APPLICATION NO:

F/2002/8154

LOCATION:

Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane, Winnersh Wokingham.

APPLICANT:

Linden Homes SE Ltd C/O Lennon Planning

PROPOSAL:

Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

EARLIEST DATE FOR DECISION: **11/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 11/02/2003

CASE OFFICER: **Mrs B Polnik**

R/A/I/L/E/X
Marbleboard

1) Loss of access (rear) to the School.

2.) Loss of part of the School's nature reserve/area.

3.) Access from School to the playing area at rear.

4.) Concerned about lighting of sports area.

5.) Size of area may not be big enough for full sized pitch.

6.) Who will own and maintain the playing area + access to area for maintance.

7.) Confirmed - that the area is a playing field, because now are Goal posts and markings for a pitch.

8.) + Access to the rear of the site, via the footpath along Nº 9 Aston Close / Rectory Lane. = ;

9.) "Great crested Newts" may be in the School's pond ~~Ponds~~.

10.) Possible ancient hedgerow to the rear boundary of the site.

11.) Bats maybe roosting and feeding on site.

12.) Site visited for rear pedestrian access +.

= Daniel Schofield ..

- Appeal ..

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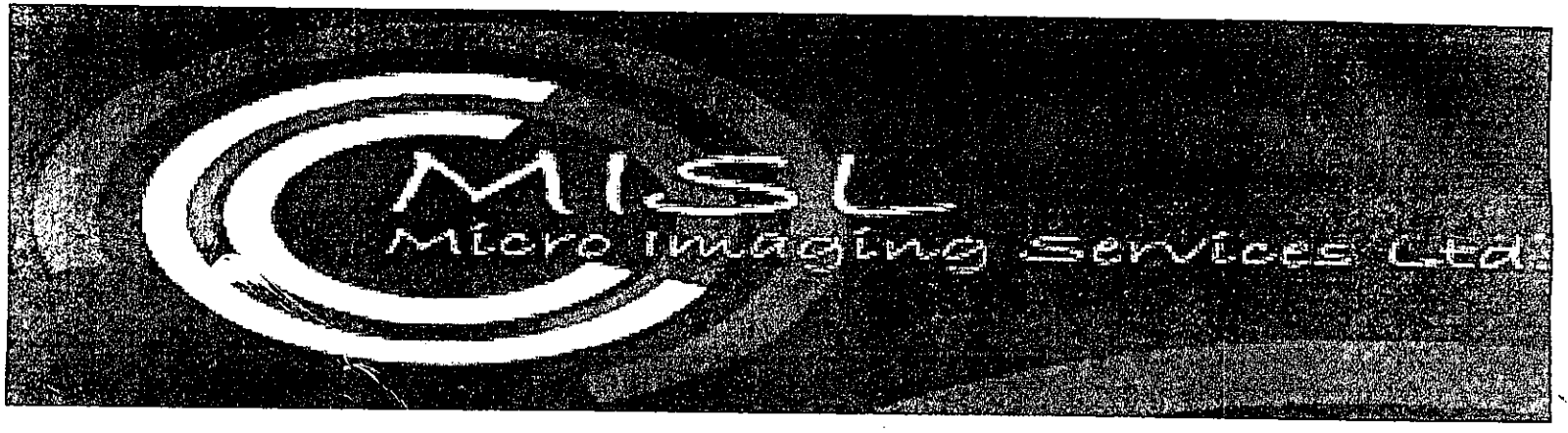

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Development Control Section, Environmental Services, Wokingham District Council.

10 November 2000

Scale: 1 : 1250

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Development Control Ref No:	Received	Parish
F/2002/8154	17.12.2002	Winnersh

Applicant: Linden Homes (SE) Ltd.
Location: Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
Proposal: Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik

SUMMARY:

Proposal -
Full application for demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings on part of the open space to the rear. Site area is 0.64ha. The proposal as originally submitted was a duplicate of F/2002/7310 and F/2002/7311.

RECOMMENDATION: **GRANT PERMISSION** subject to conditions and S106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

BACKGROUND

1. **HISTORY** - This site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of the planning application comprises the following:

(i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
(ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but was declared surplus to the school requirements by Berkshire County Council.
(iii) The north east corner of the site currently forms part of the school's wildlife area.

The large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41 is covered by a Tree Preservation Order (TPO/1018/2001).

The area of open space has been the subject of a number of planning applications these can be summarised as follows:

Application No	Proposal	Decision	Appeal
97/66894/F	24 dwellings with access via Poplar Lane	Refused 3.98	Appeal in abeyance
F/2000/2561	16 dwellings with access via 39 Watmore Lane	Not determined	
F/2001/3252	16 dwellings with access via 39 Watmore Lane	Withdrawn	
F/2001/3458	18 dwellings with access via 39 Watmore Lane	Refused	Allowed 10.01
F/2002/7309	18 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/7310	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	
F/2002/7311	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/8154	19 dwellings with access via 41 Watmore Lane (duplicate of F/2002/7310 & 7311)	Subject of this report	
O/2003/8620	24 dwellings with access via 41 Watmore Lane (duplicate of O/2002/8206)	Withdrawn	
O/2002/8206	24 dwellings with access via 41 Watmore Lane (duplicate of O/2003/8620)	Appeal against non-determination	Appeal due to be heard 24.6.03
O/2003/9037	24 dwellings with access via 41 Watmore Lane	Not yet determined	

* Copy of previous report and minutes attached.

2. CONSULTATIONS:

Access and Movement Officer : Recommend approval. Conditions as previously recommended by Inspector on appeal F/2001/3458.

Arboricultural Officer : Access road appears to be in the same position as on applications F/2002/7309, 7310 and 7311 which were refused planning permission. However the proposed access road has now been designed not to adversely affect the Oak tree growing at 39 Watmore Lane. It will be constructed using reinforced concrete supported on piles and as such will not bear directly on the ground. Limited excavation will need to be carried out for the first 3m in to the site. Hand dug trial excavations (carried out on 27 March) have confirmed that no visible roots from the Oak tree are growing in this area. Therefore this will not have an adverse effect on the tree. Excavations in the vicinity of the tree should be by hand and this can be controlled by condition.

Independent advice has been obtained from the Veteran Tree Forum and the Arboricultural Advisory and Information Service who have confirmed that the principals of the scheme are acceptable in relation to the tree.

Policy & Plans : Principle of development was established when permission for 18 dwellings was allowed at appeal (F/2001/3458). Since this appeal, proposed modifications to the Wokingham District Local Plan have been agreed. All applications determined after this date should comply with modified policies. As such proposal needs to comply with policy WH7 (as modified) requiring up to 26% of all new dwellings to be affordable. In this instance this would equate to 5 dwellings.

Property : Developer has a contract to purchase the whole of the playing field at the rear of the school entered into by the former County Council. It has been agreed that a new contract will be entered into restricting the sale (and development) to approximately half of the land as shown on this application. The new arrangement is subject to the developer gaining planning permission.

Libraries : Request contribution of £960.

Education : Based on a net gain of 18 dwellings, the following contributions are sought: £59,153 for primary school sector and £35,057 for secondary school sector.

Housing : 26% of the units should be affordable, built to Housing Corporation Scheme Development Standards and transferred to an RSL (Registered Social Landlord) partner at no cost not exceeding 90% of the Housing Corporation's Total Cost Indicator, alternatively 26% of the land could be transferred at nil cost to RSL's in the form of serviced plots to an RSL partner.

Archaeologist : The archaeological evaluation carried out in early 2002 discovered human remains in the form of a child's skull fragments. Still awaiting interim report to confirm age of these remains. Further archaeological works will need to be carried out across the entire site.

Environmental Health : No Environmental Health objection subject to a condition restricting the hours of construction and landfill gas risk assessment.

Drainage Engineer : Recommends 3 conditions relating to surface water sewerage works, surface water balancing works and foul sewerage works.

Rights of Way Officer : No objection.

Ecologist :Requires a bat survey. Satisfied that the development is unlikely to adversely affect the local great crested newt population.

Environment Agency : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be modified)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and WH3A of the Wokingham District Local Plan (as proposed to be modified)].

F. Affordable Housing: [Policies H7 of the Berkshire Structure Plan; LH7 of the Loddon Area Local Plan; and WH7 of the Wokingham District Local Plan (as proposed to be modified)].

G. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (as proposed to be modified)].

H. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (as proposed to be modified)].

I. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (as proposed to be modified)].

J. Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (as proposed to be modified)].

K. Sport England Objection: Circular 9/98 and PPG17.

L. Flooding Issues.

M. Concerns of Parish Council and residents.

A. Principle of residential development in this location

The principle of residential development in this location has been established by the previous appeal, F/2001/3458 for 18 dwellings, allowed in October 2001. The Inspector's comments are material in consideration of this planning application.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. Principle of loss of open space

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Thames Water : No objection.

Sport England : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan unless specific circumstances apply.

Parish Council : Object. Refer to attached.

Letters of representation : 28 letters received. Objections/comments from the letters received can be summarised as follows:

- loss of land for school to expand
- loss of another dwelling in Watmore Lane
- problems of parking would be exacerbated
- inappropriate in design, appearance and layout
- increased traffic
- impact on highway safety, including pedestrians
- lack of adequate visibility
- impact on flora and fauna, including a possible ancient hedgerow
- loss of playing field/recreational facility
- loss of amenity for dog walkers
- increased pressure on infrastructure
- loss of safe route to school
- increased noise and air pollution
- increased disturbance due to car headlamps
- loss of access point to school
- remaining land should be allocated as public open space
- landfill gas needs to be investigated
- loss of light and privacy
- impact on TPO'd tree
- increased crime with increase of population
- parents and local community not informed of application
- development would set a precedent
- field needs to be reinstated
- increased risk of flooding/surface water runoff
- routes for services, etc. need to be indicated
- possible problems of drainage.

3. APPRAISAL - The main issues are:

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (as proposed to be modified)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (as proposed to be modified)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (as proposed to be modified)].

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of this application is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical on F/2002/8154. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph H) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council, in its role as the Education Authority, have carried out a public consultation on the options and have consulted the DfEE. In July 2002 consent was obtained to sell the land within the application site of F/2002/8154, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 19 dwellings by virtue of the design and layout would not adversely affect the character of the area.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

The position of the access road is identical to that shown on applications F/2002/7309, 7310, 7311 and O/2002/8206. The first three applications were all refused on the grounds of adverse impact on this tree. With regard to application O/2002/8206, this is subject to an appeal against non-determination which is due to be heard on 24 June 2003. It was considered by the Development Control Committee on 9 April 2003 and an additional deemed reason for refusal was added relating to the tree in addition to holding reasons for refusal relating to affordable housing and contributions.

Assessing the impact of the proposal on the oak tree:

(i) Roots

Tree roots grow predominantly near the soil surface – over 90% of all roots, and virtually all the large supporting roots, are in the upper 600mm of soil. Roots taper rapidly until at 2-3 metres distance they are usually only 20-50mm in diameter. Beyond this distance they will extend for many metres typically maintaining a diameter of 10-20mm.

Roots branching from the upper side of laterals grow upwards and divide profusely in the surface soil, which is usually well aerated, to form fans of thousands of find (<2mm) non-woody 'absorbing' or 'feeder' roots. These fine roots have a life span ranging from a few days to several years – on average surviving for 1-2 years. A healthy tree will readily generate new fine roots to replace those which die or are severed. Roots branching from the lower side of laterals usually occur within a few metres of the stem. They are usually 10-20mm in diameter, grow downwards and divide at their extremities into fine non-woody roots.

Soil conditions and other factors will determine where roots are able to grow. The precise root growth of trees in impossible to predict without investigation.

(ii) Trial Excavation

On 27 March 2003 a linear trench was excavated by hand, parallel to the northeast edge of the proposed access road. The trench extended from the back edge of the public footway to some 3.5 metres into the garden of 41 Watmore Lane. The trench was some 0.3 metres in width by 0.4 metres in depth, which is greater than the depth of excavation required to form the proposed access road. No Oak tree roots were present in the open trench. The only roots identified were those of a Leyland cypress hedge that runs parallel to Watmore Lane. The position of this excavation and edge of the proposed access road is 5-5.5 metres from the centre of the Oak tree's trunk.

On this basis it was considered that proposed excavation for the access road would be unlikely to require the severance of any Oak tree roots and would therefore not be detrimental to the health or safe life expectancy of this tree. However, the area of proposed excavation for the access road, which extends for some 3.5 metres from the existing public highway, should be excavated carefully by hand and if any roots were to be encountered arboricultural advice sought immediately. This could be controlled by condition if planning permission were granted. Beyond this 3.5 metres distance the only excavations required would be for the piles. At the distance these piles would be from the tree it is highly unlikely that any roots greater than 10-20mm diameter would be found. The upper 700mm for each pile would be dug by hand and if any roots over this size were found the position of the pile could be altered by up to 300mm.

There will be 3 rows of piles at 2.1 metres spacing. Each pile will require an excavation of 220mm diameter. It is not considered that excavations for the piling will result in the loss of woody roots over 20mm diameter. The localised nature of the excavation will not result in a significant loss of non-woody roots. If a pile could not be constructed due to the presence of woody-roots over 20mm in diameter then the scheme would need to be

modified before would could continue. This could be required by condition if planning permission were granted.

(iii) Appeal Decision

In 2001 an appeal was made by Linden Homes (South East) Limited against Wokingham District Council's failure to give notice within the prescribed period of a decision on an application for planning permission. The appeal was allowed and planning permission granted for 18 dwellings subject to conditions.

The access road allowed as part of this scheme would go through the front garden of 39 Watmore Lane and would be 5 metres from the centre of the tree. The Inspector in his appeal decision noted: 'The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation'.

The proposed access road is no closer than that shown on the appeal scheme, albeit on the other side. The applicants have carried out extensive investigation into how the road can be constructed without causing damage to the tree and these principles could be applied to the appeal scheme. Subject to site investigation at 39 Watmore Lane the information provided would be sufficient to allow the condition on the appeal scheme to be discharged.

(iv) Summary

The proposed access road has been designed to ensure that the health and longevity of the Oak is not compromised. Site investigations have demonstrated that it is unlikely that woody roots will be cut. Conditions should be imposed to ensure that if any roots are found during construction that the scheme is modified so that they are not damaged.

