV

PLANNING APPLICATION NUMBER	F | 2002 | 5813
BUILDING CONTROL NUMBER.	FP04 | 5699
APPLICANT/AGENT	MICAS DEVELOPMENTS LTD
ADDRESS OF SITE Barn No. 1	The Barns Newlands Farm Sindlesham Rd Wokingham
DESCRIPTION OF PROPOSED WORK	Barn conversion to 1 x 2 Bedroom house

DRAWING NUMBERS	**BC**	**DC**
BLOCK PLAN		
ELEVATIONS	1493 | 100	10A ... (1493)
FLOOR PLANS	1493 | 100	10A (1493)

CHECKLIST	**1ST CHECK**	**2ND CHECK**
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	07/07/04	Subject to LA
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	07/10/04	

PROBLEMS	**REQUESTED**	**RECEIVED**	**REMINDER**
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

F/2002/5813 refers to conversion of 5 Barns.
FP04/5699 covers Unit Barn No: 1

Date: 30 June 2004

Your Ref:

My Ref: ELAINE VASHI- **F/2002/5813**

HicksDevelopments
C/O The Edwards Irish Partnership
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Sir/Madam

Application Number: F/2002/5813

Site Address: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal:Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse..

Your application is to be determined at the Development Control Sub-Committee meeting on the 07.07.04 and will start at 6.30pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Date: 30 June 2004

Your Ref:

My Ref: ELAINE VASHI- **LB/2002/7840**

HicksDevelopments
C/O The Edwards Irish P/Ship
36
Langborough Road
Wokingham
Berks
RG40 2BT

WOKINGHAM DISTRICT COUNCIL

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

Dear Sir/Madam

Application Number: LB/2002/7840

Site Address: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal:Proposed conversion of 5 listed barns to 4 residential units and garages..

Your application is to be determined at the Development Control Sub-Committee meeting on the 07.07.04 and will start at 6.30pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

CONDITIONS

C 153. LB. FURTHER DETAILS REQUIRED.

BARN UNIT 1. 1. SCHEDULE OF REPAIRS TO TIMBER FRAME + EXTERNAL FINISHES

2. NEW TIMBER STRUCTURE.

3. WINDOW + DOOR JOINERY DETAILS

4 ROOF LIGHTS

5. NEW FLOOR CONSTRUCTION.

6 STAIRCASE.

7. HEATING SYSTEMS + TERMINALS / SERVICES.

8. CHIMNEY.

9 ALL NEW WALLS. —. STUDWORK + BRICK.

UNIT 2. 10 FIREPLACE.

11 BOARDING / EXTERNAL WALL CONSTRUCTION.

UNIT 3 — ALL AS ABOVE.

UNIT 4 — " " "

UNIT 5. —. AS ABOVE 11.

12 ROOF DETAILS / MATERIALS.

13. GARAGE DOORS

ENGLISH HERITAGE

SOUTH EAST REGION

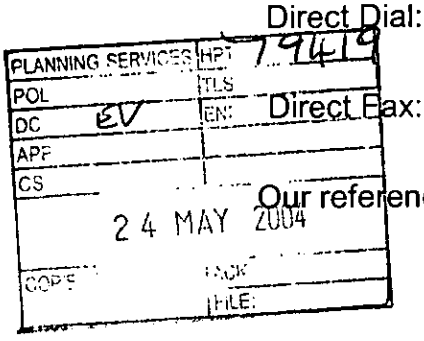
Ms Elaine Vashi
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1BN

Direct Dial: 01483 252028

Direct Fax: 01483 252001

Our reference: P00000653

21st May 2004



Dear Ms Vashi,

Environment/DCMS Circular 01/2001
Town and Country Planning (General Development Procedure) Order 1995
Application for Planning Permission
NEWLAND FARM Sindlesham Road Arborfield and Newland
Application No F/2002/5813

Thank you for your letter of 04th May 2004 notifying English Heritage of the application for planning permission relating to the above site.

We have considered the application and do not wish to make any representations on this occasion. We recommend that this case should be determined in accordance with government guidance, development plan policies and with the benefit of conservation advice locally.

If there are specific reasons for seeking the advice of English Heritage on this application that were not stated in the notification to us, we would be grateful if you could explain your request. We can then let you know if we are able to help on this occasion and agree a timetable with you.

In the event of material changes to the proposals before the application is determined, please let us know so that we can consider the need for any further advice.

Yours sincerely,

pp. L-Green

Diane Green
E-mail: diane.green@english-heritage.org.uk

Documentation

Drawing no. 11d
Drawing no. 13b
Drawing no. 11c
Drawing no. 13a

Elaine Vashi

From: Karen Hanson (Arborfield & Newland Parish Clerk) [parishclerk@arborfield.org.uk]
Sent: Tuesday, May 11, 2004 9:50 AM
To: elaine.vashi@wokingham.gov.uk
Cc: gary cowan
Subject: Fw: 2002/5813

Sorry, please disregard my previous message.

----- Original Message -----
From: Karen Hanson (Arborfield & Newland Parish Clerk) <mailto:parishclerk@arborfield.org.uk>
Arborfield and Newland Parish Council discussed the following plan at its Planning Meeting on Monday 10th May and made the following recommendation:

Newlands Farm, Sindlesham Road – Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse. The new plans show the following:
Revised layout of units 2 & 4 to provide additional void space at first floor level. **No Objection**

Regards

Karen Hanson
Clerk to Parish Council
Arborfield & Newland Parish Council
01189 761489
email: parishclerk@arborfield.org.uk <mailto:parishclerk@arborfield.org.uk>

R 19.5.04

- 5 MAY 2004

Date: 04 May 2004

To: Harold Sanders – Urban Design & Conservation Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: ELAINE VASHI

The new plans show the following: Revised layout of units 2 & 4 to provide additional void space at first floor level. Drawing nos: 1493/11D & 13B.

Comments are required by 18/05/2004.

Should you have any queries regarding this application please contact the case officer ELAINE VASHI on 0118 974 6451.

HOW DOES THIS APPLICATION RELATE TO FIVE UNITS?
I CANNOT ACCEPT THAT HICKS DEVELOPMENTT ARE THE ONLY ORGANISATION INTERESTED IN, OR CAPABLE OF MAKING A FINANCIAL SUCCESS OF CONVERTING THESE FARM BUILDINGS.

THE PRINCIPLES NOW OUTLINED APPEAR TO ACKNOWLEDGE THE CONCERNS OF ENGLISH HERITAGE AND THE PLANNING DEPT.
LAYOUT ACCEPTABLE TO ME.
A LISTED BUILDING APPLICATION IS AWAITED

Harold Sanders

12.05.04

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: email@edwardsirish.com

PLANNING SERVICES	HPT 78546
POL	TLS
DC EV	ENF
APP	
CS	
19 APR 2004	
COPIES TO:	ACK:
	FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
--5813
--7840

15 April 2004

Ref: JI/FJ/1493

For the attention of: E Vashi.

Dear Sirs,

RE: THE BARNS – NEWLANDS DRIVE – ARBORFIELD.

I refer to your letter dated 19th March 2004 and now enclose six copies of each of our drawing Nos. 1493/11D and 13B showing the requested alterations for substitution in the current application.

The deletion of so many bedrooms has adversely affected the financial viability of the whole project and no further reduction is possible. Any further request for the deletion of accommodation will result in the barns being left to ruin.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.

Date: 04 May 2004

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

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Case Officer: ELAINE VASHI

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Comments are required by 18/05/2004.

Should you have any queries regarding this application please contact the case officer ELAINE VASHI on 0118 974 6451.

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/5813 & LB/2002/7840 Date Rec. 19th APRIL '04

Location: NEWLANDS FARM, SINDLESHAM ROAD,

Parish: ARBORFIELD.

Applicant: HICKS DEVELOPMENT.

Description of attached plans: PLANS TO SHOW REVISED LAYOUT OF UNITS 2 & 4 TO PROVIDE ADDITIONAL VOID SPACE AT 1ST FLOOR LEVEL.

Drawing No's: 1493/11D & 13B

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation HAROLD	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

* DR. DIANE GREEN, ENGLISH HERITAGE.

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER EV.

Consultations Sent by Admin. on 04.05.04

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: email@edwardsirish.com

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

29 April 2004

Ref: JI/FJ/1493

For the attention of: Harold Sanders.

Dear Sirs,

RE: THE BARNS – NEWLANDS FARM – ARBORFIELD.

I would be most grateful if you would contact me via the telephone with regard to news on our latest proposals for the above project.

I look forward to hearing from you in the near future.

Yours faithfully

John Irish
Partner

Cc. Hicks Developments.

Claire – Could you advise Mr Edwards what the situation is? Are you expecting further comment from me?

Harold 30.04.04

MAYRISE No 2005/9112 MT
DATE REC'D 30 APR 2004
ACK
ANS'D
FILE REF SEE HS

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: email@edwardsirish.com

PLANNING SERVICES	HPT 78546
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CS	
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	FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
--5813
B-7840

15 April 2004

Ref: JI/FJ/1493

For the attention of: E Vashi.

Dear Sirs,

RE: THE BARNS – NEWLANDS DRIVE – ARBORFIELD.

I refer to your letter dated 19th March 2004 and now enclose six copies of each of our drawing Nos. 1493/11D and 13B showing the requested alterations for substitution in the current application.

The deletion of so many bedrooms has adversely affected the financial viability of the whole project and no further reduction is possible. Any further request for the deletion of accommodation will result in the barns being left to ruin.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.

Tel. 0118 974 6479 (Direct Line)

Date. 16 October, 2003

My ref. EV/F/2002/5813/LB/2002/7840

Your ref.

Mr J Bailey
Development Land & Planning Ltd
Salisbury House
Milton Road
Wokingham
Berkshire
RG40 1DB

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

Dear Mr Bailey,

RE: PROPOSED CONVERSION OF BARNS AT NEWLANDS FARM, ARBORFIELD CROSS
APPLICATION F/2002/5813 & LB/2002/7840

I refer to the above application and our meeting with you, Mr Hicks and Mr Irish, on Friday 19th September 2003 and apologise for the inordinate delay in replying.

With reference to the comments from English Heritage dated 18th November 2002 and as confirmed at our meeting we consider that there are outstanding fundamental issues to be resolved, as follows:

- The accommodation at first floor level in Barn 2 i.e. 5 bedrooms, a dressing room plus three bathrooms and a separate w/c as shown in plan 1493-11B (submitted on 31st October 2002) does not overcome the concerns raised by English Heritage.
- The 4 bedrooms, dressing room, library and 2 bathrooms does not retain character of barn 4.

Unless this accommodation problem has been resolved it would appear inappropriate to consider, at greater depth, the necessary on site and detailed conservation of the repair works and structured implications of renovating the barns.

I look forward to hearing from you.

Yours sincerely

E.V.

E Vashi

Planning Officer, South Team

HAROLDS COPY.

NOTES FOR LETTER TO JOHN IRISH / ~~[illegible]~~

1. Reference English Heritage letter and as confirmed at our meeting last week we ~~[illegible]~~ consider ① the accommodation at first floor level in Barn 2 ie 5 bedrooms dressing room plus 3 bathrooms and separate WC ~~[illegible]~~ does not overcome their concerns.

2. ②
the 4 bedrooms, dressing room, library and 2 bathrooms also does not retain the open character of ~~[illegible]~~ barn 4.

③ ~~[illegible]~~ Unless this accommodation problem has been resolved it would appear inappropriate to consider, at greater depth, the necessary on site and detailed consideration of the repair works and structural implications of renovating the barns.

④ We are confident that your Planning Consultant will be able to provide you with information on other barns ~~[illegible]~~ in the area, converted for to residential use.

refer to drwg no's (dates)

You bought from us

Date: 16 July 2003 17 JUL 2003

To: Harold Sanders – Urban Design & Conservation Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Elaine Vashi

The new plans show the following: Plans to show detailed sections of the buildings. Drawing nos: 1493/100, 101 & 103.

Comments are required by 30/07/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

LAYOUT PLANS FOR BARNS 2 TO 4 DO NOT RESOLVE E.H. CONCERNS. SECTIONS DO NOT PROVIDE PROVIDE SUFFICIENT INFORMATION ON STRUCTURAL SOLUTIONS TO SUPPORT THE ADDITIONAL FIRST FLOORS + WORKS REQUIRED TO STABILISE EXTERNAL WALLS AND FLOOR CONSTRUCTIONS + LEVELS.
ABOVE INFORMATION CONFIRMED AT MEETING FRI. 19. SEPT. FURTHER INFORMATION TO BE SOUGHT ONLY IF ACCOMMODATION IS RESOLVED.

Harold Sanders

26.09.03

Date: 16 July 2003

To: Harold Sanders – Urban Design & Conservation Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2002/7840

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of 5 listed barns to 4 residential units and garages.

Applicant: Hicks Developments C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Plans to show detailed sections of the buildings. Drawing nos: 1493/100, 101 & 103.

Comments are required by 30/07/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

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

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The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

11 July 2003

1493/J1

For the attention of H. Saunders

THE BARNS NEWLAND FARM – ARBORFIELD

Dear Sir

Please find enclosed for your approval two copies of each of our drawing numbers 1493/100,101 and 103 showing first floor construction for Barns 1, 2 and 4.

Please note that none of the proposals involve connection to the existing original external wall structure.

Yours Faithfully

John Irish
Partner

Cc Hicks Developments (Encs)

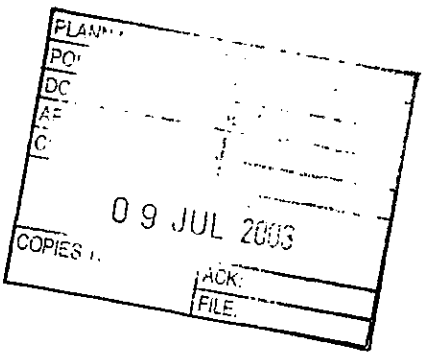
70896

The Edwards Irish Partnership

Architects & Surveyors

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

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR



08 July 2003

1493/J1

For the attention of H. Saunders

THE BARNS NEWLAND FARM – ARBORFIELD

Dear Sir,

Please find enclosed for your approval two copies of each of drawing numbers 1493/100,101 and 103 showing first floor construction for Barns 1,2 and 4.

Please note that none of the proposals involve connection to the existing original external wall structure.

Yours Faithfully

John Irish
Partner

Cc Hicks Developments (Encs)

* * * COMMUNICATION RESULT REPORT (12. SEP. 2003 11:40) * * *

FAX HEADER:

TRANSMITTED/STORED : 12. SEP. 2003 11:39

FILE	MODE	OPTION	ADDRESS	RESULT	PAGE
536	MEMORY TX		99786551	OK	2/2

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

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 12/9/03

TO: Jim Bailey

FROM: Elaine Vashi **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 9786651.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: NENLANDS FARM, ENGLISH HERITAGE COMMENTS (18th Nov. 02)

NOTES:

Date: 16 July 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2002/7840

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of 5 listed barns to 4 residential units and garages.

Applicant: Hicks Developments C/O The Edwards Irish P/Ship.

Case Officer: Elaine Vashi

The new plans show the following: Plans to show detailed sections of the buildings. Drawing nos: 1493/100, 101 & 103.

Comments are required by 30/07/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2002/5813. LB/2002/7840. Date Rec. 9/7/03

Location: NEWLAND FARM BARNS, ARBORFIELD.

Parish: ARBORFIELD.

Applicant: HICKS DEVELOPMENT.

Description of attached plans: Plans to show detailed sections of the buildings

Drawing No's: 1493/100, 101 & 103.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER EV.

Consultations Sent by Admin. on 16.07.03

Yellow - Case Officer Copy
Green - Part One Copy

Date: 16 July 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Elaine Vashi

The new plans show the following: Plans to show detailed sections of the buildings. Drawing nos: 1493/100, 101 & 103.

Comments are required by 30/07/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

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

App. No. F/2002/5813. Date Rec. 9/7/03

LB/2002/7840.

Location: NEWLAND FARM BARNS, ARBORFIELD.

Parish: ARBORFIELD.

Applicant: HICKS DEVELOPMENT.

Description of attached plans: Plans to show detailed sections of the buildings

Drawing No's: 1493/100, 101 & 103.

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER EV.

Consultations Sent by Admin. on 16.07.03

Yellow - Case Officer Copy
Green - Part One Copy

The Edwards Irish Partnership
Architects & Surveyors

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

70886

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09 JUL 2003	
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	FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

ADDITIONAL PLAN

1493/JI

5813
7840

Dear Sirs

Newland Farm Barns – Arborfield Ref 2002/5813

Please find enclosed a copy of drawing numbers 1493/100, 101 and 103 showing details as requested by Harold Sanders.

The same drawings have been forwarded to Harold.

Yours sincerely

John Irish

Harold,
A copy of my letter! Best wishes
Diane

ENGLISH HERITAGE

PLANNING SERVICES	HPT
POL SOUTH EAST REGION	TLS
DC	EMF
MDRS HAROLD SANDERS	
CS	
18 NOV 2002	
COPIES TO	SOK
	FILE

~~Tanya Davies~~ HAROLD SANDERS
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

15 November, 2002

Dear Ms Davies,

NEWLANDS FARM, ARBORFIELD (APPL., LB/2002/7840)

Thank you for notifying English Heritage about the above application. This proposal for conversion to domestic use affects a group of Grade II listed farm buildings, including two listed barns, a listed stable and a listed cow shed. English Heritage is very concerned indeed about the proposal.

We draw your Council's attention to English Heritage's policy on the conversion of farm buildings. English Heritage normally opposes barn conversions, on the grounds that such conversions usually involve unacceptable alterations to both the internal spaces and the external appearance of the barn, notably the division of the internal space and the insertion of windows. The present application is no exception. It is proposed to insert a floor into each of the two barns and also into the stables, obliterating one of the most distinctive characteristics of each – i.e. the openness of the interiors and in the case of the barns, the long views from end to end. The domestic use also necessitates the insertion of windows, which would fundamentally and detrimentally change the character of the exterior elevations, which are now largely window-less. The Grade II listed cattle shed would also suffer in this way. We consider that such changes would be unacceptable.

In summary, we consider that this application should be refused.

Yours sincerely,

Diane Green

Dr Diane Green (nee Kay)
Inspector of Historic Buildings
South East Region.

* minimise no. of windows.

*

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING 62738
POL
DC TB
APP
31 OCT 2002

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN

5813

29 October 2002

Ref: JI/FJ/1493

For the attention of: Tania Davis.

Dear Sirs,

RE: THE BARNS – NEWLANDS FARM – ARBORFIELD.

Please find enclosed six copies of drawing Nos. 1493/11B, 12A, 14A and 15C for substitution in the current planning application.

Effectively the existing application will be amended to show: -

1. The deletion of the farm garage from the current application.
2. The deletion of a residential unit to barn No. 2.
3. Modifications to the garage arrangements to barn No. 5.
4. Alterations requested by Mr Saunders to barn No. 3.

Yours faithfully

John Irish
Partner

.Encs.

Date: 29 October 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Additional information (2 letters). Revised Plans show various changes to details of plans including making Barn 2 one residential unit rather than two.
□Drg.Nos. 1493/11B, 1493/12A, 1493/14A, 1493/15C, Letter from DLP, Letter from Edwards Irish Partnership.

Comments are required by 26/11/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

Date: 23 August 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Traffic Assessment to prove that commercial use of the site would not be acceptable.

Comments are required by 13/09/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

(RING ONE)

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

App. No. F/2002/5813 Date Rec. 22·8·02

Location: Newland Farm, Sindlesham Rd, Arborfield

Parish:

Applicant: Hicks Developments

Description of attached plans: Traffic Assessment to prove that commercial use of the site would not be acceptable

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Conrad Moore (Policy)
Highways
Arborfield + Newland PC.

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

NEIGHBOURS: Please sent accompanying letter with booklet.

Date for Responses 21 days

FURTHER ACTION

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

Redate Application ~~Y~~/N From:

New Site Notice ~~Y~~/N

Revised Proposal Description: n/a

CASE OFFICER T.D.

Consultations Sent by Admin. on 23.08.02.

Thankyou!

Yellow - Case Officer Copy
Green - Part One Copy

- Residential final option (PPG7 / HCC5)

- not convinced pursued all other options or marketed site

- Residential - less traffic. However would not assist diversification of rural economy.

- Not a shot enable location for res.

- Highways

- Would / could our highways accept less than recommended parking RPG13?

- Would projected movements for B2 / B8 be acceptable in light amenity got agricultural use?

- Copy Conrads comments.

Mrs Copping
~~Copping~~ House
Corbel
2 Tutbush Lane
Shinfield.

LISTED BUILDINGS REGULATIONS 1990 (No. 1519)

Regulation 14 3B-588

SCHEDULE 4

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT -
THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

To: The Occupier

NOTICE IS HEREBY GIVEN THAT THE BUILDINGS KNOWN AS THE BARN, CATTLE SHED, STABLE AND BARN WITH ENGINE HOUSE ALL AT NEWLAND FARM, SINDLESHAM ROAD (B3030) ARBORFIELD CROSS SITUATED IN THE PARISH OF ARBORFIELD HAVE ON 2 AUGUST 2002 BEEN INCLUDED AS GRADE II IN THE LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST COMPILED BY THE SECRETARY OF STATE FOR THE ENVIRONMENT UNDER SECTION 1 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

A Cronin

DATE:12 August 2002

A CRONIN
HEAD OF PLANNING & TRANSPORTATION SERVICES

NOTE

Listing of Buildings of Special Architectural or Historic Interest

The above notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest under section 1 of the Planning [Listed Buildings and Conservation Areas] Act 1990 by the Secretary of State for the Environment. The lists are compiled by the Secretary of State as a statutory duty after consultation with [the Historic Buildings and Monuments Commission for England and with such other] persons or bodies as appear to him appropriate as having special knowledge of, or interest in, buildings of architectural or historic interest.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the Local Planning Authority (the Wokingham District Council) to the work you wish to do.

You should however note that it is an offence to carry out any of these works without obtaining listed building consent. A conviction for this offence would result in a fine or even imprisonment. Nevertheless where works which were urgently necessary in the interests of safety or of health or for the preservation of the building were carried out without consent it is a defence to prove that -

(a) it was not practicable to secure safety or health of the preservation of the building by works of repair or works for affording temporary support or shelter;
(b) the works carried out were limited to the minimum measures immediately necessary; and
(c) notice in writing justifying in detail the carrying out of the works was given to the Local Planning Authority as soon as reasonably practicable.

Although there is no statutory right of appeal as such against the listing of a building, you are not precluded at any time from writing to the Secretary of State claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered by the Secretary of State in consultation with his statutory advisers. A guidance note on the procedure is available from the Secretary of State. In addition, where listed building consent is refused by a Local Planning Authority or is granted subject to conditions, there is a right of appeal to the Secretary of State for the Environment: and one of the grounds for an appeal may be that the building is not of special architectural or historic interest.

If at any time you propose to take any action which may affect the character of your building, you would be well advised to refer to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (S.I. 1990/1519). Further details can be obtained from your Local Planning Authority.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

6th AMENDMENT OF THE 40th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

DISTRICT OF WOKINGHAM (BERKSHIRE)

WHEREAS:

1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and she may amend any list so compiled.

2. On 29 April 1987 the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the District of Wokingham.

3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to her appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on her by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

Cattleshed, early-C19. Brick rear and end walls with weather boarding to elevations facing the yard. Tile roof, hipped to south end. L-shaped range of 6-bays to north range and 3-bays to south range, forming part of the farmstead courtyard and attached at west to end of late-C18 barn (q.v.)

ELEVATIONS: South and east elevations to yard are weather-boarded, range to north has earlier and more irregular weather-boards. Range to south originally open, now with central entrance of plank door flanked by a pair of 6-pane windows to each side. North range also with central entrance of plank door to its south elevation. Rear and end walls of south range are brick with piers. End wall has diamond pattern in burned headers and a hipped roof.

INTERIOR: Queen post and collar roof clasping single row of purlins throughout. Arched braces to tie beam in south range, and arched braces to wall posts at yard elevation where originally open to yard. Rafters joined by ridge board.

An early-C19 brick and weatherboarded cattleshed with good group value with the late-C18 barns and early-C18 stable in the farmstead (q.v.).

ARBORFIELD AND NEWLAND

SU 76166719
1921/0/10016

Stable at Newland Farm

GV

II

Stable, dated 1728. English bond brick walls with some burned headers and quoins. Timber-framed roof with clay tiles. Partially weather-boarded to hipped gable ends. L-shaped with main room to front and floored room to rear, all under half-hipped roof.

EXTERIOR: South elevation with central opening of plank stable door with long iron hinges under shallow segmental head. Brick plinth, graduated to fit ground slope, deepest at the east end. Segmental head window openings to each side of door. To left, brick plaque marked T S 1728. East elevation with similar brick work and deep plinth, and weather-boarding to top with plank hayloft door.

INTERIOR: 3 bays to main range. Chamfered and stopped tie beams into brick wall. Queen post roof with struts to the wall plate and clasped purlins. Rafters are pegged at the ridge and project over the wall plate. The purlins meet at intersection of main and rear rooms. Rear room floored with joists and lapped floorboards, and arms for tackle to south and east walls.

An intact and well-built stable, dated 1728, that forms part of a farmstead group of 2 late-C18 barns, one with attached engine house, and an early-C19 cattleshed, with which it has group

Department for Culture, Media and Sport
Architecture and Historic Environment Division

2-4 Cockspur Street
London SW1Y 5DH
www.culture.gov.uk

Tel 020 7211 6909
Fax 020 7211 6962
maria.vlahakis
@culture.gsi.gov.uk

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05 AUG 2002

COPIES TO	ACK:
	FILE:

Harold Sanders
Conservation Architect
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: SL 566/02

2 August 2002

Dear Mr Sanders

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
THE BARNS, NEWLANDS FARM, ARBORFIELD

I refer to your letter of 8 April in which you asked the Secretary of State to consider the above buildings for listing.

After careful consideration of all the evidence, including advice from English Heritage, the Secretary of State has decided to list the buildings. They were added to the list today in Grade II having been judged to be a building of special architectural or historic interest.

I enclose a copy of the list entry for your information.

Yours sincerely

Maria Vlahakis
Listing and Archaeology Branch

INVESTOR IN PEOPLE

To: Tanya Davies

Date: 27 May 2002

Application number: F/2002/5813

Site address: Newlands Farm. Sindlesham Road, Arborfield

Both Catherine Brimble and myself are on leave until 10th June 2002. On our return we will be heavily committed on other work until the end of June.

Unfortunately there is insufficient money available to appoint a consultant , and we will therefore be unable to comment on this planning application.

If, after you have visited the site, you consider there are factors that are important for us to comment on, please let me know and we will try to help.

NEIL ETHERINGTON
Senior Arboriculturalist

For plan see Officer File or Part One

R-4/6

21 MAY 2002

Date: 16 May 2002

To: C Brimble – Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Structural report and plan to show revised courtyard layout. Drawing no: 1493 15B.

Comments are required by 26/05/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

The Edwards Irish Partnership
Architects & Surveyors

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

PLANNING SERVICES | HP: 56027
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CS | ENF
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CS
03 MAY 2002
COPIES TO | ACK:
FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

1493/JI

5813

2 May 2002

ADDITIONAL PLAN

For the attention of Tanya Davies

Newland Farm Arborfield Cross

Dear Sirs

Please find enclosed a copy of the structural engineers report on the existing barns, together with a revised site plan (1493/15B), taking into account your earlier comments. I would be pleased if you would advise me as soon as possible if there are, in your opinion, other outstanding matters.

I have responded to your letter dated 13 march as follows.

1. Structural report enclosed
2. The courtyard has been revised to reflect a more rural nature. However I think it reasonable to request that landscaping details be the subject of a planning condition The enclosed site plan has additional notes to reflect this.
3. The garage has been relocated
4. A statement concerning alternative uses has been issued to you by our Planning Consultant
5. Agricultural use will be removed from the barns and their individual curtilages. However the farm house and adjacent land will remain as agricultural use.

6. My client has no objection to a legal agreement towards making a reasonable contribution towards a footpath link.

7. The existing barn to the garden of Unit 2 will be demolished.

Yours sincerely

John Irish

CC Hicks Developments(Enc)

Date: 16 May 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Structural report and plan to show revised courtyard layout. Drawing no: 1493 15B.

Comments are required by 26/05/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date April 8, 2002 /6813/241
My ref. HS/PP

Department of Culture, Media & Sport
Listing Branch
Third Floor
2-4 Cockspur Street
London
SW1Y 5DH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

THE BARNS, NEWLANDS FARM, ARBORFIELD

I enclose photographs, a site plan plus existing plans of the barns (units 2-5) and stable (unit 1).

Barns numbers 2 and 4 are particularly impressive with much of the original structural timbers intact. Number 4 includes framework and part of the housing for a central horse-powered corn grinding machine.

Could you consider this group of barns for inclusion on the Statutory list of Buildings of Special Architectural or Historic Interest. The owner has already agreed that we can inspect the barns and stable again, including the interiors, if required.

The principle of a change of use is acceptable to the Planning Authority. The use and number of units, if converted for residential use is however in question.

An early appraisal would obviously be helpful; the proposals now submitted would divide barns 2 and 4 into two units each, resulting in the loss of the scale and grandeur of the internal space and its roof members.

It would be helpful if you could give us an indication of the present timescale for considering this type of request.

Yours faithfully

HAROLD SANDERS
Conservation Architect

Enclosure: photographs, site plan and existing plans of the barns and stable.

cc: Tanya Davies – Development Control.

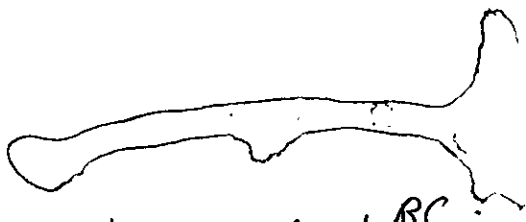
Tel: 0118 9714040. Fax: 0118 9713097.
REGISTERED OFFICE: Castle Grove, Ewelme, Wallingford, Oxon, OX10 6HL. REGISTERED No. 4245965 (England)

Newlands
File note

19.12.02 HS met Richard Coleran/John Irish

Unit 1- what happening floor? headroom?
English Heritage comments.

JI- what 'new works read'
RC- extent of repairs necessary



- need sections from JI about insulation / floor for LBC but once p/g side sorted.

- garage issue: incorporate garage for house into block or extend block rather than freestanding

- Remove driveway by roundabout - not an est'd use/get rid of it.

for plans see Part One or officer file.

Date: 18 November 2002 19 NOV 2002

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: 1- Deletion of farm garage. 2 - Barn number 2 modified to form 1 residential unit, not 2. 3 - Modifications to the garage arrangements to barn 5. 4 - Proposed windows in barn 3 deleted. Drawing nos: 1493/11B, 1493/12A, 1493/14A, 1493/15C.

Comments are required by 09/12/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

NO TREE ISSUE LANDSCAPE DETAILS / DESIGN REQUIRES FURTHER APPLICATION TO AGREE HARD AND SOFT TREATMENT TO FORMER 'FARMYARD' AND SURROUNDING HEDGE + EDGE DETAILS TO GARDENS. SOME TREES DESIREABLE ON HEDGELINES.

Harold Sanders.

30. May. 03.

The Edwards Irish Partnership

Architects & Surveyors

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

PLANNING 62738
POL
DC TB
APPS
31 OCT 2002

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN

5813

29 October 2002

Ref: JI/FJ/1493

For the attention of: Tania Davis.

Dear Sirs,

RE: THE BARNS – NEWLANDS FARM – ARBORFIELD.

Please find enclosed six copies of drawing Nos. 1493/11B, 12A, 14A and 15C for substitution in the current planning application.

Effectively the existing application will be amended to show: -

1. The deletion of the farm garage from the current application.
2. The deletion of a residential unit to barn No. 2.
3. Modifications to the garage arrangements to barn No. 5.
4. Alterations requested by Mr Saunders to barn No. 3.

Yours faithfully

John Irish
Partner

.Encs.

6 7191

The Edwards Irish Partnership

Architects & Surveyors

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

PCL
DO
17 MAR 2003
COPIES TO

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

14 March 2003

Ref: JI/FJ/1493

For the attention of: Harold Sanders.

Dear Sirs,

RE: NEWLANDS FARM – ARBORFIELD.

Please find enclosed the structural report as requested.

Yours faithfully

John Irish
Partner

. Encs.

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 17 March 2003
My ref. EMD/67191
Your ref. JI/FJ/1493

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berks, RG40 1WR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Irish

RE: NEWLANDS FAR, ARBORFIELD

Thank you for your letter dated 14 March and the structural report, which were received today. The contents have been noted, and your letter passed to Harold Sanders.

If you have any queries please contact me on the above number.

Yours sincerely

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

The Edwards Irish Partnership

Architects & Surveyors

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

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11 FEB 2003

DORKETTO	ACK
	FILE

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

10 February 2003

Ref: JI/FJ/1493

For the attention of: Harold Saunders.

Dear Sirs,

RE: THE BARNS – NEWLANDS FARM – ARBORFIELD.

Please find enclosed a copy of our outline method statement as requested.

A copy has been forwarded to Richard Coleman for his more detailed observations on the existing structure.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.
Cc. Richard Coleman.

Date: 29 October 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Additional information (2 letters). Revised Plans show various changes to details of plans including making Barn 2 one residential unit rather than two.
□Drg.Nos. 1493/11B, 1493/12A, 1493/14A, 1493/15C, Letter from DLP, Letter from Edwards Irish Partnership.

Comments are required by 26/11/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

No adverse comments on revisions.
Therefore Highway comments as previous.

AC 21/11/02.

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

20th November 2002

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Tanya Davies
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Tanya Davies

Reference: F/2002/5813 & LB/2002/7840, Newlands Farm, 2nd Revised Plans

The Parish Council considered the second revisions to the proposal and while no objections were made members wished to especially reiterate their comments 5 and 8 in response to the first submission. I therefore attach the Parish Council's comments as of 6th March 2002.

Yours sincerely

Mrs Zoe Bolton
Clerk

63322

ENGLISH HERITAGE

SOUTH EAST REGION

18 NOV 2002

COPIES TO | ACK | FILE:

Tanya Davies
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

15 November, 2002

Dear Ms Davies,

NEWLANDS FARM, ARBORFIELD (APPL., LB/2002/7840)

Thank you for notifying English Heritage about the above application. This proposal for conversion to domestic use affects a group of Grade II listed farm buildings, including two listed barns, a listed stable and a listed cow shed. English Heritage is very concerned indeed about the proposal.

We draw your Council's attention to English Heritage's policy on the conversion of farm buildings. English Heritage normally opposes barn conversions, on the grounds that such conversions usually involve unacceptable alterations to both the internal spaces and the external appearance of the barn, notably the division of the internal space and the insertion of windows. The present application is no exception. It is proposed to insert a floor into each of the two barns and also into the stables, obliterating one of the most distinctive characteristics of each – i.e. the openness of the interiors and in the case of the barns, the long views from end to end. The domestic use also necessitates the insertion of windows, which would fundamentally and detrimentally change the character of the exterior elevations, which are now largely window-less. The Grade II listed cattle shed would also suffer in this way. We consider that such changes would be unacceptable.

In summary, we consider that this application should be refused.

Yours sincerely,

Dr Diane Green (nee Kay)
Inspector of Historic Buildings
South East Region.

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

To:
Harold Sanders
Urban Design And Conservation Officer

From: Tanya Davies

Date: 01 November 2002 07 NOV 2002

Application Number: LB/2002/7840

Proposal: Proposed conversion of 5 listed barns to 4 residential units and garages..

Site Address:
Newlands Farm, Sindlesham Road, Arborfield, Reading.

Applicant:
Hicks Developments C/O The Edwards Irish P/Ship.

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

DRAWINGS NOW SUPERSEDED

HSanders

Please see Part I for plans.

Date: 29 October 2002 30 OCT 2002

To: Landscape and Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Additional information (2 letters). Revised Plans show various changes to details of plans including making Barn 2 one residential unit rather than two.
□Drg.Nos. 1493/11B, 1493/12A, 1493/14A, 1493/15C, Letter from DLP, Letter from Edwards Irish Partnership.