The applicants have also agreed to provide examples of where similar techniques have been successfully used on less resilient trees. This information will be reported to Committee.

Planning permission exists for a road to go 5 metres from this tree subject to the imposition of a condition over its design and construction. Therefore, this approach has already been accepted on appeal.

D. Impact on amenities of neighbouring occupiers

The layout of the site is similar to the previously proposed under F/2001/3458 in terms of its relationship with the area of open space and the nearest properties being those in Astor Close adjoining the site and as such it is considered that the amenities of adjoining occupiers would not be adversely affected subject to conditions requiring first floor windows in side elevations to be obscure glazed and no additional windows to be inserted without consent, similar to those imposed at appeal. Some of the house types being proposed contain accommodation at second floor level within the roofspace although heights are similar to those previously approved.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is not considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/8154
2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 19 units

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

As the site is less than 1 ha. in size The Town & Country Planning (Residential Density) (London & South East England) Direction 2002 which came into force on 2nd December 2002, does not apply. Whilst Policy WH3A states that the Council will refuse planning permission for proposals that make inefficient use of land and schemes will be expected to achieve between 30-50 dwellings per hectare, the Inspector on the previous appeal commented that the density of the development would be above that of immediate neighbouring housing and that it would not cause harm to the character and appearance of the area (paragraph 21) and that it would be acceptable in terms of efficient use of land (paragraph 12). The density of development, which would be 29.67 dwellings per ha. is considered to be acceptable.

F. Affordable Housing

Since the last applications were considered (F/2002/7309, 7310 and 7311), proposed modifications to the Wokingham District Local Plan were agreed in December 2002. These include policy WH7 relating to affordable housing. The threshold has now been changed and the requirement for affordable housing would now apply as the development exceeds 0.5 ha. in size and 15 dwellings. As such the Council is seeking up to 26% of affordable housing on site which would equate to 5 dwellings. The applicant has agreed to this provision and has revised the plans to incorporate house types which would be acceptable to a Housing Association in terms of size and layout.

G. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). It is considered that the addition of one dwelling would not adversely affect highway safety or congestion. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

Whilst a contribution of £40,000 was requested on the previous application, F/2002/3458, towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

H. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. A contribution of £80,000 for improvements to recreational provision is being sought.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. The current application would result in a net increase of 18 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. The education contributions currently being sought are £59,153 for primary schools and £35,057 for secondary schools. The applicant is agreeable to contributions for both recreation and education.

A contribution to libraries has not been requested before and as there has been no change in policy it would be unreasonable to request it on this planning application.

Highway infrastructure is dealt with under paragraph G and Affordable housing in paragraph F.

I. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great crested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found. The Ecologist is satisfied that the proposals would not adversely affect them. A bat survey was carried out for 39 Watmore Lane which did not reveal any evidence. A second survey would need to be carried out for 41 Watmore Lane although it is suggested that this is dealt with by condition.

J. Archaeological Issues

Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

K. Sport England Objection

The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

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

M. Concerns of Parish Council and Residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

4. **CONCLUSION** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. The Arboricultural Officer is satisfied that the development would not adversely affect the oak tree and protection can be adequately dealt with by condition. The applicant is agreeable to providing contributions towards education, recreation and affordable housing. As such previous concerns have been overcome and there are no reasons to refuse the application.

5. **RECOMMENDATION**
GRANT planning permission subject to a S106 agreement to secure 5 units for affordable housing, £59,153 for primary school sector, £35,057 for the secondary school sector and £80,000 towards recreational provision, and 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the external appearance of the building is satisfactory.

3. No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines, etc. indicating lines, manholes, supports, etc.). With the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.
Reason: In the interests of visual amenity.

5. All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of visual amenity.

6. No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the Local Planning Authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
   i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.
   ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10 metres of an area designated as being fenced off or otherwise protected in the approved scheme.
   iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the Local Planning Authority has been obtained.
Reason: In the interests of visual amenity.

7. No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the

Local Planning Authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of visual amenity.

8. Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations, shall not take place other than between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1330 hours Saturdays and at no time on Sundays or Bank or Public Holidays.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

10. The first and second floor windows of the flank elevations of Plots 5 facing the primary school, Plots 11 and 12 facing No. 6 Astor Close and bathroom, en-suite and landing windows in the flank elevations of Plots 1, 2, 3, 4, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18 & 19 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

11. No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In order to ensure satisfactory provision is made.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/ turning shall be provided and kept available for such use and no development whether permitted by The Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

13. No dwelling hereby permitted shall be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

14. The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11P, prior to the commencement of the construction of dwellings on site unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

15. No development shall take place until the access to Watmore Lane has been formed and visibility splays or 2.5 metres by 60 metres have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

16. Provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

17. Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

18. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the investigation of, and subsequent measures to be taken in respect of landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.
Reason: To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

19. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.
Reason: To protect the amenity of neighbouring properties from noise.

20. No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

21. Before the existing dwelling on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with the approved details, and written approval to recommence demolition has been given b y the Local Planning Authority.
Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

Informatives

1. This application is in respect of OS location plan received by the Local Planning Authority on 17 December 2002 and drawing numbers 1363/11A, 1363/12A, 1363/13A, 1363/14A, 1363/16A, 1363/17, 1363/18A, and 1363/19 and drawing numbers 1363/11P, 1363/50, 1363/51 and 1363/52 received by the Local Planning Authority on 8th May 2003.

2. The applicant is advised that no soakaways shall be constructed such that they penetrate the water table, and they shall not exceed 3 metres in depth below existing ground level.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent into controlled waters (eg. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for the discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters that are not controlled waters. Such consent may be withheld.

4. 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 EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH3A, WH6, WH7, WBE11, WT7 and WR2.

minutes of 13.11.02 meeting.

development was un-neighbourly and would result in loss of light for neighbouring properties. Concern was also expressed that the number of proposed parking spaces was insufficient, particularly in the light of the apparent conversion of the garage into living space. Members noted the comments of the Access and Movement Officer that as submitted the proposal for three spaces was feasible. However, the Access and Movement Officer commented that this judgment was a fine balance.

Other Members whilst sharing these concerns commented that it would be appropriate to defer the application to allow the applicant to reconsider their position.

After further debate it was;

RESOLVED: That Application No: 2002/7585 be refused on the grounds of the detrimental impact on neighbouring properties due to its overbearing impact and potential for loss of light.

173. APPLICATIONS NOS: 2002/7309, 2002/7310 & 2002/7311, 2002/7309: DEMOLITION OF 41 WATMORE LANE WINNERSH AND PROVISION OF 18 DWELLINGS, F/2002/7310 & 2002/7311 DEMOLITION OF 41 WATMORE LANE PROVISION OF ACCESS AND ERECTION OF 19 DWELLINGS, LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE WINNERSH, FOR: LINDEN HOMES (SE) LTD

The Committee considered a report about this application set out on Agenda pages 82 to 127.

In presenting the report to the Committee, Officers commented that a letter had been received from the applicant's agent requesting that all three applications be deferred to enable the submission of additional information to overcome the objection relating to an oak tree at 39 Watmore Lane.

Members were also updated that following the consultation on revised plans additional comments had been received from the Access and Movement Officer raising no objection subject to conditions and from Sport England making no further comments to those in the report. A total of four additional letters of objection had been received since the Agenda had been dispatched.

Officers also informed Members of an additional reason for refusal regarding infrastructure contributions if they were minded to refuse the application.

In response to a question from the Chairman, the Senior Arboricultural Officer commented that any additional information from the applicant concerning access would need to propose measures that would have no impact on the protected tree, whilst still complying with appropriate engineering standards. To date no solution that could combine those two objectives had been put forward.

Mrs. Ramsdale a local resident attended the meeting and spoke in opposition to the proposal.

Mr. D Dunlop representing the applicant attended the meeting and spoke in favour of the proposal.

Mrs. P Bray, Mrs. ELM Siggery and Mr. D Ball all local Members attended the meeting and spoke in opposition to the proposal.

In discussing the application Members expressed serious concern regarding the effect of the proposal on the oak tree outside 39 Watmore Lane. Whilst noting the request from the applicant for the deferral of the applications, Members commented that they were not satisfied that a further delay would result in an acceptable solution and that therefore it

was reasonable to make a decision at this stage.

The Development Control Manager clarified that no additional information had been received at that time. The decision on whether to accept the applicant's request for deferral was one of balance. A decision for deferral would provide a fallback position, but if the Committee was clear that in their opinion it would not be possible to provide a workable solution to the Tree Preservation issue, it was legitimate for them to reach a decision.

After further debate it was;

RESOLVED: That Application Nos: 2002/7309, 2002/7310 & 2002/7311 be refused on the grounds set out on Agenda page 90 with the following additional reason for refusal;

Reason Two

In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan.

Informative: In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

174. APPLICATION NOS: 2002/7008 AND 2001/5268, OUTLINE APPLICATIONS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT OF 24 DWELLINGS, LAND AT GARDEN COTTAGE WARREN ROAD WOODLEY, FOR: CALA HOMES & LYPAR PROPERTIES

At this point Officers requested that the Committee consider Applications 2002/7008 & 2001/5268 jointly, as the issues relating to both applications were closely related. The Committee concurred with this request.

The Committee considered a report about Application 2002/7008 set out on Agenda pages 128 to 141 and a report about Application 2002/5268 set out on Agenda pages 142 to 155.

In presenting the reports, Officers first clarified the difference between the two applications under consideration. Application No: 2002/7008 & 2001/5268 contained proposals for an identical number of dwellings, (24) but the application site area of Application No: 2002/7008 had been reduced to 0.79 hectares, from the 1.63 hectares site application area of Application No: 2002/5268. The reduction of the site area was in order to meet the target housing density of 30 dwellings per hectare.

Both applications were before the Committee for consideration of the principle of development at the site and means of access only. The site layout plan included as part of Application No: 2001/5268, (Agenda page 155) was for illustrative purposes only and no site layout plan had been received in respect of Application No: 2002/7008. In other respects the applications were identical.

Officers continued and informed Members of a number of points of correction and additional information relating to both applications that had been received since the dispatch of the Agenda.

In relation to the distance between the access road and the side boundaries of the adjacent dwellings, Officers clarified that for both proposals, there would be a distance of 4.5m from the side of No. 14 Warren Road and 5 m from the side of No. 18 Warren Road.

Development Control Ref No:	Received	Parish
F/2002/7309, F/2002/7310 & F/2002/7311	30.08.2002	Winnersh

Development Control Committee 13 November 2002.

Applicant: Linden Homes (SE) Ltd.
Location: Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
Proposal: F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings.
F/2002/7310 & 7311: Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik

SUMMARY:

1. **Proposal** -
F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 4 x 3-bedroom, 2 x 4-bedroom and 4 x 5-bedroom dwellings.

F/2002/7310 and 7311 (Duplicate application): Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 6 x 3-bedroom, 3 x 4-bedroom and 2 x 5-bedroom dwellings.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

BACKGROUND

2. **Planning History** - This 0.64ha site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of all 3 planning applications comprises the following:

(i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
(ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but has been declared surplus to the school requirements by Berkshire County Council.
(iii) The north east corner of the site currently forms part of the school's wildlife area.

The area of open space has been the subject of a number of planning applications, the most recent, F/2001/3458, for 18 dwellings on the same site except with access via 39 Watmore Lane, was refused by the Development Control Committee on 2nd May 2001 on the grounds of unacceptable loss of recreational open space. This was subsequently allowed at appeal in October 2001. A copy of the appeal decision is attached.

The main differences between these 3 current applications and the appeal application are the location of the access, housing mix and that previously the red line of the site included the area of open land to the east.

Since the last planning application a Tree Preservation Order (TPO/1018/2001) has been placed on the large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41. Linden Homes Ltd. raised an objection to this Tree Preservation Order and a report was considered by the Development Control Committee at its last meeting on 23rd October 2002 and the Tree Preservation Order has now been confirmed.

3. **Consultations** F/2002/7309, 7310 and 7311:
- ***Access and Movement Officer*** : Request revisions to layout to show adequate visibility splays and adequate parking and turning.
- ***Arboricultural Officer*** : The oak tree to the front of 39 Watmore Lane, covered by TPO 1018/2001, is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. No works should be allowed within 12m of the tree in accordance with BS5837. Regardless of how the access road is constructed it will have an adverse impact on the tree and as such refusal is recommended.
- ***Environmental Health*** : No Environmental Health objection subject to a condition restricting the hours of construction.
- ***Housing Officer*** : Applications fall below current affordable housing thresholds and therefore there are no affordable housing requirements.
- ***Drainage Engineer*** : Recommends 2 conditions relating to surface water sewerage works and surface water balancing works.
- ***Rights of Way Officer*** : No objection.
- ***Ecologist*** :Require a bat survey.
- ***Education Officer*** : F/2002/7309 - request contributions of £55,868 towards the primary school sector and £33,110 towards the secondary school sector.

F/2002/7310 & 7311 - request contributions of £59,154 towards the primary school sector and £35,057 towards the secondary school sector.

- ***Recreation Officer*** : Request £80,000 towards off-site recreational provision.
- ***Environment Agency*** : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).
- ***Thames Water*** : Recommend that applicant contacts Thames Water Utilities Ltd. to determine the ability of local sewers to dispose of foul or surface water. A condition is also recommended regarding approval of details relating to on and off-site drainage works.
- ***Sport England*** : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan.
- ***Ramblers Association*** : Opposed to sell-off of any school playing field. Site may well become more useful in the future as a 'green lung' in an increasingly built-up area.
- ***Parish Council*** : "The Committee objected to this application on the following grounds:
  Excess traffic would be generated onto an already busy, narrow road."
- ***Letters of representation*** : 33 letters received in respect of F/2002/7309 and 36 letters received in respect of F/2002/7310 and 7311. Objections/comments from the letters received can be summarised as follows:
  - loss of land for school to expand
  - loss of another dwelling in Watmore Lane
  - problems of parking would be exacerbated
  - inappropriate in design, appearance and layout
  - increased traffic
  - impact on highway safety, including pedestrians
  - lack of visibility
  - impact on flora and fauna
  - loss of playing field
  - loss of amenity for dog walkers
  - increased pressure on infrastructure
  - loss of safe route to school
  - increased noise and air pollution
  - increased disturbance due to car headlamps
  - loss of light and privacy
  - impact on TPO'd tree
  - increased crime with increase of population
  - width of 41 Watmore Lane shown incorrectly
  - position of boundary between 37/39 Watmore Lane incorrect
  - parents and local community not informed of application
  - traffic calming required
  - development would set a precedent
  - field needs to be reinstated

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

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (Deposit Draft)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft)].

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft)].

F. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (Deposit Draft)].

G. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft)].

H. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft)].

I Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (Deposit Draft)].

J. Sport England Objection: Circular 9/98 and PPG17.

K. Flooding Issues.

L. Concerns of Parish Council and residents.

A. Principle of residential development in this location

The principle of residential development in this location has been established by the previous appeal allowed in October 2001. The Inspector's comments are material in consideration of these 3 planning applications.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. Principle of loss of open space

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of the 3 applications is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph G) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council has consulted the DfEE, in its role as the Education Authority, and in July 2002 obtained consent to sell the land within the application site, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 18 or 19 dwellings by virtue of the design and layout would not adversely affect the character of the area, with the exception of the access road which would affect the large oak tree growing to the front of 39 Watmore Lane.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity

and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

In accordance with British Standard 5837: 'Trees in relation to construction' no works should be allowed within 12m of the tree, although it is accepted that this standard does not allow for adequate distances for veteran trees and is currently under review. Regardless of how the access road is constructed it is likely to have an adverse impact on the tree. Even if excavations can be avoided there will be a substantial area of hard surface within the protected zone affecting the soil, oxygen and water availability. Although the position of the road in the previous scheme was not dissimilar it differed in that the distance to the tree was greater and there was an existing area of hard standing close to the tree. Furthermore the Inspector imposed conditions requiring further details to be submitted and agreed.

Although an arboricultural method statement has been submitted (received 24.10.2002) it provides general guidance and is not specific to this tree. The hard surface detail also relates to the construction of a driveway and not an estate road serving 19 dwellings and it has not been demonstrated that such a road could be constructed without damaging the tree. The loss of this tree is considered to be unacceptable and would be detrimental to the visual amenity of the area.

D. Impact on amenities of neighbouring occupiers

The layout of the site is similar to the previously proposed under F/2001/3458 in terms of its relationship with the area of open space and the nearest properties being those in Astor Close adjoining the site and as such it is considered that the amenities of adjoining occupiers would not be adversely affected subject to conditions requiring first floor windows in side elevations to be obscure glazed and no additional windows to be inserted without consent, similar to those imposed at appeal. Some of the house types being proposed contain accommodation at second floor level within the roofspace although heights are similar to those previously approved.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/7309	F/2002/7310 & 7311
2 bed x 8 (45%)	2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 4 (22%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 2 (11%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 18 units	Total 19 units

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

With regard to density the Inspector on the previous appeal commented that as the density of the development would be above that of immediate neighbouring housing, he did not consider that it would cause harm to the character and appearance of the area (paragraph 21) and would be acceptable in terms of efficient use of land (paragraph 12).

The increase in density on planning applications F/2002/7310 and 7311 is also considered acceptable and would not be detrimental to the character of the area.

F. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). This is still considered to be the case with the current applications. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

The addition of one dwelling on planning applications F/2002/7310 and 7311 resulting in a total of 19 dwellings would not adversely affect highway safety or congestion.

Whilst a contribution of £40,000 was requested on the previous application towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

G. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

In this instance the proposal would result in a net increase of 17 dwellings in the case of F/2002/7309 and 18 in the cases of F/2002/7310 and 7311.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. It is recommended that a contribution of £80,000 for improvements to recreational provision is included.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. As a result the following contributions which are considered to be reasonable and justified, are being sought:

F/2002/7309 (18 dwellings)

Primary School	:	£55,868
Secondary School	:	£33,110
Total	:	£88,978

F/2002/7310 and 7311 (19 dwellings)

Primary School	:	£59,154
Secondary School	:	£35,057
Total	:	£94,211

The agent has now confirmed in writing (letter dated 31.10.2002) that the applicant is prepared to accept the education and recreation contributions requested.

Highway infrastructure is dealt with under paragraph F.

It is not considered that a requirement for affordable housing applies to the applications as the site to be developed is less that 1 ha. and development is for less than 25 dwellings.

H. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great rested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found.

I. Archaeological Issues

Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

J. Sport England Objection

The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

K. Flooding Issues

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

L. Concerns of Parish Council and Residents

The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

5. **Conclusion** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. However it has not been demonstrated that the proposed access road would not adversely affect the oak tree the loss of which would be detrimental to the visual amenity of the area.

6. **Recommendation** - REFUSE planning permission for 3 planning applications, F/2002/7309, F/2002/7310 and F/2002/7311 on the following grounds:

1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a tree preservation order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

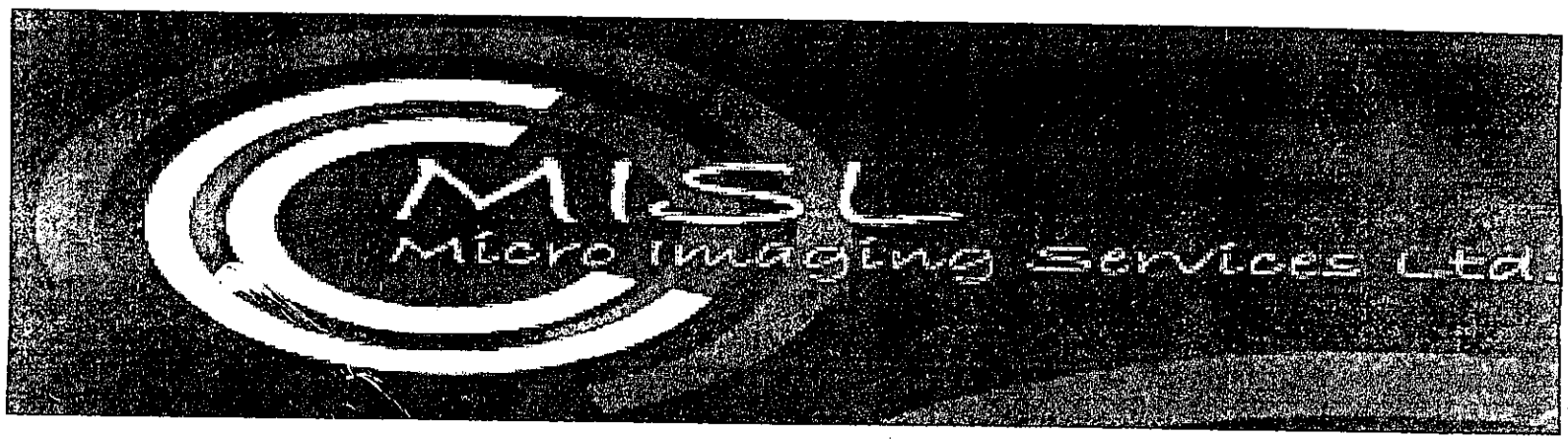
Informative

1. 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 EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4, LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

Plans available in hard copy

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

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

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Date
30 OCT 2002

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Wimersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Wimersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

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

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	5	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table, submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing

FROM: Mrs B Polnik

DATE: 18 December 2002

PLANNING SERVICES	RPF
POL	YES
DC	ONE
APP	
CS	

09 JAN 2002

COPIES TO | ACK: | FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8154

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Site Address: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

Your observations are required in respect of this application **by 11/01/2003** .

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

1 Excess traffic would be generated onto an already busy, narrow road

SIGNED: _____ DATE: 08.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

Development Control Ref No:	Received	Parish
F/2003/8399	11.02.2003	Twyford

Applicant: Millgate Homes
Location: Castle House Research Centre, Willow Drive, Twyford.
Proposal: Erection of 10 dwellings with parking/garages following demolition of the existing research and development building.

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Jeni Jackson

SUMMARY:

Proposal

This is a full application seeking permission for the erection of 10 houses comprising 6 three bed houses and 4 two bed houses, all being two storey. The proposed three bed houses would have either attached or integral garages whilst on-site parking is proposed in respect of the proposed two bed properties. Access is proposed from Willow Drive.

Recommendation

GRANT PLANNING PERMISSION subject to conditions and the completion of a Section 106 Agreement in relation to education, leisure and library stock.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

(0118) 974 6447

4 June 1998

LEB/97/66894/F

Mr C A Lennon
C A Lennon Associates
Oxford House
2A Oxford Road East
Windsor
Berkshire
SL4 1EF

Dear Mr Lennon

LAND AT WINNERSH PRIMARY SCHOOL, POPLAR LANE, WINNERSH

Thank you for your letters of 8 and 28 May with regard to development of the above site. Further to our meeting on 7 May, my colleagues Tom Callaghan (Highway Authority), Neil Etherington (Tree Officer) and I have now had the opportunity of discussing the options you presented to us of providing access to the site along Poplar Lane.

I think the meeting clarified the fact that in order to begin to meet highway requirements, there would be, to differing degrees depending on each option, an adverse impact on the trees and existing vegetation along Poplar Lane; some of this impact would be unacceptable because of the loss of trees, and most of it would be unacceptable in planning terms because it would result in a change from a rural character to an urbanised street scene. Reluctantly, therefore, I conclude that none of the options would satisfy all three areas of concern, and compromises involved in approving any one option would be too great to be acceptable. Given the fact that the proposal is now awaiting an appeal, in order to progress the matter, may I suggest that you submit your preferred option for our consideration within 14 days? This could then form the basis of the proposal to be considered at the appeal.

Yours sincerely

LEB

LYNETTE BAKER
Senior Planner

cc: Tom Callaghan, Highways
Neil Etherington, Landscape
Richard Ford, Policy and Plans

3795

C.A. LENNON ASSOCIATES
Town Planners &
Local Government Consultants
Oxford House · 2A Oxford Road East
Windsor · Berkshire · SL4 1EF
Telephone · 01753 850614
Fax · 01753 841321

Our Ref: CAL/caf

8th May 1998

Head of Planning & Transportation
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR
For the attention of Mrs L Baker

PLANNING DEPT.
POL.
DC/S
APP.
CS
11 MAY 1998
COPIES TO:
ACK:
FILE:

Dear Mrs Baker,

Land to the east of Winnersh County Primary School, Poplar Lane, Winnersh

Further to our discussion yesterday, I understand that you and your colleagues will be considering the various options submitted to you setting out improvements to Poplar Lane, associated with the proposed residential development of approximately 40 dwellings on land to the east of the Primary School and north of the Grovelands Depot. Hopefully, the Environment Committee at its meeting in June will propose the inclusion of this site in the Draft Deposit of the Local Plan, following which we would wish to submit an application as soon as possible thereafter. Accordingly, an early response on the options submitted would be appreciated. If in the meantime there are any further matters you would like to discuss further, please let me know.

Yours sincerely,

C. A. LENNON

needs response saying
HA/TREO/PG — no compromise

TREE / HIGHWAY REQUIREMENTS
POPLAR LANE, WINNERSH

Any changes to the width of the road and the depth at which it is constructed will have an impact on the trees and vegetation growing along the lane, much of which will have to be removed or will become damaged as a result of construction works. Although not all of the trees and vegetation are included in the Tree Preservation Order they will not have to be removed unless changes to the road take place. It is therefore reasonable to take into account the value they have in the street scene. In addition any trees able to be kept will have to be pruned to allow high vehicles to use the road and not obstruct the spread of light from any proposed street lights.

The proposals will result in a change from a quite semi-rural character to an urbanised street scene. In my view this is undesirable.

However, if this change of character is considered acceptable then the highway proposals should be designed to allow the retention and continued good health of the trees as well as provide space for new landscape planting.

To fully assess the impact of any proposals the following details will be required:

1) The stem diameter of the trees, including any buttress roots, at ground level to be plotted on the drawing.

2) Details of all existing levels and any proposed changes.

3) Details of existing and proposed road construction.

4) Details of where existing underground services are located and where new ones are proposed.

5) Details of where street lights will be positioned.

6) Indications of proposed new planting.

Neil Etherington
8.5.98

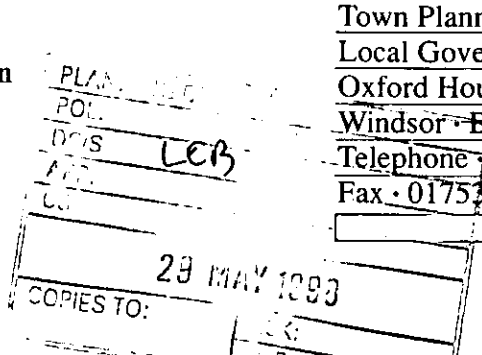
4500

C.A. LENNON ASSOCIATES
Town Planners &
Local Government Consultants
Oxford House · 2A Oxford Road East
Windsor · Berkshire · SL4 1EF
Telephone · 01753 850614
Fax · 01753 841321

Our Ref: CAL/caf

28th May 1998

Head of Planning & Transportation
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR
For the attention of Mrs L Baker



Dear Mrs Baker,

Winnersh Primary School

Further to my letter of the 8th May, I wonder if you are now in a position to respond to the various options which were submitted at our meeting on the 7th May in respect of Poplar Lane.

Yours sincerely,

C. A. LENNON

F/2003/8154

SCHEDULE OF PLANS
FOR 19 DWELLINGS

PLANS Rec'd.