Comments are required by 26/11/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

See Catherine Brimbles previous comments.

Neil Ethersgill

6/11/02

CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

PLANNING SERVICES | HPT 62865
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DC TD | ENF
APP |
CS |
05 NOV 2002
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FILE

Tanya Davies
Development Control Officer
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berkshire RG40 1WR

4th November 2002

Dear Ms Davies

NEWLANDS FARM, SINDLESHAM ROAD, ARBORFIELD, READING
APPLICATION NO. LB/2002/7840

Thank you for consulting the Council for British Archaeology on the above application for listed building consent for proposed conversion of 5 listed barns to 4 residential units and garages.

Unfortunately a copy of the listing description was not enclosed with the consultation, I have tried to obtain this from the English Heritage Images of England website, without success; this is now urgently needed in order that we can assess the application and complete our listed building database. I have not been able to access this description from the English Heritage Images of England Web Site. Please see paragraph 19 of DETR Circular 01/2001 *'Notifications of the applications should be accompanied by the relevant extract from the list describing the building'* For your convenience our fax number is 01904 671384.

We would also appreciate a copy of the as existing and proposed plans.

Thank you for your help in this matter.

Yours sincerely

Carole Barrowclough
Conservation Assistant

Date: 29 October 2002 30 OCT 2002

To: Harold Sanders

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Additional information (2 letters). Revised Plans show various changes to details of plans including making Barn 2 one residential unit rather than two.
□Drg.Nos. 1493/11B, 1493/12A, 1493/14A, 1493/15C, Letter from DLP, Letter from Edwards Irish Partnership.

Comments are required by 26/11/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

THE DESCRIPTION IS INCORRECT: THE NEW GARAGE FOR THE FARMHOUSE HAS NOW BEEN OMITTED FROM THE SCHEME —. SEE SITE PLAN

DETAILED COMMENTS ON LATEST SCHEME DATED 01. NOV 02.

(RING ONE)

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

App. No. F/2002/5813 Date Rec. 31·10·02

Location: The Barns, Newland Farm, Aborfield

Parish: Aborfield

Applicant: Hicks Developments

Description of attached plans: ① Deletion of farm garage ② Barn number 2 modified to form 1 residential unit not 2 ③ modifications to the garage arrangements to barn 5 ④ Proposed windows in barn 3 deleted

Drawing No's: 1493/11B, 1493/12A, 1493/14A, 1493/15C

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	✓
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Parish

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

NEIGHBOURS: NO

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Tanya

Consultations Sent by Admin. on 18.11.02

thankyou.

Yellow - Case Officer Copy
Green - Part One Copy

Please also copy letters.

1970/0102

(RING ONE)

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

App. No. F/2002/5813 Date Rec. 22·10·02

Location: Newlands Farm, Arborfield

Parish:

Applicant: Hicks Developments

Description of attached plans: Additional information (2 letters) Revised Plans (various changes to details of plans including making Barn 2 one residential, rather than 2.

Drawing No's: 1493/11B, 1493/12A, 1493/14A, 1493/15C,

① Letter from DLP

② Letter from Edwards

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Parish

Harold Saunders.

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

NEIGHBOURS: no.

Date for Responses 28 days. 26/11/02

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

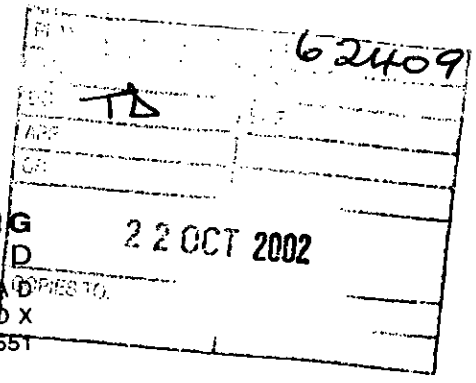
Revised Proposal Description: no.

CASE OFFICER TD Thankyou.

Consultations Sent by Admin. on 29/10/02

Yellow - Case Officer Copy
Green - Part One Copy

REVISED PLAN



JB/GB/BKS329

21 October 2002

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2QX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

Ms T Davies
Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Davies

RE: NEWLAND FARM, ARBORFIELD – APPLICATION TD/2002/5813

You will recall that we met at your offices on 14 October in order to discuss the above planning application. You requested further information with regard to the farm enterprise and details of the farmer's intentions with regard to farm buildings and ways in which the development will support the farm enterprise.

I have spoken to the farmer, Henry Lee, and I am able to supply you with the following information:

- The farmer lives with his niece and her family. Although the farmer has no sons or daughters to pass the farm on to, he is hopeful that his niece and her family will take over the farm when he retires.
- The farm has a number of existing buildings located immediately to the north of the application site. It is the farmer's intention that some of the proceeds from the development will be used to refurbish and improve these buildings so that they can be used to their maximum potential.
- The buildings which are proposed for conversion are not currently used by the farmer, as they are not large enough for modern farm machinery.
- The funds from the development will also be used in order to keep the farm running as a going concern. Old equipment will be replaced and new pedigree stock will be purchased.

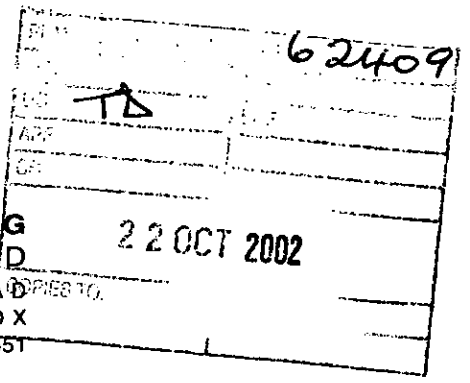
Clearly, the development will ensure that this farm is maintained by the farmer and his family for the foreseeable future. It is hoped that this information will assist you in your deliberations and enable the application to proceed to committee as soon as possible.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc S Hicks Esq

REVISED PLAN



JB/GB/BKS329

21 October 2002

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

Ms T Davies
Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Davies

RE: NEWLAND FARM, ARBORFIELD – APPLICATION TD/2002/5813

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- The buildings which are proposed for conversion are not currently used by the farmer, as they are not large enough for modern farm machinery.

- The funds from the development will also be used in order to keep the farm running as a going concern. Old equipment will be replaced and new pedigree stock will be purchased.

Clearly, the development will ensure that this farm is maintained by the farmer and his family for the foreseeable future. It is hoped that this information will assist you in your deliberations and enable the application to proceed to committee as soon as possible.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc S Hicks Esq

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

REVISED PLAN
HPT 623222
21 OCT 2002
COPIES TO:
FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

18 October 2002

1493/JI

BY HAND 21 OCTOBER

For the attention of Tania Davies

Newlands Farm Ref: TD/2002/5813.

Dear Sirs

I refer to our meeting earlier this week concerning the above application and now enclose six copies of the following plans for substitution in the current application.

1493/11B

Barn 2 is now designed as a single residential unit

1493/12A

Roof lights have been reduced in number and lounge steps deleted

1493/14A

Barn 5 now has two garages dedicated to Barn Conversion 2. External materials have been noted on the drawings and each garage is approx 7.8m x 3m internally which will adequately cater for cycle storage.

1493/15C

The garage/utility room associated with the farm house has been deleted from this application. A separate application will be made in due course.

Continued.....

A separate Listed Building application has also been made today following the listing of some of the barns.

With regard to the comments raised on Barn 1 concerning the roof lights I have looked in detail at the request to remove these and can see no way of doing so. The only location for a bed in bedroom 1 is against the external wall where the loft door is located so it would not be possible to use the loft access door opening as a window. Likewise the loft access to the other elevation clashes with the shower position in the en suite.

I trust that the enclosed alterations are now acceptable.

Yours sincerely

John Irish

CC Hicks Dev (Encs)
J Bailey (Encs)

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

18 October 2002

1493/JI

For the attention of H Sanders

Newlands Farm Ref: TD/2002/5813.

Dear Sirs

I refer to our meeting earlier this week concerning the above application and now enclose a listed building consent application comprising the following documentation.

Six copies of the application form

Six copies of drawing numbers 1493/ 01, 02, 03, 04, 05, 10A, 11B, 12A, 13 14A, and 15C.

Certificate B

The comments raised by Mr Sanders in earlier correspondence have been addressed (See copy letter dated 18 Oct, addressed to Tania Davies enclosed).

Continued.....

I trust that the application will meet with your approval, but should you require any further information please do not hesitate to contact this office.

Yours sincerely

John Irish

CC Hicks Dev
J Bailey

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virginnet

PLANNING 62738

POL

DC TB

APP

31 OCT 2002

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN

5813

29 October 2002

Ref: JI/FJ/1493

For the attention of: Tania Davis.

Dear Sirs,

RE: THE BARNS – NEWLANDS FARM – ARBORFIELD.

Please find enclosed six copies of drawing Nos. 1493/11B, 12A, 14A and 15C for substitution in the current planning application.

Effectively the existing application will be amended to show: -

1. The deletion of the farm garage from the current application.
2. The deletion of a residential unit to barn No. 2.
3. Modifications to the garage arrangements to barn No. 5.
4. Alterations requested by Mr Saunders to barn No. 3.

Yours faithfully

John Irish
Partner

.Encs.

Rec'd 11.15AM 22.8.02

PLANNING SERVICES	HPT 60171
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22 AUG 2002	
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DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
RITZ PLAZA HOUSE 10 DENTON ROAD
WOKINGHAM BERKSHIRE RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BBKS329

21 August 2002

Ms T Davies
Wokingham District Council
Environmental Services Department
Planning Services
P O BOX 157
Shute End
WOKINGHAM
RG40 1WR

ADDITIONAL PLAN
5813

Dear Ms Davies

RE: NEWLAND FARM, ARBORFIELD – APPLICATION NO. TD/2002/5813

Further to your letter of 2 July and our subsequent telephone conversations, I enclose for your attention 6 copies of a Traffic Assessment by DLP's Transportation Director, Alun Rees. The Traffic Assessment clearly demonstrates that the re-use of these rural buildings for residential purposes is justified, because, in accordance with Policy WCC5 of the Deposit Draft Local Plan, commercial use of the buildings would be harmful to the environment, residential amenity and highway safety. Therefore, the use of the buildings for residential purposes is justified.

You will see in the report that Mr Rees has assessed the traffic generation and vehicle parking implications of A3, B1, B2, B8, C1, C3 and D2 uses. A3, B1 and C1 developments would generate unacceptably high levels of traffic. B2 and D2 proposals would generate unacceptably high requirements for car parking. B8 use would not be suitable because it would not be possible to provide the turning space within the site for the large HGVs that would be likely to require access. Consequently, the only suitable use is C3 residential, in compliance with the policy.

In the light of this conclusive evidence, we have decided not to pursue the marketing of the site for commercial purposes. Clearly, none of the commercial uses listed would be likely to secure planning permission and a marketing exercise would be fruitless. While PPG7 encourages the conversion of redundant rural buildings to commercial uses rather than residential, this should not be at any cost and the environmental, amenity and highway safety implications of the various business uses analysed would not justify the exclusion of residential change of use.

It is hoped that the above and the enclosed report are sufficient to enable the application to progress in an expeditious manner. I assume that the application will be going before the Development Control Committee and I would appreciate it if you would contact me to let me know on what date it is likely to be recommended.

If you have any further queries or require any additional information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc S Hicks Esq, Hicks Developments Ltd
A Rees Esq

- Residential reuse - final option

* Our Highways - agricultural vehicles are slow moving so would prefer faster cars associated with residential. However, vehicle movements similar to those for eg would be acceptable subject to no material intensification at the site.

* Would we be prepared to accept less parking? eg for a storage use? (B8) or B2? question.

* Would B2 (18 mips per hr, at peak) be acceptable?

Rec'd 11.15AM 22.8.02

PLANNING SERVICES	HPT 60171
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22 AUG 2002	
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WOKINGHAM BERKSHIRE RG40 2DX
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21 August 2002

Ms T Davies
Wokingham District Council
Environmental Services Department
Planning Services
P O BOX 157
Shute End
WOKINGHAM
RG40 1WR

ADDITIONAL PLAN
5813

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If you have any further queries or require any additional information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc S Hicks Esq, Hicks Developments Ltd
A Rees Esq

The Edwards Irish Partnership
Architects & Surveyors

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

PLANNING SERVICES | HBT 56027
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CS | ENF
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03 MAY 2002
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The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

1493/JI

5813

2 May 2002

ADDITIONAL PLAN

For the attention of Tanya Davies

Newland Farm Arborfield Cross

Dear Sirs

Please find enclosed a copy of the structural engineers report on the existing barns, together with a revised site plan (1493/15B), taking into account your earlier comments. I would be pleased if you would advise me as soon as possible if there are, in your opinion, other outstanding matters.

I have responded to your letter dated 13 march as follows.

1. Structural report enclosed
2. The courtyard has been revised to reflect a more rural nature. However I think it reasonable to request that landscaping details be the subject of a planning condition The enclosed site plan has additional notes to reflect this.
3. The garage has been relocated
4. A statement concerning alternative uses has been issued to you by our Planning Consultant
5. Agricultural use will be removed from the barns and their individual curtilages. However the farm house and adjacent land will remain as agricultural use.

P.T.O

6. My client has no objection to a legal agreement towards making a reasonable contribution towards a footpath link.

7. The existing barn to the garden of Unit 2 will be demolished.

Yours sincerely

John Irish

CC Hicks Developments(Enc)

Date: 18 November 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: 1- Deletion of farm garage. 2 - Barn number 2 modified to form 1 residential unit, not 2. 3 - Modifications to the garage arrangements to barn 5. 4 - Proposed windows in barn 3 deleted. Drawing nos: 1493/11B, 1493/12A, 1493/14A, 1493/15C.

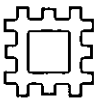
Comments are required by 09/12/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

No adverse comments on revisions.

19/11.

63322



ENGLISH HERITAGE

SOUTH EAST REGION

18 NOV 2002

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Tanya Davies
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

15 November, 2002

Dear Ms Davies,

NEWLANDS FARM, ARBORFIELD (APPL., LB/2002/7840)

Thank you for notifying English Heritage about the above application. This proposal for conversion to domestic use affects a group of Grade II listed farm buildings, including two listed barns, a listed stable and a listed cow shed. English Heritage is very concerned indeed about the proposal.

We draw your Council's attention to English Heritage's policy on the conversion of farm buildings. English Heritage normally opposes barn conversions, on the grounds that such conversions usually involve unacceptable alterations to both the internal spaces and the external appearance of the barn, notably the division of the internal space and the insertion of windows. The present application is no exception. It is proposed to insert a floor into each of the two barns and also into the stables, obliterating one of the most distinctive characteristics of each – i.e. the openness of the interiors and in the case of the barns, the long views from end to end. The domestic use also necessitates the insertion of windows, which would fundamentally and detrimentally change the character of the exterior elevations, which are now largely window-less. The Grade II listed cattle shed would also suffer in this way. We consider that such changes would be unacceptable.

In summary, we consider that this application should be refused.

Yours sincerely,

Dr Diane Green (nee Kay)
Inspector of Historic Buildings
South East Region.

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

Tanya Davies

From: Tanya Davies
Sent: Friday, December 06, 2002 5:59 PM
To: 'Jim Bailey'
Subject: RE: Newland Farm, Arborfield.

Sorry for the delay in responding, we are still awaiting the structural report. I anticipate that we will be able to report to committee in February, if we receive this before Christmas.

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

-----Original Message-----
From: Jim Bailey [SMTP:jim.bailey@dlpconsultants.co.uk]
Sent: Wednesday, November 27, 2002 4:27 PM
To: Tanya Davies
Subject: Newland Farm, Arborfield.

Tanya

I would appreciate it if you could let me know how the applications for the above site are progressing. Have you got all the information you need? Is Harold happy? Any idea when the applications might be going to committee?

Please let know soon.

Regards

Jim Bailey
DLP Consultants.

Copy.

Arborfield & Newland Parish Council

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

PLANNING	HPT
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6 March 2002

Ms Tanya Davies
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Davies

Planning Application F/2002/5813
Newlands Farm, Arborfield
Proposed conversion of redundant barns to 5 residential units plus new garage

The Parish Council has no objections in principle to the conversion of the redundant farm buildings and have no doubt that they would enhance the conservation area.

The Parish Council did raise the following comments/questions

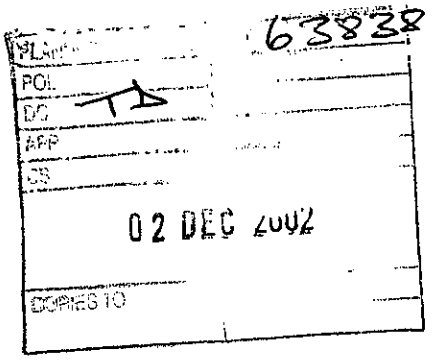
1. Although the application is for full planning permission the drawings are very sketchy and what the agent visualizes might not be possible.
2. Are the barns worthy of listing?
3. The buildings may not be suitable for conversion without the need for major or complete reconstruction as a structural survey has not been completed
4. Are some of the barns being demolished as there appears to be a discrepancy between the site plan and the location plan?
5. Will a change of use of the agricultural field for private gardens be forthcoming?
6. Are the redundant buildings suitable for business re-use?
7. Has Arborfield an adequate supply of small commercial starter units?
8. Why build a new driveway to the proposed garage/washroom facilities across agricultural land when the driveway could easily be built using the existing access either from the proposed refurbished barns or the other access straight into Newlands Farm gardens?
9. The conversion of Unit 5 to 5 garages and 7 parking spaces is above average for parking facilities, however it was noted that parking by visitors on the Sindlesham Road, especially at night would be dangerous.
10. Is there a need for cottages for the farm workers of Newlands Farm and the adjacent chicken farm?
11. Would the working barns due to their close proximity to the proposed newly converted barns be detrimental to the new residents in so far as smell and possible fire risk?

12. If Wokingham District Council were mindful of granting permission the Parish Council requests that all boundaries overlooking the countryside are planted with hedges consisting of indigenous species.

Yours sincerely

Mrs Zoe Bolton
Clerk to the Council

CBA
COUNCIL FOR BRITISH
ARCHAEOLOGY



Tanya Davies
Development Control Officer
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berkshire RG40 1WR

28th November 2002

Dear Ms Davies

NEWLANDS FARM, SINDLESHAM ROAD, ARBORFIELD, READING
APPLICATION NO. LB/2002/7840

Further to our letter of 4th November, thank you for consulting us on the above application for listed building consent for proposed conversion of 5 listed barns to 4 residential units with garages.

As requested, a copy of the listing description is now urgently needed in order that we can assess the application, as stipulated in paragraph 19 of DETR Circular 01/2001 *Notification of the applications should be accompanied by the relevant extract from the list describing the building...*

For your convenience our fax number is 01904 671384, and I would be grateful if you could treat this request as urgent.

Yours sincerely

Carole Barrowclough.

Carole Barrowclough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: info@britarch.ac.uk · web: http://www.britarch.ac.uk
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Patron: HRH The Prince of Wales

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

6th AMENDMENT OF THE 40th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

DISTRICT OF WOKINGHAM (BERKSHIRE)

WHEREAS:

1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and she may amend any list so compiled.

2. On 29 April 1987 the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the District of Wokingham.

3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to her appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on her by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

dcms



SCHEDULE

The following buildings shall be added to the list:-

ARBORFIELD AND NEWLAND

SU 76186720 **Barn at Newland Farm**
1921/0/10017

2

GV **II**

Barn, late-C18. Timber-framed with weather-boarding on brick plinth. Tile roof. 5 bays with central threshing entrance incorporating projecting porch to north, and continuous corrugated iron lean-to to south.

EXTERIOR: South elevation faces farmyard with central opening to barn under projecting corrugated iron roof. East elevation weather-boarded and with half-hipped roof, abutted by cattleshed. North elevation with low roof over aisle to brick plinth. Central projecting hipped-roof porch with plank double doors. West elevation with half-hipped roof and irregular weather-boarding including very wide planks at bottom.

INTERIOR: 5 bay barn aisled to north side. Roof comprises tie beam and collar trusses with curved braces against the principal rafters between the tie beam and collar; these braces also clasp the lower purlin of 2 rows of purlins. Rafters pegged in some stretches, and with ridge board in others. Straight braces from tie beam to wall posts. Each bay with heavier stud to centre and staggered midrail, some bays with straight down bracing. Pair of wind braces to central bay. Arcade posts with curved braces to arcade plate. Arcade post to east carved with initials JM, EW, HS and 1778.

A 5-bay, late-C18 barn with a complete and high quality structure and the added treat of an arcade post signed and dated by the carpenters in 1778. The barn also has group value with the adjacent early-C18 brick stable (q.v.) and early-C19 cattle shed (q.v.), as well as the similar late-C18 barn (q.v.) across the farmyard.

ARBORFIELD AND NEWLAND

SU 76206721 **Cattleshed at Newland Farm**

1921/0/10018

GV 3 **II**

Cattleshed, early-C19. Brick rear and end walls with weather boarding to elevations facing the yard. Tile roof, hipped to south end. L-shaped range of 6-bays to north range and 3-bays to south range, forming part of the farmstead courtyard and attached at west to end of late-C18 barn (q.v.)

ELEVATIONS: South and east elevations to yard are weather-boarded, range to north has earlier and more irregular weather-boards. Range to south originally open, now with central entrance of plank door flanked by a pair of 6-pane windows to each side. North range also with central entrance of plank door to its south elevation. Rear and end walls of south range are brick with piers. End wall has diamond pattern in burned headers and a hipped roof.

INTERIOR: Queen post and collar roof clasping single row of purlins throughout. Arched braces to tie beam in south range, and arched braces to wall posts at yard elevation where originally open to yard. Rafters joined by ridge board.

An early-C19 brick and weatherboarded cattleshed with good group value with the late-C18 barns and early-C18 stable in the farmstead (q.v.).

ARBORFIELD AND NEWLAND

SU 76166719 — Stable at Newland Farm
1921/0/10016

Unit B 1

GV — II

Stable, dated 1728. English bond brick walls with some burned headers and quoins. Timber-framed roof with clay tiles. Partially weather-boarded to hipped gable ends. L-shaped with main room to front and floored room to rear, all under half-hipped roof.

EXTERIOR: South elevation with central opening of plank stable door with long iron hinges under shallow segmental head. Brick plinth, graduated to fit ground slope, deepest at the east end. Segmental head window openings to each side of door. To left, brick plaque marked T S 1728. East elevation with similar brick work and deep plinth, and weather-boarding to top with plank hayloft door.

INTERIOR: 3 bays to main range. Chamfered and stopped tie beams into brick wall. Queen post roof with struts to the wall plate and clasped purlins. Rafters are pegged at the ridge and project over the wall plate. The purlins meet at intersection of main and rear rooms. Rear room floored with joists and lapped floorboards, and arms for tackle to south and east walls.

An intact and well-built stable, dated 1728, that forms part of a farmstead group of 2 late-C18 barns, one with attached engine house, and an early-C19 cattleshed, with which it has group

value (q.v.).

ARBORFIELD AND NEWLAND

SU 76206718
1921/0/10019

Barn and engine house at Newland Farm

GV

II

Barn and attached horse engine house, late-C18. Timber-framed with weather-boarding on brick plinth. Tile roof. Barn of 5 bays with central entrance with 2-bay square engine house attached to southwest corner.

EXTERIOR: North elevation faces farmyard with double doors to central bay of barn and brick plinth deeper to east end that accommodates slope. East elevation weather-boarded with half-hipped roof and deep brick plinth. South elevation with double doors to central bay and deeper plinth to east end. To left, projecting engine house with hipped tile roof. Framed walls engine house filled in brick and covered in corrugated metal sheeting.

INTERIOR: 5 bay barn. Roof comprises Queen post roof with collar, additional pair of raking struts, and arched braces to wall posts. Cross bracing at each bay to walls. Inserted loft to east end with weather-boarded enclosure, and inserted floor to west end. Attached engine house with single purlin hipped roof. Pair of curved braces to each corner and central wall post. Central beam retains part of housing for central horse-powered corn grinding machine.

A 5-bay, late-C18 barn with attached horse engine house, both mostly complete and well built, and with group value with the early-C18 brick stable (q.v.), early-C19 cattle shed (q.v.), as well as the similar late-C18 barn (q.v.) across the farmyard.

Signed by authority of the
Secretary of State

Elaine Pearce

ELAINE PEARCE
Department for Culture, Media and Sport

Dated: 2 August 2002

Cattleshed, early-C19. Brick rear and end walls with weather boarding to elevations facing the yard. Tile roof, hipped to south end. L-shaped range of 6-bays to north range and 3-bays to south range, forming part of the farmstead courtyard and attached at west to end of late-C18 barn (q.v.)

ELEVATIONS: South and east elevations to yard are weather-boarded, range to north has earlier and more irregular weather-boards. Range to south originally open, now with central entrance of plank door flanked by a pair of 6-pane windows to each side. North range also with central entrance of plank door to its south elevation. Rear and end walls of south range are brick with piers. End wall has diamond pattern in burned headers and a hipped roof.

INTERIOR: Queen post and collar roof clasping single row of purlins throughout. Arched braces to tie beam in south range, and arched braces to wall posts at yard elevation where originally open to yard. Rafters joined by ridge board.

An early-C19 brick and weatherboarded cattleshed with good group value with the late-C18 barns and early-C18 stable in the farmstead (q.v.).

ARBORFIELD AND NEWLAND

SU 76166719 **Stable at Newland Farm**
1921/0/10016

GV II

Stable, dated 1728. English bond brick walls with some burned headers and quoins. Timber-framed roof with clay tiles. Partially weather-boarded to hipped gable ends. L-shaped with main room to front and floored room to rear, all under half-hipped roof.

EXTERIOR: South elevation with central opening of plank stable door with long iron hinges under shallow segmental head. Brick plinth, graduated to fit ground slope, deepest at the east end. Segmental head window openings to each side of door. To left, brick plaque marked T S 1728. East elevation with similar brick work and deep plinth, and weather-boarding to top with plank hayloft door.

INTERIOR: 3 bays to main range. Chamfered and stopped tie beams into brick wall. Queen post roof with struts to the wall plate and clasped purlins. Rafters are pegged at the ridge and project over the wall plate. The purlins meet at intersection of main and rear rooms. Rear room floored with joists and lapped floorboards, and arms for tackle to south and east walls.

An intact and well-built stable, dated 1728, that forms part of a farmstead group of 2 late-C18 barns, one with attached engine house, and an early-C19 cattleshed, with which it has group

value (q.v.).

ARBORFIELD AND NEWLAND

SU 76206718
1921/0/10019

Barn and engine house at Newland Farm

GV

II

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INTERIOR: 5 bay barn. Roof comprises Queen post roof with collar, additional pair of raking struts, and arched braces to wall posts. Cross bracing at each bay to walls. Inserted loft to east end with weather-boarded enclosure, and inserted floor to west end. Attached engine house with single purlin hipped roof. Pair of curved braces to each corner and central wall post. Central beam retains part of housing for central horse-powered corn grinding machine.

A 5-bay, late-C18 barn with attached horse engine house, both mostly complete and well built, and with group value with the early-C18 brick stable (q.v.), early-C19 cattle shed (q.v.), as well as the similar late-C18 barn (q.v.) across the farmyard.

Signed by authority of the
Secretary of State

Elaine Pearce

ELAINE PEARCE
Department for Culture, Media and Sport

Dated: 2 August 2002

SCHEDULE

The following buildings shall be added to the list:-

ARBORFIELD AND NEWLAND

SU 76186720
1921/0/10017

Barn at Newland Farm

GV

II

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EXTERIOR: South elevation faces farmyard with central opening to barn under projecting corrugated iron roof. East elevation weather-boarded and with half-hipped roof, abutted by cattleshed. North elevation with low roof over aisle to brick plinth. Central projecting hipped-roof porch with plank double doors. West elevation with half-hipped roof and irregular weather-boarding including very wide planks at bottom.

INTERIOR: 5 bay barn aisled to north side. Roof comprises tie beam and collar trusses with curved braces against the principal rafters between the tie beam and collar; these braces also clasp the lower purlin of 2 rows of purlins. Rafters pegged in some stretches, and with ridge board in others. Straight braces from tie beam to wall posts. Each bay with heavier stud to centre and staggered midrail, some bays with straight down bracing. Pair of wind braces to central bay. Arcade posts with curved braces to arcade plate. Arcade post to east carved with initials JM, EW, HS and 1778.

A 5-bay, late-C18 barn with a complete and high quality structure and the added treat of an arcade post signed and dated by the carpenters in 1778. The barn also has group value with the adjacent early-C18 brick stable (q.v.) and early-C19 cattle shed (q.v.), as well as the similar late-C18 barn (q.v.) across the farmyard.

ARBORFIELD AND NEWLAND

SU 76206721

Cattleshed at Newland Farm

1921/0/10018

GV

II

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

6th AMENDMENT OF THE 40th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

DISTRICT OF WOKINGHAM (BERKSHIRE)

WHEREAS:

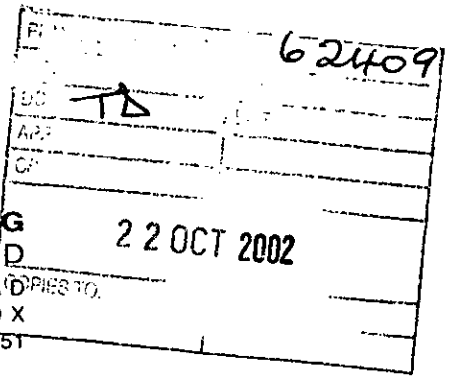
1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and she may amend any list so compiled.

2. On 29 April 1987 the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the District of Wokingham.

3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to her appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on her by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

REVISED PLAN



JB/GB/BKS329

21 October 2002

DEVELOPMENT LAND & PLANNING CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

Ms T Davies
Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Davies

RE: NEWLAND FARM, ARBORFIELD – APPLICATION TD/2002/5813

You will recall that we met at your offices on 14 October in order to discuss the above planning application. You requested further information with regard to the farm enterprise and details of the farmer's intentions with regard to farm buildings and ways in which the development will support the farm enterprise.

I have spoken to the farmer, Henry Lee, and I am able to supply you with the following information:

- The farmer lives with his niece and her family. Although the farmer has no sons or daughters to pass the farm on to, he is hopeful that his niece and her family will take over the farm when he retires.

- The farm has a number of existing buildings located immediately to the north of the application site. It is the farmer's intention that some of the proceeds from the development will be used to refurbish and improve these buildings so that they can be used to their maximum potential.

- The buildings which are proposed for conversion are not currently used by the farmer, as they are not large enough for modern farm machinery.

- The funds from the development will also be used in order to keep the farm running as a going concern. Old equipment will be replaced and new pedigree stock will be purchased.

Clearly, the development will ensure that this farm is maintained by the farmer and his family for the foreseeable future. It is hoped that this information will assist you in your deliberations and enable the application to proceed to committee as soon as possible.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc S Hicks Esq

Memo

To: Tanya Davies

From: Conrad Moore

Date: 20/09/02

Re: **Policy Comments on DLP Letter regarding a farm plan on F/2002/5813**

Conversion and change of use of "The Barn" to residential at Newlands Farm, Arborfield.

Policy comments are made in respect of the Agents supporting information in respect of a farm plan.

Countryside & Rural Economy Policy

Paragraph 3.4B of PPG 7 clearly states it is preferable for re-use schemes to use good quality buildings, however that they should be for business re-use. It should not be used to circumvent normal planning policies on new houses in the countryside. Residential re-use should be considered as a final option.

In line with PPG 7 and Rural White Paper requirements the Council needs to address question how the residential development will support the rural economy and management of the farm enterprise/unit (and landscape). A farm plan would facilitate the application in showing:

- the wider community landscape and amenity benefits (associated with this final option of residential);
- provide a firmer statement of intent for the farm business future; and
- avoid pressure for other buildings on the unit.

A farm plan would I consider, usefully support this application. See paragraph C24 and Paragraph 3.4 (as amended) of PPG 7. This proposal involves buildings and land previously associated with farming but which will be separated from the working farm unit. The local community should be satisfied that the husbandry of land would be retained in the longer term.

The Government clearly wishes to encourage competition and rural enterprise. The concern remains that this is a residential use that is not strictly on-farm diversification but contributing to rural diversification more generally. Therefore the Council should be satisfied that (as per Planning Policy Guidance note 7 Paragraph 2.1) it guides development and use of land in the public interest and that the need to reconcile the needs of development and conservation have been met. The condition of the landscape is vital to the quality of life for people living in and visiting the County. Maintaining the attractiveness of the environment is vital to retaining business investment and therefore long-term economic prosperity. The protection and management of landscape is considered an important element of the sustainable approach to the future development of the County.

I advise you consider advice in the DTLR publication: *The Implementation of PPG 7 in relation to the Diversification of Farm Business (Final Report)*. There needs to be a link between the farm business and linking it with wider environmental, economic and community needs. PPG 7 makes clear that the Government policy is that competitive and sustainable industry is vital to the economic, social and environmental well being of rural areas. Sustainability issues are a cornerstone of the current planning policy guidance.

You need to be satisfied on these points and may wish to secure legal advice on whether the application could be refused in the absence of this information or is the letter sufficient?

Sean

Memo

To: Tanya Davies

From: Conrad Moore

Date: 20/09/02

Re: **Policy Comments upon F/2002/5813**

Conversion and change of use of "The Barn" to residential at Newlands Farm, Arborfield.

Policy comments are made in respect of the Agents supporting information in respect of a traffic assessment.

Overall Strategy Policies

PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that: "*Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option.*"
This site is outside the Arborfield Cross Settlement boundary, which is a category B settlement and cannot readily be considered a sustainable location.

Countryside & Rural Economy Policy

In addition to previous comments the Agent appears to have altered the argument from amenity to highway considerations to justify their stance. Tourism is the greatest farm diversification activity (31% nationally). Equestrian related proposals are also common (17% nationally, and 30% in urban fringes). There is not an explanation of why equestrian activities could not be considered. Diversification activities identified nationally include: tourism, recreation, retail (farm shops), workshops, manufacturing, food processing, storage or haulage, vehicle repair, office/studio, equestrian, energy, dog kennels and catteries. Paragraph 3.4B of PPG 7 clearly states it is preferable for re-use schemes to use good quality buildings, however that they should be for business re-use. It should not be used to circumvent normal planning policies on new houses in the countryside. Residential re-use should be considered as a final option.

Has the question been asked of how the residential development will support the rural economy and management of the farm enterprise/unit (and landscape)? Are the buildings redundant or will it create pressure for other buildings on the unit? Paragraphs 3.14 to 3.17 are relevant and note the potential for harm resulting from residential conversions as well as Annex C (as amended). A farm plan may usefully support this application. See paragraph C24. Paragraph 3.4 (as amended) of PPG 7 is also relevant.

The concern remains that the evidence accompanying this application are still not the efforts to secure commercial uses in this location. There is no marketing information, prices, responses to adverts etc. such as other applications such as information accompanying application VAR/2001/5508. The argument used by the agent remains why they have not considered commercial at all. This is not what is required by PPG 7 of the efforts to secure business uses. The Government clearly wish to encourage competition and rural enterprise. The concern remains that this is a residential use that is an attempt to circumvent normal planning policies on new houses in the countryside on a greenfield site. I advise you consider advice in the DTLR publication: *The Implementation of PPG 7 in relation to the Diversification of Farm Business (Final Report).*

Policy WCC5 demands that the applicant has made every attempt to secure business re-use of the premises or it forms part of a wider business diversification. This has not been complied with. The second section of the policy has a requirement in criterion (i) to ensure that the building is capable of conversion. You will need to satisfy yourself this is the case. You will need to check that the conversion to a dwelling will not include a substantial re-build and/or new build. It should not be used to circumvent normal planning policies on new building in the countryside. This policy is unaltered by the Local Plan Inspector. Note the supporting text to the policy, in paragraph 2.35, that states the rural economy is not boosted by such conversions to residential. The Local Plan Inspector has recommended no alteration of the wording. The comments in paragraphs 2.218 – 2.219 inclusive of the Local Plan Report should be considered as material. Berkshire Structure Plan Policies BU3, BU2 and C1 would appear to imply broad support for the retention of commercial and business units (subject to other policies in the Plan) also. There is no evidence accompanying this application of the efforts to diversify the farm enterprise into existing or other commercial uses in this location.