Plan No.		
1363/1 ~~A~~ P	Proposed Site Plan	rec'd 8.5.03
1363/~~10~~ 51	Woodmanstorne ~~Cranmore~~ Plots 1, 2 & 3 ~~Plans &~~ Elevations	rec'd 8.5.03
1363/50	Woodmanstorne Plots 1,2,3, ~~4,5,6,7,8,9,10,11,12,13~~ Plans	rec'd 8.5.03
1363/11 A	Durham Plots 4, 6, 7, ~~& 14~~ Plans & Elevations	17.12.02
1363/12 A	Lynmouth Plot 5 Plans & Elevations	17.12.02
1363/13 A	Delamere & Chartwell Plots 9 & 10 Plans & Elevations	17.12.02
1363/14 A	Lynmouth Plot 11 Plans & Elevations	17.12.02
1363/~~15~~ 52	Woodmanstorne ~~Cranmore~~ Plots 12 & 13 ~~Plans &~~ Elevations	8.5.03
1363/16 A	Cherwell Plots 15, 16 & 17 Plans & Elevations	17.12.02
1363/17	Durham Plots 18 & 19 Plans & Elevations	17.12.02
1363/18 A	Durham Plot 8 Plans & Elevations	17.12.02
1363/19	Durham Plot 14	17.12.02
2003-032/02	Construction of new access road and its junction with Uckmore Lane	

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8154
CASE OFFICER: Mrs B Polnik

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2002/8154
CASE OFFICER: BASIA POLNIK

APPLICANT: LINDEN HOMES LTD
LOCATION: WINNERSH PRIMARY SCHOOL, GREENWOOD ROAD & 41 WATMORE LANE, WINNERSH
PROPOSAL: 19 DWELLINGS WITH ASSOCIATED ACCESS

This site is located south of the Winnersh Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The site has been the subject of a number of planning applications recently.

- F/2001/3458 for 18 dwellings with access from 39 Watmore Lane – allowed at appeal in Oct 2001
- F/2002/7309 for 18 dwellings with access from 41 Watmore Lane – refused at Cttee Nov 2002 on grounds of the impact of the access road on the adjoining tree. Appeal on 7311 pending
- F/2002/7310 & 7311(duplicate) for 19 dwellings with access from 41 Watmore Lane – refused at Cttee Nov 2002 on grounds of the impact of the access road on the adjoining tree. Appeal on 7311 pending

Current application is identical to F/2002/7310 and 7311. The principle of development on this site has been established together with a level of contributions. The contributions requested for the previous application F/2002/7310 & 7311 were as follows:

Education:	Primary School	£59,154
	Secondary School	£35,057
	Total	£94,211

Recreation: £80,000 for improvements to recreational provision

No Highways contributions could be justified at the appeal on F/2001/3458

The primary considerations for the SAI Panel are:

Have there been any material changes in circumstances to justify a change in the contributions previously requested?

BP/29.1.03

Basia Polnik

From: Helen Rowlay
Sent: 01 April 2003 15:01
To: Basia Polnik
Cc: Dave Hooper; Marc Sartorio
Subject: Contributions for the various applications at 41 Watmore Lane

Importance: High

A copy of the calculations showing the housing mix used for each set of contributions is also attached for reference:-

The primary contributions relate to Winnersh Primary, the secondary contributions and any VI Form contributions to Holt and Forest comps.

Option 1 - F/2002/7310 and 7311 (no difference in housing mix between 2 applications)

Net Gain = 18

Primary - £59,153
Secondary - £35,057
VI Form - £0

F_2002_7310_130802 _Watmore lan...

F_2002_7311_130802 _Watmore lan...

Option 2 - F/2002/8154

Net Gain = 18

Primary - £59,153
Secondary - £35,057
VI Form £0

F_2002_8154_watmor e lane.xls

Option 3 - O/2002/8206 and 8620 (no difference in housing mix therefore contribution stays same)

Net gain = 23

Primary - £75,585
Secondary - £44,795
VI Form - £0

O_2002_8206_watmor e lane_30010...

Any queries let me know

Helen

Basia Polnik

From: Prue Bray [prue@bray.telinco.co.uk]
Sent: 17 February 2003 14:20
To: iain.root@wokingham.gov.uk
Cc: basia.polnik@wokingham.gov.uk
Subject: Land adjacent to Winnersh Primary School

Hi,
when an application for this site was given approval last year, Leisure proposed Dinton Pastures as an alternative site for recreational use at which S106 monies could be spent. Finding themselves unable to pursue that application because they no longer control the access, Linden Homes have submitted further applications. One has already been turned down, the other seems still to have access problems, so that it is not clear that it will go ahead. However, it is still active. And it shows housing on a greater percentage of the field, meaning less will be left for recreational use. Can you tell me whether Leisure have looked at the site in the light of the recent applications, and what view you are taking of
a) where a suitable replacement site might be (and please DO NOT SAY Dinton Pastures, which is NOT IN WINNERSH and NOT ACCESSIBLE (sorry about capitals, but hope they convey the strength of feeling)) and
b) the reduced amount of open space left at the site itself.
Thanks
Cllr Prue Bray

Basia Polnik

From: Prue Bray [prue@bray.telinco.co.uk]
Sent: 20 January 2003 22:45
To: basia.polnik@wokingham.gov.uk
Subject: F/2002/8154 - Land adjacent to Winnersh Primary School (also applies to matching outline application)

Hi Basia,
These applications (one full, one outline) differ from the previous one that was recently rejected in that Linden Homes have increased the number of houses and are now proposing to build on considerably more than half the playing field area. I had understood that the council's view of what was acceptable was that half the field was to be preserved as open space. Does the new layout conform to what is acceptable?

The means of access for the new applications is still via no 41. The applications immediately preceding this pair were turned down in November because the access was unsatisfactory. Despite a letter in the file dated 5th December, in which the developer's agent claims that details of a road scheme will be submitted shortly, no such details have been supplied. In the absence of any evidence of a viable access, should the council not deem the applications unacceptable and refuse them? If we are unable to do that immediately, should we not write to the applicant telling them that because their applications are incomplete they will not receive any consideration until the council has received details of the road scheme, and mark them invalid?

Thanks
Prue Bray

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

£150,000 to build a Macmillan cancer day care unit in the hospital's grounds.

Hospital chiefs say the pavilion extension will give the hospital a 'heart' — a focal point for patients, visitors, and hard-working staff to meet up in pleasant surroundings, away from the wards and treatment areas.

The hospital, which was recently renamed Wokingham Community Hospital, opened a new £1m 20-bed ward last year, taking its capacity up to 50 beds.

A new reception and conference room was also part of the improvements which got the

It takes care of people throughout the various stages of their lives, providing a range of services from specialist obstetric care to physiotherapy and podiatry treatment, to care for Alzheimer's sufferers, and much more besides.

As the hospital has grown, so have the needs of its many patients, visitors and staff.

Now plans have been drawn up to build a 50 sq metre pavilion and adjoining garden which will provide a fresh, airy and comfortable relaxation and refreshment area for everyone who uses the hospital.

Once completed, the pavilion will include a modern sandwich/light refreshment area which will be run and manned by the Women's Royal Voluntary Service (WRVS).

The conservatory-style building will open on to a welcoming garden, and there will be tables, chairs and vending machines for people to use.

The trust does not have the funds available to spend on non-clinical needs, so is asking residents to help.



Representatives and *Times* staff, gather on the spot where the pavilion (inset, right) will be built. *W030193z. Picture by Steven Peskett.*

At a packed campaign launch last Friday, special guests, which included leading businesses and community groups, were keen to pledge their support.

Appeal patron Uri Geller said the pavilion was a "great idea".

He said: "I'm a great believer in mind power and nature.

"To feel Mother Nature around you is amazing, and a building like this connects you to the outside world, and gives you space.

"People need that connection."

The *I'm A Celebrity, Get Me Out Of Here* star and famous spoon bender kindly offered to put on a special show in Wokingham to raise funds for the appeal.

And, in an impromptu performance, he duly bent a spoon which was auctioned off for £45

patients and visitors can get together, and it will bring much-needed sunlight into the building.

"Well done to the *Times* for once again leading the way, and to local businesses for pledging their support."

Wokingham Town Mayor Cllr Linda Barnes said she was "absolutely delighted" to be supporting the campaign.

"I am sure there will be no problem in getting the support of residents or in raising the money," she enthused.

"It's a brilliant idea for the patients, because it will be nice for them to get off the wards.

munity groups can also do their bit by picking up a specially-designed fund-raising collection box from the hospital in Barkham Road or from the *Times* offices in Denmark Street.

HOW YOU CAN HELP THE APPEAL

Cheques and donations can be sent direct to the Wokingham Community Hospital Pavilion Appeal c/o Valerie Neal, Wokingham Community Hospital, Barkham Road, Wokingham RG41 2RE.

☐ See pages 8 & 9 for more details about the campaign.
☐ Editorial comment: Page 6.

Council Tax 'to rise over 8pc'

COUNCIL Tax bills are predicted to rise by more than eight per cent in Wokingham.

The exact extent of the tax hike will be decided at a meeting on Friday, but the Conservative leader of Wokingham District Council Frank Browne said bills will rise by more than eight per cent to cover a £1.5million overspend last year.

It means Band D houses in the district — in the middle tax bracket and currently paying £1,069.97 in Council Tax — would face a bill of more than £1,155.57 next year if the plans are given the go ahead at a council meeting next Thursday, February 27.

Full story on page 3.

ISSN 0964-1149

08

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Bronze Age infant's skull unearthed at school dig

A FRAGMENT of an infant's skull has been found near pig bones on a primary school playing field in Winnersh earmarked for a housing development.

Experts believe the skull could be part of a much wider Bronze Age burial ground.

The unusual historical relic surprised archaeologists who say it is unusual to find human and animal bones together.

Police and the coroner's office have not been officially informed of the find which was made in February last year.

Details have only now been made public.

Initial evidence points to the remains being more than 100 years old.

A process called Carbon 14 dating is being used to determine the exact date, but a Bronze Age burial site found in the 1960s, just 100 yards away, suggests it could be a small satellite addition to the central site.

Now Kev Beachus, senior archaeologist at BABTIE, Wokingham District Council's highways consultants which surveys all large building applications, says the top-soil will have to be stripped off to search for the rest of the skeleton to comply with the letter of the law.

There is no evidence of foul play and a thickening of the two-inch piece of skull suggests that death could have been caused by meningitis, it is thought.

Mr Beachus, who is unable to speculate on how the bone came to rest with the pig remains, said too little was known about Bronze Age settlements to be entirely sure of what else could be found.

He said: "Finding the infant's skull with the pig bones did lead us to think of some terrible things, but it was found separately in the same ditch we were digging.

"It is unusual and in my 15 years I have never come across anything like this.

"In law, human remains have to be found 'in totum', which is why I will insist that further work be done."

Controversial plans to build on half of the Winnersh Primary School's playing field will be delayed by the find until diggers can be sure there are no further human remains.

Not much is known about childhood Bronze Age diseases, but Mr Beachus believes meningitis was common and could claim the lives of as many as a dozen children in an outbreak.

When the topsoil is peeled off, which could take about six weeks, the site will be opened to the public for one day only.

The news was welcomed by Winnersh Primary School headteacher Howard Penny, who said the discovery would be used as an educational aid, and added that he welcomed anything that might allow the school to hang on to its field a little longer!

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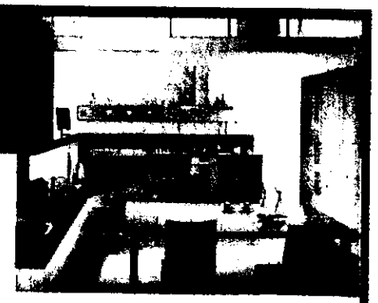

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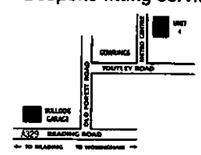

MOBALPA WOKINGHAM
Unit 4 - Metro Centre
Toutley Road
Wokingham
Berkshire
RG4 1QW

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e-mail: mobalpa@btopenworld.com

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01344 778898

Barrie

IS THIS ANOTHER ONE OF YOURS. APPLICATIONS I MEAN — NOT SKULL

Basia Polnik

From: Chris Hamilton
Sent: 17 March 2003 15:07
To: Kerrin Lithgow; Tanya Davies; Basia Polnik
Subject: Planning applications

A clutch of applications has arrived on my desk, most at or past their due date. However, these are the contributions we would seek, all based on our standard formula and all for the enhancement of library resources or facilities:

O/2003/8475: £800
F/2003/8420: nil
F/2002/8154: £960
O/2003/8620: £1200
F/2003/8457: £1400

Chris

Chris Hamilton
Head of Libraries and Lifelong Learning
Wokingham District Council
Shute End, Wokingham, Berks RG40 1WN

Office Tel: 0118 974 6261 Office Fax: 0118 974 6259
Mobile Tel: 07801 664382 Mobile Fax: 07901 430985

Spoke to Neil re: wording of condition
include in Members' update

distance the only excavations required would be for the piles. At the distance these piles would be from the tree it is highly unlikely that any roots greater than 10-20mm diameter would be found. The upper 700mm for each pile would be dug by hand and if any roots over this size were found the position of the pile could be altered by up to 300mm.

There will be 3 rows of piles at 2.1 metres spacing. Each pile will require an excavation of 220mm diameter. It is not considered that excavations for the piling will result in the loss of woody roots over 20mm diameter. The localised nature of the excavation will not result in a significant loss of non-woody roots. If a pile could not be constructed due to the presence of woody-roots over 20mm in diameter then the scheme would need to be modified before would could continue. This could be required by condition if planning permission were granted.

(iii) Appeal Decision

In 2001 an appeal was made by Linden Homes (South East) Limited against Wokingham District Council's failure to give notice within the prescribed period of a decision on an application for planning permission. The appeal was allowed and planning permission granted for 18 dwellings subject to conditions.

The access road allowed as part of this scheme would go through the front garden of 39 Watmore Lane and would be 5 metres from the centre of the tree. The Inspector in his appeal decision noted: 'The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation'.

The proposed access road is no closer than that shown on the appeal scheme, albeit on the other side. The applicants have carried out extensive investigation into how the road can be constructed without causing damage to the tree and these principles could be applied to the appeal scheme. Subject to site investigation at 39 Watmore Lane the information provided would be sufficient to allow the condition on the appeal scheme to be discharged.

(iv) Summary

The proposed access road has been designed to ensure that the health and longevity of the Oak is not compromised. Site investigations have demonstrated that it is unlikely that woody roots will be cut. Conditions should be imposed to ensure that if any roots are found during construction that the scheme is modified so that they are not damaged.

Planning permission exists for a road to go 5 metres from this tree subject to the imposition of a condition over its design and construction. Therefore, this approach has already been accepted on appeal. The applicants have agreed to provide examples of where similar techniques have been successfully used on less resilient trees. This information will be reported to Committee.

Basia Polnik

From: Neil Etherington
Sent: 02 May 2003 13:38
To: Basia Polnik
Subject: 41 WATMORE LANE / WINNERSH PRIMARY SCHOOL

Basia

In refusing planning permission for the above development the Committee seemed to have two outstanding concerns in relation to the Oak tree next to the proposed access.

- What would happen if woody roots prevented the construction of one or more of the piles. Trial excavations could be carried out to establish whether this may be a problem, and if so a solution formulated.
- Have similar road designs been used next to an Oaks of this size and age elsewhere and if so are the tree still healthy at least 5 years on? The Committee were not prepared to use this tree as a 'guinea-pig'. Examples would be extremely useful in proving that schemes such as this work in practice and not just in theory.

It may be worth highlighting these concerns with Linden Homes so that they have an opportunity to address them.

Thanks and regards.

Neil

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date May 13, 2003
My ref. BP/TAB/F/2002/8154
Your ref.

Mr Dunlop
Lennon Planning Ltd
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

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 Dunlop

PROPOSED RESIDENTIAL DEVELOPMENT OF 19 DWELLINGS ON LAND ADJACENT WINNERSH PRIMARY SCHOOL, WINNERSH

Further to our meeting on Wednesday 7th May 2003, I confirm that the following contributions are being sought in respect of this application:

1. Education: £59,153 towards primary school sector
   £35,057 towards secondary school sector

2. Recreation: £80,000

3. a) 26% of the units being affordable, built to Housing Corporation Scheme Development Standards, and transferred to an RSL partner at a cost not exceeding 90% of the Housing Corporation's Total Cost Indicator.

   b) Alternatively, 26% of the land could be transferred at nil cost to RSL's in the form of serviced plots to an RSL partner.

I would be grateful if you could confirm the acceptability of the above in writing so that this can be reported to the next Committee.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 31 January 2003
My ref. BP/F/2002/8154 & O/2002/8206

Mr Dunlop
Lennon Planning Ltd
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

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

WITHOUT PREJUDICE

Dear Mr Dunlop

RE: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WITH ACCESS VIA 41 WATMORE LANE, WINNERSH

I refer to your 2 recent planning applications for the above-mentioned proposal.

F/2002/8154 (proposal for 19 dwellings)
The site area has not been given in the application form. Please could you confirm the site area for this application.

O/2002/8206 (proposal for 24 dwellings)
The Highway Officer has commented as follows:

1. Forward visibility across Plot 19 is restricted.
2. Extended length of carriageway adjacent to Plot 6 is unnecessary and would lead to on-street parking.
3. Visibility splays of 2.4 metres x 60 metres are required at the junction with Watmore Lane.

F/2002/8154 and O/2002/8206
As you are aware, the previous planning applications were refused on the grounds that it had not been demonstrated that the proposal would not affect the protected tree at 39 Watmore Lane. It is therefore essential that you can demonstrate at this stage how the access road can be constructed without causing damage to the oak tree.

If I do not receive this information within 14 days of the date of this letter then the applications will be recommended for refusal.

Mr Dunlop

31 January 2003

Finally, I have received comments from the Archaeologist which you should be aware of:

> The archaeological evaluation carried out in early 2002 discovered human remains in the form of a child's skull fragments. An interim report from the excavator to confirm the age of these remains is still awaited.
>
> If these are of recent date the coroner will have to be called in and decide on a course of action.
>
> In the event of the remains being of any age then further archaeological works will need to be carried out across the entire site. It is envisaged that these works will take the form of a 'strip and record' in advance of any further works on the site.

I look forward to receiving the additional information/revised plans requested in due course.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Basia Polnik

From: Sarah Hollamby
Sent: 24 March 2003 14:29
To: Basia Polnik
Cc: Marc Sartorio
Subject: RE: Land adj Winnersh Primary School F/2002/8154, O/2002/8206 & O/2003/8620

Apologies Basia - the minutes for this meeting have apparently not yet been produced, hence my confusion that I couldn't find any record of any discussion.

I'm assuming that we are treating this as a new application, and on this basis, the site would now have an affordable housing requirement of either

a) 26% of the units being affordable, built to Housing Corporation Scheme Development Standards, and transferred to an RSL partner at a cost not exceeding 90% of the Housing Corporation's Total Cost Indicator.
b) alternatively, 26% of the land could be transferred at nil cost to RSLs in the form of serviced plots to an RSL partner.

Hope that's okay.
Let me know if you want to discuss.

Sarah.

Sarah Hollamby
Housing Strategy and Development Manager
Community Services Department
Wokingham District Council
Tel: (0118) 974 6817
Fax: (0118) 974 6770
sarah.hollamby@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Basia Polnik
Sent: 24 March 2003 12:16
To: Sarah Hollamby
Subject: RE: Land adj Winnersh Primary School F/2002/8154, O/2002/8206 & O/2003/8620

Sarah I wrote my briefing note on 29.1.03 for O/2003/8620 & F/2002/8154 and would have passed it onto Gillian then and therefore it should have been considered at the next meeting. O/2002/8206 is a duplicate of O/2003/8620.
Basia

-----Original Message-----
From: Sarah Hollamby
Sent: 19 March 2003 16:12
To: Basia Polnik
Subject: RE: Land adj Winnersh Primary School F/2002/8154, O/2002/8206 & O/2003/8620

Sorry to be thick - but have these been through the SAI Group?

Sarah Hollamby
Housing Strategy and Development Manager
Community Services Department
Wokingham District Council
Tel: (0118) 974 6817
Fax: (0118) 974 6770
sarah.hollamby@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Basia Polnik
Sent: 19 March 2003 14:36
To: Sarah Hollamby; Dave Hooper
Cc: Helen Rowlay; Iain Root
Subject: Land adj Winnersh Primary School F/2002/8154, O/2002/8206 & O/2003/8620

These applications are going to be considered by DC Cttee on 9th April and officers deadline for reports is this coming Monday 24th March. Therefore please could I have your comments on the above applications

by Monday am 24.3.03.

For your information the applicant has appealed O/2002/8206 and this is due to be heard at public inquiry on 24th June 2003 at which representations would need to be made, together with F/2002/7309 & F/2002/7311. I will e-mail you the timetable for deadlines for input from recreation etc in due course. Thanks

Basia
x6450

FOR REF.

LENNON PLANNING LTD

13 Hermitage Parade, High Street, Ascot SL5 7HE

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

Our Ref: DSD/ads/919

30th January 2001

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39422
Reply Req

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

For the attention of Nicola Lake

Dear Sir

Watmore Road, Winnersh

I refer to our recent meeting on Friday 26th January with regards the above site.

You will no doubt be aware that a new application has been submitted albeit not registered as yet.

I enclose for your attention a revised plan which takes on board your suggestions with regards the layout in terms of mix etc. I would be grateful for your informal views on this layout.

I can also advised that a meeting took place last Friday with your Arboriculturist concerning the proposed access. I am hopeful that agreement has already been reached.

I look forward to hearing from you.

Yours faithfully

Des Dunlop

Directors: C A Lennon BA, DipTP, MRTPI; M D V Lennon BA; R J Huntley BSc, DipTP, MRTPI; D S Dunlop BA(Hons), MRTPI
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By hand 23.2.01

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

Ref. No. 40321
NE BHS
20 FEB 2001
COPIES

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

23 February 2001

Ref: JI/FJ/1363

For the attention of Nicola Lake.

Dear Sirs,

RE: LAND TO THE REAR OF WATMORE LANE – WINNERSH.
APP NO. F/2001/3252

Please find enclosed six copies of the following drawings for substitution in the current planning application: -

1363/11E, 18A, 19A, 20A, 21A, 22C and 23.

The following drawing will be deleted from the current application: -

1363/17A

The following drawings will remain in the current application: -

1363/ 12A, 13A, 14A, 15A and 16A.

I understand that following your meeting with the applicant and his agent in January 2001, you will be able to put the application before the March 2001 committee.

Yours faithfully

John Irish.
Partner.

. Encs.
Cc. Linden Homes – (. Encs.)
Cc. Lennon Planning – (. Encs.)

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date March 2, 2001
My ref. F/2001/3252

Linden Homes (South East) Ltd.
Linden Homes
The Village of Caterham Barracks
Coulsdon Road
Caterham on Hill
CR3 5YB

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

Dear Mr Ballard

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, AND RIGHT OF WATMORE LANE, WINNERSH

Further to our telephone conversations on 28th February regarding the revised plan showing 17 dwellings (plan 1363/11E) received on 26th February 2001, my comments are as follows:

Plot 9: The proposed dwelling on Plot 9 is located close to 5 Astor Close and it is suggested that the dwelling be set further forward to improve the relationship with the adjacent property.

Plot 8: The layout indicates a distance of only 11.5m from the side elevation of Plot 8 and rear of 6 Astor Close. This distance should be increased to a minimum of 14m.

Housing mix: In order to achieve the housing mix adopted by the Local Planning Authority one of the 5 bed dwellings should be replaced by a 3 bed dwelling.

Newt survey: A survey should be carried out of the pond within the school grounds by a qualified ecologist to assess whether great crested newts, a protected species, are present.

Archaeological evaluation: I have further discussed the matter with Mr K Beachus of Babtie and it is considered that archaeological trenching needs to be carried out prior to determination. I enclose for your information a copy of consultation response.

I would also advise that the 5-a-side pitch be deleted from any revised scheme as its current position would require the removal of trees on the existing boundary of Four Acres.

Linden Homes

March 2, 2001

Finally, should you decide to increase the number of units this would require the submission of a fresh planning application and fee. If the current application is withdrawn and if a new application, with the same red line, is resubmitted within 12 months, then the fee paid can count towards the new application. With regard to time scales, if revised plans are received on 5th or 6th March I will endeavour to try and get the application to the 11th April 2001 Committee subject to all consultee comments being received and matters being resolved.

I hope that this clarifies the position. You should be aware that these comments are made 'Without Prejudice' to the Council's normal decision-making process.

Yours sincerely

B.POLNIK (Mrs)
Senior Planning Officer

cc: Lennon Planning Ltd.
13 Hermitage Parade
High Street
Ascot
SL5 7HE

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2001/3252
CASE OFFICER: BASIA POLNIK

APPLICANT: LINDEN HOMES PLC
LOCATION: LAND ADJ WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND REAR OF WATMORE LANE/ASTOR CLOSE, WINNERSH
PROPOSAL: DEMOLITION OF 39 WATMORE LANE TO PROVIDE ACCESS AND ERECTION OF 17 DWELLINGS

This site is located within the settlement boundary of Winnersh. The majority of the site is an open field with vegetation along the boundaries part of which is used for playing of football. The land with the exception of 37/39 Watmore Lane is owned by the Council. In March 1998 planning permission 97/66894/F for 24 dwellings was refused on the grounds of loss recreational facility, lack of on-site POS provision, inadequate housing mix, inappropriate scale & form, impact on water environment and substandard access. This application is the subject of an appeal which is currently held in abeyance.

The proposal is to demolish 39 Watmore Lane to provide vehicular access and the erection of 17 houses comprising of the following mix:

2 bedroomed houses x 8	(47%)
3 bedroomed houses x 4	(24%)
5 bedroomed houses x 5	(29%)
Total	17

The application as originally submitted, in January, was for 16 dwellings with a 37.5% being 4 bed or more. Revised plans received 26.2.01 indicate a more appropriate mix.

The total site area of the application site(excluding 37 Watmore Lane) is 1.16ha. The area proposed for housing is approx 0.74ha and rear part of the site 0.42ha would be left as open space. The plan indicates a five-a-side pitch although this would be provided by the Local Authority from proceeds of the sale of the land.

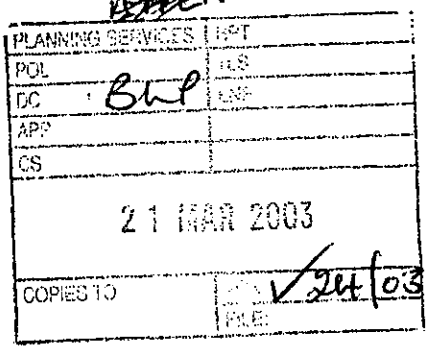
The current application differs from that previously refused in terms of position of access, housing mix and that an area of POS/recreational facility would be retained albeit smaller in size.

The primary considerations for the SAI Panel are:

- **Highway requirements**: contributions/improvements
- **Public Open Space**: is the loss of open space, existing recreational facility acceptable.
- **Education**: possible contribution
- **Community Facilities/Libraries**: possible contributions
- **Social Housing**: as the scheme is for less than 25 dwellings and the housing site itself is less than 1.0ha there is no requirement

BP/27.2.01

APPEAL OBS



7311

Paul Truckle,
27 Greenwood Grove,
Winnersh,
Wokingham.
Berkshire.
RG41 5LH.

Date : 20/03/03.

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

Ref : APP/X0360/A/03/1111120

Winnersh Primary School Field

Dear Sir or Madam,

I am writing to protest and object in the strongest terms to the planning applications made by Linden Homes. I refer to applications F/2002/7309, 7310 and 7311 and also applications F/2002/8154, 0/2002/8206, 0/2003/8620.

I have recently moved to this area (Nov 2002) and would be extremely disappointed to see such new development in the area. As you may be aware, traffic congestion in the area has already reached it's peak result in extreme time delays for commuter traffic.

I would therefore be grateful if you would consider my point of view and register my objection as required.

Yours faithfully,

Paul Truckle.