Transport

Traffic generation and potential conflict with PPG 13 is a valid concern in principle. This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team advice should be carefully considered as to whether any of the potential uses common in national practice could be achieved and discuss the degree of flexibility in our parking standards having regard to the latest PPG 13. On traffic generation uses, certain commercial uses remain acceptable in principle in the countryside, as they assist the rural economy. Residential will generate less traffic, however it will not assist diversification or the rural economy, contrary to broad Government objectives. See comments on the overall strategy policies.

Conclusion

PPG 7 makes clear that the Government policy is that competitive and sustainable industry is vital to the economic, social and environmental well being of rural areas. The former agricultural buildings should be considered for other business uses, as the rural economy is not boosted by such conversions to residential.

The concern remains that the evidence accompanying this application are still not the efforts to secure commercial uses in this location. There is no evidence of efforts to secure business re-use contrary to Policy WCC5 and PPG 7 objectives. The argument used by the agent remains why they have not considered commercial at all. This is not what is required by PPG 7. The other questions of impact on the buildings etc will still need to be addressed and complied with. In overall strategy policy terms this site is clearly located away from basic facilities and services. It will not minimise the need to travel by private car contrary to Government objectives. It is not a sustainable location for residential re-use.

I consider that business alternatives should be explored first and residential considered only as a final option. (Any residential use should be subject to controls on permitted development and landscaping to keep the "appearance" of a agricultural building in use and in a rural setting.)

Based on current evidence, this proposal still cannot be supported in policy terms, despite further information, at present.

Conrad Moore.

Senior Planner. Policy & Plans Team.

Date: 23 August 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Traffic Assessment to prove that commercial use of the site would not be acceptable.

Comments are required by 13/09/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

No comments on this.

TR 9/9/02

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date August 20, 2002
My ref. HS/TAB/241
Your ref.

Mr N Lee
Newland Farm
Sindlesham Road
Arborfield Cross
ARBORFIELD
Berkshire
RG2 9JH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Lee

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
THE BARNS, NEWLAND FARM, ARBORFIELD

We write to confirm that following a visit to your farm and inspection by English Heritage, the Secretary of State has decided to list four of your farm buildings.

We enclose the formal notice as required under the Act, plus the detailed descriptions of the barn, cattleshed stable plus barn and engine house, confirming which buildings are now listed Grade II.

We would like to assure you that we do not envisage the listing of the buildings should have an adverse impact on your proposals to find another use for these buildings.

I have forwarded a copy of the Notice to the Architect who submitted the application to convert the buildings for information.

Please give me a call if you have any queries on the implications of the listing.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Encl

cc: Arborfield Parish Council
Edwards Irish Partnership
Tanya Davies, Development Control

59448

Department for Culture, Media and Sport
Architecture and Historic Environment Division

2-4 Cockspur Street
London SW1Y 5DH
www.culture.gov.uk

Tel 020 7211 6909
Fax 020 7211 6962
maria.vlahakis
@culture.gsi.gov.uk

PLANNING SERVICES | HPT
POL | TLS
DC | SMF
APP
CS
05 AUG 2002
COPIES TO | ACK:
FILE:

Harold Sanders
Conservation Architect
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: SL 566/02

2 August 2002

Dear Mr Sanders

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
THE BARNS, NEWLANDS FARM, ARBORFIELD

I refer to your letter of 8 April in which you asked the Secretary of State to consider the above buildings for listing.

After careful consideration of all the evidence, including advice from English Heritage, the Secretary of State has decided to list the buildings. They were added to the list today in Grade II having been judged to be a building of special architectural or historic interest.

I enclose a copy of the list entry for your information.

Yours sincerely

Maria Vlahakis
Listing and Archaeology Branch

INVESTOR IN PEOPLE

LISTED BUILDINGS REGULATIONS 1990 (No. 1519)

Regulation 14 3B-588

SCHEDULE 4

NOTICE THAT A BUILDING HAS BECOME LISTED

IMPORTANT -
THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

To: The Occupier

NOTICE IS HEREBY GIVEN THAT THE BUILDINGS KNOWN AS THE BARN, CATTLE SHED, STABLE AND BARN WITH ENGINE HOUSE ALL AT NEWLAND FARM, SINDLESHAM ROAD (B3030) ARBORFIELD CROSS SITUATED IN THE PARISH OF ARBORFIELD HAVE ON 2 AUGUST 2002 BEEN INCLUDED AS GRADE II IN THE LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST COMPILED BY THE SECRETARY OF STATE FOR THE ENVIRONMENT UNDER SECTION 1 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

A Cronin

DATE:12 August 2002

A CRONIN
HEAD OF PLANNING & TRANSPORTATION SERVICES

NOTE

Listing of Buildings of Special Architectural or Historic Interest

The above notice is addressed to you as owner or occupier of the building named, which has been included in one of the lists of buildings of special architectural or historic interest under section 1 of the Planning [Listed Buildings and Conservation Areas] Act 1990 by the Secretary of State for the Environment. The lists are compiled by the Secretary of State as a statutory duty after consultation with [the Historic Buildings and Monuments Commission for England and with such other] persons or bodies as appear to him appropriate as having special knowledge of, or interest in, buildings of architectural or historic interest.

This notice does not call for any action on your part unless you propose at any time to demolish the building or to do any works (either to the exterior or the interior) which would affect its character. In that event you will need to seek "listed building consent", that is to say, the consent of the Local Planning Authority (the Wokingham District Council) to the work you wish to do.

You should however note that it is an offence to carry out any of these works without obtaining listed building consent. A conviction for this offence would result in a fine or even imprisonment. Nevertheless where works which were urgently necessary in the interests of safety or of health or for the preservation of the building were carried out without consent it is a defence to prove that -

(a) it was not practicable to secure safety or health of the preservation of the building by works of repair or works for affording temporary support or shelter;
(b) the works carried out were limited to the minimum measures immediately necessary; and
(c) notice in writing justifying in detail the carrying out of the works was given to the Local Planning Authority as soon as reasonably practicable.

Although there is no statutory right of appeal as such against the listing of a building, you are not precluded at any time from writing to the Secretary of State claiming that the building should cease to be listed on the ground that it is not in fact of special architectural or historic interest; and any such claim, with the evidence supporting it, will be carefully considered by the Secretary of State in consultation with his statutory advisers. A guidance note on the procedure is available from the Secretary of State. In addition, where listed building consent is refused by a Local Planning Authority or is granted subject to conditions, there is a right of appeal to the Secretary of State for the Environment: and one of the grounds for an appeal may be that the building is not of special architectural or historic interest.

If at any time you propose to take any action which may affect the character of your building, you would be well advised to refer to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, and of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (S.I. 1990/1519). Further details can be obtained from your Local Planning Authority.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

6th AMENDMENT OF THE 40th LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

DISTRICT OF WOKINGHAM (BERKSHIRE)

WHEREAS:

1. Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") requires the Secretary of State, for the purposes of the Act and with a view to the guidance of local planning authorities in the performance of their functions under the Act and the Town and Country Planning Act 1990 in relation to buildings of special architectural or historic interest, to compile lists of such buildings, and she may amend any list so compiled.

2. On 29 April 1987 the Secretary of State compiled a list of buildings of special architectural or historic interest situate in the District of Wokingham.

3. The Secretary of State, having consulted with the Historic Buildings and Monuments Commission for England and such other persons or bodies of persons who appear to her appropriate as having special knowledge of, and interest in, such buildings, considers that the said list should be amended in the manner set out in the Schedule hereto.

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on her by Section 1 of the Act, hereby amends the said list in the manner set out in the Schedule hereto.

SCHEDULE

The following buildings shall be added to the list:-

ARBORFIELD AND NEWLAND

SU 76186720 — **Barn at Newland Farm**

1921/0/10017

GV — II

Barn, late-C18. Timber-framed with weather-boarding on brick plinth. Tile roof. 5 bays with central threshing entrance incorporating projecting porch to north, and continuous corrugated iron lean-to to south.

EXTERIOR: South elevation faces farmyard with central opening to barn under projecting corrugated iron roof. East elevation weather-boarded and with half-hipped roof, abutted by cattleshed. North elevation with low roof over aisle to brick plinth. Central projecting hipped-roof porch with plank double doors. West elevation with half-hipped roof and irregular weather-boarding including very wide planks at bottom.

INTERIOR: 5 bay barn aisled to north side. Roof comprises tie beam and collar trusses with curved braces against the principal rafters between the tie beam and collar; these braces also clasp the lower purlin of 2 rows of purlins. Rafters pegged in some stretches, and with ridge board in others. Straight braces from tie beam to wall posts. Each bay with heavier stud to centre and staggered midrail, some bays with straight down bracing. Pair of wind braces to central bay. Arcade posts with curved braces to arcade plate. Arcade post to east carved with initials JM, EW, HS and 1778.

A 5-bay, late-C18 barn with a complete and high quality structure and the added treat of an arcade post signed and dated by the carpenters in 1778. The barn also has group value with the adjacent early-C18 brick stable (q.v.) and early-C19 cattle shed (q.v.), as well as the similar late-C18 barn (q.v.) across the farmyard.

ARBORFIELD AND NEWLAND

SU 76206721 — **Cattleshed at Newland Farm**

1921/0/10018

GV — II

Cattleshed, early-C19. Brick rear and end walls with weather boarding to elevations facing the yard. Tile roof, hipped to south end. L-shaped range of 6-bays to north range and 3-bays to south range, forming part of the farmstead courtyard and attached at west to end of late-C18 barn (q.v.)

ELEVATIONS: South and east elevations to yard are weather-boarded, range to north has earlier and more irregular weather-boards. Range to south originally open, now with central entrance of plank door flanked by a pair of 6-pane windows to each side. North range also with central entrance of plank door to its south elevation. Rear and end walls of south range are brick with piers. End wall has diamond pattern in burned headers and a hipped roof.

INTERIOR: Queen post and collar roof clasping single row of purlins throughout. Arched braces to tie beam in south range, and arched braces to wall posts at yard elevation where originally open to yard. Rafters joined by ridge board.

An early-C19 brick and weatherboarded cattleshed with good group value with the late-C18 barns and early-C18 stable in the farmstead (q.v.).

ARBORFIELD AND NEWLAND

SU 76166719
1921/0/10016

Stable at Newland Farm

GV

II

Stable, dated 1728. English bond brick walls with some burned headers and quoins. Timber-framed roof with clay tiles. Partially weather-boarded to hipped gable ends. L-shaped with main room to front and floored room to rear, all under half-hipped roof.

EXTERIOR: South elevation with central opening of plank stable door with long iron hinges under shallow segmental head. Brick plinth, graduated to fit ground slope, deepest at the east end. Segmental head window openings to each side of door. To left, brick plaque marked T S 1728. East elevation with similar brick work and deep plinth, and weather-boarding to top with plank hayloft door.

INTERIOR: 3 bays to main range. Chamfered and stopped tie beams into brick wall. Queen post roof with struts to the wall plate and clasped purlins. Rafters are pegged at the ridge and project over the wall plate. The purlins meet at intersection of main and rear rooms. Rear room floored with joists and lapped floorboards, and arms for tackle to south and east walls.

An intact and well-built stable, dated 1728, that forms part of a farmstead group of 2 late-C18 barns, one with attached engine house, and an early-C19 cattleshed, with which it has group

value (q.v.).

ARBORFIELD AND NEWLAND

SU 76206718 1921/0/10019	Barn and engine house at Newland Farm
GV	II

Barn and attached horse engine house, late-C18. Timber-framed with weather-boarding on brick plinth. Tile roof. Barn of 5 bays with central entrance with 2-bay square engine house attached to southwest corner.

EXTERIOR: North elevation faces farmyard with double doors to central bay of barn and brick plinth deeper to east end that accommodates slope. East elevation weather-boarded with half-hipped roof and deep brick plinth. South elevation with double doors to central bay and deeper plinth to east end. To left, projecting engine house with hipped tile roof. Framed walls engine house filled in brick and covered in corrugated metal sheeting.

INTERIOR: 5 bay barn. Roof comprises Queen post roof with collar, additional pair of raking struts, and arched braces to wall posts. Cross bracing at each bay to walls. Inserted loft to east end with weather-boarded enclosure, and inserted floor to west end. Attached engine house with single purlin hipped roof. Pair of curved braces to each corner and central wall post. Central beam retains part of housing for central horse-powered corn grinding machine.

A 5-bay, late-C18 barn with attached horse engine house, both mostly complete and well built, and with group value with the early-C18 brick stable (q.v.), early-C19 cattle shed (q.v.), as well as the similar late-C18 barn (q.v.) across the farmyard.

Signed by authority of the
Secretary of State

Elaine Pearce

ELAINE PEARCE
Department for Culture, Media and Sport

Dated: 2 August 2007

60552.

PLANNING SERVICES | HRT
TD
03 SEP 2002

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE 10 DENTON ROAD
WOKINGHAM BERKSHIRE RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551 0
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS329

02 September 2002

Ms T Davies
Wokingham District Council
Environmental Services Department
Planning Services
P O BOX 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Davies

RE: NEWLAND FARM, ARBORFIELD – APPLICATION NO. TD/2002/5813

Further to our recent telephone conversations, I am writing to confirm that we have agreed to meet at the above site on Monday 14 October at 11.00 am. The following people, in addition to ourselves, will be attending:

- John Irish — Edwards Irish Architects
- Steve Hicks — Hicks Developments
- Alun Rees — DLP Transportation
- Harold Sanders — Conservation Officer
- Adam Coggins — Transportation Officer

I understand that some of the barns have been listed. John Irish will be submitting a listed building consent application in the near future. In addition, he will be submitting a separate application for the new garage for the farmhouse and withdrawing the garage element from the current application, in order to simplify matters with respect to the conversion of the main buildings.

I hope that we will be able to discuss all 3 proposals, ie planning application, listed building consent application and separate garage application, when we meet on 14 October. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

cc S Hicks Esq
J Irish Esq
A Rees Esq

Arborfield & Newland Parish Council

Parish Office, Arborfield Village Hall, Eversley Road,
Arborfield, Berkshire, RG2 9PD

Tel 0118 976 1489
Fax 0118 976 1427
E-mail parishclerk@arborfield.org.uk

10th September 2002

60951

PLANNING SERVICES	HPT
POL	
DC	D
APP	
CS	
12 SEP 2002	
COPIES TO	FILE

Ms T Davies
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1HW

Dear Ms Davies

Reference: Planning Application F/2002/5813 Additional Plans for Newlands Farm

As the barns are now listed we would assume that a listed building application will be lodged and any re-development will consider the fabric and character of the historic buildings.

We cannot comment on the Trics Trip Generation Data as many of the examples do not apply to this area. However members did note that the proposed gardens would require a change of use from agricultural land and therefore it could also be used as parking for business use.

The Parish Council comments remain unchanged from their previous response to this planning application and have no objections in principal to the redevelopment the barns to dwellings if the proposal has been well thought out.

Yours sincerely

Mrs Zoe Bolton
Clerk

1327

WOKINGHAM DISTRICT COUNCIL

28.02

To Harold

Date 28/2/02 Time 3.15

WHILE YOU WERE OUT

Name Maria

Of Listing Branch DCMS

Phone No. 020 7211 6909 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re Newlands Farm

Request for Listing Buildings

She is sending you a letter but she

thought she would let you know by phone.

NOTE : 4 BARNS NOW LISTED

Signed Catherine

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 3 July 2002
My ref: TD/2002/5813

Mr J Irish
Partner
The Edwards Irish Partnership
36 Langborough Road
Wokingham, RG40 2BT

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

Dear Mr Irish

Re: Proposed Conversion Of Redundant Barns To 5 Residential Units Plus Erection Of New Garage For Farmhouse, Newlands Farm, Arborfield.

Further to my letter dated 25 June I have written to Mr Bailey (copy enclosed) asking for more information to substantiate claims that the site is inappropriate for uses other than residential.

PPG7 encourages the business re-use of redundant buildings rather than residential, the guiding principle in the countryside being that development should benefit economic activity and maintain or enhance the environment. The conversion of redundant buildings to residential use is the final option when all other avenues have been pursued. The sort of evidence required to corroborate your claims would include marketing information, prices and responses to adverts.

I have asked to be told by 19 July when this information is likely to be submitted and suggest that we postphone meeting until after this time. If the barns have not been marketed for uses other than residential prior to the submission of this application your client might want to consider withdrawing the application and re-submitting in the future with this information. (There will be no fee for this subject to it being re-submitted within 12 months of the date of the original submission).

Please contact me with any queries and I apologise for the delay in processing your application. Please note that I am on annual leave until 15 July.

Yours faithfully

Tanya Davies
Senior Planning Officer

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 2 July 2002
My ref: TD/2002/5813

Mr J Bailey
Director
Development Land and Planning
Ritz Plaza House, 10 Denton Road,
Wokingham, RG40 2DX

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

Dear Mr Bailey

Re: Proposed Conversion Of Redundant Barns To 5 Residential Units Plus Erection Of New Garage For Farmhouse, Newlands Farm, Arborfield.

I refer to our recent telephone conversation regarding the above planning application when you asked if I required any further information. Having re-read your submission and consulted with my Policy colleagues I write to advise you that I will require more evidence to be submitted to substantiate claims that the site is inappropriate for uses other than residential.

PPG7 encourages the business re-use of redundant buildings rather than residential, the guiding principle in the countryside being that development should benefit economic activity and maintain or enhance the environment. The conversion of redundant buildings to residential use is the final option when all other avenues have been pursued. This advice is echoed in policy WCC5 of the emerging Wokingham District Local Plan.

The sort of evidence required to corroborate your claims would include marketing information, prices and responses to adverts. I enclose a memo from Conrad Moore and draw your attention to paragraphs 3.3 and 3.4.

I would be pleased to know by 19 July what information you intend to submit and when this information is likely to be available. If I do not know the likely date of the receipt of this information your application may be determined on the basis of the current information.

Please contact me with any queries and I apologise for the delay in contacting you with this request. Please note that I am on leave until 15 July 2002.

Yours faithfully

* copied to Mr Irish.

File: letter more info
dlp 010702

Memo

To: Tanya Davies

From: Conrad Moore

Date: 28/06/02

Re: **Policy Comments upon F/2002/5813**

1.0 **Conversion and change of use of "The Barn" to residential at Newlands Farm, Arborfield.**

1.1. Policy comments are made in respect of the Agents letter dated 21.03.02 and related to PPG guidance, Adopted Structure Plan and the Wokingham District Local Plan (Deposit Draft, as amended) unless otherwise stated.

2.0 **Overall Strategy Policies**

2.1 The Part Two Local Plan Inspector has stated certain areas should not be regarded as a locality suitable for dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. It is important to look at his category settlements on page 1-8 of the report. Policy WOS2 is re-worded to take account of PPG 3 requirements of a sequential approach to housing. PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:
"Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option."
This site is outside the Arborfield Cross Settlement boundary, which is a category B settlement and cannot readily be considered a sustainable location.

3.0 **Countryside & Rural Economy Policy**

3.1 PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". It sees a competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. PPG 7 encourages business re-use of redundant buildings rather than residential.

3.2 Remember that Environmental Health have separate powers and conditions could be imposed on any business consent to control potential amenity problems arising from a commercial use on site. It must also be bourne in mind that the farming operation that exists on site, has also potential to impact amenity through noise and smell with livestock, tractors, trailers etc. I would assume that the potential for harm to amenity may not be so great as the Agent perceives in his supporting letter and therefore not accord significant weight to this argument for re-use to residential. Paragraph 3.4B of PPG 7 clearly states it is preferable for re-use schemes to use good quality buildings (which I assume this is), however that they should be for business re-use. It should not be used to circumvent normal planning policies on new houses in the countryside. Residential re-use should be considered as a final option.

3.3 The evidence in the Agents letter accompanying this application are not the efforts to secure commercial uses in this location. There is no marketing information, prices, responses to adverts etc. such as other applications such as information accompanying application VAR/2001/5508. It is merely a personal opinion of why they consider other uses inappropriate. The viability and expense aspects of uses are not explained or justified by financial figures that we can verify with our property services for example. The fact that other uses exist in the locality is not reason to dismiss a business/commercial proposal here. The Government clearly wish to encourage competition and rural enterprise.

3.4 Policy WCC5 demands that the applicant has made every attempt to secure business re-use of the premises or it forms part of a wider business diversification. This has not been complied with. The second section of the policy has a requirement in criterion (i) to ensure that the building is capable of conversion. You will need to satisfy yourself this is the case. You will need to check that the conversion to a dwelling will not include a substantial re-build and/or new build. It should not be used to circumvent normal planning policies on new building in the countryside. This policy is unaltered by the Local Plan Inspector. Note the supporting text to the policy, in paragraph 2.35, that states the rural economy is not boosted by such conversions to residential. The Local Plan Inspector has recommended no alteration of the wording. The comments in paragraphs 2.218 – 2.219 inclusive of the Local Plan Report should be considered as material. Berkshire Structure Plan Policies BU3, BU2 and C1 would appear to imply broad support for the retention of commercial and business units (subject to other policies in the Plan) also. There is no evidence accompanying this application of the efforts to diversify the farm enterprise into existing or other commercial uses in this location.

4.0 Transport

4.1 This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7 - Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case) and Parking Provision (Policy WT6 - unaltered). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5. On traffic generation uses, certain commercial uses remain acceptable in principle in the countryside, as they assist the rural economy. Residential will generate less traffic, however it will not assist diversification or the rural economy, contrary to broad Government objectives. See comments on the overall strategy policies.

5.0 Conclusion

5.1 PPG 7 makes clear that the Government policy is that competitive and sustainable industry is vital to the economic, social and environmental well being of rural areas. This is emphasised in amendment to PPG 7 made last year. This former agricultural building should be considered for other business uses, as the rural economy is not boosted by such conversions to residential. There is no evidence of efforts to secure business re-use contrary to Policy WCC5 and PPG 7 objectives.

You will need to check that the conversion to a dwelling will not include a substantial re-build and/or new build. It should not be used to circumvent normal planning policies on new building in the countryside. This site is clearly located away from basic facilities and services. It will not minimise the need to travel by private car contrary to Government objectives. It is not a sustainable location for residential re-use.

Subject to satisfactorily resolving highway issues (including sustainability), and protection of residential amenity, I consider that business alternatives should be explored first and residential considered only as a final option. (Any residential use should be subject to controls on permitted development and landscaping to keep the "appearance" of a agricultural building in use and in a rural setting.)

Based on current evidence, this proposal still cannot be supported in policy terms, despite further information in the Agents letter, at present.

Conrad Moore.

Senior Planner. Policy & Plans Team.



Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 26 June 2002
My ref: TD/2002/5813

Mr J Irish
Partner
The Edwards Irish Partnership
36 Langborough Road
Wokingham, RG40 2BT

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

Dear Mr Irish

Re: Proposed Conversion Of Redundant Barns To 5 Residential Units Plus Erection Of New Garage For Farmhouse.

I refer to the above planning application and the revised plans and structural survey that were submitted in early May. I apologise for the delay in responding to you.

I have visited the site and studied the proposals with our Urban Desgn and Conservation Officer. We are of the opinion that the barns are an important group of timber framed structures and that two of the barns (Barns 2 and 4) are worthy of consideration for listed building status. Any proposal to convert these barns needs to be a sympathetic structural and design solution. I have listed areas that I feel need further consideration below, and think it would be useful if we could meet in the near future to discuss these.

Additional Garage: Thankyou for providing amended plans showing a revised location for the additional garage. I assume that the originally proposed driveway should be omitted from this plan (1493 15B?) However, whilst the length of the driveway has been reduced, I still consider that locating the garage in the garden will be an encroachment into the countryside.

Structural Report: The structural report is lacking in detail, providing only 'structural observations'. It does not identify the significance of the timber framed structures and in particular highlight any structural weaknesses which could limit your proposals.

Barn 1: Can some form of glazing be incorporated into the hay loft door rather than in the roof? Can the size and number of the rooflights be reduced?

Barn 2: This Barn is of special merit and is being considered by Department for Culture, Media and Sport for listed building status. The proposal to partition the barn to form 2 units of accommodation is therefore unacceptable. In addition, whilst it is accepted that a first floor can be accommodated in part of the barn, it is important to retain the 2 storey character of part of the barn.

Barn 3: The number of proposed rooflights in Barn 3 is excessive. There is potential to add windows instead or rooflights and/ or a glazed front door or glazed panel next to the door rather than rooflights. The patio doors with steps to the rear are also questionnable.

Barn 4: OK.

Barn 5: If the scheme was amended as requested above to create 1 unit from Barn 2 and not 2 units, there will be a spare garage. This garage could be used in connection with the farmhouse, thus avoiding the need for the additional garage. Please can you also confirm if the doors will be constructed in timber? What material will be used for the roof, which I believe is asbestos? I am advised that the proposed pitch of the roof will be unsuitable for clay tiles?

Landscape: I am pleased to see the proposed hedge of native species. It is considered that 'garden' style frontages to the units are inappropriate and the existing farmyard character should be retained. If the application is approved, a hard and soft landscaping scheme will be requested as a condition, especially around the northern and eastern boundaries of the development to screen views of the development and reinforce the rural character of this visually sensitive location.

Highways: I believe that you will be submitting an additional plan after meeting with Steve Auton.

Sustainable Transport: Cycle storage should be designed into the development and a contribution of £2500 towards public transport is requested. (memo attached).

I will contact you at the end of this week to arrange a meeting.

Yours faithfully

Tanya Davies

Senior Planning Officer

copied J. Bailey

DRAFT LETTER (Hs comments)

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
RE NEWLANDS.
Date: 25June 2002
My ref: TD/2002/5813

for comment please.
Thanks Tanya.

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

Mr J Irish
Partner
The Edwards Irish Partnership
36 Langborough Road
Wokingham, RG40 2BT

Dear Mr Irish

Re: Proposed Conversion Of Redundant Barns To 5 Residential Units Plus Erection Of New Garage For Farmhouse, Newlands Farm, Arborfield.

I refer to the above planning application and the revised plans and structural survey that were submitted in early May. I apologise for the delay in responding to you.

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conservation for

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Barn 5: If the scheme was amended as requested above to create 1 unit from Barn 2 and not 2 units, there will be a spare garage. This garage could be used in connection with the farmhouse, thus avoiding the need for the additional garage. Please can you also confirm if the doors will be constructed ~~from~~ in timber? ~~And~~ What material will be used for the roof, which I believe ~~from memory~~ is ~~presently constructed from~~ asbestos? I am advised that the proposed pitch of the roof will be unsuitable for clay tiles?

character

Landscape: I am pleased to see the proposed hedge of native species. It is considered that 'garden' style frontages to the units are inappropriate and the existing farmyard should be retained. If the application is approved, ~~it is likely that~~ a hard and soft landscaping scheme will be ~~needed~~, especially around the northern and eastern boundaries of the development to screen views of the development. and reinforce the rural character of this usually sensitive location. requested as a condition

Highways: I believe that you will be submitting an additional plan after meeting with Steve Auton.

Sustainable Transport: Cycle storage should be designed into the development and a contribution of £2500 towards public transport is requested. (memo attached).

I will contact you at the end of this week to arrange a meeting.

Yours faithfully

Tanya Davies

Senior Planning Officer

for plan see Officer File or Part One.

Date: 16 May 2002

21 MAY 2002

To: H Sanders Urban Design & Conservation Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Structural report and plan to show revised courtyard layout. Drawing no: 1493 15B.

Comments are required by 26/05/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

See comments on garage proposal on drg. no. 15B.
The structural report is lacking in detail, providing only 'structural observations'. It does not appreciate the significance of the timber frame structures in any conversion proposals.
Whether listed or not, I consider this group of buildings worthy of preservation and in particular the timber frames repaired where necessary.
The introduction of any upper floors will require sympathetic structural and design solutions.
The character of the existing farmyard should be retained; garden frontages to any conversions would be inappropriate in this rural local.

H Sanders 19.06.02.

Date: 16 May 2002

To: Highways SNA .

We have received Additional Plans for the following planning application:

Application Number: F/2002/5813

Location: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Applicant: Hicks Developments C/O The Edwards Irish Partnership.

Case Officer: Tanya Davies

The new plans show the following: Structural report and plan to show revised courtyard layout. Drawing no: 1493 15B.

Comments are required by 26/05/2002.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

Further information regarding provision of footway, vis. splays and works at the entrance to follow after meeting with Agent. 19.6.02

Tanya Davies

From: Tanya Davies
Sent: Monday, April 22, 2002 10:44 AM
To: Harold Sanders
Subject: newlands farm

Maria from the Listings Branch, just phoned me to get an idea of when this application is likely to be determined.

I explained that we were still awaiting a structural report which should come in the end of this week. As I am on leave for a week in May, I said it was unlikely that the application would be determined before 13 May but would contact her if this happened.

I told her that we had agreed to treat the application as if it was already listed.

I hope this makes sense!

Tanya

(Her telephone number was 020 7211 6909)

[redacted]
Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

[redacted]

See Part One all plans.

To:
Harold Sanders
Urban Design And Conservation Officer

25 FEB 2002

From: Tanya Davies

Date: 20 February 2002

Application Number: F/2002/5813

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse..

Site Address:
Newlands Farm, Sindlesham Road, Arborfield, Reading.

Applicant:
Hicks Developments C/O The Edwards Irish Partnership.

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

UNITS 1. 2 3 and 4 ARE ALL BUILDINGS OF ARCHITECTURAL AND HISTORIC INTEREST AND WORTHY OF CONSIDERATION FOR LISTING. THEY ALSO REFLECT THE TRADITIONAL LOCAL CHARACTER OF THE AREA.

THE EXISTING USE IS IN QUESTION AND IT WOULD APPEAR REASONABLE TO CONSIDER ALTERNATIVE USES.

ANY PROPOSAL WHICH DESTROYS THE FORM AND SPECIAL QUALITIES OF THE TIMBER FRAMED STRUCTURE SHOULD BE RESISTED.

THE CONDITION OF THE EXISTING STRUCTURE SHOULD BE DOCUMENTED; INCLUDING A PHOTOGRAPHIC SURVEY.

THE NEW GARAGE AND ITS NEW ACCESS DRIVE WOULD HAVE AN ADVERSE VISUAL IMPACT ON THIS EDGE OF THE BUILDING GROUP AND CONSERVATION AREA. THIS PART OF THE APPLICATION SHOULD BE RESISTED.

Harold Sanders. 08.04.02

Tanya Davies

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: Wednesday, March 06, 2002 3:47 PM
To: 'tanya.davies@wokingham.gov.uk'
Subject: Plan app F/2002/5813

With reference to your letter regarding the above planning application I confirm the following

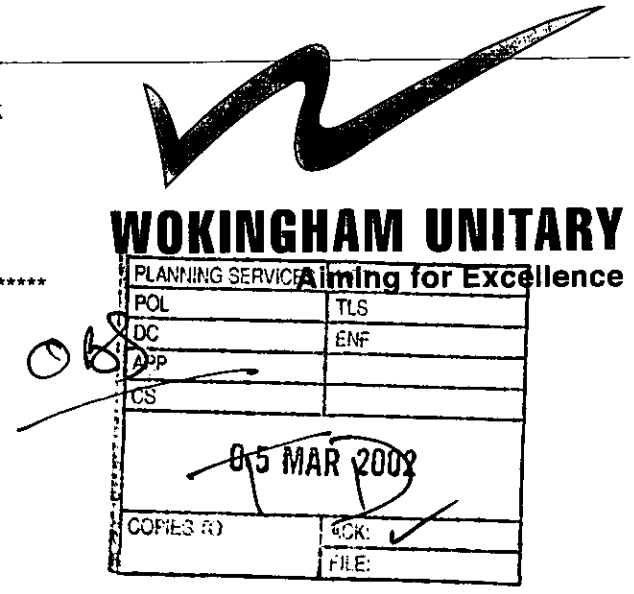
1 No requirements re hydrant provision

2 Access requirements for fire fighting as per Part B to the Building Regulations B5.

Peter Banks
Operations Support Officer
Royal Berkshire Fire and Rescue
01189322927

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 05 March 2002 11:54
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2002/5813
Correspondent_FullName: Miss Rachel J Raeside
Correspondent_StreetAddress: Yew Tree Cottage
Correspondent_Address2: 1, School Road
Correspondent_Town: Arborfield Cross
Correspondent_County: Nr. Wokingham
Correspondent_PostCode: RG2 9NX
Correspondent_Telephone: 01189 760651
Correspondent_Email: rachelraeside@hotmail.com

Comments:

This is a beautiful local farm that is going to be changed into a small housing estate! Newlands Farm is also a lovely focal point to the old village of Arborfield. The loss of the farms attractive features within the locality would be a travisty. How many new houses does the village need? re: the major development at Arborfield Garrison. The application states that the Barns in question are redundant - this is not the case!. Please could you update me on this application.
Yours faithfully
Rachel Raeside

Newlands Farm F/2002/5813

Telephone Conversation 12.3.02
TD and Elizabeth Rowe Babtie Archaeology

TD: suggested that undertaking the archaeological recording prior to determination was a little excessive, especially as no guarantee that application would be approved. TD suggested standard PPG16 condition.

ER: agreed and said that the recording needed to be undertaken prior to any demolition/ alteration etc.

12·3·02

Babtie Environmental

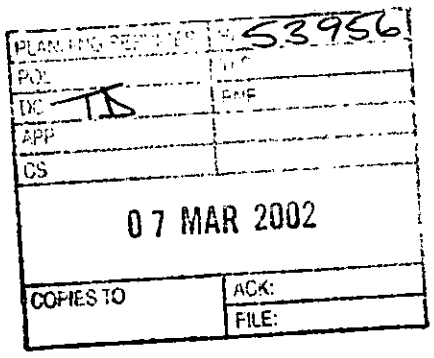
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

5th March 2002



Tanya Davies
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Tanya,

APPLICATION F/2002/5813
Newlands Farm, Sindlesham Rd, Arborfield

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

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological recording. This recording should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

Brief for archaeological recording enclosed.

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

Yours sincerely,

Elizabeth Rowe
Archaeologist

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Arborfield & Newland Parish Council

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
08 MAR 2002
COPIES TO | ACK:
FILE:

6 March 2002

Ms Tanya Davies
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Davies

Planning Application F/2002/5813
Newlands Farm, Arborfield
Proposed conversion of redundant barns to 5 residential units plus new garage

The Parish Council has no objections in principle to the conversion of the redundant farm buildings and have no doubt that they would enhance the conservation area.

The Parish Council did raise the following comments/questions

1. Although the application is for full planning permission the drawings are very sketchy and what the agent visualizes might not be possible.
2. Are the barns worthy of listing?
3. The buildings may not be suitable for conversion without the need for major or complete reconstruction as a structural survey has not been completed
4. Are some of the barns being demolished as there appears to be a discrepancy between the site plan and the location plan?
5. Will a change of use of the agricultural field for private gardens be forthcoming?
6. Are the redundant buildings suitable for business re-use?
7. Has Arborfield an adequate supply of small commercial starter units?
8. Why build a new driveway to the proposed garage/washroom facilities across agricultural land when the driveway could easily be built using the existing access either from the proposed refurbished barns or the other access straight into Newlands Farm gardens?
9. The conversion of Unit 5 to 5 garages and 7 parking spaces is above average for parking facilities, however it was noted that parking by visitors on the Sindlesham Road, especially at night would be dangerous.
10. Is there a need for cottages for the farm workers of Newlands Farm and the adjacent chicken farm?
11. Would the working barns due to their close proximity to the proposed newly converted barns be detrimental to the new residents in so far as smell and possible fire risk?

12. If Wokingham District Council were mindful of granting permission the Parish Council requests that all boundaries overlooking the countryside are planted with hedges consisting of indigenous species.

Yours sincerely

Mrs Zoe Bolton
Clerk to the Council

07 MAR 2002
COPIES TO
ACK:
FILE:

NEWLANDS FARM, SINDLESHAM RD, ARBORFIELD

BRIEF FOR AN ARCHAEOLOGICAL RECORDING

Prepared For
Wokingham District Council
By
Babtie

NEWLANDS FARM, SINDLESHAM RD, ARBORFIELD
BRIEF FOR RECORDING FARM BUILDINGS

1 INTRODUCTION

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

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located Newlands Farm, Sindlesham Rd, Arborfield, at grid reference SU7618 6719.