FOR REF

2561

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04 JAN 2001	
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	FILE:

3 January 2001

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

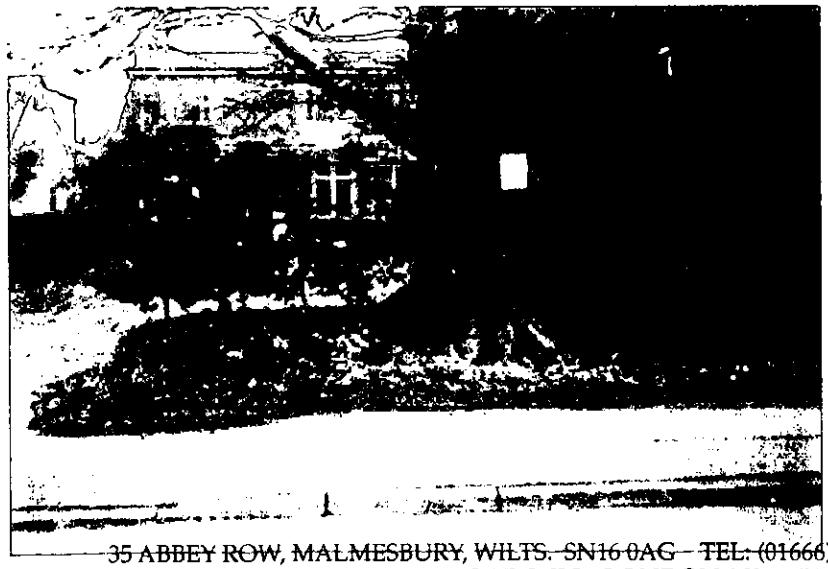
For the attention of Nicola Lake

Dear Sirs,

R/O 39 Watmore Lane, Winnersh
Ref: F/2000/2561

I am instructed by Linden Homes on the above project and have been looking in detail at the existing tree at the proposed entrance to the site.

The tree is an Oak, now becoming over-mature and in decline, although the new growth still has reasonable vigour. In accordance with BS 5837:1991 Trees in Relation to Construction, it would be deemed of Low Vigour and, notwithstanding its historical value as an old boundary tree, it would have a category of C. The tree has developed on a slight embankment, although this has been exaggerated by the recent planting of Cypresses between the drive and the trunk of the tree (see photo below).





35 ABBEY ROW, MALMESBURY, WILTS. SN16 0AG – TEL: (01666) 825040 FAX: (01666) 824834
THE STABLES, 3B WILSON STREET, WINCHMORE HILL, LONDON N21 1BP TEL: (020) 8447 9049 FAX: (020) 8447 8821
MOBILE: 07768 352000 *or* 07974 815309 EMAIL: ACD_LA@compuserve.com *or* acd.landscape@virgin.net

ACD Landscape Architects Ltd *Director:* S.J. Dale, Dip.LA MLI *Associate Director:* J.B. Constable, B.A.Hons DIP.LA *Consultant:* D.C. Rose BSc. C.Eng MICE. MIStructE
Registered Office: Doric House, 132 Station Road, Chingford E4 6AH *Company Registration No:* 2079974 *VAT Registration No:* 455 2308 59

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There are methods by which driveway construction can be achieved in proximity to trees, as detailed in Section 11 of BS 5837:1991 Trees in Relation to Construction and APN1 Driveways Close to Trees from the Arboricultural Advisory and Information Service. This situation, however, is difficult in that the levels, whatever the final location of the entrance road, do not allow for surface construction and the condition of the tree suggests that any disturbance or change to the water table will result in its demise.

The tree has been severely crown reduced in the past and there is evidence of decay associated with this poorly implemented work. Whilst the new growth is reasonable, there is the likelihood of further decay developing. I cannot see the justification for the imposition of a TPO given the condition and appearance of the tree.

I would conclude that the tree is unlikely to survive any disturbance and, as the site is almost certainly to be accessed for the purposes of development, it would be better to replace the existing tree with a suitable alternative Oak, which will develop on the ground conditions prevailing and provide a certain feature to the streetscene in the future. I would recommend that a semi-mature replacement be provided for immediacy, as well as a young feathered tree in an alternative location, to ensure that an Oak develops in that location in its' best form.

I look forward to your receiving your response to this proposal.

Yours sincerely

Stephen J Dale MLI
Director

cc Toby Ballard - Linden
Des Dunlop - Lennon Planning

35 ABBEY ROW, MALMESBURY, WILTS. SN16 0AG TEL: (01666) 825646 FAX: (01666) 824654
THE STABLES, 3B WILSON STREET, WINCHMORE HILL, LONDON N21 1BP TEL: (020) 8447 9049 FAX: (020) 8447 8821
MOBILE: 07768 352000 *or* 07974 815309 EMAIL: ACD_LA@compuserve.com *or* acd.landscape@virgin.net

ACD Landscape Architects Ltd *Director:* S.J. Dale, Dip.LA MLI *Associate Director:* J.B. Constable, B.A.Hons DIP.LA *Consultant:* D.C. Rose BSc. C.Eng MICE. MIStructE
Registered Office: Doric House, 132 Station Road, Chingford E4 6AH *Company Registration No:* 2079974 *VAT Registration No:* 455 2308 59

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/2561

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

Location : Land Adjacent Winnersh Primary School, Greenwood Grove, Winnersh, Wokingham.
Proposal : Proposed erection of 16 dwellings, access road and demolition of 39 Watmore Lane.

Site Notice Displayed ? :

YES	NO	DATE
✓		9.11.00

Green site notice ✓

Date of Neighbour Notifications : .....

Date of Site Visit : .....9.11.00.....

Date Registered : 10/10/2000

Earliest Date for Decision : 17/11/2000

Latest Consultation Date/Site Notice Expiry Date : 17/11/2000

This application will have expired on: 05/12/2000. 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/2000/2561

Appraisal :

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

Application Number F/2000/2561
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent Winnersh Primary School Greenwood Grove Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2561

OFFICER: Nicola Lake

DATE OF SITE VISIT: 9.11.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on tree front of 39 Watmore Lane + School.

2. DESCRIPTION OF SURROUNDINGS

Residential roads and reserve

3. DESCRIPTION OF SITE/BUILDING

Playing field to the South of the school -

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Nicola Lake

From: Sharon Graham
Sent: 02 November 2000 16:32
To: Nicola Lake
Subject: Land at Winnersh Primary School - Application 2561

Nicola
I have been trying to work out the plot size of this development in order to establish whether or not it is above 1 hectare and so has an affordable housing requirement. The plot size is not on the application but Helen yesterday kindly calculated that it was 5,800 sqm, however, I stupidly don't know how to convert the sqm into hectares so am no further forward!

If the application land is above the 1 hectare threshold then we would expect to see an affordable housing contribution of either:

- Up to 25% affordable housing provision on site, either through 25% of the completed units built to Housing Corporation Scheme Development Standards and delivered to a Housing Association nominated by the Council at a discounted value (that being 90% of Housing Corporation Total Cost Indicators).
- Or, 25% of the developable land, clean, clear and serviced, delivered at nil cost to a Housing Association nominated by the Council.

Please give me a call if you need more info.

Thanks
Sharon
Housing Strategy Officer
X6817

Nicola Lake

To: Hilary Wardale
Subject: RE: F/2000/2561 - 39 Watmore Lane, Winnersh

Hi,

There doesn't appear to be any attached file. Could you please forward a copy please.

Thanks very much,

Nicky.

----Original Message----
From: Hilary Wardale
Sent: 31 October 2000 10:34
To: Nicola Lake
Cc: Helen Rowlay
Subject: FW: F/2000/2561 - 39 Watmore Lane, Winnersh

Nicola,
Re above development application:
Helen has asked me to remind you that "Due to the sale of land at Winnersh Primary School we are unable to expand this school any further. The nearest schools with surplus capacity are the Keep Hatch Schools. "
Hilary

-----Original Message-----
From: Helen Rowlay
Sent: 27 October 2000 17:02
To: Hilary Wardale
Subject: RE: F/2000/2561 - 39 Watmore Lane, Winnersh

Hilary - can you add foot note about problems with expansion at Winnersh Primary School - see note I sent to Planning last week re. Chatsworth Ave.

Thanks

-----Original Message-----
From: Hilary Wardale
Sent: Friday, October 27, 2000 12:03 PM
To: Nicola Lake
Cc: Helen Rowlay
Subject: F/2000/2561 - 39 Watmore Lane, Winnersh

Nicola,
The above development falls within the catchment areas of Winnersh Primary School and Forest/Holt Secondary schools. From the latest capacity data all these schools are full. Hence, a developer contribution to procide for pupils generated by this development will be required.

The education contribution is calculated as £48,557 for all sectors. See attached file for details.

If you need any further info, please let me know.
Hilary (ext 6166)

<< File: F20002561_39WatmoreLane_Winnersh.doc >>

S106 Calculation

DATE: Friday October 27, 2000

Application No: F/2000/2561

Location: 39 Watmore Lane, Winnersh

Proposal: 16 dwellings

Replacing: 1 existing dwelling(s)

Net gain: 15 dwellings

Type: 6 x 2 -bedroomed houses ← 2 Bed houses for Primary & Secondary.
10 x (3+ bedroomed houses)

School Designated Area: Primary: **Winnersh Primary**
Secondary: **Forest/Holt**

As schools in designated area are full, education contribution will be required. This is calculated using a set formula agreed by Committee in June 1999.

Nursery Contribution:	Net gain x 0.044 x £4,720 x 1.06	= £ 3,302 ← Not to be included
Primary Contribution:	Net gain x 0.3 x £4,720 x 1.06	= £ 22,514
Secondary Contribution:	Net gain x 0.2 x £6,280 x 1.06	= £ 19,970 ← should be on primary
Sixth Form Contribution:	Transfer ratio x £8,267 x 1.06	= £ 2,771 ← Not to be included
	TOTAL	**= £48,557**

EDUCATION CONTRIBUTION REQUIRED: **£48,557**

VERY URGENT

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 9th November 2000

Location: Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh.

Proposal: Erection of 16 dwellings, access road and demolition of 39 Watmore Lane.

Application Number: F/2000/2561

Further to Catherine's comments dated 2nd November on the above application I have the following comments to add:

On the frontage of 39 Watmore Lane is a mature Oak tree. This tree is in good condition and is highly significant in the surrounding landscape. The proposals as shown will result in the loss of this tree. I am happy to support refusing planning permission for this development due to the loss of this tree (Policy WBE11).

I am proposing to include this tree in a Tree Preservation Order. Please let me know urgently if there is any reason why I should not do this.

Neil Etherington
Senior Arboriculturist

VERY URGENT

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 9th November 2000

Location: Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh.

Proposal: Erection of 16 dwellings, access road and demolition of 39 Watmore Lane.

Application Number: F/2000/2561

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I am proposing to include this tree in a Tree Preservation Order. Please let me know urgently if there is any reason why I should not do this.

Neil Etherington

Neil Etherington
Senior Arboriculturist

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2002/7310 & 2002/7311

Proposal:
Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate applications.

Location:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 18/09/2002 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **09/10/2002**. Written comments submitted will become available for public inspection.

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

Date: 18/09/2002

FOR REF

Nicola Lake

From: Helen Rowlay
Sent: 26 January 2001 09:12
To: Nicola Lake
Cc: Hilary Wardale
Subject: FW: F/2000/2561 39 Watmore Lane Revised

Importance: High

In addition to Hilary's comments, in view of the potential problems with expanding Winnersh Primary School the primary contributions will be allocated to an alternative school within a 2 mile radius of Winnersh primary school to provide the necessary additional accommodation to meet the demands from the development.

Helen

-----Original Message-----
From: Hilary Wardale
Sent: Thursday, January 25, 2001 5:18 PM
To: Nicola Lake
Cc: Helen Rowlay
Subject: F/2000/2561 39 Watmore Lane Revised

Nicola,
I've revised the figures for education contributions for the above planning application, reduced to £34,496 for Primary and Secondary sectors. Please see attachment.
Although the development is in the catchment area for Winnersh Primary school, due to the sale of land at Winnersh Primary School we are unable to expand this school any further.
Regards
Hilary



F20002561_39Watmor eLane_Winner...

FOR REF

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/7310

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

Location : Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal : Proposed erection of 19 dwellings, construction of new access and demolition of no 41 Watmore Lane. Duplicate application with F/2002/7311.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 18.9.2002

Date Registered : 30/08/2002

Earliest Date for Decision : 29/09/2002

Latest Consultation Date/Site Notice Expiry Date : 29/09/2002

This application will have expired on: 25/10/2002. 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 : F/2002/8154

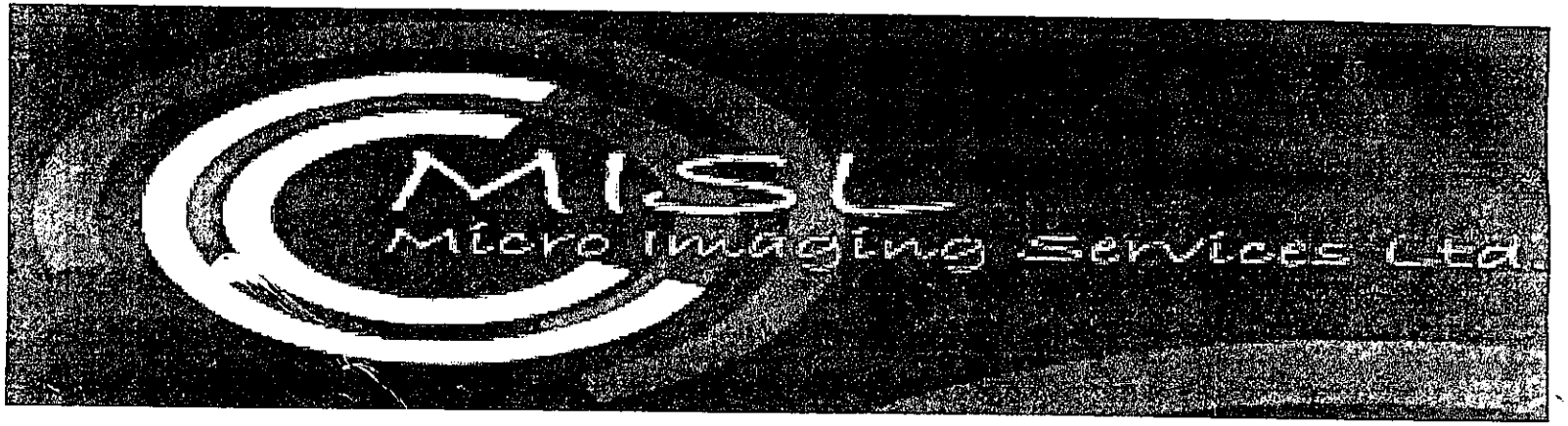
Plans under consideration:

Site Plan		✓ 1363	~~HK~~	11L recd 25.10.02
Plots 1,2,3	Cranmore 2B	✓	10A	2B x 8
Plots 4,6,7	Durham 3B	✓	11A	3B x 6
Plots 5	Lynmouth 5B	✓	12A	4B x 3
Plots 9/10	Delamere/Chartwell 4B/~~4B~~		13A	5B x 2
Plot 11	Lynmouth 5B	✓	14A	19

Planning Issues :

Plot 12/13	Cranmore 2B	✓	15A
Plots 15/16/17	Chartwell 2B	✓	16A
Plots 18/19	Durham 3B	✓	17
Plot 8	Durham (4b)	✓	18A
Plot 14	Durham 3B	✓	19

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

FOR REFERENCE

Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

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

   ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

   iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

Basia Polnik

From: David Ball [ball_david@msn.com]
Sent: 14 October 2002 20:24
To: Neil Etherington
Cc: Jane Earl; Basia Polnik; Liz Siggery
Subject: Re: F/2002/7309/10/11 Linden Homes/Oak tree @ 39 Watmore Lane

Dear Neil,

I was sorry to hear of your illness and in the event I received a good holding reply from your office.