3 PLANNING BACKGROUND

3.1 Planning application F/2002/5813, submitted to Wokingham District Council, proposes the conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The buildings date to around the late 18th /early 19th Century and are timber framed. Therefore these buildings should be recorded to no less than level 3 as recommended in the Royal Commission on the Historic Monuments of England publication 'Recording Historic Buildings' second edition 1991.

5 REQUIREMENT FOR WORK

5.1 All demolition works will be halted and a professional and competent archaeological specialist shall carry out a programme of archaeological recording to the above-described level.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of this recording work are as follows:

(i) To record by written account the precise location of the buildings, by name and or street number, civil parish, town, etc, and National Grid Reference. Whether listed or scheduled.

(ii) The date when the record was made and the name of the recorder.

(iii) A summary statement describing the building's plan, form, function, age and development sequence. The names of the architects and builder should be researched and reported, the report shall include a description of all internal funerary monuments

(iv) An account of the buildings overall form and of its successive phases of development, and of the evidence supporting this analysis.

(v) Any evidence for the former existence of demolished structures associated with the building.

(vi) Plans of all floors as existing.

(vii) Sections to illustrate the buildings overall form.

(viii) The form of roof timbers etc, to include details of jointing.

(ix) Elevations of the buildings design

(x) A site plan of 1:500

(xi) Copies of any earlier plans.

(xii) A photographic record of the building's external appearance, having regard to and special features.

(xiii) Any external detail, structural or decorative, which is relevant to the building's design, development and use that does not show adequately on general photographs.

(xiv) The buildings relationship to its setting, to other buildings, or to a significant viewpoint.

(xv) The overall appearance of principal rooms as far as possible recreating the lighting conditions in which they would have been used.

(xvi) Internal structural and decorative detailing.

7 STAGES OF WORK AND TECHNIQUES

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

7.2 The general requirements of work are as above.

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

8 METHODS

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

9 TIMETABLE AND MONITORING ARRANGEMENTS

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

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

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

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

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

10 SITE ARCHIVE

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

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

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

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

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

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

11 REPORTING REQUIREMENTS

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

11.2 The report will address the aims and objectives of the recorded works.

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

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

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

11.5 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(xi) a consideration of evidence within the wider setting.

12 STANDARDS

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

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document.

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

14 OTHER FACTORS

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

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

TO: **DEVELOPMENT CONTROL**
Tanya Davies

FROM: Environmental Design

DATE: 27 February 2002

Location:	Newlands Farm, Sindlesham Road, Arborfield
Proposal:	Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.
Application Number:	F/2002/5813

In response to your consultation dated 20 February 2002 for the above application, the landscape comments are as follows:

I have no objection to the conversion of the buildings in principle. It is unclear from the information provided whether the existing barn shown on the location plan which will be in the rear gardens of unit 2 is to be removed. I presume it is, as it is not shown on the site plan.

It is also unclear where the sight lines are and whether this will require the removal of features or vegetation within the sight lines. This will need to be clarified by Steve Auton or Adam Coggins in Highways, and I will need to make further comments on this depending on the outcome.

The land surrounding the proposed dwellings which is shown to be gardens will need to be appropriately designed in accordance with the setting of the built environment of the Conservation Area and in keeping with the character of the surrounding countryside. Careful thought will need to be given to the treatment of what currently is the existing farmyard. This should not become too urbanised in its treatment, as within this rural setting it would be an inappropriate solution. Therefore I consider the proposed layout for the farmyard not to provide an appropriate setting for the converted buildings in this instance and should be redesigned in accordance with the comments made above and a suitable landscape scheme will need to be submitted and to include hard landscape details.

The location of the proposed drive to the new garage for the farmhouse will cross existing farmland and will be outside the curtilage of the farmhouse garden. I consider this to be inappropriate in a countryside setting as it will be changing open agricultural land to a residential use, and will have a detrimental visual impact on the countryside setting of the farm. It would be more appropriate for the garage to be repositioned nearer to the road and the existing access, so that a long drive to the garage would not be required.

Catherine Brimble

Catherine Brimble
Landscape Architect

Internal
Development control Section
F.A.O Tanya Davies

Policy and Plans Consultation

Date: 04/03/02
Case Officer: Tanya Davies
Location: Newlands Farm, Sindlesham Road, Arborfield
Proposal: Conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse
Application Number: F/2002/5813
Applicant: Hicks Development C/O The Edwards Irish Partnership

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Berkshire Structure Plan Policies applicable to this application are as follows:

C2: Development Outside Built-Up Areas and Settlements

WDDLP Policies applicable to this application are as follows:

WOS1: Sustainable Development
WOS2: General Development Principles
WCC1: Development in the Countryside
WCC5: Re-Use and Adaptation of Buildings for Residential Purposes outside Settlement Boundaries (and outside the Metropolitan Green Belt)
WHE4: New Buildings in Conservation Areas

Government Guidance applicable to this application is as follows:

PPG7: The Countryside - Environmental Quality and Economic and Social Development

The proposal is located outside of the identified settlement of Arborfield Cross. Policy WCC1 states that development outside of settlement boundaries will only be acceptable in principle under exceptional circumstances. Criterion D of WCC1 lists the re-use and adaptation of existing buildings as one such circumstance. However, the proposal should also be consistent with WDDLP Policies WCC5, WHE4 and PPG 7.

WDDLP Policy WCC5 and paragraphs 3.14 – 3.17 in PPG7 make it clear that the conversion of rural buildings for residential purposes outside of settlement boundaries should not be permitted unless strict criteria are complied with. Government advice and Local Planning Policies make it clear that proposals to convert rural buildings to residential use will only be acceptable if the applicant can satisfy the Council that they have made every attempt to secure suitable business re-use. Paragraph 3.14 in PPG7 advises that business re-use could take the form of uses such as commercial, industrial, tourism, sport or recreation. In addition, the proposed conversion should not involve major rebuilding or alterations; the form, bulk and general design of the building should be in keeping with the surroundings; and the conversion should not lead to a dispersal of activity on such a scale as to prejudice the vitality of the village of Arborfield Cross.

In paragraph 15 of the applicants planning statement they give reasons as to why conversion to commercial use is not appropriate. However, it appears that the possible re-use and

adaptation of the buildings for tourism, sport or recreation has not been considered. This will need to be explored fully to allow for proper consideration of this proposal.

The applicant states that the buildings are capable of conversion without major or complete reconstruction, they are due to commission a structural engineer to produce a report to substantiate this. The results of this report will be essential to the consideration of this proposal.

The strict control over the re-use and adaptation of buildings for residential use outside of settlement boundaries is supported by the Local Plan Inspector, who has recommended in favour of Policy WCC5 in its current form, and stresses that the use of the words "will not be permitted" is not unduly prescriptive.

The proposal is also located within the Arborfield Cross Conservation Area. Therefore, a further layer of control will need to be applied to ensure that it complies with WDDLP Policy WHE4 in that it respects its local context.

Residential conversions can often have a detrimental effect on the character of the countryside, as they undermine the rural character in which they are set. This proposal is quite substantial in size (0.6ha and consisting of 5 dwellings) and is not immediately bounded by another residential curtilage. Therefore, it may have an urbanising impact on the surrounding rural area.

Conclusions

The main factors to consider are, the possible re-use of the buildings for tourism, sport or recreation (applicant should provide a statement of the efforts that have been made to secure such uses); the amount of structural work needed to convert the buildings (structural assessment to be submitted in the near future to support application); the impact on the character of the conservation area; and the impact of residential conversion on the surrounding rural character.

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 20 February 2002

Application Number: F/2002/5813

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Parish: ARBORFIELD PARISH

Site Address:
Newlands Farm, Sindlesham Road, Arborfield, Reading.

Applicant:
Hicks Developments C/O The Edwards Irish Partnership.

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

✓ below as applicable;

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

Comment.

1, Please could the applicant confirm that they are willing to enter into a suitable legal agreement for the provision of a footway linking the existing barn access southwards to the Arborfield cross junction. This would form a continuous footway link to the village.

2, Confirmation that agricultural use would be removed from this site.

Signed: _____ **Print name:** Adam Coggins 27/02/02

The Edwards Irish Partnership
Architects & Surveyors

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

PLANNING SERVICES | HP: 56027
FILE | TES
ENF
CS
03 MAY 2002
COPIES TO | ACK:
FILE:

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

1493/JI

5813
ADDITIONAL PLAN

2 May 2002

For the attention of Tanya Davies

Newland Farm Arborfield Cross

Dear Sirs

Please find enclosed a copy of the structural engineers report on the existing barns, together with a revised site plan (1493/15B), taking into account your earlier comments. I would be pleased if you would advise me as soon as possible if there are, in your opinion, other outstanding matters.

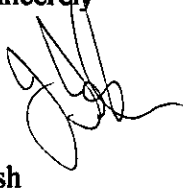
I have responded to your letter dated 13 march as follows.

1. Structural report enclosed
2. The courtyard has been revised to reflect a more rural nature. However I think it reasonable to request that landscaping details be the subject of a planning condition The enclosed site plan has additional notes to reflect this.
3. The garage has been relocated
4. A statement concerning alternative uses has been issued to you by our Planning Consultant
5. Agricultural use will be removed from the barns and their individual curtilages. However the farm house and adjacent land will remain as agricultural use.

6. My client has no objection to a legal agreement towards making a reasonable contribution towards a footpath link.

7. The existing barn to the garden of Unit 2 will be demolished.

Yours sincerely



John Irish

CC Hicks Developments(Enc)

(RING ONE)

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

App. No. 2002/5813 Date Rec.

Location: New Lands Farm, Smallshaw Rd, Arbourfield

Parish:

Applicant: Hicks Developments c/o Edwards Irish

Description of attached plans: Additional information (Structural Report) and Plan to show revised courtyard layout.

Drawing No's: 1493 158

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees Catherine B	✓
Urb. Design & Conservation Harold S	✓
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Parish Council ✓

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

Please copy letter, report + send plan Tracks Tanya

NEIGHBOURS:

Date for Responses 10 days please

FURTHER ACTION

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

Redate Application ~~Y~~ / N From:

New Site Notice ~~Y~~ / N

Revised Proposal Description:

CASE OFFICER TD

Consultations Sent by Admin. on 16.05.02

Yellow - Case Officer Copy
Green - Part One Copy

PART 1 REGISTER

ADDITIONAL PLAN

5813

STRUCTURAL OBSERVATION
THE BARNS
NEWLANDS FARM
ARBORFIELD

RCC/ALA/1091 APRIL 2002

RICHARD C COLEMAN MI STRUCT E C ENG

RICHARD C COLEMAN ASSOCIATES

PLANNING SERVICES	HPT
PCI	TLS
DC	ENF
APP	
CS	

03 MAY 2002

COPIES TO	ACK:
	FILE:

1 BRIEF

Steve Hicks, of Hicks Developments, instructed me to carry out a structural observation of the five units making up the complex of barns and out houses.

It is understood that it is intended to convert the buildings into individual residential dwellings.

The survey was to appraise the integrity of each dwelling as to it suitability for conversion.

A visit took place on 26 April 2002.

2 DISCLAIMER

This report relates only to points outlined in the brief. Any other aspects of the structure must be subject to a separate report.

I have not inspected other parts of the structures that are covered, unexposed or inaccessible and therefore are unable to report that any such part of the property is free from defect. This report deals only to the brief. Any other elements must be the subject of separate surveys.

3 GENERAL

3.1 The units are five in number arranged around a courtyard (see plan attached).

3.2 Ages of the properties range between late18th Century to the early/mid 20th Century.

3.3 The inspection was not intended to be a fully detailed survey but to give an overall picture of each unit's integrity.

3.4 Obviously a further survey/inspection is needed to fully establish all likely defects to individual members/joists.

4 UNIT 1

4.1 This is one of the older structures and is of a typical timber framed barn construction.

4.2 The height of the unit is such to allow the insertion of an upper floor.

4.3 Overall the walls are generally vertical with no apparent major distortions to the framing.

4.4 The structure overall appeared to have substantial bracing members.

4.5 Across the main area the roof is strutted by posts supported on large timber beams spanning the width of the area.

4.6 Slight deflections have taken place to these beams. However, I foresee no major rectification other than the possible simple introduction of posts to stiffen the beams.

4.7 An internal masonry wall has suffered some slight movement but this does not affect the barn structure.

4.8 Externally there was not major unevenness to the roof slopes indicating that the rafters and purlins are adequate.

5 UNIT 2

5.1 This is the tallest and the largest of the constructions and like unit 1 is of a typical timber barn construction.

5.2 The height of this unit also allows the insertion of upper levels.

5.3 Generally the main supporting structure appeared plumb and without any undue distortion.

5.4 Externally whilst the roof tiled surface was weathered its surface was relatively level.

5.5 Gable walls are covered with large section timber shingles, some of which have distorted over the years.

5.6 It was noted that insect infestation has taken place to many of the members.

5.7 The remaining timber of a small number of sections checked still appeared robust.

5.8 Bearing in mind the age of the building, some 300 years, and that there are no obvious deflections/failures then it could be considered that the timber members affected by the insect infestation are still performing as intended.

5.9 Therefore some local remedial may be necessary but the overall impression is that the integrity of the barn is still maintained

5.10 Specialist advice should be sought and treatment considered.

6 UNIT 3

6.1 This is younger than the previous two barns and could be considered as an outhouse type.

6.2 The construction is single storey formed in an 'L' shape and was built to house pens for the farm animals.

6.3 The rear of the building is solid masonry walls with timber stud/posts forming the front walls. These support simple timber trusses between which purlins span.

6.4 At the rear of the wing adjacent to Unit 2 the wall has been rebuilt.

6.5 It is understood that severe rotation of the original wall necessitated this.

6.6 Collapse of the trusses has occurred in this wing to a degree so that propping, within the depth of the trusses, has been added. This would account for the undulating external roof slopes.

6.7 In the other leg of the unit the trusses and walling appear stable although brick buttresses have been formed around the external perimeter of the walls, presumably to provide restraint.

6.8 Some undulations occur to the roof tiles in this section but not to the same extent as in the other leg.

6.9 Replacement/repair of the damaged trusses only will be required as the rafters and purlins appear in reasonable condition.

7 UNIT 4

7.1 This is a typical barn with high-level galleries and storage levels.

7.2 It is timber framed supported off solid brick walls.

7.3 The framing is more simplistic than that in Units 1 and 2.

7.4 Between the main frame the timber walling panels each have diagonal bracing.

7.5 Generally the main frames appear vertical and not distorted.

7.6 External bowing has occurred in some of the timber wall panels.

7.7 At the rear is a smaller annex in reasonable condition, timber framed, with corrugated sheet cladding.

8 UNIT 5

8.1 This is the youngest of the buildings probably built in the early/mid 1900's.

8.2 Construction is single storey consisting of full height solid brick walls with a roof supported by mild steel angle trusses.

8.3 The pitch roof is covered with asbestos corrugated sheeting.

8.4 Overall the building is in reasonable condition, although the trusses are showing signs of rusting.

8.5 It must be pointed out that any remedial/replacement work to the roof, being asbestos, requires the services of a licensed contractor.

9 SUMMARY

9.1 Five units exist on the complex with ages spread between 300 – 80 years old.

9.2 All show signs, as would be expected, of weathering and ageing.

9.3 However, the overall impression is that all but one unit appears to have retained their basic structural integrity.

9.4 Units 1,2, and 4, which are of traditional barn construction, all appear to be reasonably plumb and undistorted.

9.5 Obviously localised strengthening/plating may well be required, along with treatment for infestation, but from the initial visit there appears to be a sound base available for renovation and conversion.

9.6 It is assumed that in these three units upper storeys will be added. Although isolated from the original construction by providing ties etc. the robustness of the barns can only be enhanced.

9.7 Unit 3 has suffered damage to three trusses in one wing and the rebuilding of a section of wall. The structure remaining still appears in reasonable condition. Therefore by only providing localised repair it could be concluded that this unit also is convertible.

9.8 The final unit 5 being much newer and being of more recent types of construction materials also provides a basic structure for alteration for residential purposes. Only the roof, being asbestos requires special attention.



RICHARD C COLEMAN MI STRUCT E C ENG APRIL 2002

1509/ab

PLANNING APPLICATION PART 1

20 FEB 5813

WOKINGHAM DISTRICT COUNCIL

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

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

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15 HEADLEY ROAD
		WOODLEY BERKS
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM, BERKS
	POST CODE	RG40 2BT Tel No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	NEWLAND FARM
		SINDLESHAM ROAD
		ARBORFIELD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.6HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONVERSION OF REDUNDANT
		BARNS INTO 5 RESIDENTIAL UNITS
		+ NEW FARMHOUSE GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

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

- CHANGE OF USE ☑
- ALTERATION or EXTENSION ☑
- CONSTRUCTION OF NEW BUILDING ☑
- DEMOLITION ☑
- OTHER

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

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

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

N/A

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

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

AGRICULTURAL / RESIDENTIAL

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

YES / ~~NO~~

NONE EXPECTED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

AS EXISTING

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

~~YES~~ / NO — SOAKAWAYS

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

~~YES~~ / NO — CIRENCESTER.

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

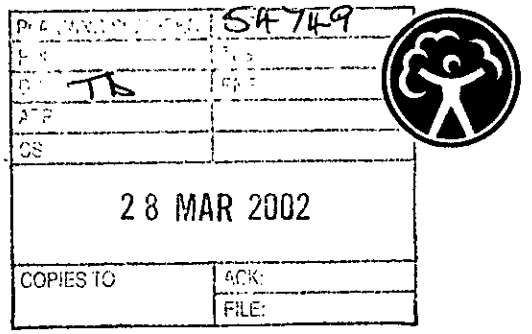
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 950.00

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

SIGNED [signature] ON BEHALF OF HICKS DEVELOPMENTS DATE 07/06/02.

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



Our Ref : SP/2002/005374-1/1
Your Ref : F/2002/5813

Date : 26 March 2002

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TD
28 MAR 2002
COPIES TO
ACK:
FILE:

ENVIRONMENT AGENCY

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

Dear Sir/Madam

FAO: Tayna Davies

PROPOSAL: CONVERSION OF REDUNDANT BARNS TO 5 RESIDENTIAL UNITS + ERECTION OF NEW GARARGE FOR FARMHOUSE
LOCATION: NEWLANDS FARM, SINDLESHAM ROAD, ARBORFIELD, READING

Thank you for your letter dated 20 February 2002, received on 22 February 2002. Please quote the following reference in any correspondence: SU76NE/12/4. 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 developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

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.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

Buffer Zones

The Environment Agency has a duty to ensure the conservation and enhancement of the water environment. We would, therefore, advise that a buffer zone is established around the water-body. This buffer zone should be managed so as to foster a natural character, with native species of trees and shrubs used and any grass areas left un-mown or mown only later in the season to enhance their floristic and habitat value.

These measures benefit various kinds of wildlife, but are particularly important, as they;
(i) provide for terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(ii) allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the pond/lake itself;
(iii) allow where appropriate, for the regrading of banks to a lower profile in areas where there is public access;
(iv) prevent overshadowing of water bodies by buildings; and
reduce the risk of accidental pollution from run-off.

Surface Water Drainage

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

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

Watercourses

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

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

ADVICE TO APPLICANT

Environment Protection

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

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

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

Wildlife Conservation

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

The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
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 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.

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

Wildlife Enhancement
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 the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out

* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: The Edward Irish Partnership

54533

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

PLANNING SERVICES
POL
DC TD
22 MAR 2002

JB/GB/BKS329

21 March 2002

Ms T Davies
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Ms Davies

RE: NEWLAND FARM, ARBORFIELD – APPLICATION 2002/5813

I am in receipt of a copy of your letter to The Edwards Irish Partnership with regard to the above application. Point 4 of your letter refers to DLP's supporting statement and asks for "...some evidence that the use of the buildings for tourism, sport and recreation has also been considered."

Quite rightly, your request has been derived from paragraph 3.14 of PPG7, which asks that the change of use of rural buildings to residential use should not be countenanced until all commercial options, including tourism, sport and recreation, have been explored.

We have considered the possibility of changing the use of the buildings to provide tourism, sport and recreation facilities. We have rejected each option for the following reasons:

1 Tourism (Use C1 – Hotel or Guest House)

There is a need for more hotels in Wokingham District (paragraph 9.49 of the emerging local plan). However, this site is quite close to the existing Sindlesham Mill Hotel and the buildings do not suit conversion to a hotel. Therefore, it would be very expensive and not viable to convert them.

2 Sport (Use D2 – Sport and Leisure)

Local need for such facilities is met by "Nirvana/Pulse 8" at nearby Sindlesham. Arborfield is a small village, which could not generate sufficient custom for such a use. Customers would need to be attracted in from a wide area, as in the case of Nirvana, to justify the expense of conversion.

3 Recreation (Use A3 – Pubs and Restaurants)

Local need is met by The Swan and The Bull public houses in the village. There is no need for a third such establishment. Conversion would also be very expensive and not viable.

4 Car Parking

Each of the above uses would generate far more need for car parking than the proposed residential use. The existing buildings cover about 900 square metres. For example, D2 use needs 1 car space per 5 square metres, ie 180 parking spaces. The creation of a large car park in open countryside to serve any of these uses would be unacceptable in visual amenity terms.

5 Traffic

Each of the above uses would generate far more traffic movements than the proposed residential use. The site lies close to a difficult junction with the A327 Reading Road. Significantly increasing the traffic at that junction could add to highway danger. Also, more traffic along School Road would be hazardous for school children.

6 Residential Amenity

The farmer intends to continue living in the farmhouse next to the site. A commercial use would considerably harm his family's quality of life, by way of noise and general disturbance from visitors and traffic.

7 Sustainability

Each of the commercial uses would generate a large number of trips. However, public transport in Arborfield is very poor. Almost all visitors to the new uses would have to be borne by private car. The creation of such a traffic generating use in such an unsustainable location would contravene Government Guidance in PPG3 and PPG13.

In summary, whilst we have investigated each of the possible commercial uses of this site, it appears that each one has distinct disadvantages when compared with residential use.

We consider that the proposed conversion of the buildings to 5 dwellings is the most appropriate and should be granted planning permission.

Yours sincerely



Jim Bailey BA (Hons) MRTPI
Director

cc J Irish Esq
S Hicks Esq

MEMORANDUM

To: Tanya Davies – Development Control **Date:** 21st March 2002

Application F/2002/5813

Site: Newlands Farm, Sindlesham Road, Aborfield.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

If permission were granted for this development then the details would be improved if cycle storage in designed into the conversion work. Dwg.15 of the external garage seems to go along the type of garage design that could provide safe, sheltered and easily accessible storage. The problems are however that it noted as being a utility room, the window doesn't make it secure and it only relates to one property. Cycle storage for each property would be a significant improvement.

Aborfield is served by the Council supported 144 Reading-Wokingham bus service. A contribution towards infrastructure/bus stop improvements would add towards sustainable credentials of the development. Mindful that the site is in a conservation area any new waiting shelter will have to be sensitive to its surroundings and be of a high quality design. A contribution of £2,500 would be a suitable amount to part finance such a facility.

These comments are made pursuant to Objectives 1, 5, 7 and 9 of the Wokingham Local Transport Plan, and Policies WT3: Modal Split of the Local Plan.

Stephen Kempka
Senior Transport Planner
Ext. 6488

The Edwards Irish Partnership
Architects & Surveyors

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

PLANNING SERVICES | HPT 54438
DC TD | TLS
APP | ENF
CS
20 MAR 2002
COPIES TO | ACK:
FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 March 2002

Ref: JI/FJ/1493

For the attention of: Tanya Davies.

Dear Sirs,

RE: NEWLAND FARM – ARBORFIELD CROSS – BERKS.
App ref no. TD/2002/5813.

Thank you for your letter dated 13th March 2002.

Unfortunately it is not possible to assess all the information you require by 24th March 2002. A more realistic date is mid April 2002.

I reply to your itemised letter as follows: -

1. My client will appoint a Structural Engineer this week.
2. I will meet Catherine Brimble to discuss the detail of the courtyard etc.
3. My client will advise.
4. My client will advise.
5. The agricultural use will be removed from the five new residential units and their cartilages.
6. My client will advise.
7. II believe that this is the agreement between the farmer and my client, however it is for my client to advise.

Yours faithfully

John Irish
Partner

Cc. Hicks Developments.

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 13 March 2002
My ref: TD/2002/5813

Mr J Irish
Partner
The Edwards Irish Partnership
36 Langborough Road
Wokingham, RG40 2BT

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

Dear Mr Irish

Re: Proposed Conversion Of Redundant Barns To 5 Residential Units Plus Erection Of New Garage For Farmhouse.

I refer to the above planning application that you recently submitted on behalf of Hicks Developments. I have received comments back from some of the statutory consultees and before I can determine the application I need additional information/ comments.

This information is detailed below and I would be grateful to receive it as soon as possible. I require a schedule outlining the anticipated timings for the receipt of this information by Monday 25 March at the latest.

1. A **structural report** commenting on whether the buildings are capable of conversion without major or complete reconstruction;

2. It is felt that the current proposals for the farmyard are not in keeping with the countryside setting of the proposal nor in light of its Conservation Area status. I attach the detailed comments of my Landscape Officer and request that the layout of the **farmyard is revised** to reflect these comments and to ensure that the farmyard does not result in the proposal becoming too 'urbanised';

3. Whilst it is accepted there is already an existing access where it is proposed to construct the new drive for the farmyard, it is felt that this drive unneccessarily encroaches into the countryside. The **garage could be re-positioned** closer to the road thus reducing the need for a long drive;

4. Whilst the use of the buildings for commercial purposes is explored in the supporting statement from DLP I require some evidence that the **use of the buildings for tourism, sport or recreation** has also been considered;

5. **Highways**: confirmation that agricultural use would be removed from this site;

6. **Highways**: confirmation that the applicant is willing to enter into a legal agreement for the provision of a footway linking the existing barn access southwards to the Arborfield Cross junction. This would form a continuos footway link to the village.

7. Confirmation that the existing barn in the garden of unit 2 is to be removed;

I also enclose for your information a copy of the comments made by my Archaeologist who had requested a archaeological recording prior to the determination of this application. However I can confirm that we have now agreed that it is more appropriate to undertake an archaeological recording prior to development commencing if the application is approved.

I look forward to receiving the schedule outlining when I will receive this information by Monday 25 March. In the meantime, if you have any queries please do not hesitate to contact me.

Yours faithfully

Tanya Davies

Senior Planning Officer

5813

PLANNING STATEMENT
IN SUPPORT OF APPLICATION
BY
HICKS DEVELOPMENTS LTD
TO CONVERT BARNS
AT NEWLAND FARM, ARBORFIELD
INTO 5 NO. RESIDENTIAL DWELLINGS
WITH GARAGING AND GARDENS

Prepared by:

Development Land & Planning Consultants Ltd
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Tel: 0118 978 9595
Fax: 0118 978 6551
e-mail: wokingham@dlpconsultants.co.uk

INTRODUCTION

1 This statement is submitted by DLP Consultants Ltd in support of a planning application by Hicks Developments Ltd. The applicant company has considerable experience and expertise in the area of building conversion. Similar schemes at Sindlesham, Sandford Mill and Sonning Eye, carried out in recent years by Hicks Developments, demonstrate that the company is highly skilled in this area of development work and well suited to this scheme.

2 The proposal is to convert 5 unused and redundant farm buildings at Newland Farm to create 5 new dwellings and 5 garages. Units 2 and 4 date from the early 19th century. Units 1 and 3 date from the late 19th century. Unit 5 dates from the 1950s. The older buildings will be converted into dwellings. The newer building is best suited to use as garaging. None of the buildings is Listed.

3 We consider that the proposed conversions comply with Government Guidance and Development Plan policies as follows:

GOVERNMENT GUIDANCE

4 PPG3 states, in paragraph 41, that the conversion of buildings in other uses to residential can provide important additional housing. LPAs should adopt positive policies to identify and bring into use vacant commercial buildings and promote such conversions by adopting a flexible approach to standards, densities etc.

5 PPG7 states, in paragraph 3.14, that the conversion of rural buildings is acceptable, provided that:

a) they are of permanent and substantial construction

b) conversion does not lead to excessive dispersal of activity

c) their form, bulk and general design are in keeping with their surroundings

d) imposing reasonable conditions overcomes any legitimate objections

e) if the buildings are in open countryside, they can be converted without major or complete reconstruction

6 PPG7 states, in paragraph 3.15, that "especially in areas where creating employment is a priority", LPAs should include policies in development plans which do not allow conversions to residential use unless the applicant has made every effort to secure business re-use of the buildings.

DEVELOPMENT PLAN POLICIES

7 Policy C2 of the Berkshire Structure Plan states that re-use, adaptation and redevelopment of existing rural buildings is allowed, provided the proposal is appropriate in scale, form, impact, character and siting to its location.

8 Policy WCC5 of the Wokingham District Local Plan states that conversion of rural buildings to residential purposes outside settlement boundaries will only be permitted if the criteria set in PPG7 are met. The local plan inspector, in his October 2001 report, stated that PPG7 does not say that changes from employment to residential use are not acceptable.

9 The site also lies within Arborfield Cross Conservation Area. Policies state that only development which "conserves or enhances" the conservation area will be permitted. The proposals map also shows a proposed improvement to the junction of Sindlesham Road with Reading Road (A327).

APPRAISAL

10 The barns, which are the subject of this application, are many years old and they are no longer viable as agricultural buildings. New barns have been built, to the north of the site, to modern standards, rendering these buildings redundant.

11 Despite their age, units 1 to 4 are substantially built from brick, timber and tile. Unit 5 is more modern and is not worthy of residential conversion, which is why it is proposed as garaging only

12 Conversion of the barns to create 5 new dwellings will help to support local amenities in Arborfield Cross. The site is within walking distance of Newland Primary School, public houses, playing fields and the village shop.

13 Although not Listed, the barns are reasonably attractive in appearance and design. Conversion and renovation of the barns will conserve and enhance their appearance, making a positive contribution to the character of the conservation area. Where new openings have to be made to provide windows and doors, sympathetic materials will be used to add positively to the character of the buildings. Existing openings have been used as much as possible to avoid having to change the appearance of the buildings too much.

14 We consider that the buildings are robust and substantial in construction and appearance. They will be capable of conversion without major or complete reconstruction. However, in order to be certain of this, we will commission a structural engineer to produce a report, which will be submitted in the near future as a further supporting document.

15 With regard to the requirement of Policy WCC5, that change of use to commercial purposes should be explored first, we have considered this and concluded that this site is not an appropriate one for commercial use. The reasons for this view are as follows:

- the site is very close to a difficult junction on the A327 and adding more commercial/industrial traffic would add danger to road users at this point
- the site is close to residential properties within Arborfield, which would be adversely affected by commercial activities and traffic associated with them
- Wokingham District has an adequate supply of commercial property, but an inadequate supply of housing. The need is for housing, not commercial floor space in this location
- commercial activity at this site would harm the character and appearance of the conservation area. The proposed dwellings would enhance the character of the conservation area
- conversion of the barns to commercial use would add more heavy traffic on to School Road, with potential harm to the safety of school children

16 It is understood that the council's ecologist may require a survey for bats to be carried out. The applicant company will be happy to carry out such a survey to the LPA's specification. In addition, the council's archaeologist may require a recording survey to be carried out, which can be dealt with by way of a condition on the consent. Again, the applicant company will be happy to co-operate in this regard.

17 Access to the site will be taken off the existing vehicular access on to Sindlesham Road. Visibility spays of 2.4 metres x 120 metres are shown. Although the road is unrestricted, we consider that average traffic speeds of 40 mph are likely because of the proximity of the access to the Reading Road junction.

18 We consider that there are a number of good reasons why Newland Farm should be granted consent for residential rather than commercial change of use. These reasons, which are outlined above, outweigh the policy objection, which as PPG7 says, is most valid "...in areas where creating employment is a priority." This is not the case in Wokingham District, therefore, as the barns can be satisfactorily converted without changing the character of the area, permission should be granted.

RECOMMENDATION

19 The proposed change of use to 5 residential units and garaging is justified in planning terms. Planning permission should be granted.

(*) 2 x PRE-APPS (*) ATTACHED

Application Number : F/2002/5813	**Map No :** 81
Case Officer : TD	**Site Area :** 0·61
Valid Date : 20 FEB 2002	**Received Date: 05/02/2002**

Level : Delegated Application

Description : Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

Location : Newlands Farm, Sindlesham Road, Arborfield, Reading.

Parish : AB **Ward : ARB** 20/2/02 TD.

Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Fee Required: £950 **Fee Received: £950** (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Unit 1: 2 roof windows shown on floor plan for b/r 1 – only one shown on elevs. Also roof window for b/r 2 omitted from elev.	18/2	20 FEB 2002
FLOOR PLANS	Unit 2: 1st side elevation shows upstairs window (for en suite?) – not on floor plan. Unit 3 Bed 3/study window not shown on front elevation.		
NO SCALE OR SCALE IS IMPERIAL	Drawing 15 – Scale of plans & elevs for new garage?		
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Arborfield Cross

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area

---

INTERNAL CONSULTATIONS 20/2/02 B.

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Berks Fire & Rescue ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency re sewage treatment ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + See map

(pls incl. site inside red line)

2 × pre-apps attached.

OTHERS

(Rural Area
Countryside)

20.FEB.2002 5813

The Edwards Irish Partnership

Architects & Surveyors

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

Planning Department.
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

01 February 2002

Ref: JI/FJ/1493

Dear Sirs,

RE: BARNS AT NEWLANDS FARM – ARBORFIELD.

Please find a detailed planning application for the above proposed barn conversion.

The application comprises the following documentation: -

1. Six copies of drawing Nos: 1493/01 to 05 inclusive and 1493/10 to 15 inclusive.
2. Six copies of the application form.
3. Certificate B.
4. The prescribed fee of 5 x £190.00 = £950.00.

A Planning Statement will be forwarded, in due course, under separate cover to accompany this application.

I trust that this application will meet with your approval but should you require any further information please do not hesitate to contact this office.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.

07 FEB 2002

5813

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

JB/GB/BKS329

06 February 2002

Mrs C Hirst
Planning Department
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Hirst

RE: NEWLAND FARM, MOLE ROAD, ARBORFIELD

I enclose for your attention 6 copies of a planning statement in support of an application by Hicks Developments Ltd to convert barns at Newland Farm, Mole Road, Arborfield into 5 no. residential dwellings with garaging and gardens. The application was submitted by the Edwards Irish Partnership in the last few days. I would appreciate it if you would place the enclosed reports with the application, to be processed in the normal way and form part of the application.

I trust that this course of action is acceptable to you. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc S Hicks Esq

Tel. (0118) 974 6429 or 6433

Date: 18 February 2002 20.FEB.2002 5813

Your Ref:

My Ref: F/2002/5813

Hicks Developments
C/O The Edwards Irish Partnership
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Sir/Madam

Reference Number: 2002/5813

Site Address: Newlands Farm, Sindlesham Road, Arborfield, Reading.

Proposal: Proposed conversion of redundant barns to 5 residential units plus erection of new garage for farmhouse.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Unit 1 – 2 roof windows shown on floor plan for bedroom 1, only 1 shown on elevations. Roof window for bedroom 2 not shown on elevation.

Unit 2 - !st side elevation shows upstairs window for en-suite this is not shown on the floor plan.

Drawing 15 - What scale are plans & elevations of new garage.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

NB: I have retained all papers, please send amended plans.

20.FEB.2002* 5813

The Edwards Irish Partnership
Architects & Surveyors

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

Wokingham District Council
Environmental Services Department
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

FILE REF	REFER TO PARKMAN Y/N
CUSTOMER FIRST	H.E.S.
	T.L.W.S.
DATE RECD 20 FEB 2002	T.L.H.O
	T.L.H.D.
	T.L.G.M.
	T.L.A.S.
	T.L.T.S.
	E.H.O.

19 February 2002

Ref: JI/FJ/1493

For the attention of: C.Hurst.

Dear Sirs,

RE: NEWLAND FARM – ARBORFIELD
REF: 2002/5813

I refer to your letter dated 18th February 2002 and enclose six copies of revised drawing Nos. 1493/10A, 11A and 15A as requested.

Yours faithfully

John Irish
Partner

. Encs.

1509/ab

PLANNING APPLICATION PART 1

20.FEB.2002 WOKINGHAM DISTRICT COUNCIL 5813

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

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

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

For office use only
Application No.

1.	YOUR NAME	HICKS DEVELOPMENTS LTD
	ADDRESS	15 HEADLEY ROAD
		WOODLEY BERKS
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36, LANGBOROUGH ROAD
		WOKINGHAM, BERKS
	POST CODE	RG40 2BT Tel No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	NEWLAND FARM
		SINDLESHAM ROAD
		ARBORFIELD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.6HA.
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONVERSION OF REDUNDANT
		BARNS INTO 5 RESIDENTIAL UNITS
		+ NEW FARMHOUSE GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

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

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

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

- CHANGE OF USE ☑
- CONSTRUCTION OF NEW BUILDING ☑
- ALTERATION or EXTENSION ☑
- DEMOLITION ☑
- OTHER

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

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

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. N/A

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

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

AGRICULTURAL / RESIDENTIAL

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

YES / ~~NO~~

NONE EXPECTED

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

AS EXISTING

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

~~YES~~ / NO — SOAKAWAYS

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

~~YES~~ / NO — CIRENCESTER.

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

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

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 950.00

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

SIGNED [signature] ON BEHALF OF HICKS DEVELOPMENTS DATE 07/06/02.

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

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

20 FEB 2002 5013

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR LEE	NEWLANDS FARM SINDLESHAM RD. ARBORFIELD	01 Feb 02.

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
MR LEE	DENLAND FARM SINDLESHAM ROAD ARBORFIELD	01 Feb 02

Signed . . . . . .

On behalf of . . . . Hicks Developments Ltd

Date . . . 01 Feb 02 . . . . . .

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

NEWLANDS

ADDRESS PARISH ARB E

PLOT No. WIDLE RD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
91/73	Hatch Farm Dairies Ltd	Outline 26 Flats 5 Maisonettes	25 1.73	N/A Refuse
03394	" "	O/APP DEMOLISH LODGE — 19 FLATS	27 11 75	N/A Sub. to signing of agreement 2 O/A
~~BR 4024~~	~~Wokingham D.C~~	~~Modernisation + Improvements~~	~~12 1 76~~	~~App~~ ~~N/A~~
12233	MR. C. WILKINS	O/APP. TEN MOUSES, ROADS ETC	WITHDRAWN	
13112	"	O/L. 10 MOUSES	2.5.80	REF
13113	"	O/L. 19 FLATS	2.5.80	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS NEWLANDS FARM PARISH ARBORFIELD

PLOT No. SINGLESHAM ROAD / MOLE ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35836	MR N. LEE O/L	DET. BUNGALOW	1.8.90	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

HICKS DEVELOPMENTS LIMITED

TRAFFIC ASSESSMENT

FOR

NEWLAND FARM, ARBORFIELD

PREPARED BY



DEVELOPMENT LAND & PLANNING
C O N S U L T A N T S L T D

2A HIGH STREET, THORNBURY, BRISTOL, BS35 2AQ
TELEPHONE 01454 410380 FAX 01454 410389
Email: bristol@dlpconsultants.co.uk
www.dlpconsultants.co.uk

August 2002

5813 [illegible]

ADDITIONAL PLAN

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APPENDIX 3 SERVICING OF B8 DEVELOPMENT

PLANNING SERVICES | NPT
POL
DC
AP
C
22 AUG 2002
COPIES TO

1 INTRODUCTION

1.1 Development Land & Planning Consultants Limited (DLP) have been retained by Hicks Development Limited to advise on the proposed development of agricultural buildings at Newland Farm, Sindlesham Road, Arborfield.

1.2 It is proposed that the farm's redundant agricultural buildings are converted into residential properties (Appendix 1). However, consideration should be given as to whether a commercial use is more appropriate. The purpose of this traffic assessment is to compare the traffic generation and parking requirements of various possible uses for the agricultural buildings and to consider the constraints of the immediate surrounding roads.

1.3 The following land uses will be considered:

- B1: Offices Light Industrial
- B2 General Industrial
- B8 Storage/Warehousing
- A3 Public House/Restaurant
- C1 Bed and Breakfast/Hotel/Holiday Accommodation
- D2 Leisure/Sports Facilities
- C3 Dwelling Houses.

1.4 The Structure of the Report is as follows:

- Section 2 will consider the existing conditions.
- Section 3 describes the proposed development.
- Section 4 will examine the likely traffic generated by each land use.
- Section 5 will examine the parking provision required for each of the land uses.
- Section 6 Summary and Conclusion.

2 EXISTING CONDITIONS

2.1 Newland Farm is located on the B3030, which links Arborfield Cross to Winnersh.



Newland Farm – Access to Redundant Buildings from the B3030

2.2 A short distance south of Newland Farm, the B3030, the A327 (Reading Road) and Swallowfield Road, form a cross-roads. Immediately adjacent to that cross-roads the B3349 joins the A327 at a mini roundabout.

2.3 Essentially, five roads meet at Arborfield Cross. The various conflicting movements together with the volume of traffic is understood to create substantial congestion at peak times.



Arborfield Cross – Junction of B3030 and Reading Road

3 PROPOSED DEVELOPMENT

3.1 There are five redundant agricultural buildings at Newland Farm. The buildings total 663m^2 in area. It is proposed to convert the buildings as follows:

Unit 1

Currently 56.4m^2. Proposed additional 46 m^2 to create 2 bedroomed house.

Unit 2

Currently 151.2 m^2. Proposed additional 151.2 m^2 to create one-2 bedroomed and one 3 bedroomed house.

Unit 3

Currently 171.4 m^2. Proposed to create a 3 bedroomed house.

Unit 4

Currently 153.6 m^2. Proposed additional 106 m^2 to create a 4 bedroomed house.

Unit 5

130.4 m^2 to be converted into 5 garages.

3.2 The total floor area of the proposal will be 966 m^2 and will comprise of two no. 2 bedroomed homes, two no.3 bedroomed homes and one 4 bedroomed home together with five garages.

3.3 Access to the development will be via the existing access point. It is not anticipated that the access will require substantial improvement works, as good visibility is already available.

3.4 The development is slightly lower than the B3030. Vehicles will therefore have to negotiate a slight incline when leaving the site.

3.5 It is proposed that the existing farmhouse will be served by a completely separate access located to the south of the farm building. This will require a new drive between the rear of the farmhouse and existing fields access.

4 TRAFFIC GENERATION

4.1 The TRICS database has been used to assess the likely traffic generation associated with various types of development at Newland Farm. A variety of commercial and residential land uses has been considered. TRICS information is included in Appendix 2, and is summarised in Table 1.

4.2 Most TRICS trip rates are given per 100 m^2 of gross floor area and are simply multiplied by 9.66 (966 m^2 / 100 m^2) to arrive at the total trips for that hour.

4.3 Trip rates for Bed and Breakfast/Hotel developments is given per bedroom. It has been assumed that a hotel of approximately 20 bedrooms could be accommodated within the site.

4.4 Dwelling trip rates are given per single dwelling. It is assumed that 5 dwellings can be accommodated within the site.

4.5 Trip rates for leisure/sport facilities are given per hectare. The site is approximately 0.25 hectares in area.

4.6 The morning peak hour traffic generated by each of these land uses has been compared. However the peak traffic generation of each type of development does not necessarily co-inside with the general morning peak hour. Therefore, the peak traffic generation hour of each land use is also shown.

Land Use	Morning Peak Hour Trip Rate (08:00 - 09:00)	Total Trips	Land Use Peak Hour	Trip Rate	Total Trips
A3 Public House/Restaurant	4.67 per 100 sqm	45	18:00-19:00	7.86	76
B1 Offices/Light Industrial	1.8 per 100 sqm	17	08:00-09:00	1.8	17
B2 General Industrial	0.42 per 100 sqm	4	07:00-08:00	1.83	18
B8 Storage/Warehousing	0.25 per 100 sqm	2	13:00-14:00	0.35	3
C1 B&B/Hotel	0.59 per bedroom (assume 20)	12	18:00-19:00	0.78	16
C3 Dwellings	0.65 per dwelling (5)	3	08:00-09:00	0.65	3
D2 Leisure/Sport Facilities	7.05 per hectare (0.25 ha approx.)	2	17:00-18:00	16.99	4

Table 1: Comparative Traffic Generation

4.7 It can be seen that the lowest traffic generators are:

- B8 storage warehousing.
- D2 Leisure/Sports facilities; and
- C3 Dwellings.

4.8 A B2 Development at Newland Farm would produce only 4 vehicle movements within the general peak hour. However, this land use's peak traffic generating hour is between 7am and 8am when 18 vehicle movements could be expected. Because of the nature of this type of development it is likely that a significant proportion of these would be a heavy goods vehicle (HGV). – Agricultural

4.9 It is considered that the high traffic generation associated with land uses C1, B1 and A3 would make these types of development inappropriate at this site.

would we be prepared to relax?

5 PARKING PROVISION

5.1 Wokingham District Local Plan gives the maximum parking provision that will be acceptable for various land uses. For this development the parking provision required for the various development options are shown in Table 2.

Land Use	Parking Requirements
A3 Public House/Restaurant	200 car parking spaces
B1 Offices/Light Industrial	39 car parking spaces
B2 General Industrial	24 car parking spaces 2 lorry parking spaces
B8 Storage/Warehousing	13 car parking spaces 2 lorry parking spaces
C1 B&B/Hotel	20 car parking spaces 10 staff car parking spaces
C3 Dwellings	7 car parking spaces
D2 Leisure/Sport Facilities	193 car parking spaces

Table 2: Parking Requirement

5.2 It is considered that the site could accommodate, at most, some 15 car parking spaces. It can be seen that all land uses apart from B8 (Storage/Warehousing) and C3 (Dwellings) would require more parking spaces than can be accommodated on the site.

5.3 On further investigation it can be seen that B8 use of this site is also inappropriate for the following reasons:

Similar to eg?

5.4 A B8 development would naturally generate HGV movements. The Freight Transport Association's "Design for Deliveries" provides advice on layout considerations for such developments.

5.5 By superimposing the full lock turning circle diagram of a small rigged delivery vehicle (similar to a 7.5 Tonne lorry) it can be seen that such a manoeuvre can only be accomplished if there are no parking spaces provided within the site (Appendix 3).

5.6 This shows that the site cannot accommodate a 7.5 Tonne vehicle and provide 13 car parking spaces. In any event, it is likely that larger goods vehicles would need to visit a B8 development. Therefore, due to the site's constraints, it is evident that B8 development is not viable.

6 SUMMARY & CONCLUSIONS

6.1 This assessment has considered the following:

- A variety of commercial and residential development options have been considered for this site.
- By referring to the TRICS database, it is evident that A3, B1 and C1 developments would generate unacceptable high levels of traffic.
- The options that remain, are B2, B8, C3 or D2.
- When the appropriate level of parking provision is considered, it is clear that the site cannot accommodate the number of parking spaces that would be required for a B2 or D2 development.
- The site is not appropriate for B8 development, as it is not possible to provide the turning space for a small delivery vehicle, nor to provide the 13 car parking spaces and 2 lorry-parking spaces.
- It has been demonstrated therefore that, commercial development of these redundant agricultural buildings is inappropriate due to traffic generation and lack of parking/servicing space.

6.2 In conclusion, the only type of viable development for this site, in terms of traffic generation and parking provision, is residential development. The surrounding highway network can comfortably accommodate peak hour traffic generation of 3 movements and the required parking provision can be easily provided.

APPENDIX 1

APPENDIX 2

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 HOTEL, FOOD & DRINK
Category : A HOTELS

Selected Regions and Areas:

02	**SOUTH EAST**		
	HF	HERTFORDSHIRE	2 days
	SC	SURREY	3 days
03	**SOUTH WEST**		
	DC	DORSET	7 days
10	**WALES**		
	RC	RHONDDA CYNON TAFF	1 days
11	**SCOTLAND**		
	FI	FIFE	1 days

Main Parameter Selection:

Parameter: Number of Bedrooms
Range: 15 to 380 (units:)

Date Range: 01/01/94 to 13/03/02

Selected Survey Days:

Monday	1 days
Tuesday	1 days
Wednesday	3 days
Thursday	2 days
Friday	3 days
Saturday	2 days
Sunday	2 days

Selected Survey Types:

Manual Count	7 days
One Way ATC Count	7 days

Optional Parameter Selection:

Use Class:

C1	14 days

Location:

Edge of Town	2 days
Edge of Town Centre	2 days
Free Standing	10 days

Population within 1 Mile:

1,000 or Less	7 days
1,001 to 5,000	1 days
5,001 to 10,000	1 days
10,001 to 15,000	2 days
15,001 to 20,000	3 days

Optional Parameter Selection (Cont.):

Population within 5 Miles:

25,001 to 50,000	8 days
50,001 to 75,000	1 days
100,001 to 125,000	3 days
125,001 to 250,000	2 days

Car ownership within 5 Miles:

0.6 to 1.0	9 days
1.1 to 1.5	5 days

Buses/Trains per day (both directions):

Frequency	*Per Hour*	*Per Day*	*Surveys*
Not Known			0 days
0	0	0	8 days
<20 per day	1	20	0 days
20-39 per day	2	40	0 days
40-59 per day	3	60	3 days
60-79 per day	4	80	1 days
80+ per day	> 4	> 80	2 days

LIST OF SITES relevant to selection parameters

1 **DC-06-A-02** **HOTEL,WEYMOUTH** **DORSET**

MOONFLEET
NEAR WEYMOUTH
Total Number of Bedrooms: 40 ******

Survey Date: MONDAY	*17/08/98*	*Survey Type: ONE WAY ATC*
Survey Date: TUESDAY	*18/08/98*	*Survey Type: ONE WAY ATC*
Survey Date: WEDNESDAY	*19/08/98*	*Survey Type: ONE WAY ATC*
Survey Date: THURSDAY	*20/08/98*	*Survey Type: ONE WAY ATC*
Survey Date: FRIDAY	*21/08/98*	*Survey Type: ONE WAY ATC*
Survey Date: SATURDAY	*22/08/98*	*Survey Type: ONE WAY ATC*
Survey Date: SUNDAY	*23/08/98*	*Survey Type: ONE WAY ATC*

2 **FI-06-A-04** **HOL. INN EXPRESS, GLENROTHES** **FIFE**
LESLIE ROAD

GLENROTHES
Total Number of Bedrooms: 49 ******

Survey Date: THURSDAY	*12/08/99*	*Survey Type: MANUAL*

3 **HF-06-A-01** **HANOVER INTERNATIONAL HOTEL** **HERTFORDSHIRE**
LUTON ROAD

HARPENDEN
Total Number of Bedrooms: 60 ******

Survey Date: WEDNESDAY	*06/03/02*	*Survey Type: MANUAL*

4 **HF-06-A-02** **PREMIER LODGE, WATFORD** **HERTFORDSHIRE**
WATER LANE
TIMMS MEADOW
WATFORD
Total Number of Bedrooms: 105 ******

Survey Date: WEDNESDAY	*13/03/02*	*Survey Type: MANUAL*

5 **RC-06-A-01** **HOTEL,PONTYCLUN** **RHONDDA CYNON TAFF**
A4119
MISKIN
PONTYCLUN
Total Number of Bedrooms: 32 ******

Survey Date: FRIDAY	*14/07/95*	*Survey Type: MANUAL*

6 **SC-06-A-03** **FORTE CREST,GUILDFORD** **SURREY**
EGERTON ROAD

GUILDFORD
Total Number of Bedrooms: 110 ******

Survey Date: FRIDAY	*02/12/94*	*Survey Type: MANUAL*
Survey Date: SATURDAY	*03/12/94*	*Survey Type: MANUAL*
Survey Date: SUNDAY	*04/12/94*	*Survey Type: MANUAL*

TRIP RATE for Land Use HOTEL, FOOD & DRINK/HOTELS

Calculation Factor: 1 BEDRMS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate	No. Days	Ave. BEDRMS	Trip Rate
00:00 - 01:00	7	40	0.06	7	40	0.09	7	40	0.15
01:00 - 02:00	7	40	0.02	7	40	0.02	7	40	0.04
02:00 - 03:00	7	40	0.00	7	40	0.00	7	40	0.00
03:00 - 04:00	7	40	0.01	7	40	0.00	7	40	0.01
04:00 - 05:00	7	40	0.00	7	40	0.00	7	40	0.00
05:00 - 06:00	7	40	0.02	7	40	0.04	7	40	0.06
06:00 - 07:00	8	49	0.08	8	49	0.06	8	49	0.15
07:00 - 08:00	13	57	0.16	13	57	0.16	13	57	0.32
08:00 - 09:00	14	61	0.33	14	61	0.26	14	61	0.59
09:00 - 10:00	14	61	0.31	14	61	0.24	14	61	0.55
10:00 - 11:00	14	61	0.24	14	61	0.30	14	61	0.53
11:00 - 12:00	14	61	0.24	14	61	0.28	14	61	0.51
12:00 - 13:00	14	61	0.33	14	61	0.29	14	61	0.62
13:00 - 14:00	14	61	0.35	14	61	0.39	14	61	0.73
14:00 - 15:00	14	61	0.27	14	61	0.38	14	61	0.65
15:00 - 16:00	14	61	0.33	**14**	**61**	**0.39**	14	61	0.73
16:00 - 17:00	14	61	0.30	14	61	0.32	14	61	0.62
17:00 - 18:00	14	61	0.37	14	61	0.24	14	61	0.61
18:00 - 19:00	**14**	**61**	**0.46**	14	61	0.32	**14**	**61**	**0.78**
19:00 - 20:00	11	65	0.39	11	65	0.27	11	65	0.66
20:00 - 21:00	10	61	0.19	10	61	0.19	10	61	0.37
21:00 - 22:00	9	55	0.09	9	55	0.24	9	55	0.33
22:00 - 23:00	7	40	0.10	7	40	0.23	7	40	0.33
23:00 - 24:00	7	40	0.04	7	40	0.15	7	40	0.18
Daily Trip Rates:			4.67			4.86			9.53

Parameter Summary

Trip Rate Parameter Range Selected:	15 - 380 (units:)
Survey Date Date Range:	01/01/94 - 13/03/02
Number of Weekdays (Monday-Friday):	10
Number of Saturdays:	2
Number of Sundays:	2
Optional Parameters Used in Selection:	NO
Surveys Manually Removed from Selection:	0

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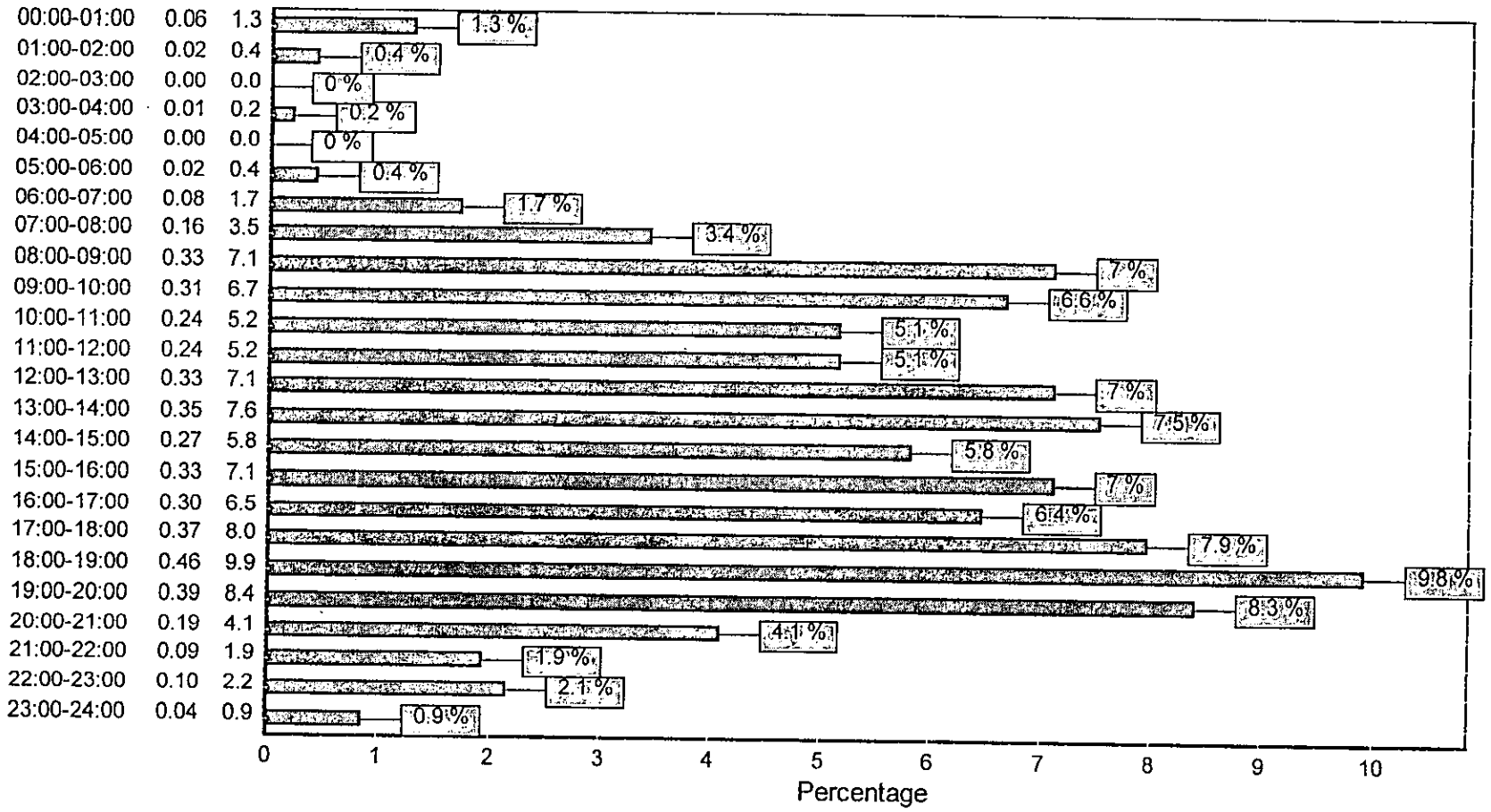
TRIP RATE GRAPH - ARRIVALS

Time	Rate	%
00:00-01:00	0.06	1.3
01:00-02:00	0.02	0.4
02:00-03:00	0.00	0.0
03:00-04:00	0.01	0.2
04:00-05:00	0.00	0.0
05:00-06:00	0.02	0.4
06:00-07:00	0.08	1.7
07:00-08:00	0.16	3.5
08:00-09:00	0.33	7.1
09:00-10:00	0.31	6.7
10:00-11:00	0.24	5.2
11:00-12:00	0.24	5.2
12:00-13:00	0.33	7.1
13:00-14:00	0.35	7.6
14:00-15:00	0.27	5.8
15:00-16:00	0.33	7.1
16:00-17:00	0.30	6.5
17:00-18:00	0.37	8.0
18:00-19:00	0.46	9.9
19:00-20:00	0.39	8.4
20:00-21:00	0.19	4.1
21:00-22:00	0.09	1.9
22:00-23:00	0.10	2.2
23:00-24:00	0.04	0.9



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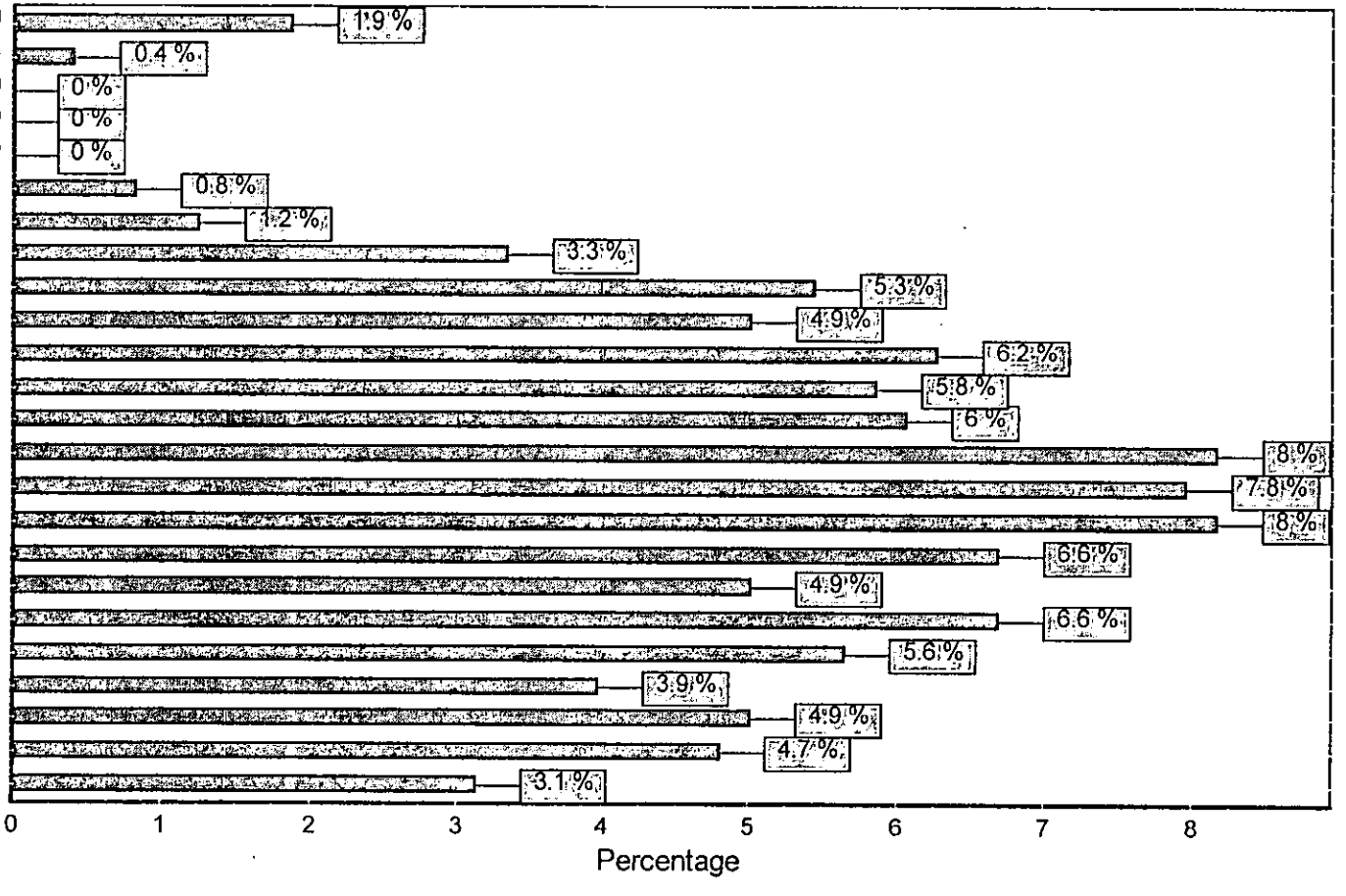
TRIP RATE GRAPH - DEPARTURES

Time	Rate	%
00:00-01:00	0.09	1.9
01:00-02:00	0.02	0.4
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.04	0.8
06:00-07:00	0.06	1.3
07:00-08:00	0.16	3.4
08:00-09:00	0.26	5.5
09:00-10:00	0.24	5.0
10:00-11:00	0.30	6.3
11:00-12:00	0.28	5.9
12:00-13:00	0.29	6.1
13:00-14:00	0.39	8.2
14:00-15:00	0.38	8.0
15:00-16:00	0.39	8.2
16:00-17:00	0.32	6.7
17:00-18:00	0.24	5.0
18:00-19:00	0.32	6.7
19:00-20:00	0.27	5.7
20:00-21:00	0.19	4.0
21:00-22:00	0.24	5.0
22:00-23:00	0.23	4.8
23:00-24:00	0.15	3.1



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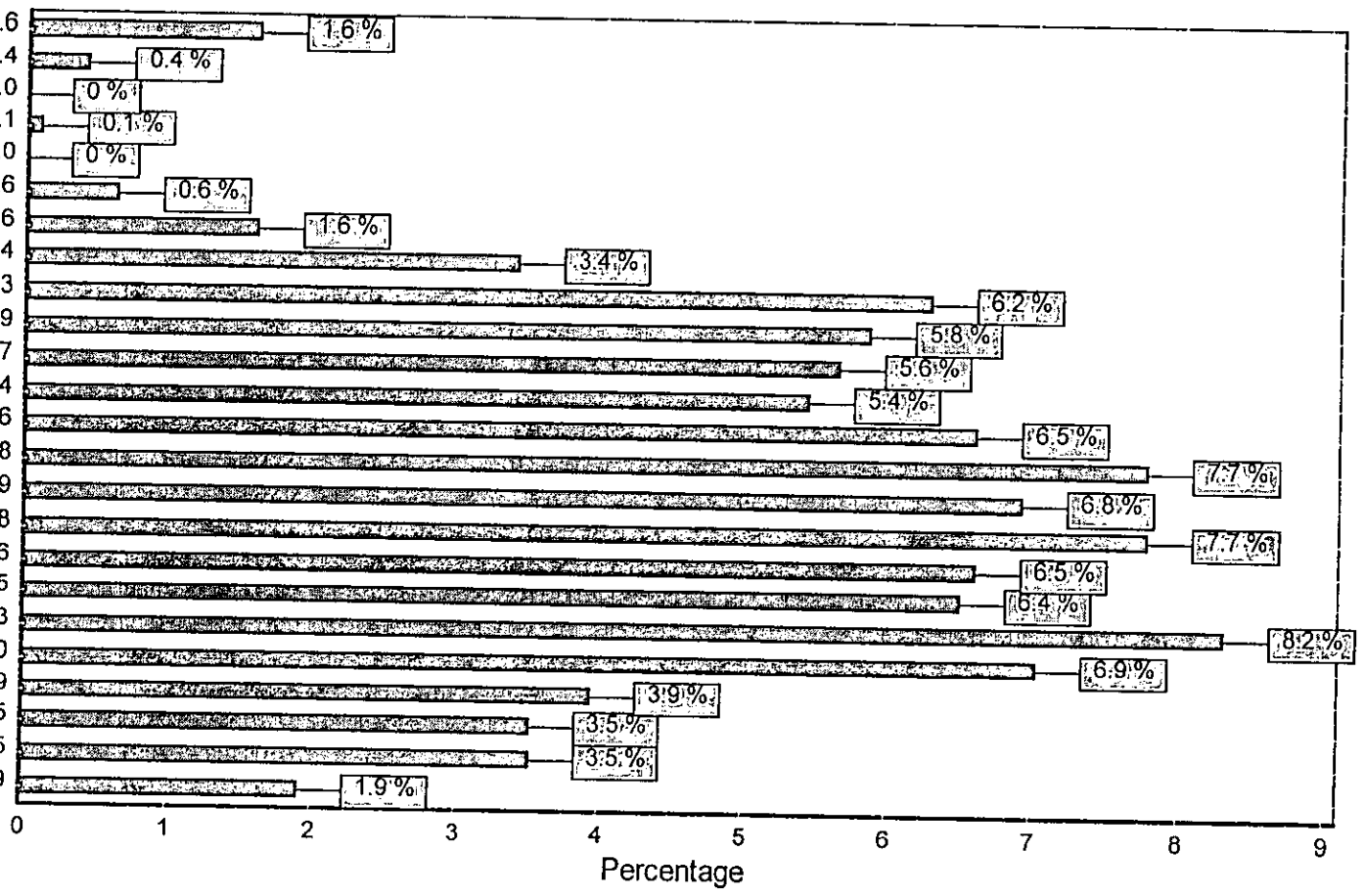
TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.15	1.6
01:00-02:00	0.04	0.4
02:00-03:00	0.00	0.0
03:00-04:00	0.01	0.1
04:00-05:00	0.00	0.0
05:00-06:00	0.06	0.6
06:00-07:00	0.15	1.6
07:00-08:00	0.32	3.4
08:00-09:00	0.59	6.3
09:00-10:00	0.55	5.9
10:00-11:00	0.53	5.7
11:00-12:00	0.51	5.4
12:00-13:00	0.62	6.6
13:00-14:00	0.73	7.8
14:00-15:00	0.65	6.9
15:00-16:00	0.73	7.8
16:00-17:00	0.62	6.6
17:00-18:00	0.61	6.5
18:00-19:00	0.78	8.3
19:00-20:00	0.66	7.0
20:00-21:00	0.37	3.9
21:00-22:00	0.33	3.5
22:00-23:00	0.33	3.5
23:00-24:00	0.18	1.9



TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 EMPLOYMENT
Category : A OFFICE

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	2 days
02	**SOUTH EAST**		
	BD	BEDFORDSHIRE	0 days
	BF	BRACKNELL FOREST	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	0 days
	OX	OXFORDSHIRE	0 days
	RE	READING	7 days
	SC	SURREY	3 days
	SO	SLOUGH	0 days
	WB	WEST BERKSHIRE	0 days
	WG	WOKINGHAM	0 days
	WN	WINDSOR & MAIDENHEAD	0 days
	WS	WEST SUSSEX	5 days
03	**SOUTH WEST**		
	BA	BATH & NORTH EAST SOMERSET	0 days
	BR	BRISTOL CITY	0 days
	CW	CORNWALL	0 days
	DC	DORSET	1 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	NS	NORTH SOMERSET	0 days
	SG	SOUTH GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	1 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	2 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HE	HEREFORDSHIRE	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
	WO	WORCESTERSHIRE	0 days
07	**YORKSHIRE & NORTH LINCOLNSHIRE**		
	KH	KINGSTON UPON HULL	0 days
	NE	NORTH EAST LINCOLNSHIRE	0 days
	NO	NORTH LINCOLNSHIRE	0 days
	NY	NORTH YORKSHIRE	0 days

	RI	EAST RIDING OF YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	6 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	1 days
	DH	DURHAM	0 days
	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	2 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	1 days
	FI	FIFE	1 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	2 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	3 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		

	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 408 to 175000 (units: sqm)

Date Range: 01/01/93 to 25/09/01

Selected Survey Days:

Monday	4 days
Tuesday	6 days
Wednesday	11 days
Thursday	8 days
Friday	6 days
Saturday	1 days
Sunday	1 days

Selected Survey Types:

Manual Count	26 days
One Way ATC Count	11 days

LIST OF SITES relevant to selection parameters

1 **AS-02-A-01** **CLYDESDALE BANK, WESTHILL** **ABERDEENSHIRE**
PEREGRINE ROAD

WESTHILL
Total Gross Floor Area: 1200 sqm
Survey Date: WEDNESDAY 01/09/99 *Survey Type: ONE WAY ATC*

2 **AS-02-A-02** **COUNCIL OFFICES** **ABERDEENSHIRE**
WESTBURN ROAD
WESTBURN
ABERDEEN
Total Gross Floor Area: 18363 sqm
Survey Date: THURSDAY 18/03/99 *Survey Type: MANUAL*

3 **CA-02-A-01** **DEMETER HOUSE, CAMBRIDGE** **CAMBRIDGESHIRE**
STATION ROAD
NEWTOWN
CAMBRIDGE
Total Gross Floor Area: 4344 sqm
Survey Date: FRIDAY 24/11/00 *Survey Type: MANUAL*

4 **CL-02-A-01** **OFFICE, MIDDLESBROUGH** **CLEVELAND**
GRANGE ROAD

MIDDLESBROUGH
Total Gross Floor Area: 4100 sqm
Survey Date: TUESDAY 25/09/01 *Survey Type: MANUAL*

5 **DC-02-A-01** **OFFICES,BOURNEMOUTH** **DORSET**
DEANSLEIGH ROAD, OFF CASTLE LANE EAST
LITTLEDOWN
BOURNEMOUTH
Total Gross Floor Area: 5585 sqm
Survey Date: WEDNESDAY 24/04/96 *Survey Type: MANUAL*

6 **FA-02-A-01** **COUNCIL OFF.FALKIRK** **FALKIRK**
WEST BRIDGE STREET

FALKIRK
Total Gross Floor Area: 14526 sqm
Survey Date: FRIDAY 13/08/93 *Survey Type: MANUAL*

7 **FI-02-A-01** **BSKYB,DUNFERMLINE** **FIFE**
CASTLE DRIVE
PITREAVIE
DUNFERMLINE
Total Gross Floor Area: 8361 sqm
Survey Date: THURSDAY 19/03/98 *Survey Type: MANUAL*

8 **GL-02-A-16** **COUNC.OFF,EALING** **GREATER LONDON**
UXBRIDGE ROAD

EALING
Total Gross Floor Area: 4677 sqm
Survey Date: TUESDAY 26/03/96 *Survey Type: MANUAL*

9 **GL-02-A-17** **OFFICES, KILBURN** **GREATER LONDON**
PREMIER CORNER
QUEEN'S PARK
KILBURN
Total Gross Floor Area: 408 sqm
Survey Date: WEDNESDAY 19/09/01 *Survey Type: MANUAL*

LIST OF SITES relevant to selection parameters (Cont.)