The below response is robust and I am very grateful for it.

Kind regards

David Ball

----- Original Message -----
From: Neil Etherington <mailto:Neil.Etherington@wokingham.gov.uk>
To: 'David Ball' <mailto:ball_david@msn.com>
Cc: Jane Earl <mailto:Jane.Earl@wokingham.gov.uk> ; Basia Polnik <mailto:Basia.Polnik@wokingham.gov.uk>
Sent: Monday, October 14, 2002 4:25 PM
Subject: RE: F/2002/7309/10/11 Linden Homes/Oak tree @ 39 Watmore Lane

Dear Mr Ball

Thank you for your emails. I am sorry for my delay in replying. I was ill last week and prior to that concentrating on the Teams Best Value Review, at the expense of other areas of work.

My advice is:

- The Oak tree is highly significant in the surrounding landscape and should be retained. It was included in a Tree Preservation Order (TPO) at the time of the previous application to develop the land at Winnersh Primary School. Linden Homes have objected to it being included in a TPO. I will be reporting their objection to the Development Control Committee and recommending that the Order be confirmed to ensure the continued legal protection of the tree.

- In my view NO development should be allowed which will cause harm to this tree. The Inspector who held the Inquiry into the Council's decision to refuse planning permission for the previous application to develop the site recognised the importance of this tree. He also accepted that an access through 39 Watmore Lane could be constructed without causing damage to it. The applicants will need to be able to demonstrate that the new access through 41 can be constructed without causing damage to it. I would recommend that this information is obtained before the Development Control Committee consider this application. If it can not be demonstrated that a suitable access road can be constructed without causing damage then I would recommend that planning permission be refused.

- I have not looked at the site recently. I intend to do so this Wednesday, to see if constructing the access is feasible, and if so what information we need the applicant to provide.

- Ultimately it will be for Development Control Committee to decide whether to grant planning permission. However, from my point of view I need to ensure that they have accurate information on the impact development will have on the tree.

I will respond more fully once I have visited the site.

Thanks and regards.

Neil

-----Original Message-----
From: David Ball [SMTP:ball_david@msn.com]
Sent: 08 October 2002 09:51
To: neil.etherington@wokingham.gov.uk
Cc: Jane Earl
Subject: Re: F/2002/7309/10/11 Linden Homes/Oak tree @ 39 Watmore Lane

Dear Neil,

Any chance of a reply please?

By copy of this note I've asked Jane Earl to kindly chase in case you are indisposed. It is now 4 weeks since I put my question and even by courtesy standards I would have expected some acknowledgement.

Rgds

David Ball
Member for Winnersh

----- Original Message -----
From: David Ball < <mailto:ball_david@msn.com>>
To: neil.etherington@wokingham.gov.uk < <mailto:neil.etherington@wokingham.gov.uk>>
Sent: Sunday, October 06, 2002 11:30 PM
Subject: Fw: F/2002/7309/10/11 Linden Homes

Dear Neil,

Any reply to the below mail please (2nd reminder)?

I need the answer before Tuesday's Parish Council meeting.

Thanks

David Ball
----- Original Message -----
From: David Ball < <mailto:ball_david@msn.com>>
To: neil.etherington@wokingham.gov.uk < <mailto:neil.etherington@wokingham.gov.uk>>
Cc: Liz Siggery < <mailto:liz@siggery99.freeserve.co.uk>>
Sent: Tuesday, September 17, 2002 12:06 AM
Subject: Re: F/2002/7309/10/11 Linden Homes

Dear Neil,

Any reply to the below mail please?

David Ball

----- Original Message -----
From: David Ball < <mailto:ball_david@msn.com>>
To: neil.etherington@wokingham.gov.uk < <mailto:neil.etherington@wokingham.gov.uk>>
Cc: Liz Siggery < <mailto:liz@siggery99.freeserve.co.uk>>
Sent: Friday, September 13, 2002 5:33 PM
Subject: F/2002/7309/10/11 Linden Homes

Dear Neil,

I believe Basia Polnik has put a question to you on my behalf - but I do need an answer as soon as possible because of pressure from residents.

Basia has advised me that the road width into the proposed estate of 18 houses at 41 Watmore Lane needs to be 5.5m wide at Watmore Lane. The developer is proposing 4.8m width because there is a line of sight problem caused by the Ancient Oak at 39 Watmore Lane.

Can you confirm that this tree will be retained in all circumstances and that the planning conditions will be influenced by your recommendation as to the protection of such roots as may be sited in number 41?

I have photographs of the Ancient Oak taken in the 1920s and the present day from the same location and the branch constellation is visibly identical.

Kind regards

David Ball
Member for Winnersh

Opinions expressed in this e-mail are those of the sender and do not necessarily represent those of Wokingham District Council.

The contents of this email are confidential to the intended recipient at the email address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee, nor may it be copied in any way. If received in error, please contact Head of Corporate ISIT, Wokingham District Council (<http://www.wokingham.gov.uk>) on +44 (0) 118 974 6000 quoting the name of the sender and the addressee and then delete it from your system.

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No contracts may be concluded on behalf of Wokingham District Council by means of email communications.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 16:26
To: 'David Ball'
Cc: Jane Earl; Basia Polnik
Subject: RE: F/2002/7309/10/11 Linden Homes/Oak tree @ 39 Watmore Lane

Dear Mr Ball

Thank you for your emails. I am sorry for my delay in replying. I was ill last week and prior to that concentrating on the Teams Best Value Review, at the expense of other areas of work.

My advice is:

- The Oak tree is highly significant in the surrounding landscape and should be retained. It was included in a Tree Preservation Order (TPO) at the time of the previous application to develop the land at Winnersh Primary School. Linden Homes have objected to it being included in a TPO. I will be reporting their objection to the Development Control Committee and recommending that the Order be confirmed to ensure the continued legal protection of the tree.

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I will respond more fully once I have visited the site.

Thanks and regards.

Neil

-----Original Message-----
From: David Ball [SMTP:ball_david@msn.com]
Sent: 08 October 2002 09:51
To: neil.etherington@wokingham.gov.uk
Cc: Jane Earl
Subject: Re: F/2002/7309/10/11 Linden Homes/Oak tree @ 39 Watmore Lane

Dear Neil,

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Rgds

David Ball
Member for Winnersh

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To: neil.etherington@wokingham.gov.uk <mailto:neil.etherington@wokingham.gov.uk>
Cc: Liz Siggery <mailto:liz@siggery99.freeserve.co.uk>
Sent: Tuesday, September 17, 2002 12:06 AM
Subject: Re: F/2002/7309/10/11 Linden Homes

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David Ball

> ----- Original Message -----
> **From:** David Ball <mailto:ball_david@msn.com>
> **To:** neil.etherington@wokingham.gov.uk <mailto:neil.etherington@wokingham.gov.uk>
> **Cc:** Liz Siggery <mailto:liz@siggery99.freeserve.co.uk>
> **Sent:** Friday, September 13, 2002 5:33 PM
> **Subject:** F/2002/7309/10/11 Linden Homes
>
> Dear Neil,
>
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Kind regards

David Ball
Member for Winnersh

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2002/7309, F/2002/7310 & F/2002/7311
CASE OFFICER: BASIA POLNIK

APPLICANT: LINDEN HOMES LTD
LOCATION: LAND ADJ WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE, WINNERSH
PROPOSAL: F/2002/7309: DEMOLITION OF 41 WATMORE LANE, PROVISION OF ACCESS AND ERECTION OF 18 DWELLINGS
F/2002/7310 & 7311: DEMOLITION OF 41 WATMORE LANE, PROVISION OF ACCESS AND ERECTION OF 19 DWELLINGS

This site is located south of Winnersh Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. A previous application (F/2001/3458), for 18 dwellings with access from 39 Watmore Lane was refused at Committee on the grounds of unacceptable loss of recreational open space. This was subsequently allowed at appeal in October 2001. The main difference between these current applications and the appeal application is the location of the access, housing mix and that previously the red line of the site included the area of open land to the east. Both F/2002/7310 and 7311 are also for 19 dwellings as opposed to 18. The principle of development and level of contributions have therefore been established.

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/7309	F/2002/7310 & 7311
2 bed x 8 (45%)	2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 4 (22%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 2 (11%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 18 units	Total 19 units

The main issues for the SAI Panel are to consider the level of contribution required for the following:

- Off-site recreational provision (£80,000 was previously requested and accepted by the appeal Inspector for off-site recreational provision. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific)

- Education (£25,516 for the primary school sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings)

On the previous application £40,000 was also requested for safer routes to school but was not included in the unilateral agreement put forward at the appeal.

BP/18.9.02

Basia Polnik

From: Tim Haycocks
Sent: 23 September 2002 10:16
To: Basia Polnik
Cc: Helen Rowlay
Subject: F/2002/7309

Basia

Please find attached the Education contributions for the above application.

If the housing mix or net gain is revised, it may be necessary to alter the contributions accordingly.

Best wishes

Tim



F_2002_7309_130802
_Watmore lan...

Tim Haycocks
School Planning and Assets
Administration Officer
Tel - 0118 974 6159
Fax - 0118 974 6259
tim.haycocks@wokingham.gov.uk

Analysis form for Education Contributions for Proposed Developments

Application No. F / 2002 / 7309

Site Address LAND ADJACENT TO WIN PRI GREENWOOD GROVE AND 41 WATMORE LANE

Net Gain 17

Primary Catchment School WINNERSH PRIMARY

SOP Surplus	Additional Places required for other proposed developments	Real Time Surplus
4	29.94	-25.94

Secondary Catchment School HOLT/FOREST

SOP Surplus	Additional Places required for other proposed developments	Real Time Surplus	6th form Transfer %
11	286.2	-275.2	

Contributions Payable

Housing mix		No.	Primary (Y or N)		Sec/6th (Y or N)	
1 bed flat(s)	x		N		N	
2 bed flat(s)	x				N	
1 Bed House(s)	x		N		N	
2 Bed House(s)	x	8	Y	7	Y	7
3 Bed House(s)	x	4	Y	4	Y	4
4 Bed House(s)	x	2	Y	2	Y	2
5 Bed House(s)	x	4	Y	4	Y	4
Other (please specify)	x					
Total =		**18**	**17**		**17**	

							Pupil Yield	Surplus	Total PY
Total No. of dwellings liable to request	=	17							
No. of dwellings liable to Pri only	=	17	x	0.54	=		9.18	0	**9.18**
No. of dwellings liable to Pri and Sec	=	17	x	0.24	=		4.08	0	**4.08**
No. of dwellings liable to 6th Form	=	0	x	0.24	=		0	0	**0**

Primary Contirbutions

(Pupil Yield) **9.18** x 5635 x 1.08 = **£55,867.64**

Secondary Contributions

(Pupil Yield) **4.08** x 7514 x 1.08 = **£33,109.69**

6th Form Contributions

(Pupil Yield) / (transfer rate)

0 / 5 x **0.0%** x 9746 x 1.08 = **£0.00**

Total Contributions **£88,977.33**

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2002/7309, F/2002/7310 & F/2002/7311
CASE OFFICER: BASIA POLNIK

APPLICANT: LINDEN HOMES LTD
LOCATION: LAND ADJ WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE, WINNERSH
PROPOSAL: F/2002/7309: DEMOLITION OF 41 WATMORE LANE, PROVISION OF ACCESS AND ERECTION OF 18 DWELLINGS
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Total 18 units	Total 18 units	Total 19 units

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B. • Education (£25,516 for the primary school sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings) Housing Reviews - Jan 2002 DfES cost multiplier changed April 2002

On the previous application £40,000 was also requested for safer routes to school but was not included in the unilateral agreement put forward at the appeal.

A. 7309 Education - Primary school £55,870 7310/11 £69,155
BP/18.9.02
Secondary £33,110 £35,060

7310/11

Basia Polnik

To: Trevor Watson
Subject: RE: Calculation of Developer Contributions

-----Original Message-----
From: Trevor Watson
Sent: 02 October 2002 15:01
To: Angela Odell; Basia Polnik; Daniel Giggs; Dawn Hancocks; Elaine Vashi; Emy Circuit; Francis Leo; Heidi Lynch; Jan Cooper; Kerrin Lithgow; Louise Smith; Natalie Brown; Nicola Lake; Phillip Taylor; Tanya Davies
Subject: FW: Calculation of Developer Contributions

Please see attached note from Helen Rowlay re developer contributions on Education.

Trev

-----Original Message-----
From: Helen Rowlay
Sent: 30 September, 2002 5:16 PM
To: Trevor Watson
Cc: Marc Sartorio; Tim Haycocks
Subject: Calculation of Developer Contributions

Trevor,

The issue of when a revised planning application should be treated as a new application and the difference between an outline and full planning application was discussed at SAI today. The discussion was brought about as due to changing circumstances with Education data, this may have an impact on the Education contributions requested from a development.

It was confirmed that if the detail of the application had changed ie change in net gain in dwellings or housing mix the application should be treated as new and revised Education contributions should be calculated.