10	**GM-02-A-04**	**OFFICE CENTRE**		**GREATER MANCHESTER**
	B5166 STYAL ROAD			
	WYTHENSHAWE			
	MANCHESTER			
	Total Gross Floor Area:	18208 sqm		
	Survey Date: FRIDAY	*04/03/94*		*Survey Type: MANUAL*
	Survey Date: MONDAY	*21/02/94*		*Survey Type: MANUAL*
11	**GM-02-A-05**	**TNT,BURY**		**GREATER MANCHESTER**
	RAILWAY STREET			
	RAMSBOTTOM			
	BURY			
	Total Gross Floor Area:	686 sqm		
	Survey Date: WEDNESDAY	*15/11/95*		*Survey Type: MANUAL*
	Survey Date: FRIDAY	*17/11/95*		*Survey Type: MANUAL*
12	**GM-02-A-06**	**CO-OP SOCIETY**		**GREATER MANCHESTER**
	EDINBURGH WAY			
	CASTLETON			
	ROCHDALE			
	Total Gross Floor Area:	17500 sqm		
	Survey Date: MONDAY	*25/11/96*		*Survey Type: MANUAL*
	Survey Date: WEDNESDAY	*27/11/96*		*Survey Type: MANUAL*
13	**LE-02-A-01**	**COUNCIL OFFICES, M. MOWBRAY**		**LEICESTERSHIRE**
	NOTTINGHAM ROAD			
	MELTON			
	MELTON MOWBRAY			
	Total Gross Floor Area:	4710 sqm		
	Survey Date: THURSDAY	*29/06/00*		*Survey Type: MANUAL*
14	**LE-02-A-02**	**COUNCIL OFF., LOUGHBOROUGH**		**LEICESTERSHIRE**
	SOUTHFIELD ROAD			
	CHARNWOOD			
	LOUGHBOROUGH			
	Total Gross Floor Area:	6913 sqm		
	Survey Date: THURSDAY	*30/11/00*		*Survey Type: MANUAL*
15	**PK-02-A-01**	**COUNCIL OFFICES, PERTH**		**PERTH & KINROSS**
	WHITEFRIARS CRESCENT			
	WHITEFRIARS BUS. PARK			
	PERTH			
	Total Gross Floor Area:	1020 sqm		
	Survey Date: TUESDAY	*26/05/98*		*Survey Type: MANUAL*
16	**PK-02-A-02**	**COUNCIL OFFICES, PERTH**		**PERTH & KINROSS**
	WHITEFRIARS CRESCENT			
	WHITEFRIARS BUS. PARK			
	PERTH			
	Total Gross Floor Area:	1020 sqm		
	Survey Date: TUESDAY	*26/05/98*		*Survey Type: MANUAL*
17	**RE-02-A-01**	**BERKSHIRE CC OFFICES, READING**		**READING**
	OUTER PERIPHERAL RD			
	SHINFIELD			
	READING			
	Total Gross Floor Area:	43460 sqm		
	Survey Date: MONDAY	*27/11/95*		*Survey Type: ONE WAY ATC*
	Survey Date: TUESDAY	*28/11/95*		*Survey Type: ONE WAY ATC*
	Survey Date: WEDNESDAY	*29/11/95*		*Survey Type: ONE WAY ATC*
	Survey Date: THURSDAY	*30/11/95*		*Survey Type: ONE WAY ATC*
	Survey Date: FRIDAY	*01/12/95*		*Survey Type: ONE WAY ATC*
	Survey Date: SATURDAY	*02/12/95*		*Survey Type: MANUAL*
	Survey Date: SUNDAY	*03/12/95*		*Survey Type: ONE WAY ATC*

LIST OF SITES relevant to selection parameters (Cont.)

18	**SC-02-A-08**	**INSURANCE COMPANY**	**SURREY**
	ST MONICAS ROAD		
	FURZE HILL		
	KINGSWOOD		
	Total Gross Floor Area:	25657 sqm	
	Survey Date: THURSDAY	*29/06/95*	*Survey Type: MANUAL*
19	**SC-02-A-09**	**CPC FOODS,CLAYGATE**	**SURREY**
	LITTLEWORTH ROAD		
	CLAYGATE		
	Total Gross Floor Area:	5574 sqm	
	Survey Date: THURSDAY	*09/10/97*	*Survey Type: MANUAL*
20	**SC-02-A-10**	**G.O.S.E., GUILDFORD**	**SURREY**
	WALNUT TREE CLOSE		
	GUILDFORD		
	Total Gross Floor Area:	4312 sqm	
	Survey Date: TUESDAY	*19/06/01*	*Survey Type: MANUAL*
21	**SR-02-A-01**	**COUNCIL OFF.STIRLING**	**STIRLING**
	VIEWFORTH STREET/NINIANS ROAD		
	STIRLING		
	Total Gross Floor Area:	13057 sqm	
	Survey Date: MONDAY	*05/06/95*	*Survey Type: MANUAL*
	Survey Date: WEDNESDAY	*07/06/95*	*Survey Type: MANUAL*
	Survey Date: FRIDAY	*09/06/95*	*Survey Type: MANUAL*
22	**WS-02-A-03**	**NORWICH UNION, WORTHING**	**WEST SUSSEX**
	WARREN ROAD		
	OFFINGTON		
	WORTHING		
	Total Gross Floor Area:	13933 sqm	
	Survey Date: THURSDAY	*13/01/00*	*Survey Type: MANUAL*
23	**WS-02-A-04**	**SOUTHERN WATER, WORTHING**	**WEST SUSSEX**
	YEOMAN ROAD		
	DURRINGTON		
	WORTHING		
	Total Gross Floor Area:	6502 sqm	
	Survey Date: WEDNESDAY	*08/03/00*	*Survey Type: ONE WAY ATC*
	Survey Date: WEDNESDAY	*14/06/00*	*Survey Type: ONE WAY ATC*
	Survey Date: WEDNESDAY	*20/09/00*	*Survey Type: ONE WAY ATC*
	Survey Date: WEDNESDAY	*06/12/00*	*Survey Type: ONE WAY ATC*

TRIP RATE for Land Use EMPLOYMENT/OFFICE

Calculation Factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30	12	27619	0.00	12	27619	0.00	12	27619	0.00
00:30 - 01:00	12	27619	0.00	12	27619	0.00	12	27619	0.00
01:00 - 01:30	12	27619	0.00	12	27619	0.00	12	27619	0.00
01:30 - 02:00	12	27619	0.00	12	27619	0.00	12	27619	0.00
02:00 - 02:30	12	27619	0.00	12	27619	0.00	12	27619	0.00
02:30 - 03:00	12	27619	0.00	12	27619	0.00	12	27619	0.00
03:00 - 03:30	12	27619	0.00	12	27619	0.00	12	27619	0.00
03:30 - 04:00	12	27619	0.00	12	27619	0.00	12	27619	0.00
04:00 - 04:30	12	27619	0.00	12	27619	0.00	12	27619	0.00
04:30 - 05:00	12	27619	0.00	12	27619	0.00	12	27619	0.00
05:00 - 05:30	12	27619	0.00	12	27619	0.01	12	27619	0.01
05:30 - 06:00	12	27619	0.00	12	27619	0.01	12	27619	0.01
06:00 - 06:30	13	25924	0.02	13	25924	0.01	13	25924	0.03
06:30 - 07:00	13	25924	0.02	13	25924	0.01	13	25924	0.03
07:00 - 07:30	32	15463	0.22	32	15463	0.04	32	15463	0.26
07:30 - 08:00	36	15237	0.28	36	15237	0.05	36	15237	0.33
08:00 - 08:30	37	15321	0.75	37	15321	0.09	37	15321	0.84
08:30 - 09:00	**37**	**15321**	**0.85**	37	15321	0.11	**37**	**15321**	**0.96**
09:00 - 09:30	37	15321	0.52	37	15321	0.13	37	15321	0.65
09:30 - 10:00	37	15321	0.41	37	15321	0.13	37	15321	0.54
10:00 - 10:30	37	15321	0.16	37	15321	0.13	37	15321	0.29
10:30 - 11:00	37	15321	0.15	37	15321	0.14	37	15321	0.29
11:00 - 11:30	37	15321	0.13	37	15321	0.15	37	15321	0.28
11:30 - 12:00	37	15321	0.14	37	15321	0.16	37	15321	0.30
12:00 - 12:30	37	15321	0.18	37	15321	0.29	37	15321	0.47
12:30 - 13:00	37	15321	0.19	37	15321	0.29	37	15321	0.48
13:00 - 13:30	37	15321	0.25	37	15321	0.24	37	15321	0.49
13:30 - 14:00	37	15321	0.26	37	15321	0.21	37	15321	0.48
14:00 - 14:30	37	15321	0.18	37	15321	0.17	37	15321	0.35
14:30 - 15:00	37	15321	0.15	37	15321	0.17	37	15321	0.32
15:00 - 15:30	37	15321	0.12	37	15321	0.19	37	15321	0.31
15:30 - 16:00	37	15321	0.13	37	15321	0.19	37	15321	0.31
16:00 - 16:30	37	15321	0.12	37	15321	0.47	37	15321	0.59
16:30 - 17:00	37	15321	0.13	37	15321	0.50	37	15321	0.62
17:00 - 17:30	37	15321	0.09	**37**	**15321**	**0.63**	37	15321	0.72
17:30 - 18:00	37	15321	0.08	37	15321	0.49	37	15321	0.57
18:00 - 18:30	33	15782	0.03	33	15782	0.22	33	15782	0.25
18:30 - 19:00	32	15821	0.03	32	15821	0.17	32	15821	0.20
19:00 - 19:30	17	22047	0.03	17	22047	0.07	17	22047	0.10
19:30 - 20:00	15	22559	0.02	15	22559	0.06	15	22559	0.09
20:00 - 20:30	13	25924	0.01	13	25924	0.02	13	25924	0.03
20:30 - 21:00	13	25924	0.01	13	25924	0.02	13	25924	0.03
21:00 - 21:30	13	25924	0.01	13	25924	0.03	13	25924	0.04
21:30 - 22:00	13	25924	0.01	13	25924	0.03	13	25924	0.04
22:00 - 22:30	12	27619	0.01	12	27619	0.02	12	27619	0.03
22:30 - 23:00	12	27619	0.01	12	27619	0.02	12	27619	0.03
23:00 - 23:30	12	27619	0.00	12	27619	0.00	12	27619	0.01
23:30 - 24:00	12	27619	0.00	12	27619	0.00	12	27619	0.01
Daily Trip Rates:			5.71			5.66			11.36

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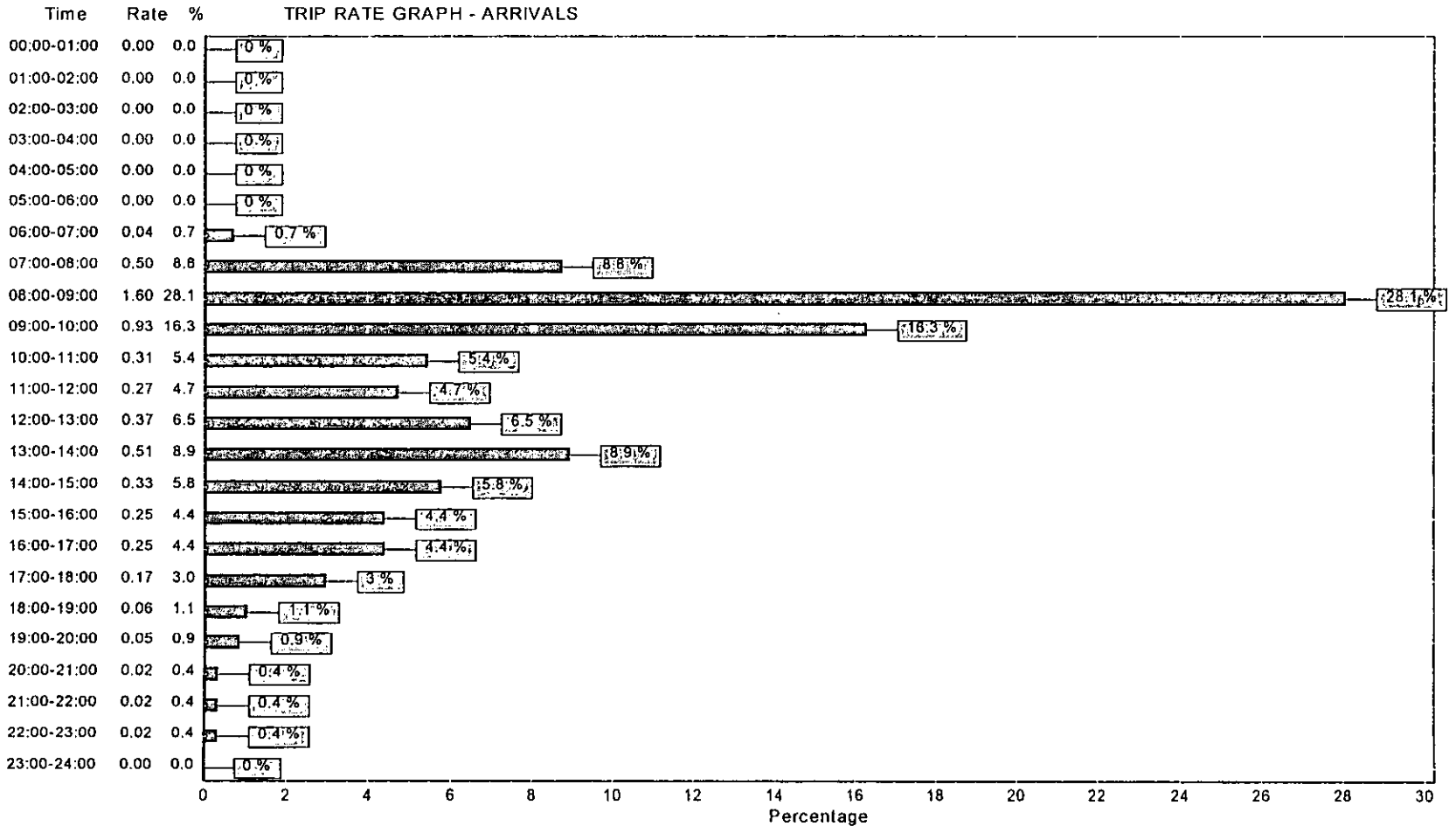

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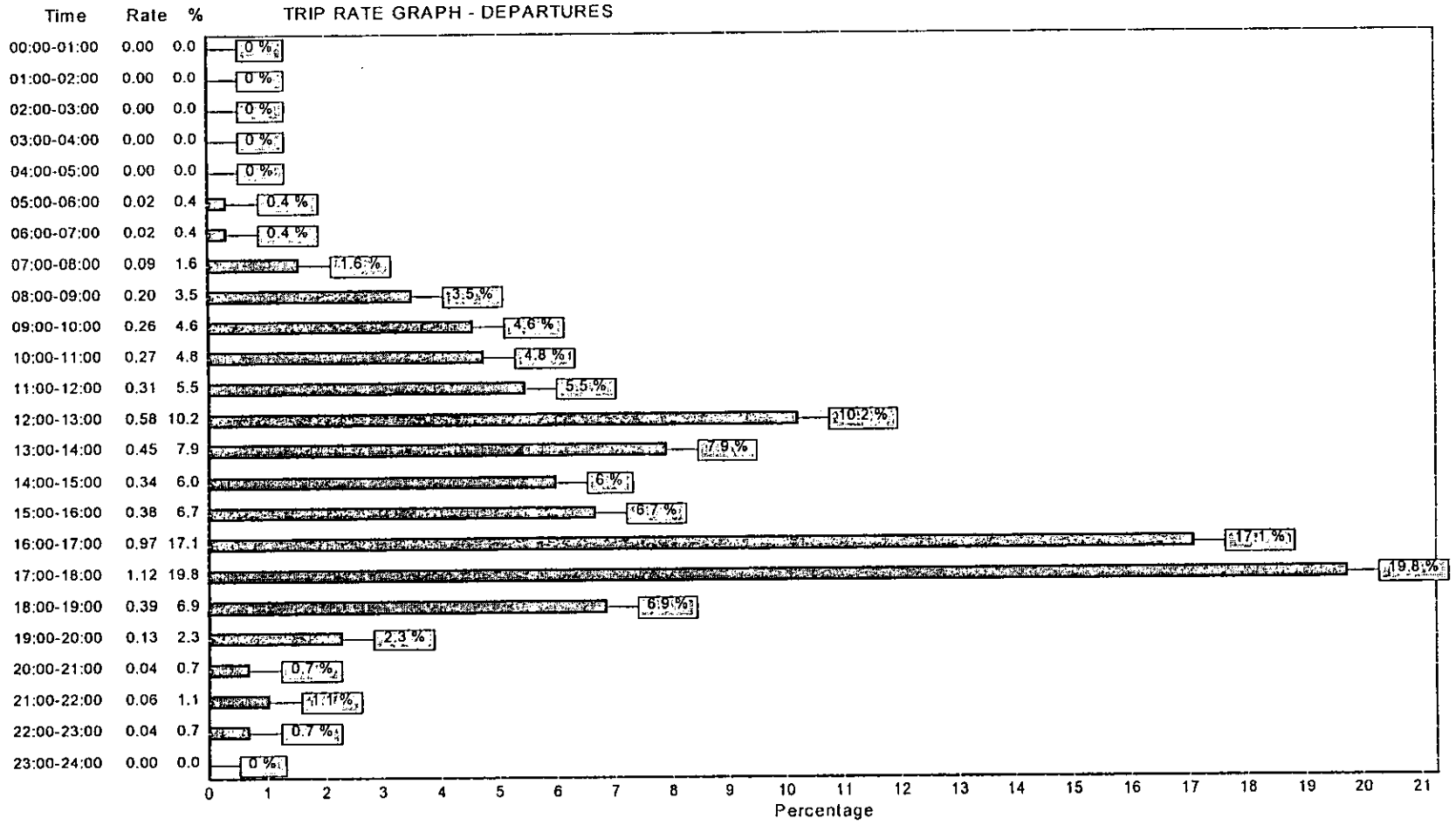

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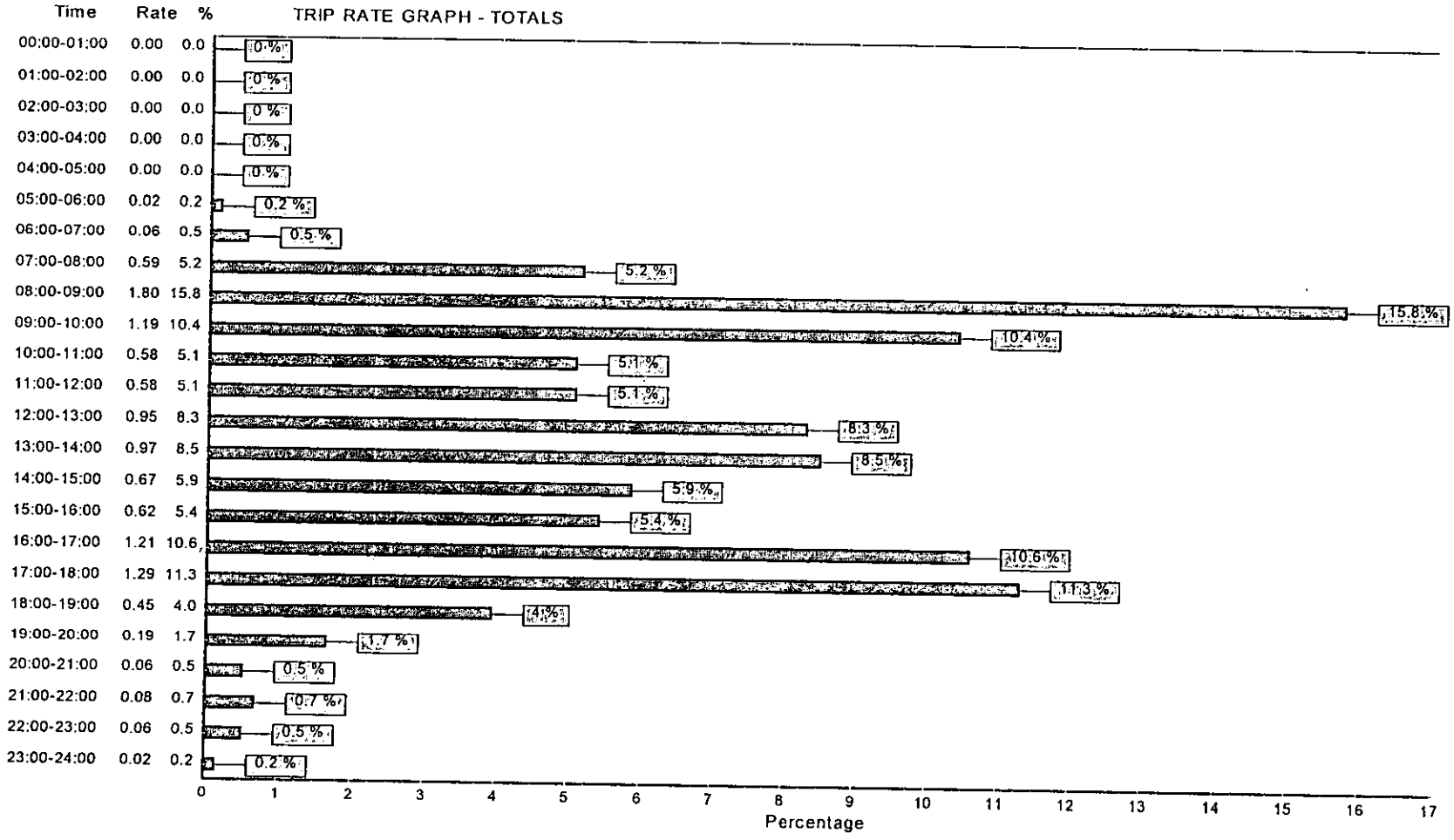

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 EMPLOYMENT
Category : C INDUSTRIAL UNITS

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	1 days
02	**SOUTH EAST**		
	BD	BEDFORDSHIRE	0 days
	BF	BRACKNELL FOREST	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	0 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	0 days
	OX	OXFORDSHIRE	0 days
	RE	READING	0 days
	SC	SURREY	1 days
	SO	SLOUGH	0 days
	WB	WEST BERKSHIRE	0 days
	WG	WOKINGHAM	0 days
	WN	WINDSOR & MAIDENHEAD	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	BA	BATH & NORTH EAST SOMERSET	0 days
	BR	BRISTOL CITY	0 days
	CW	CORNWALL	0 days
	DC	DORSET	4 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	NS	NORTH SOMERSET	0 days
	SG	SOUTH GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	1 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HE	HEREFORDSHIRE	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
	WO	WORCESTERSHIRE	0 days
07	**YORKSHIRE & NORTH LINCOLNSHIRE**		
	KH	KINGSTON UPON HULL	0 days
	NE	NORTH EAST LINCOLNSHIRE	0 days
	NO	NORTH LINCOLNSHIRE	0 days
	NY	NORTH YORKSHIRE	0 days

	RI	EAST RIDING OF YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	6 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days
	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	1 days
	FA	FALKIRK	0 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	0 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	0 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		

	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 620 to 32000 (units: sqm)

Date Range: 01/01/93 to 11/10/01

Selected Survey Days:

Monday	2 days
Tuesday	4 days
Wednesday	1 days
Thursday	5 days
Friday	1 days
Saturday	1 days

Selected Survey Types:

Manual Count	8 days
One Way ATC Count	6 days

LIST OF SITES relevant to selection parameters

1 **DC-02-C-02 NEWSPAPER HQ, WEYMOUTH** **DORSET**
HAMPSHIRE ROAD
CHICKERELL
WEYMOUTH
Total Gross Floor Area: 3035 sqm
Survey Date: TUESDAY 04/07/00 *Survey Type: MANUAL*

2 **DC-02-C-03 DURABLE, WIMBORNE** **DORSET**
NIMROD WAY
STAPEHILL
WIMBORNE
Total Gross Floor Area: 1626 sqm
Survey Date: TUESDAY 15/05/01 *Survey Type: MANUAL*

3 **DC-02-C-04 BREWERY, DORCHESTER** **DORSET**
WEYMOUTH AVENUE

DORCHESTER
Total Gross Floor Area: 19857 sqm
Survey Date: MONDAY 09/07/01 *Survey Type: MANUAL*

4 **DC-02-C-05 ULTRA ELECTRONICS,WEYMOUTH** **DORSET**
HAMPSHIRE ROAD
GRANBY IND. ESTATE
WEYMOUTH
Total Gross Floor Area: 4600 sqm
Survey Date: THURSDAY 11/10/01 *Survey Type: MANUAL*

5 **ER-02-C-01 PET FOODS, BARRHEAD** **EAST RENFREWSHIRE**
GLASGOW ROAD
CROSSMILL
BARRHEAD
Total Gross Floor Area: 22926 sqm
Survey Date: THURSDAY 11/10/01 *Survey Type: MANUAL*

6 **GL-02-C-01 INDUSTRIAL UNIT, KILBURN** **GREATER LONDON**
CLAREMONT ROAD
QUEEN'S PARK
KILBURN
Total Gross Floor Area: 620 sqm
Survey Date: TUESDAY 18/09/01 *Survey Type: MANUAL*

7 **GM-02-C-01 AEROSPACE FACTORY, OLDHAM** **GREATER MANCHESTER**
GREENGATE
CHADDERTON
OLDHAM
Total Gross Floor Area: 11170 sqm
Survey Date: FRIDAY 12/03/99 *Survey Type: ONE WAY ATC*
Survey Date: SATURDAY 13/03/99 *Survey Type: ONE WAY ATC*
Survey Date: MONDAY 15/03/99 *Survey Type: ONE WAY ATC*
Survey Date: TUESDAY 16/03/99 *Survey Type: ONE WAY ATC*
Survey Date: WEDNESDAY 17/03/99 *Survey Type: ONE WAY ATC*
Survey Date: THURSDAY 18/03/99 *Survey Type: ONE WAY ATC*

8 **NF-02-C-01 INDUSTRIAL UNIT, NORWICH** **NORFOLK**
KERRISON ROAD

NORWICH
Total Gross Floor Area: 32000 sqm
Survey Date: THURSDAY 16/11/00 *Survey Type: MANUAL*

9 **SC-02-C-02 TAYLOR & PENTON** **SURREY**
VICKERS DRIVE SOUTH
BROOKLANDS
WEYBRIDGE
Total Gross Floor Area: 8864 sqm
Survey Date: THURSDAY 09/10/97 *Survey Type: MANUAL*

TRIP RATE for Land Use EMPLOYMENT/INDUSTRIAL UNITS

Calculation Factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30	6	11170	0.00	6	11170	0.00	6	11170	0.00
00:30 - 01:00	6	11170	0.00	6	11170	0.00	6	11170	0.00
01:00 - 01:30	6	11170	0.00	6	11170	0.00	6	11170	0.00
01:30 - 02:00	6	11170	0.00	6	11170	0.00	6	11170	0.00
02:00 - 02:30	6	11170	0.00	6	11170	0.00	6	11170	0.00
02:30 - 03:00	6	11170	0.00	6	11170	0.00	6	11170	0.00
03:00 - 03:30	6	11170	0.00	6	11170	0.00	6	11170	0.00
03:30 - 04:00	6	11170	0.00	6	11170	0.00	6	11170	0.00
04:00 - 04:30	6	11170	0.00	6	11170	0.00	6	11170	0.00
04:30 - 05:00	6	11170	0.00	6	11170	0.00	6	11170	0.00
05:00 - 05:30	6	11170	0.02	6	11170	0.00	6	11170	0.02
05:30 - 06:00	6	11170	0.02	6	11170	0.00	6	11170	0.02
06:00 - 06:30	7	12849	0.21	7	12849	0.04	7	12849	0.25
06:30 - 07:00	7	12849	0.21	7	12849	0.02	7	12849	0.23
07:00 - 07:30	14	11468	0.82	14	11468	0.06	14	11468	0.88
07:30 - 08:00	**14**	**11468**	**0.88**	14	11468	0.06	**14**	**11468**	**0.95**
08:00 - 08:30	14	11468	0.18	14	11468	0.04	14	11468	0.22
08:30 - 09:00	14	11468	0.15	14	11468	0.05	14	11468	0.20
09:00 - 09:30	14	11468	0.09	14	11468	0.05	14	11468	0.14
09:30 - 10:00	14	11468	0.08	14	11468	0.05	14	11468	0.14
10:00 - 10:30	14	11468	0.05	14	11468	0.06	14	11468	0.11
10:30 - 11:00	14	11468	0.05	14	11468	0.05	14	11468	0.10
11:00 - 11:30	14	11468	0.06	14	11468	0.07	14	11468	0.13
11:30 - 12:00	14	11468	0.06	14	11468	0.07	14	11468	0.12
12:00 - 12:30	14	11468	0.11	14	11468	0.25	14	11468	0.36
12:30 - 13:00	14	11468	0.11	14	11468	0.26	14	11468	0.37
13:00 - 13:30	14	11468	0.09	14	11468	0.10	14	11468	0.18
13:30 - 14:00	14	11468	0.09	14	11468	0.08	14	11468	0.17
14:00 - 14:30	14	11468	0.05	14	11468	0.09	14	11468	0.14
14:30 - 15:00	14	11468	0.04	14	11468	0.06	14	11468	0.11
15:00 - 15:30	14	11468	0.06	14	11468	0.10	14	11468	0.16
15:30 - 16:00	14	11468	0.05	14	11468	0.10	14	11468	0.15
16:00 - 16:30	14	11468	0.06	14	11468	0.50	14	11468	0.56
16:30 - 17:00	14	11468	0.06	**14**	**11468**	**0.59**	14	11468	0.65
17:00 - 17:30	14	11468	0.04	14	11468	0.18	14	11468	0.22
17:30 - 18:00	14	11468	0.05	14	11468	0.15	14	11468	0.20
18:00 - 18:30	14	11468	0.04	14	11468	0.14	14	11468	0.18
18:30 - 19:00	14	11468	0.03	14	11468	0.12	14	11468	0.15
19:00 - 19:30	7	12849	0.06	7	12849	0.19	7	12849	0.25
19:30 - 20:00	7	12849	0.05	7	12849	0.19	7	12849	0.24
20:00 - 20:30	7	12849	0.01	7	12849	0.01	7	12849	0.03
20:30 - 21:00	7	12849	0.01	7	12849	0.01	7	12849	0.02
21:00 - 21:30	7	12849	0.01	7	12849	0.01	7	12849	0.01
21:30 - 22:00	7	12849	0.01	7	12849	0.00	7	12849	0.01
22:00 - 22:30	6	11170	0.01	6	11170	0.01	6	11170	0.03
22:30 - 23:00	6	11170	0.01	6	11170	0.01	6	11170	0.02
23:00 - 23:30	6	11170	0.00	6	11170	0.00	6	11170	0.01
23:30 - 24:00	6	11170	0.00	6	11170	0.00	6	11170	0.00
Daily Trip Rates:			3.94			3.79			7.73

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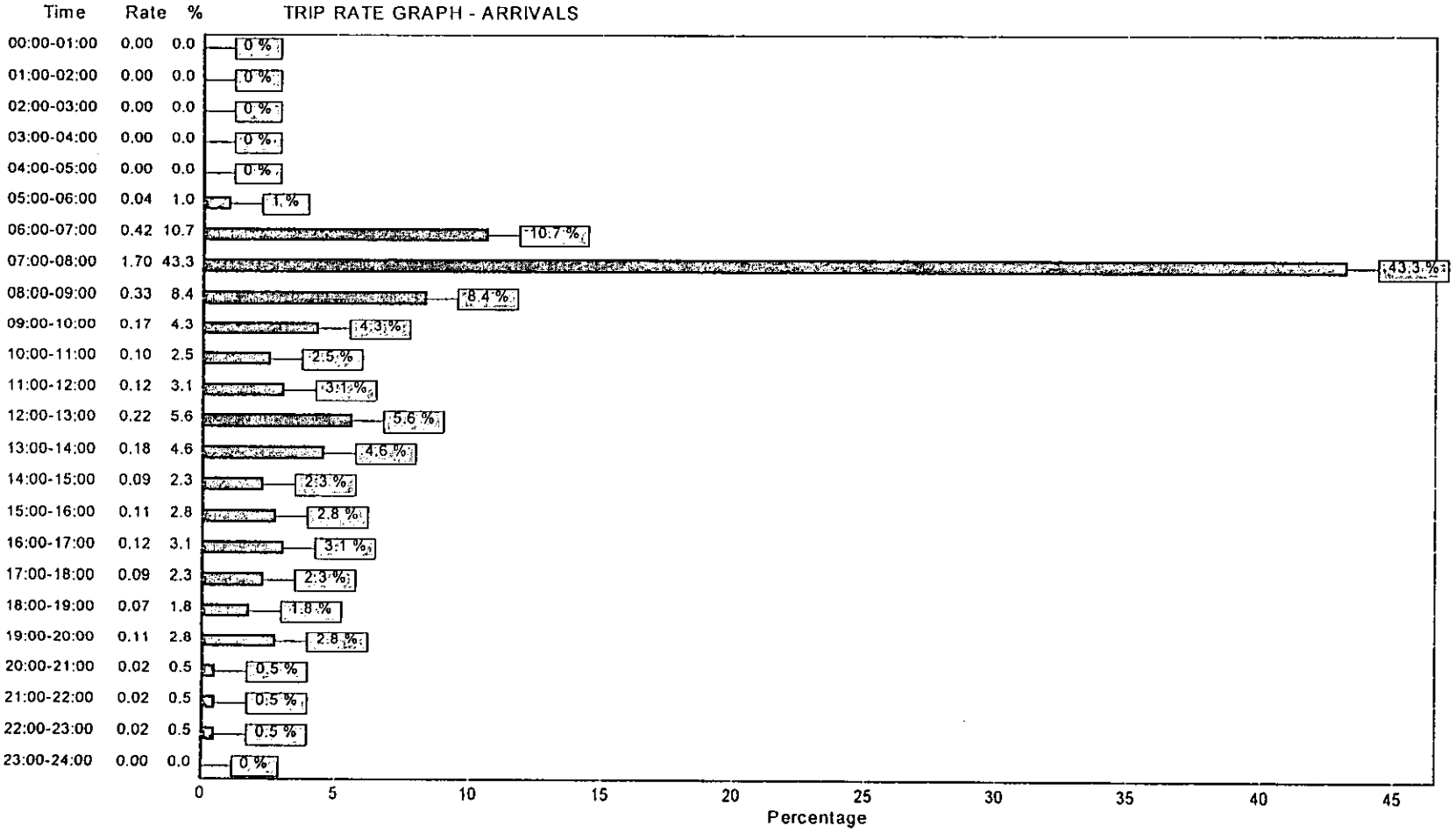

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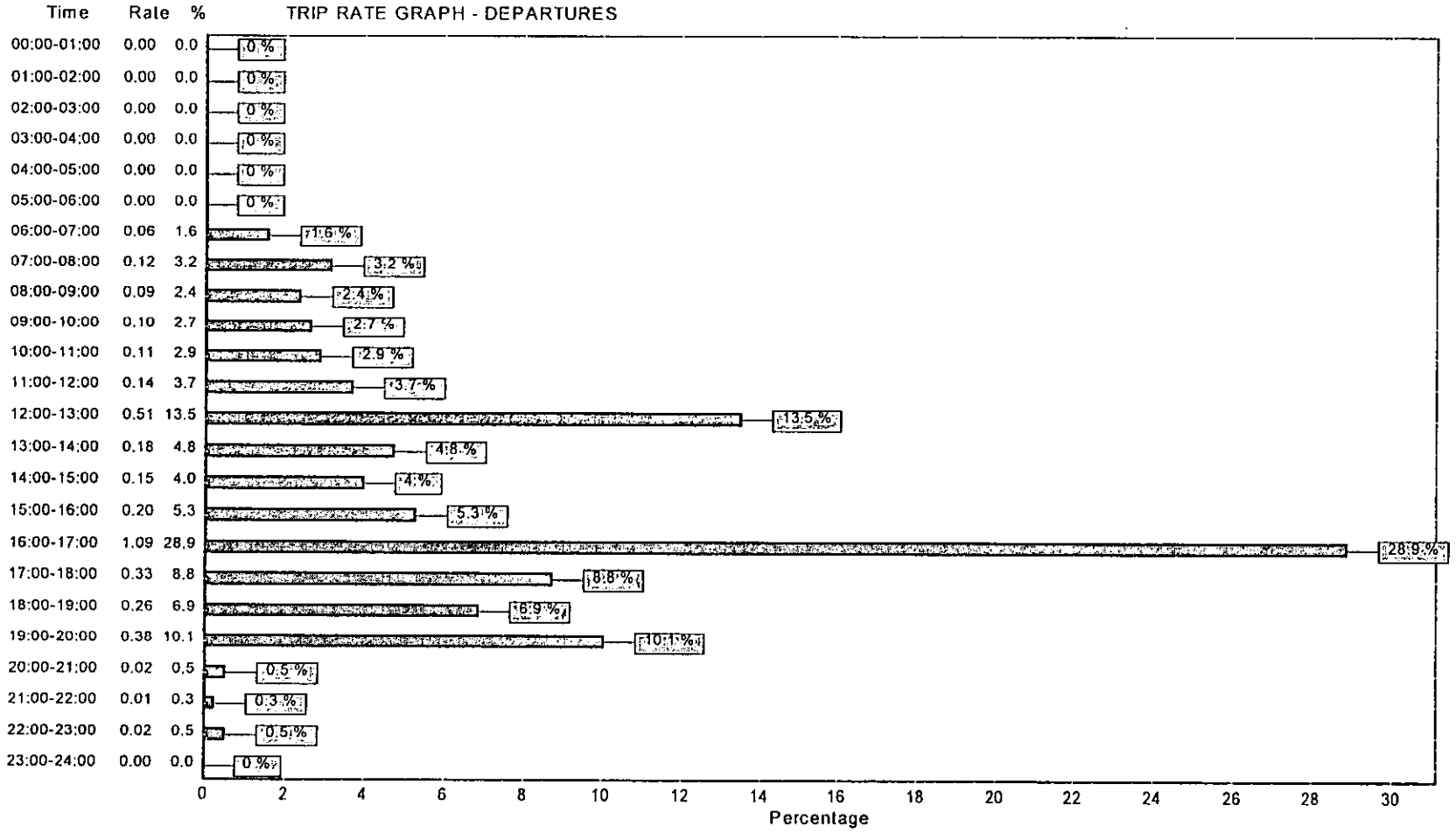

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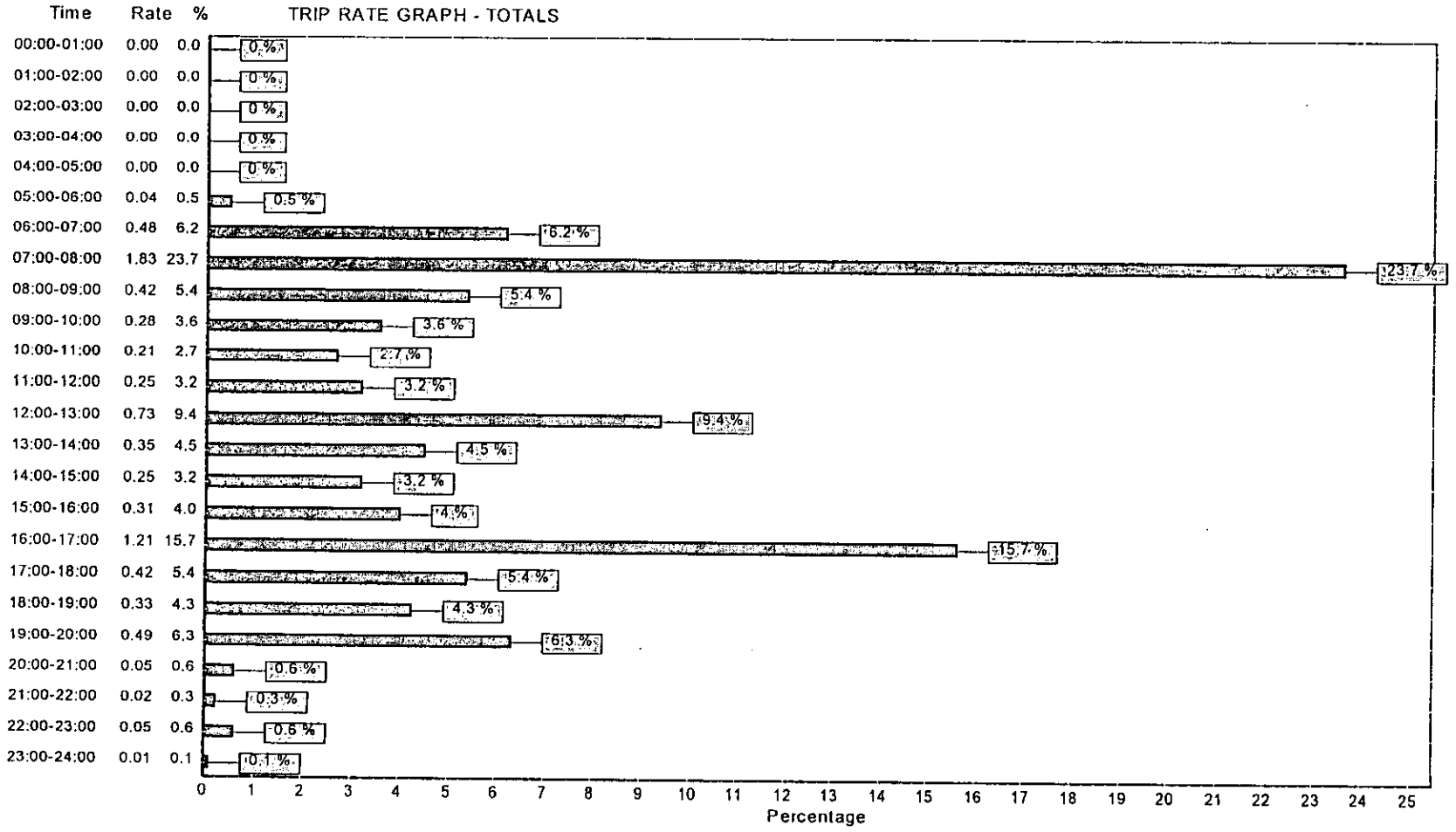

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 EMPLOYMENT
Category : F WAREHOUSING (PRIMARILY DISTRIBUTION)

Selected Regions and Areas:

00	**LOCAL**		
	OO	LOCAL (USER DEFINED DATA)	0 days
01	**GREATER LONDON**		
	GL	GREATER LONDON	0 days
02	**SOUTH EAST**		
	BD	BEDFORDSHIRE	0 days
	BF	BRACKNELL FOREST	0 days
	BU	BUCKINGHAMSHIRE	0 days
	ES	EAST SUSSEX	0 days
	EX	ESSEX	0 days
	HC	HAMPSHIRE	0 days
	HF	HERTFORDSHIRE	1 days
	IW	ISLE OF WIGHT	0 days
	KC	KENT	0 days
	OX	OXFORDSHIRE	0 days
	RE	READING	0 days
	SC	SURREY	1 days
	SO	SLOUGH	0 days
	WB	WEST BERKSHIRE	0 days
	WG	WOKINGHAM	0 days
	WN	WINDSOR & MAIDENHEAD	0 days
	WS	WEST SUSSEX	0 days
03	**SOUTH WEST**		
	BA	BATH & NORTH EAST SOMERSET	0 days
	BR	BRISTOL CITY	0 days
	CW	CORNWALL	0 days
	DC	DORSET	0 days
	DV	DEVON	0 days
	GS	GLOUCESTERSHIRE	0 days
	NS	NORTH SOMERSET	0 days
	SG	SOUTH GLOUCESTERSHIRE	0 days
	SM	SOMERSET	0 days
	WL	WILTSHIRE	0 days
04	**EAST ANGLIA**		
	CA	CAMBRIDGESHIRE	0 days
	NF	NORFOLK	0 days
	SF	SUFFOLK	0 days
05	**EAST MIDLANDS**		
	DS	DERBYSHIRE	0 days
	LE	LEICESTERSHIRE	0 days
	LN	LINCOLNSHIRE	0 days
	NR	NORTHAMPTONSHIRE	0 days
	NT	NOTTINGHAMSHIRE	0 days
06	**WEST MIDLANDS**		
	HE	HEREFORDSHIRE	0 days
	SH	SHROPSHIRE	0 days
	ST	STAFFORDSHIRE	0 days
	WK	WARWICKSHIRE	0 days
	WM	WEST MIDLANDS	0 days
	WO	WORCESTERSHIRE	0 days
07	**YORKSHIRE & NORTH LINCOLNSHIRE**		
	KH	KINGSTON UPON HULL	0 days
	NE	NORTH EAST LINCOLNSHIRE	0 days
	NO	NORTH LINCOLNSHIRE	0 days
	NY	NORTH YORKSHIRE	0 days

	RI	EAST RIDING OF YORKSHIRE	0 days
	SY	SOUTH YORKSHIRE	0 days
	WY	WEST YORKSHIRE	0 days
08	**NORTH WEST**		
	CH	CHESHIRE	0 days
	GM	GREATER MANCHESTER	1 days
	LC	LANCASHIRE	0 days
	MS	MERSEYSIDE	0 days
09	**NORTH**		
	CB	CUMBRIA	0 days
	CL	CLEVELAND	0 days
	DH	DURHAM	0 days
	NB	NORTHUMBERLAND	0 days
	TW	TYNE & WEAR	0 days
10	**WALES**		
	BG	BRIDGEND	0 days
	CF	CARDIFF	0 days
	CM	CARMARTHENSHIRE	0 days
	CO	CONWY	0 days
	CP	CAERPHILLY	0 days
	DB	DENBIGHSHIRE	0 days
	FS	FLINTSHIRE	0 days
	MT	MERTHYR TYDFIL	0 days
	NP	NEATH & PORT TALBOT	0 days
	NW	NEWPORT	0 days
	PS	POWYS	0 days
	RC	RHONDDA CYNON TAFF	0 days
11	**SCOTLAND**		
	AB	ARGYLL & BUTE	0 days
	AD	ABERDEEN CITY	0 days
	AG	ANGUS	0 days
	AS	ABERDEENSHIRE	0 days
	CK	CLACKMANNANSHIRE	0 days
	DG	DUMFRIES & GALLOWAY	0 days
	DU	DUNDEE CITY	0 days
	EA	EAST AYRSHIRE	0 days
	EB	CITY OF EDINBURGH	0 days
	ED	EAST DUNBARTONSHIRE	0 days
	EL	EAST LOTHIAN	0 days
	ER	EAST RENFREWSHIRE	0 days
	FA	FALKIRK	0 days
	FI	FIFE	0 days
	GC	GLASGOW CITY	1 days
	HI	HIGHLAND	0 days
	IC	INVERCLYDE	0 days
	LO	WEST LOTHIAN	0 days
	ML	MIDLOTHIAN	0 days
	MO	MORAY	0 days
	NA	NORTH AYRSHIRE	0 days
	NL	NORTH LANARKSHIRE	0 days
	OI	ORKNEY ISLANDS	0 days
	PK	PERTH & KINROSS	0 days
	RF	RENFREWSHIRE	0 days
	SA	SOUTH AYRSHIRE	0 days
	SB	SCOTTISH BORDERS	0 days
	SI	SHETLAND ISLANDS	0 days
	SL	SOUTH LANARKSHIRE	2 days
	SR	STIRLING	0 days
	WD	WEST DUNBARTONSHIRE	0 days
	WI	WESTERN ISLANDS	0 days
12	**NORTHERN IRELAND**		

	NI	NORTHERN IRELAND	0 days
13	**ISLE OF MAN**		
	IM	ISLE OF MAN	0 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 1000 to 47584 (units: sqm)

Date Range: 01/01/93 to 10/09/01

Selected Survey Days:

Monday	2 days
Wednesday	1 days
Thursday	2 days
Saturday	1 days

Selected Survey Types:

Manual Count	6 days
One Way ATC Count	0 days

LIST OF SITES relevant to selection parameters

1 **GC-02-F-01** **DISTRIBUTION CTR, GLASGOW** **GLASGOW CITY**
BARRACHNIE ROAD
GARROWHILL
GLASGOW
Total Gross Floor Area: 11504 sqm
Survey Date: MONDAY 10/09/01 *Survey Type: MANUAL*

2 **GM-02-F-01** **ASDA DISTRIBUTION CENTRE** **GREATER MANCHESTER**
HEMFIELD ROAD
INCE-IN-MAKERFIELD
WIGAN
Total Gross Floor Area: 8848 sqm
Survey Date: MONDAY 10/04/95 *Survey Type: MANUAL*

3 **HF-02-F-01** **SAINSBURYS DISTRIB. DEPOT** **HERTFORDSHIRE**
LONDON ROAD

BUNTINGFORD
Total Gross Floor Area: 47584 sqm
Survey Date: WEDNESDAY 06/12/00 *Survey Type: MANUAL*

4 **SC-02-F-01** **COURAGE,WEYBRIDGE** **SURREY**
VICKERS DRIVE
BROOKLANDS
WEYBRIDGE
Total Gross Floor Area: 7085 sqm
Survey Date: THURSDAY 09/10/97 *Survey Type: MANUAL*

5 **SL-02-F-01** **SAINSBURYS DISTRIBUTION CTR** **SOUTH LANARKSHIRE**
HURLAWCROOK ROAD

EAST KILBRIDE
Total Gross Floor Area: 24500 sqm
Survey Date: THURSDAY 11/12/97 *Survey Type: MANUAL*
Survey Date: SATURDAY 13/12/97 *Survey Type: MANUAL*

TRIP RATE for Land Use EMPLOYMENT/WAREHOUSING (PRIMARILY DISTRIBUTION)

Calculation Factor: 100 sqm

BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	6	20670	0.05	6	20670	0.07	6	20670	0.12
07:30 - 08:00	6	20670	0.10	6	20670	0.05	6	20670	0.15
08:00 - 08:30	6	20670	0.09	6	20670	0.04	6	20670	0.13
08:30 - 09:00	6	20670	0.07	6	20670	0.04	6	20670	0.12
09:00 - 09:30	6	20670	0.08	6	20670	0.05	6	20670	0.13
09:30 - 10:00	6	20670	0.07	6	20670	0.05	6	20670	0.11
10:00 - 10:30	6	20670	0.05	6	20670	0.04	6	20670	0.09
10:30 - 11:00	6	20670	0.05	6	20670	0.05	6	20670	0.10
11:00 - 11:30	6	20670	0.06	6	20670	0.04	6	20670	0.10
11:30 - 12:00	6	20670	0.05	6	20670	0.05	6	20670	0.10
12:00 - 12:30	6	20670	0.05	6	20670	0.08	6	20670	0.12
12:30 - 13:00	6	20670	0.04	6	20670	0.05	6	20670	0.09
13:00 - 13:30	6	20670	0.07	6	20670	0.06	6	20670	0.13
13:30 - 14:00	**6**	**20670**	**0.17**	6	20670	0.05	**6**	**20670**	**0.22**
14:00 - 14:30	6	20670	0.06	6	20670	0.10	6	20670	0.16
14:30 - 15:00	6	20670	0.06	**6**	**20670**	**0.12**	6	20670	0.18
15:00 - 15:30	6	20670	0.05	6	20670	0.06	6	20670	0.12
15:30 - 16:00	6	20670	0.04	6	20670	0.07	6	20670	0.10
16:00 - 16:30	6	20670	0.05	6	20670	0.09	6	20670	0.14
16:30 - 17:00	6	20670	0.04	6	20670	0.08	6	20670	0.12
17:00 - 17:30	6	20670	0.03	6	20670	0.10	6	20670	0.13
17:30 - 18:00	6	20670	0.04	6	20670	0.06	6	20670	0.10
18:00 - 18:30	6	20670	0.04	6	20670	0.06	6	20670	0.10
18:30 - 19:00	6	20670	0.03	6	20670	0.03	6	20670	0.06
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Daily Trip Rates:			1.45			1.49			2.93

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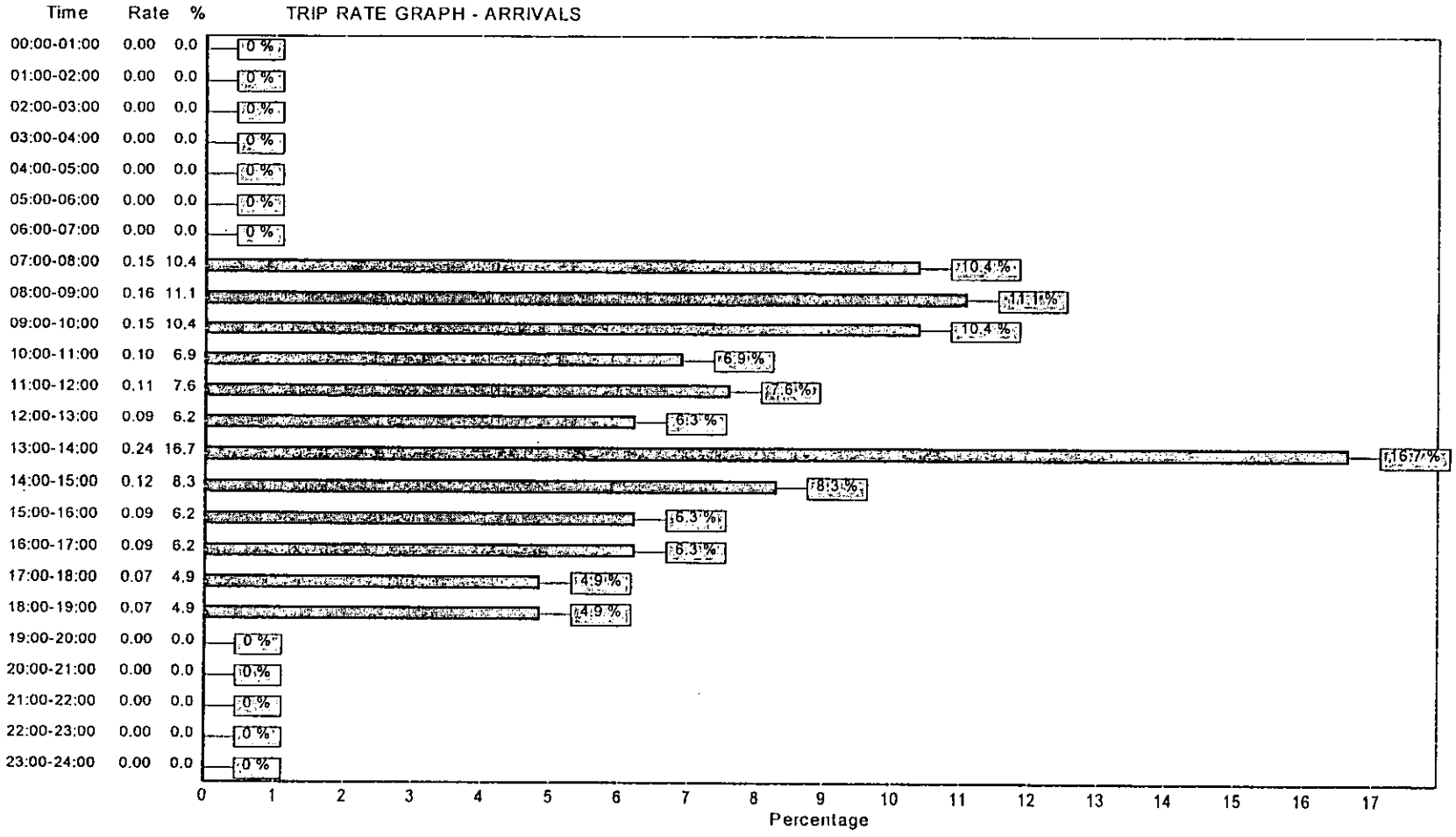

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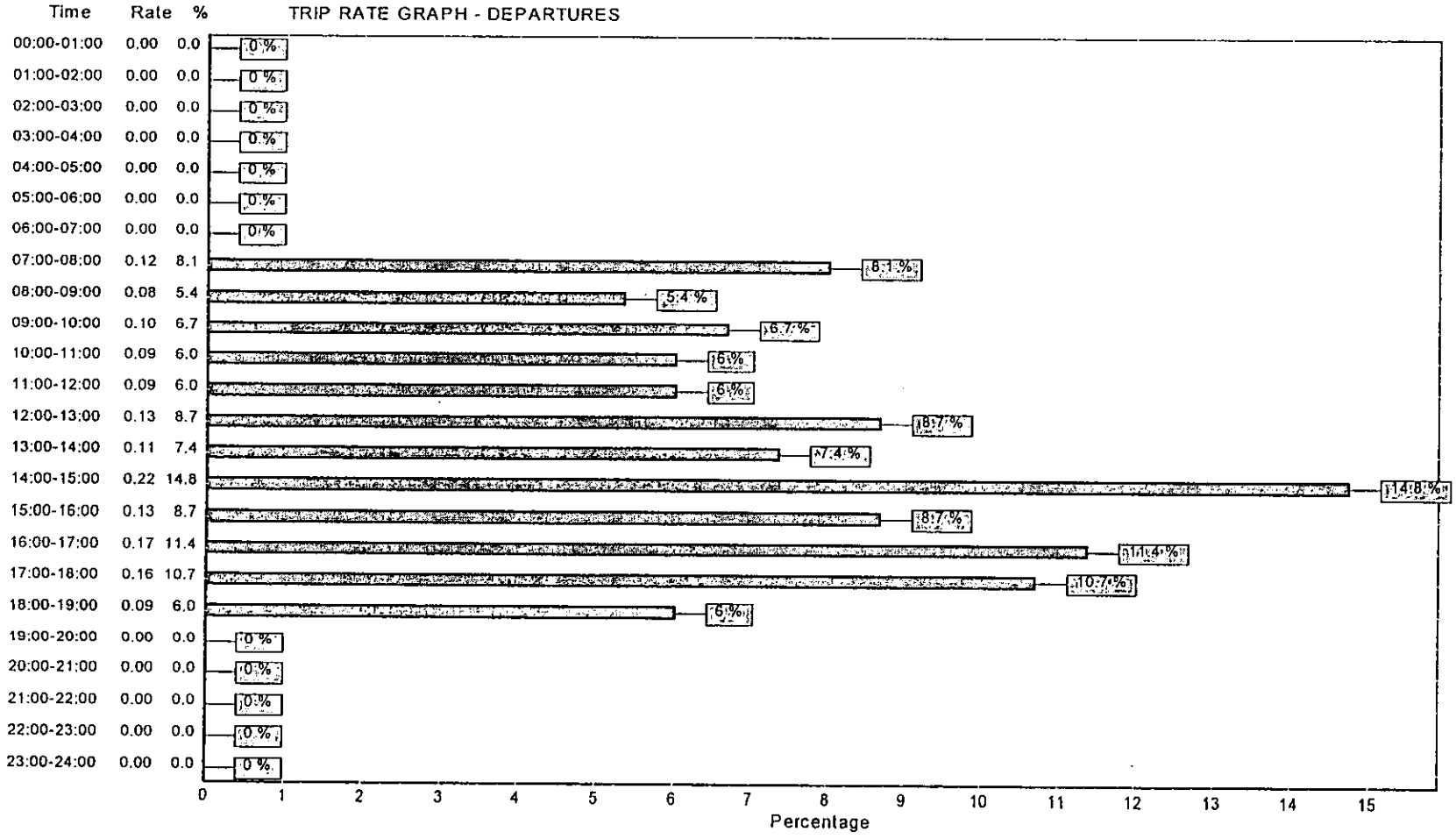

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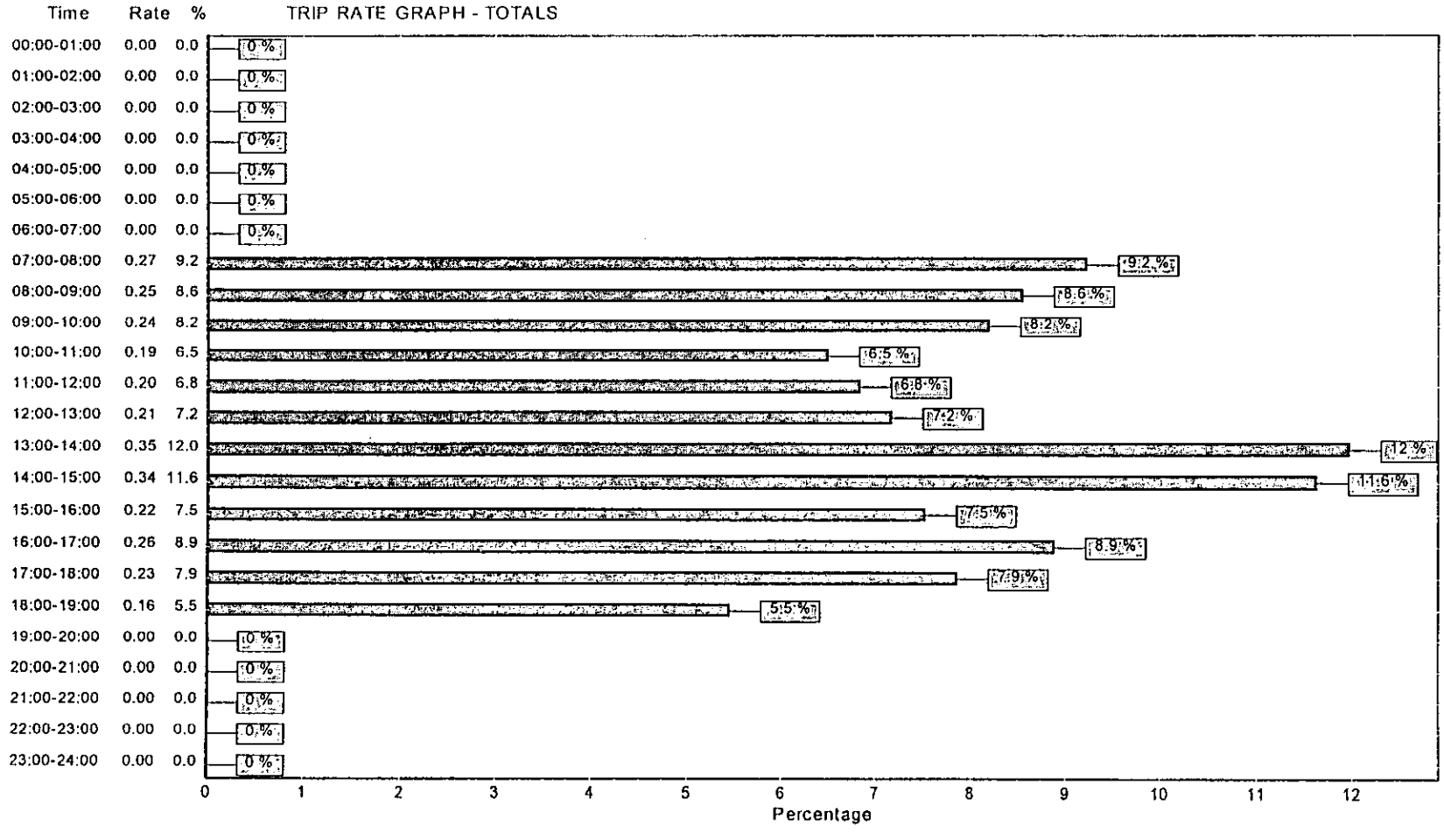

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 06 HOTEL, FOOD & DRINK
Category : C PUB/RESTAURANT

Selected Regions and Areas:

02	**SOUTH EAST**		
	ES	EAST SUSSEX	3 days
	WG	WOKINGHAM	1 days
	WS	WEST SUSSEX	5 days
05	**EAST MIDLANDS**		
	NT	NOTTINGHAMSHIRE	3 days
06	**WEST MIDLANDS**		
	WM	WEST MIDLANDS	2 days
	WO	WORCESTERSHIRE	3 days
08	**NORTH WEST**		
	LC	LANCASHIRE	2 days
11	**SCOTLAND**		
	FA	FALKIRK	3 days
	SR	STIRLING	3 days

Main Parameter Selection:

Parameter: Gross Floor Area
Range: 112 to 1000 (units: sqm)

Date Range: 01/01/94 to 17/03/02

Selected Survey Days:

Tuesday	1 days
Wednesday	2 days
Friday	8 days
Saturday	6 days
Sunday	8 days

Selected Survey Types:

Manual Count	25 days
One Way ATC Count	0 days

Optional Parameter Selection:

Use Class:

A3	25 days

Location:

Neighbourhood Centre	5 days
Edge of Town	8 days
Free Standing	12 days

Optional Parameter Selection (Cont.):

Population within 1 Mile:

1,000 or Less	3 days
1,001 to 5,000	4 days
5,001 to 10,000	10 days
10,001 to 15,000	3 days
15,001 to 20,000	2 days
25,001 to 50,000	3 days

Population within 5 Miles:

25,001 to 50,000	7 days
50,001 to 75,000	3 days
75,001 to 100,000	8 days
125,001 to 250,000	7 days

Car ownership within 5 Miles:

0.6 to 1.0	8 days
1.1 to 1.5	14 days

Buses/Trains per day (both directions):

Frequency	*Per Hour*	*Per Day*	*Surveys*
Not Known			0 days
0	0	0	0 days
<20 per day	1	20	0 days
20-39 per day	2	40	2 days
40-59 per day	3	60	4 days
60-79 per day	4	80	0 days
80+ per day	> 4	> 80	19 days

LIST OF SITES relevant to selection parameters

1 **ES-06-C-01 PUB/RESTAURANT, TELSCOMBE EAST SUSSEX**
A259 SOUTH COAST RD
TELSCOMBE CLIFFS
TELSCOMBE
Total Gross Floor Area: 369 sqm
Survey Date: FRIDAY 14/11/97 Survey Type: MANUAL
Survey Date: SATURDAY 15/11/97 Survey Type: MANUAL
Survey Date: SUNDAY 16/11/97 Survey Type: MANUAL

2 **FA-06-C-01 PUB/RES,FALKIRK FALKIRK**
MAIN STREET
CAMELON
FALKIRK
Total Gross Floor Area: 688 sqm
Survey Date: SUNDAY 02/04/95 Survey Type: MANUAL
Survey Date: SATURDAY 15/04/95 Survey Type: MANUAL
Survey Date: FRIDAY 26/05/95 Survey Type: MANUAL

3 **LC-06-C-03 BREWERS FAYRE LANCASHIRE**
WHAM LANE
WHITESTAKE
PRESTON
Total Gross Floor Area: 800 sqm
Survey Date: FRIDAY 18/08/95 Survey Type: MANUAL
Survey Date: SUNDAY 20/08/95 Survey Type: MANUAL

4 **NT-06-C-01 BEEFEATER, BURNTSTUMP NOTTINGHAMSHIRE**
MANSFIELD ROAD

BURNTSTUMP
Total Gross Floor Area: 400 sqm
Survey Date: FRIDAY 03/12/99 Survey Type: MANUAL
Survey Date: SATURDAY 04/12/99 Survey Type: MANUAL
Survey Date: SUNDAY 05/12/99 Survey Type: MANUAL

5 **SR-06-C-01 PUB/RES,STIRLING STIRLING**
GLASGOW ROAD

STIRLING
Total Gross Floor Area: 1000 sqm
Survey Date: WEDNESDAY 22/03/95 Survey Type: MANUAL
Survey Date: SUNDAY 07/05/95 Survey Type: MANUAL
Survey Date: SATURDAY 10/06/95 Survey Type: MANUAL

6 **WG-06-C-01 PUB/RESTAURANT, WOKINGHAM WOKINGHAM**
BARKHAM ROAD

WOKINGHAM
Total Gross Floor Area: 150 sqm
Survey Date: TUESDAY 15/11/94 Survey Type: MANUAL

7 **WM-06-C-01 BREWERS FAYRE, BIRMINGHAM WEST MIDLANDS**
A441 REDDITCH ROAD
COTTERIDGE
BIRMINGHAM
Total Gross Floor Area: 500 sqm
Survey Date: FRIDAY 12/05/00 Survey Type: MANUAL
Survey Date: SATURDAY 13/05/00 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

8 **WO-06-C-01 THE ROBIN HOOD, DROITWICH WORCESTERSHIRE**
A38 WORCESTER ROAD
RASHWOOD
DROITWICH
Total Gross Floor Area: 550 sqm
Survey Date: FRIDAY 15/03/02 Survey Type: MANUAL
Survey Date: SATURDAY 16/03/02 Survey Type: MANUAL
Survey Date: SUNDAY 17/03/02 Survey Type: MANUAL

9 **WS-06-C-01 BREWERS FAYRE, CHICHESTER WEST SUSSEX**
STOCKBRIDGE ROAD
STOCKBRIDGE
CHICHESTER
Total Gross Floor Area: 750 sqm
Survey Date: FRIDAY 08/12/00 Survey Type: MANUAL
Survey Date: SUNDAY 10/12/00 Survey Type: MANUAL
Survey Date: WEDNESDAY 13/12/00 Survey Type: MANUAL

10 **WS-06-C-03 BREWERS FAYRE, CHICHESTER WEST SUSSEX**
STOCKBRIDGE ROAD
STOCKBRIDGE
CHICHESTER
Total Gross Floor Area: 750 sqm
Survey Date: FRIDAY 11/11/94 Survey Type: MANUAL
Survey Date: SUNDAY 13/11/94 Survey Type: MANUAL

TRIP RATE for Land Use HOTEL, FOOD & DRINK/PUB/RESTAURANT

Calculation Factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	1	150	2.00	1	150	1.33	1	150	3.33
08:00 - 09:00	1	150	2.00	1	150	2.67	1	150	4.67
09:00 - 10:00	1	150	0.67	1	150	2.00	1	150	2.67
10:00 - 11:00	9	638	0.73	9	638	0.37	9	638	1.10
11:00 - 12:00	17	629	1.57	17	629	0.81	17	629	2.39
12:00 - 13:00	**25**	**621**	**4.59**	25	621	1.58	25	621	6.17
13:00 - 14:00	25	621	3.85	25	621	3.63	25	621	7.47
14:00 - 15:00	25	621	2.51	**25**	**621**	**3.98**	25	621	6.49
15:00 - 16:00	25	621	2.40	25	621	2.91	25	621	5.31
16:00 - 17:00	25	621	3.27	25	621	2.58	25	621	5.86
17:00 - 18:00	25	621	4.16	25	621	3.36	25	621	7.51
18:00 - 19:00	25	621	4.14	25	621	3.72	**25**	**621**	**7.86**
19:00 - 20:00	24	640	4.09	24	640	3.55	24	640	7.64
20:00 - 21:00	24	640	3.47	24	640	3.40	24	640	6.87
21:00 - 22:00	24	640	2.28	24	640	3.19	24	640	5.48
22:00 - 23:00	22	608	1.40	22	608	3.27	22	608	4.67
23:00 - 24:00	7	570	0.50	7	570	2.76	7	570	3.26
Daily Trip Rates:			43.63			45.10			88.73

Parameter Summary

Trip Rate Parameter Range Selected:	112 - 1000 (units: sqm)
Survey Date Date Range:	01/01/94 - 17/03/02
Number of Weekdays (Monday-Friday):	11
Number of Saturdays:	6
Number of Sundays:	8
Optional Parameters Used in Selection:	NO
Surveys Manually Removed from Selection:	0

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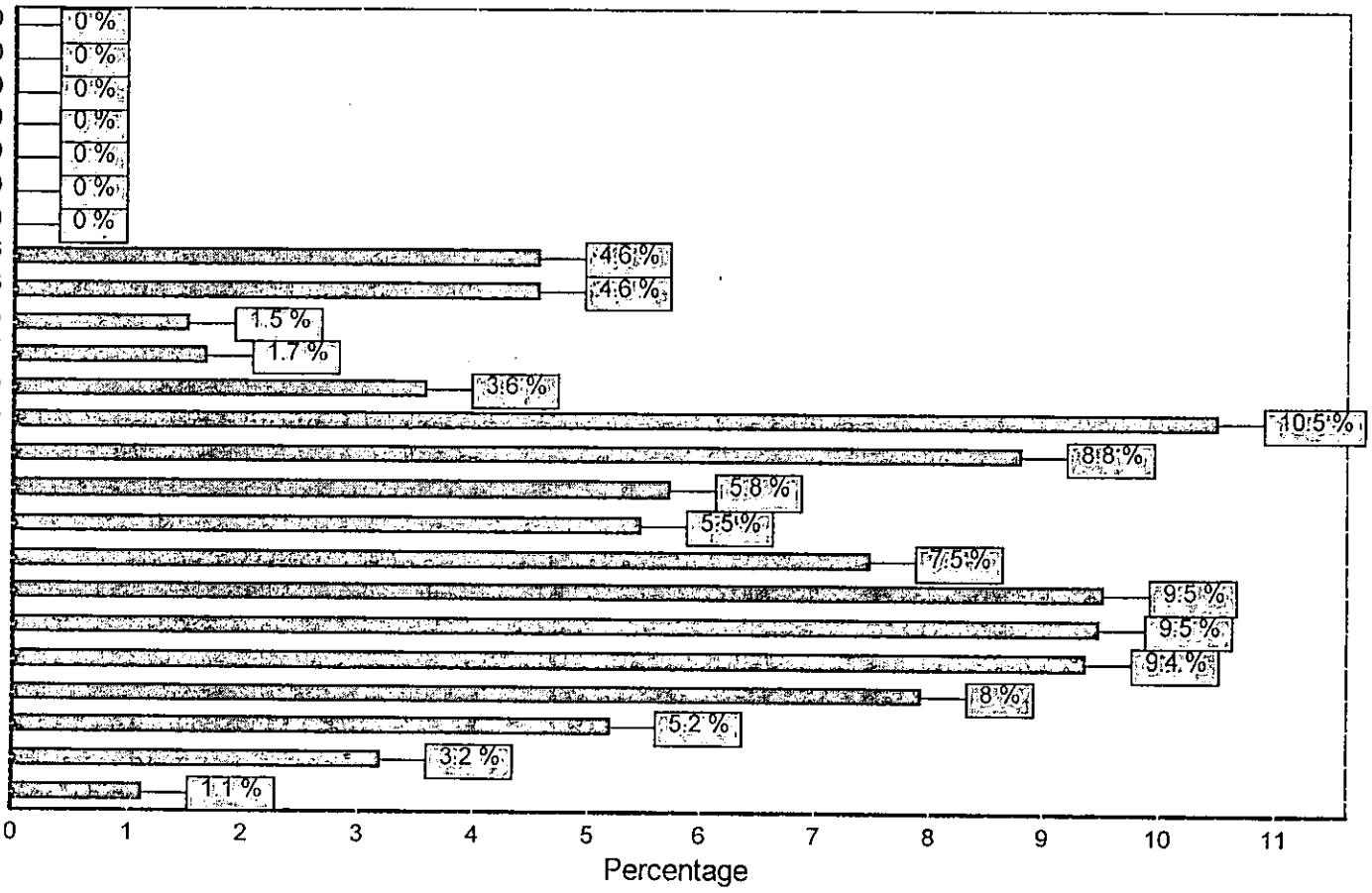
TRIP RATE GRAPH - ARRIVALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	2.00	4.6
08:00-09:00	2.00	4.6
09:00-10:00	0.67	1.5
10:00-11:00	0.73	1.7
11:00-12:00	1.57	3.6
12:00-13:00	4.59	10.5
13:00-14:00	3.85	8.8
14:00-15:00	2.51	5.8
15:00-16:00	2.40	5.5
16:00-17:00	3.27	7.5
17:00-18:00	4.16	9.5
18:00-19:00	4.14	9.5
19:00-20:00	4.09	9.4
20:00-21:00	3.47	8.0
21:00-22:00	2.28	5.2
22:00-23:00	1.40	3.2
23:00-24:00	0.50	1.1



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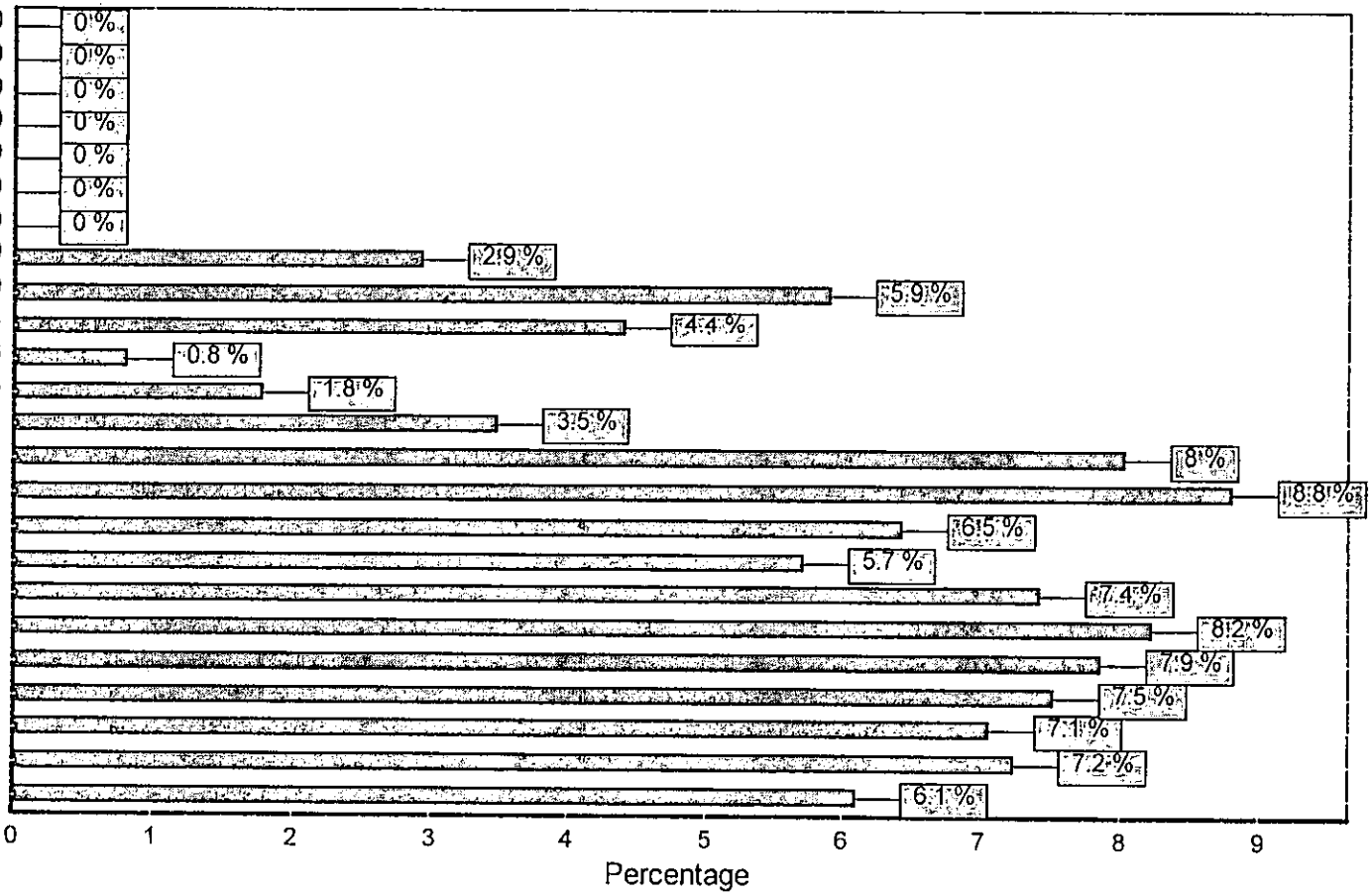
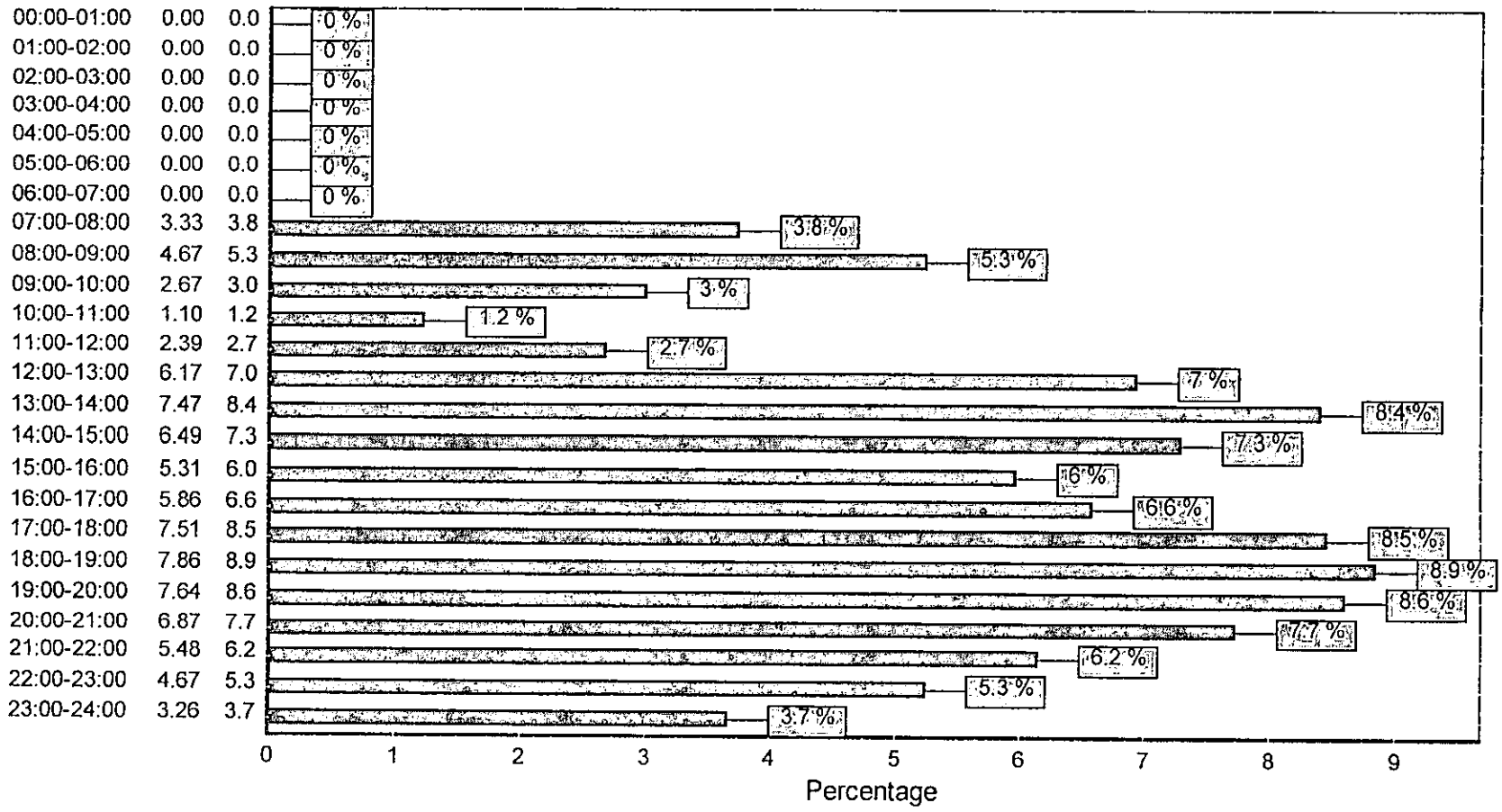
TRIP RATE GRAPH - DEPARTURES

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	1.33	2.9
08:00-09:00	2.67	5.9
09:00-10:00	2.00	4.4
10:00-11:00	0.37	0.8
11:00-12:00	0.81	1.8
12:00-13:00	1.58	3.5
13:00-14:00	3.63	8.0
14:00-15:00	3.98	8.8
15:00-16:00	2.91	6.5
16:00-17:00	2.58	5.7
17:00-18:00	3.36	7.4
18:00-19:00	3.72	8.2
19:00-20:00	3.55	7.9
20:00-21:00	3.40	7.5
21:00-22:00	3.19	7.1
22:00-23:00	3.27	7.2
23:00-24:00	2.76	6.1



TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.00	0.0
07:00-08:00	3.33	3.8
08:00-09:00	4.67	5.3
09:00-10:00	2.67	3.0
10:00-11:00	1.10	1.2
11:00-12:00	2.39	2.7
12:00-13:00	6.17	7.0
13:00-14:00	7.47	8.4
14:00-15:00	6.49	7.3
15:00-16:00	5.31	6.0
16:00-17:00	5.86	6.6
17:00-18:00	7.51	8.5
18:00-19:00	7.86	8.9
19:00-20:00	7.64	8.6
20:00-21:00	6.87	7.7
21:00-22:00	5.48	6.2
22:00-23:00	4.67	5.3
23:00-24:00	3.26	3.7



TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 07 LEISURE
Category : K SPORTS CLUBS

Selected Regions and Areas:

02	**SOUTH EAST**		
	ES	EAST SUSSEX	1 days
	KC	KENT	6 days
	SC	SURREY	1 days
03	**SOUTH WEST**		
	DC	DORSET	2 days
05	**EAST MIDLANDS**		
	NT	NOTTINGHAMSHIRE	1 days
06	**WEST MIDLANDS**		
	WM	WEST MIDLANDS	3 days
08	**NORTH WEST**		
	GM	GREATER MANCHESTER	2 days
09	**NORTH**		
	CL	CLEVELAND	3 days
11	**SCOTLAND**		
	RF	RENFREWSHIRE	3 days

Main Parameter Selection:

Parameter: Site Area
Range: 0.5 to 26.3 (units: hect)

Date Range: 01/01/94 to 06/10/01

Selected Survey Days:

Tuesday	1 days
Wednesday	4 days
Thursday	4 days
Friday	2 days
Saturday	7 days
Sunday	4 days

Selected Survey Types:

Manual Count	22 days
One Way ATC Count	0 days

Optional Parameter Selection:

Use Class:

D2	22 days

Location:

Neighbourhood Centre	1 days
Suburban Area	3 days
Edge of Town	14 days
Free Standing	4 days

Optional Parameter Selection (Cont.):

Population within 1 Mile:

Not Known	1 days
1,000 or Less	1 days
1,001 to 5,000	5 days
5,001 to 10,000	3 days
10,001 to 15,000	5 days
15,001 to 20,000	4 days
20,001 to 25,000	1 days
50,001 to 100,000	2 days

Population within 5 Miles:

Not Known	1 days
50,001 to 75,000	3 days
75,001 to 100,000	3 days
100,001 to 125,000	1 days
125,001 to 250,000	6 days
250,001 to 500,000	8 days

Car ownership within 5 Miles:

Not Known	1 days
0.6 to 1.0	14 days
1.1 to 1.5	7 days

Buses/Trains per day (both directions):

Frequency	*Per Hour*	*Per Day*	*Surveys*
Not Known			1 days
0	0	0	7 days
<20 per day	1	20	4 days
20-39 per day	2	40	2 days
40-59 per day	3	60	5 days
60-79 per day	4	80	0 days
80+ per day	> 4	> 80	3 days

LIST OF SITES relevant to selection parameters

1 **CL-07-K-01 DAVID LLOYD CLUB, STOCKTON CLEVELAND**
TEES BARRAGE WAY
TEES BARRAGE
STOCKTON-ON-TEES
Total Site Area: 4.0 hect
Survey Date: THURSDAY 27/09/01 Survey Type: MANUAL
Survey Date: SUNDAY 30/09/01 Survey Type: MANUAL
Survey Date: SATURDAY 06/10/01 Survey Type: MANUAL

2 **DC-07-K-01 HEALTH CLUB, CORFE MULLEN DORSET**
WAREHAM ROAD

CORFE MULLEN
Total Site Area: 9.1 hect
Survey Date: WEDNESDAY 22/04/98 Survey Type: MANUAL

3 **DC-07-K-02 SPORTS CLUB, CHRISTCHURCH DORSET**
CHAPEL GATE
EAST PARLEY
CHRISTCHURCH
Total Site Area: 26.3 hect
Survey Date: SATURDAY 29/09/01 Survey Type: MANUAL

4 **ES-07-K-01 DAVID LLOYD CLUB, EASTBOURNE EAST SUSSEX**
BROADWATER WAY
HAMPDEN PARK
EASTBOURNE
Total Site Area: 1.9 hect
Survey Date: WEDNESDAY 16/05/01 Survey Type: MANUAL

5 **GM-07-K-01 TENNIS/LEISURE,ROCHDALE GREATER MANCHESTER**
HEYWOOD OLD ROAD
BOWLEE
ROCHDALE
Total Site Area: 3.0 hect
Survey Date: FRIDAY 29/05/98 Survey Type: MANUAL
Survey Date: SATURDAY 30/05/98 Survey Type: MANUAL

6 **KC-07-K-01 FIT.CLUB,ROCHESTER KENT**
MAIDSTONE ROAD

ROCHESTER
Total Site Area: 0.5 hect
Survey Date: FRIDAY 11/10/96 Survey Type: MANUAL
Survey Date: SATURDAY 12/10/96 Survey Type: MANUAL
Survey Date: SUNDAY 13/10/96 Survey Type: MANUAL

7 **KC-07-K-02 SP.CLUB,DARTFORD KENT**
VALLEY ROAD
FAWKHAM
NEAR DARTFORD
Total Site Area: 26.3 hect
Survey Date: SATURDAY 22/11/97 Survey Type: MANUAL
Survey Date: SUNDAY 23/11/97 Survey Type: MANUAL
Survey Date: THURSDAY 27/11/97 Survey Type: MANUAL

8 **NT-07-K-01 DAVID LLOYD CLUB, NOTTINGHAM NOTTINGHAMSHIRE**
RUGBY ROAD
WEST BRIDGFORD
NOTTINGHAM
Total Site Area: 4.6 hect
Survey Date: WEDNESDAY 29/11/00 Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

9	**RF-07-K-01**	**SP.CLUB,RENFREW**	**RENFREWSHIRE**
	ARKLESTON ROAD		
	RENFREW		
	Total Site Area:	6.3 hect	
	Survey Date: TUESDAY	*25/07/95*	*Survey Type: MANUAL*
10	**RF-07-K-02**	**SP.CLUB,RENFREW**	**RENFREWSHIRE**
	ARKLESTON ROAD		
	RENFREW		
	Total Site Area:	7.0 hect	
	Survey Date: THURSDAY	*26/06/97*	*Survey Type: MANUAL*
	Survey Date: SATURDAY	*28/06/97*	*Survey Type: MANUAL*
11	**SC-07-K-01**	**SP.CLUB,WEYBRIDGE**	**SURREY**
	BROOKLANDS ROAD		
	WEYBRIDGE		
	Total Site Area:	4.6 hect	
	Survey Date: THURSDAY	*09/10/97*	*Survey Type: MANUAL*
12	**WM-07-K-01**	**DAVID LLOYD CLUB, SOLIHULL**	**WEST MIDLANDS**
	CRANMORE BOULEVARD		
	SHIRLEY		
	SOLIHULL		
	Total Site Area:	4.0 hect	
	Survey Date: WEDNESDAY	*29/08/01*	*Survey Type: MANUAL*
	Survey Date: SATURDAY	*01/09/01*	*Survey Type: MANUAL*
	Survey Date: SUNDAY	*02/09/01*	*Survey Type: MANUAL*

TRIP RATE for Land Use LEISURE/SPORTS CLUBS

Calculation Factor: 1 hect

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. AREA	Trip Rate	No. Days	Ave. AREA	Trip Rate	No. Days	Ave. AREA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00	5	3.9	4.64	5	3.9	0.26	5	3.9	4.90
07:00 - 08:00	15	8.7	3.37	15	8.7	0.89	15	8.7	4.26
08:00 - 09:00	18	8.8	4.37	18	8.8	2.67	18	8.8	7.05
09:00 - 10:00	21	8.1	8.15	21	8.1	3.08	21	8.1	11.23
10:00 - 11:00	21	8.1	7.57	21	8.1	4.82	21	8.1	12.39
11:00 - 12:00	21	8.1	6.06	21	8.1	6.32	21	8.1	12.37
12:00 - 13:00	22	8.1	6.23	22	8.1	7.02	22	8.1	13.25
13:00 - 14:00	22	8.1	6.84	22	8.1	6.56	22	8.1	13.40
14:00 - 15:00	22	8.1	5.89	22	8.1	5.90	22	8.1	11.79
15:00 - 16:00	22	8.1	6.59	22	8.1	5.86	22	8.1	12.45
16:00 - 17:00	22	8.1	7.28	22	8.1	6.79	22	8.1	14.07
17:00 - 18:00	**22**	**8.1**	**8.62**	22	8.1	8.36	**22**	**8.1**	**16.99**
18:00 - 19:00	21	8.4	7.46	21	8.4	8.23	21	8.4	15.69
19:00 - 20:00	20	8.5	6.96	20	8.5	8.24	20	8.5	15.20
20:00 - 21:00	18	7.9	5.05	**18**	**7.9**	**8.50**	18	7.9	13.55
21:00 - 22:00	15	8.7	2.09	15	8.7	7.02	15	8.7	9.11
22:00 - 23:00	11	8.5	0.97	11	8.5	5.44	11	8.5	6.41
23:00 - 24:00	6	5.0	2.19	6	5.0	4.42	6	5.0	6.61
Daily Trip Rates:			100.33			100.38			200.71

Parameter Summary

Trip Rate Parameter Range Selected:	0.5 to 26.3 (units: hect)
Survey Date Date Range:	01/01/94 - 06/10/01
Number of Weekdays (Monday-Friday):	11
Number of Saturdays:	7
Number of Sundays:	4
Optional Parameters Used in Selection:	NO
Surveys Manually Removed from Selection:	0

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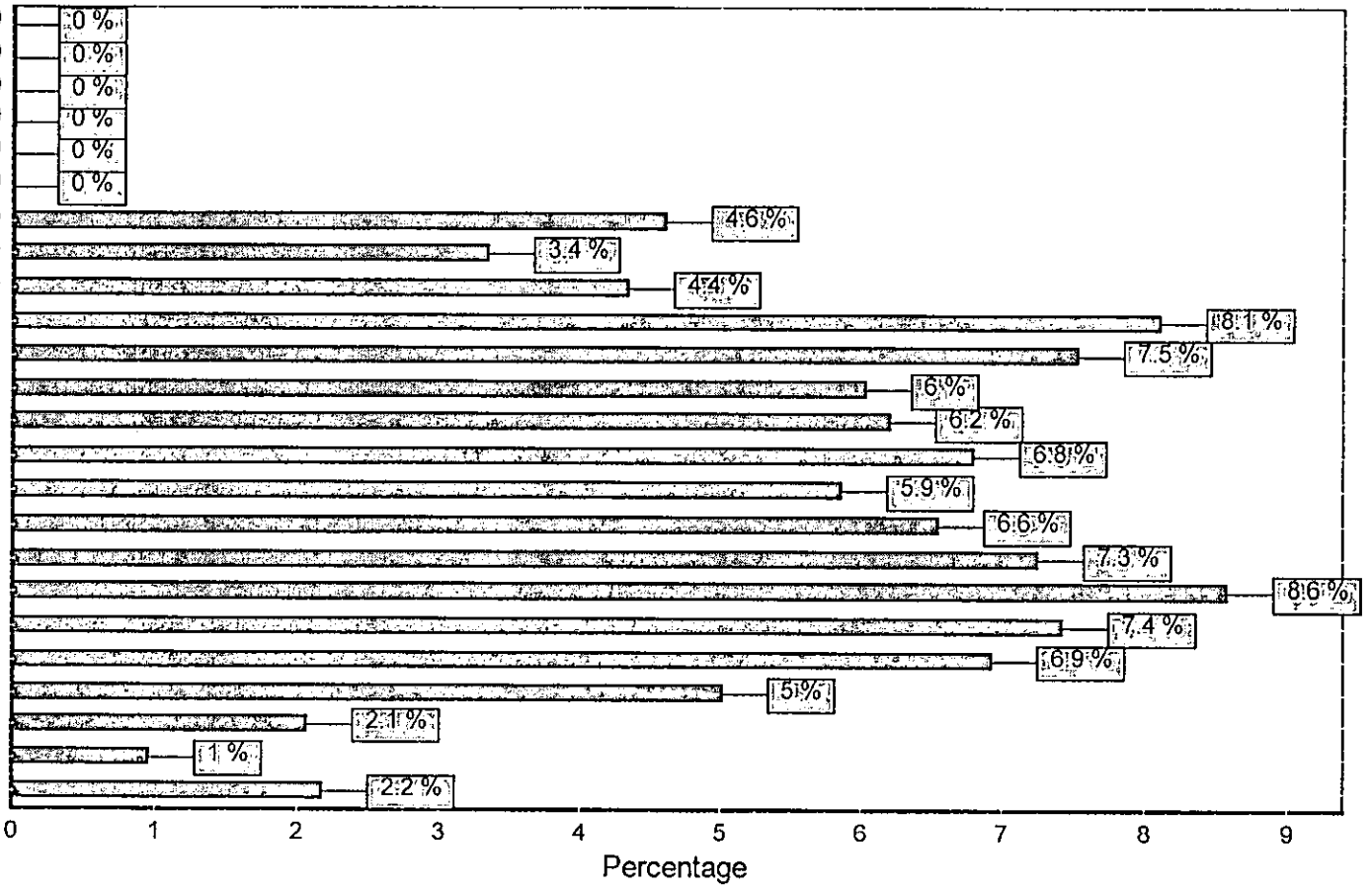
TRIP RATE GRAPH - ARRIVALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	4.64	4.6
07:00-08:00	3.37	3.4
08:00-09:00	4.37	4.4
09:00-10:00	8.15	8.1
10:00-11:00	7.57	7.5
11:00-12:00	6.06	6.0
12:00-13:00	6.23	6.2
13:00-14:00	6.84	6.8
14:00-15:00	5.89	5.9
15:00-16:00	6.59	6.6
16:00-17:00	7.28	7.3
17:00-18:00	8.62	8.6
18:00-19:00	7.46	7.4
19:00-20:00	6.96	6.9
20:00-21:00	5.05	5.0
21:00-22:00	2.09	2.1
22:00-23:00	0.97	1.0
23:00-24:00	2.19	2.2



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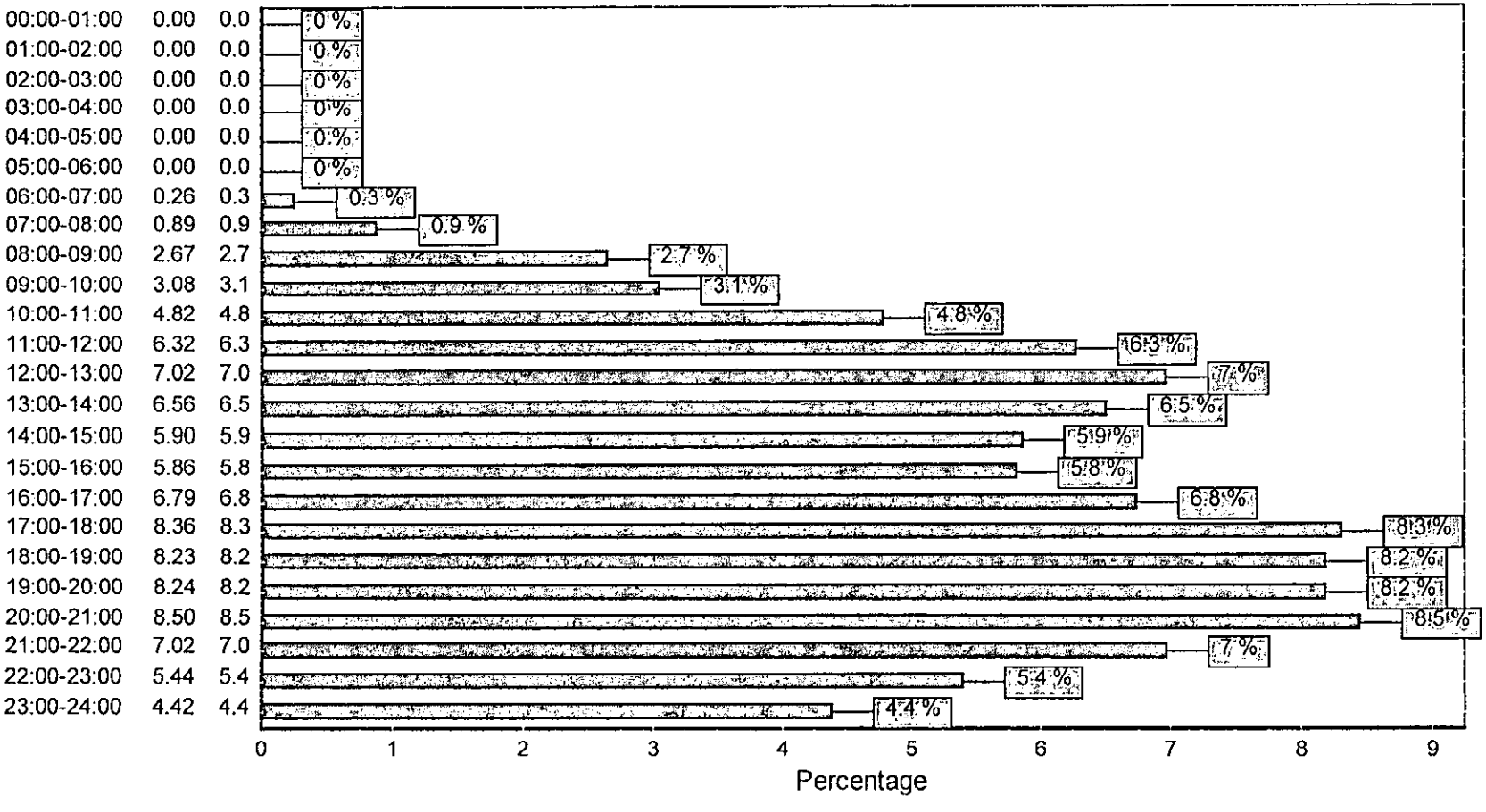
TRIP RATE GRAPH - DEPARTURES

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	0.26	0.3
07:00-08:00	0.89	0.9
08:00-09:00	2.67	2.7
09:00-10:00	3.08	3.1
10:00-11:00	4.82	4.8
11:00-12:00	6.32	6.3
12:00-13:00	7.02	7.0
13:00-14:00	6.56	6.5
14:00-15:00	5.90	5.9
15:00-16:00	5.86	5.8
16:00-17:00	6.79	6.8
17:00-18:00	8.36	8.3
18:00-19:00	8.23	8.2
19:00-20:00	8.24	8.2
20:00-21:00	8.50	8.5
21:00-22:00	7.02	7.0
22:00-23:00	5.44	5.4
23:00-24:00	4.42	4.4



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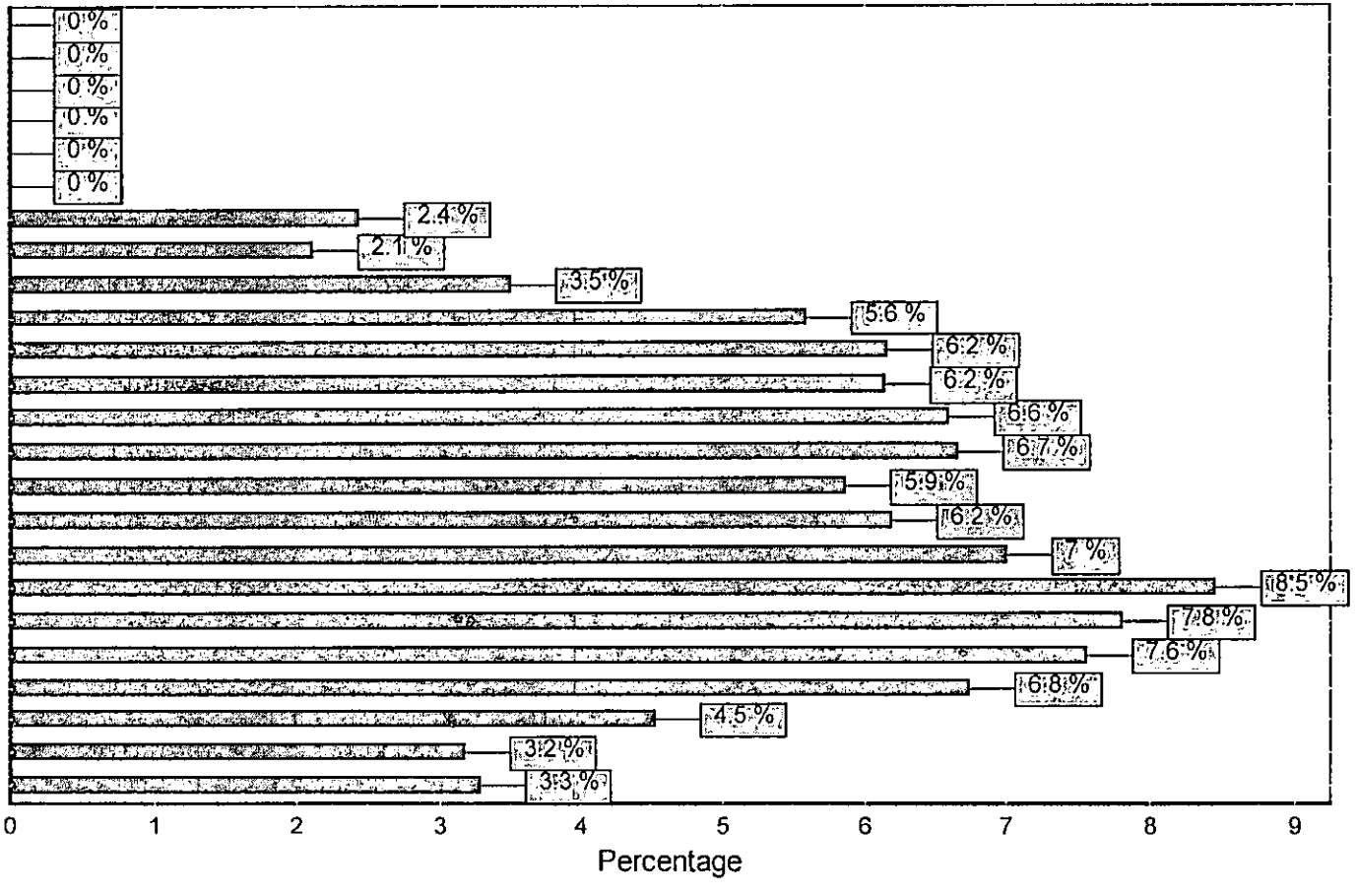
TRIP RATE GRAPH - TOTALS

Time	Rate	%
00:00-01:00	0.00	0.0
01:00-02:00	0.00	0.0
02:00-03:00	0.00	0.0
03:00-04:00	0.00	0.0
04:00-05:00	0.00	0.0
05:00-06:00	0.00	0.0
06:00-07:00	4.90	2.4
07:00-08:00	4.26	2.1
08:00-09:00	7.05	3.5
09:00-10:00	11.23	5.6
10:00-11:00	12.39	6.2
11:00-12:00	12.37	6.2
12:00-13:00	13.25	6.6
13:00-14:00	13.40	6.7
14:00-15:00	11.79	5.9
15:00-16:00	12.45	6.2
16:00-17:00	14.07	7.0
17:00-18:00	16.99	8.5
18:00-19:00	15.69	7.8
19:00-20:00	15.20	7.6
20:00-21:00	13.55	6.8
21:00-22:00	9.11	4.5
22:00-23:00	6.41	3.2
23:00-24:00	6.61	3.3



APPENDIX 3