It was also confirmed that whilst indicative S106 contributions could be calculated at the Outline Planning stage, if the developer then chooses to follow this up with a Full Planning Application this again should be treated as a new application and revised contributions requested at the date of the full application. The exception to this is when the Outline Planning application is followed up by a Reserve Matters application. Unless there is a material change to the detail, the calculations will remain as per the outline application. In terms of the Education data, we are happy to support the data used for the calculations on any particular date (backing down of course where the case is less than certain).

The particular changes that will impact on Education Contributions include:-

1) In January 2002 Committee adopted new child rates which are used for the Education calculations. These are significantly higher than previous rates and were based on a joint housing survey review commissioned by the Education departments of the 6 Berkshire Unitary Authorities. The new rates are fully outlined in the Supplementary Planning Guidance.

2) Each Financial year the Education department adopts the DfES cost multiplier figures for this authority which are used to determine the per pupil cost of providing additional school accommodation. Again these increased significantly this year

3) Each Year the Council produces a School Organisation Plan which indicates the current surplus capacity in school which in turn is used to inform the developer contribution calculations. The new figures are adopted in the developer contribution calculations at the end of the public consultation on the plan, but prior to adoption by Council. This tends to fall in the developers favour as we are slowly building surplus capacity into our schools in line with audit recommendations. The surplus figures tend to get updated at the end of July.

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

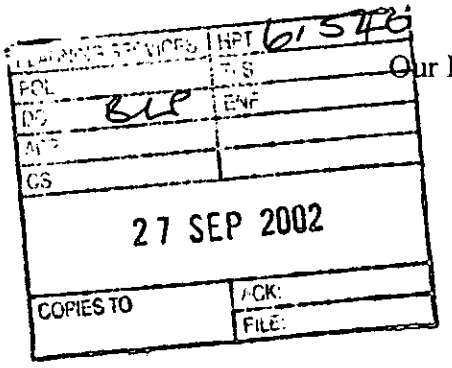
Regards

Helen

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS



Our Ref: DSD/1598/ljw

26 September 2002

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

F.A.O. Mrs B Polnik

Dear Madam

Application Nos F/2003/7309, 7310 & 7311
Land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

I refer to our recent telephone conversation with regards the above planning applications. I confirm arrangements for our meeting at 2.00pm on 11th October.

With regards access considerations, I enclose copy correspondence from Steve Auton within your Engineering Services which I trust clarifies the matter.

Yours faithfully

pp. **Des Dunlop**

Phoned to say it was 2.30pm and not 2.00pm.

Enc.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of
ROMANS

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

Tel. No. 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 5th April 2002

Your ref.

My ref. SA/JEG/P14 [20019676]

RECEIVED - 8 APR 02

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr K Smith
Linden Homes South-East Limited
Linden House, Guards' Avenue
The Village, Caterham-on-the-Hill
Surrey CR3 5ZB

Dear Mr Smith

DEVELOPMENT OFF WATMORE LANE, WINNERSH BY LINDEN HOMES

I refer to our recent conversations and more especially to your letter and enclosure dated 28th March 2002 regarding the junction of your new development with Watmore Lane.

Without prejudice to the normal requirement, in this instance I will accept the reduced visibility as indicated on your Plan.

If I can be of any further assistance please contact me on the above direct dial telephone number.

Yours sincerely

Steve Auton -
Senior Assistant Engineer

Basia Polnik

To: Trevor Watson
Subject: RE: Calculation of Developer Contributions

-----Original Message-----
From: Trevor Watson
Sent: 02 October 2002 15:01
To: Angela Odell; Basia Polnik; Daniel Giggs; Dawn Hancocks; Elaine Vashi; Emy Circuit; Francis Leo; Heidi Lynch; Jan Cooper; Kerrin Lithgow; Louise Smith; Natalie Brown; Nicola Lake; Phillip Taylor; Tanya Davies
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Please see attached note from Helen Rowlay re developer contributions on Education.

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

Regards

Helen

For info.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:15
To: Basia Polnik
Subject: FW: Oak tree 39 Watmore Lane

Message Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Minns, Alan (UK01) [SMTP:Alan.Minns@Honeywell.com]
Sent: 04 October 2002 16:18
To: Neil.Etherington@wokingham.gov.uk
Subject: Oak tree 39 Watmore Lane

Neil,
I would like to object to the proposed felling of this 150 year old Oak tree at 39 Watmore lane, it seems that any think to do with protecting of the environment gets pushed to the side when the planning application for housing is on the agenda. Please put my household down as not wishing this tree to be removed.

Regards
Alan & Jackie Minns
5, Donnington Place Winnersh

For info.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:16
To: Basia Polnik
Subject: FW: Re TPOs Watmore Lane.

Message Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: tpc [SMTP:tpc@ntlworld.com]
Sent: 04 October 2002 00:03
To: neil.etherington@wokingham.gov.uk
Subject: Re TPOs Watmore Lane.

Dear Mr Etherington,

Further to receiving your note about a TPO in front of No 39 Watmore Lane. I strongly support that it is retained.

My name is Tony Picton Clark of 1 Alderney Gardens, Winnersh and I strongly support the retention of all the Oak Trees and other main trees of character in our area.

I have spoken to you on a number of occasions about the Poplar Trees and also about the Oak Trees outside No 53 and 50 Watmore Lane.

There is too much development going on in our area that is affecting our losing trees and hedgerows. The overall effect on both our amenities, visual impact and also on our bird and wildlife in the area will soon start to be serious.

We live in a Leafy Lane, it will be easy to create a concrete estate appearance and thus spoil for ever the Leafy Lane aspect.

If the Council allows this tree to be removed, it will not be long before there are further requests to remove all or most of the other Trees that have TPOs on them, what is the point of a TPO if it can be removed so easily.

Let us all stand our ground now and preserve as much of natures beauty in our area as we can. That way our children will grow to enjoy natural beauty that has taken 150 years to mature.

So I strongly support retention of TPOs, to allow one to go, the other will follow all too quickly. The Planners should listen to the people, as should the Council.

If you need extra support, please call me on 0118 989 2416.

Yours sincerely

Tony Picton Clark

For info.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:16
To: Basia Polnik
Subject: FW: Tree Preservation Order 1018/2001 and Planning Applications F/2002/7309 , F/2002/7310 and F/2002/7311

Message Flag: Follow up
Flag Status: Flagged

----Original Message----
From: Jill Craig [SMTP:craig@patrol.i-way.co.uk]
Sent: 04 October 2002 12:29
To: neil.etherington@wokingham.gov.uk
Subject: Re: Tree Preservation Order 1018/2001 and Planning Applications F/2002/7309 , F/2002/7310 and F/2002/7311

Dear Mr. Etherington,

We should be obliged if you would accept this e-mail as our formal objection to any removal of the Preservation Order 1018/2001 in respect of the tree at 39 Watmore Lane Winnersh.

Yours,

G.M.Craig and J.F.Craig

21 Watmore Lane,
Winnersh,
RG41 5JS

for info

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 08:51
To: Basia Polnik
Subject: FW: tree outside 39 Watmore Lane, Winnersh

-----Original Message-----
From: Family Couzens [SMTP:family@couzens.org]
Sent: 08 October 2002 15:59
To: neil.etherington@wokingham.gov.uk
Subject: tree outside 39 Watmore Lane, Winnersh

Dear Mr Etherington

I have just seen the 'Save Our Tree' signs along Watmore Lane advising people to write to you before tomorrow. I think that it would be awful if such a beautiful, big, old tree were to be cut down. It has lived through so many summers, please don't let this one be its last! Watmore Lane wouldn't seem such a lovely road. At the moment I enjoy walking along it to my school and would feel very sad to have to look at the tree stump twice a day. Please don't let it be cut down.

Becky Couzens (age 9)

For info.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:13
To: Basia Polnik
Subject: FW: TPO 1018/2001

-----Original Message-----
From: RPMay [SMTP:rpmay@tiscali.co.uk]
Sent: 06 October 2002 08:25
To: NEIL.ETHERINGTON@WOKINGHAM.GOV.UK
Subject: TPO 1018/2001

28 Watmore Lane
RG41 5JT

Dear Mr Etherington

It is important it is important that TPO 1018/2001 is continued for the following reasons.
All mature trees are part of our heritage.
Oak trees are host to a vast and varied population of wild life.
Destroying the tree will change the character of the road.
If the TPO can be overturned it makes a farce of the whole system.
Local residents loose an amenity forever for the sake of short term financial gain of outsiders.

Yours sincerely

R P May

For info.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:16
To: Basia Polnik
Subject: FW: TPO 1018/2001

Message Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Jim Harrison [SMTP:james.harrison1@ntlworld.com]
Sent: 04 October 2002 12:03
To: Neil.Etherington@Wokingham.gov.uk
Subject: TPO 1018/2001

Dear Mr.Etherington, I would like to express the sincere wish that the tree preservation order on the oak tree at 39, Watmore Lane is continued in force. You will be well aware that oak trees support the widest diversity of insect species of any native tree.Further up the food chain many birds depend on these insects for food. By continuing the preservation order Wokingham will be confirming its stated Environmental policy to "conserve the environment and enhance the built environment"
Yours sincerely, J.M.Harrison 43,Watmore Lane RG41 5JS

For info.

Basia Polnik

From: Neil Etherington
Sent: 14 October 2002 09:15
To: Basia Polnik
Subject: FW: save the tree

Message Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: michelle [SMTP:michelle.ranger@virgin.net]
Sent: 04 October 2002 15:31
To: Neil.Etherington@wokingham.gov.uk
Subject: save the tree

I give you full support in saving the tree. There aren't enough trees in Winnersh as it is without destroying what we do have.
Michelle Ranger
6 Mermaid Close
Winnersh

Basia Polnik

From: Jon Matthews
Sent: 08 October 2002 10:26
To: 'David Ball'
Cc: Basia Polnik
Subject: RE: F/2002/7309/10/11 Linden Homes - Oak tree @ 39 Watmore Lane

Dear Mr Ball

Thank you for your email. Unfortunately, as you are aware, Neil Etherington is on sick-leave at present so he is obviously not in a postion to answer your query.

I know that Neil has been in consultation with Basia Polnik - Case Officer, over this issue and I have copied your email to her to see whether she can provide you with any information in the meantime.

Neil is not expected to return before Monday 14th October, but he will obviously try and contact you on his return as soon as he is able to.

Yours sincerely

Jonathan Matthews

-----Original Message-----
From: David Ball [SMTP:ball_david@msn.com]
Sent: Tuesday, October 08, 2002 10:00 AM
To: Jon.Matthews@wokingham.gov.uk
Subject: Fw: F/2002/7309/10/11 Linden Homes - Oak tree @ 39 Watmore Lane

Dear Jon

The below note to Neil was sent some 4 weeks ago to which I've had no reply. I have undertaken to report to the Parish Council tonight (Tuesday) and my e-mails to Neil this week have been unanswered bar an out-of-office reply received today.

Any chance you could answer the question for me today?

Thanks

David Ball
Member for Winnersh

----- Original Message -----
From: David Ball <mailto:ball_david@msn.com>
To: neil.etherington@wokingham.gov.uk <mailto:neil.etherington@wokingham.gov.uk>
Cc: Liz Siggery <mailto:liz@siggery99.freeserve.co.uk>
Sent: Friday, September 13, 2002 5:33 PM
Subject: F/2002/7309/10/11 Linden Homes

Dear Neil,

I believe Basia Polnik has put a question to you on my behalf - but I do need an answer as soon as possible because of pressure from residents.

Basia has advised me that the road width into the proposed estate of 18 houses at 41 Watmore Lane needs to be 5.5m wide at Watmore Lane. The developer is proposing 4.8m width because there is a line of sight problem caused by the Ancient Oak at 39 Watmore Lane.

Can you confirm that this tree will be retained in all circumstances and that the planning conditions willbe influenced by your recommendation as to the protection of such roots as may be sited in number 41?

I have photographs of the Ancient Oak taken in the 1920s and the present day from the same location and the branch constellation is visibly identical.

Kind regards

David Ball
Member for Winnersh

Basia Polnik

From: Trevor Watson
Sent: 10 October 2002 12:23
To: Jon Matthews
Cc: Basia Polnik; Helen Gates
Subject: RE: Oak tree - Watmore Lane, Winnersh

Importance: High

Thanks for the note John, I am afraid the answer to your question is yes something does need to be done and promplty. As I understand it Councillor David Ball is jumping up and down about this and has been onto Helen Gates about it. I very much get the impression that Helen was expecting someone else from the team to write the report in Neil's absence! As I understand it we have put a TPO on the tree there has been an objection and this needs to be considered by Members before the TPO can be confirmed.

Can you please liase with Helen Gates please as my understanding is that there is Member expectation that this will be dealt with on 23rd October.

If you need help or advice reference the report formatting then let me know.

Thanks

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Jon Matthews
Sent: 10 October, 2002 10:45 AM
To: Trevor Watson; Basia Polnik
Cc: Alison Williams
Subject: Oak tree - Watmore Lane, Winnersh

Hi Trevor

Further to your email to Alison Williams, it is apparent that as Neil is still on sick-leave (he was hoping to return today), so his report will not be on the Agenda for the DC meeting of 23rd October.

Neil is hoping to return on Monday and I'm sure he'll submit his report in time for the meeting on 13th November. We will of course advise interested parties of the change of date.

Please let me know if there is anything else I need to do regarding this.

Many thanks

Jon Matthews

Basia Polnik

From: Jon Matthews
Sent: 08 October 2002 11:01
To: Basia Polnik
Subject: FW: F/2002/7309/10/11 Linden Homes - Oak tree @ 39 Watmore Lane

Basia

I don't know whether you are in position to answer Mr Ball's query as I have not had any involvement with this site. I know that you were due to have a meeting with Neil on Friday at Watmore Lane and it would appear obviously Neil is unlikely to make the meeting.

I'm also aware that a report was due to go to Committee on 23rd October regarding the confirmation of the TPO - Has Neil Submitted a report yet? If not we'll need to let people know it won't make the meeting - it seems to have attracted a lot of public attention.

Please let me know

Thanks

Jon

-----Original Message-----
From: Jon Matthews
Sent: Tuesday, October 08, 2002 10:26 AM
To: 'David Ball'
Cc: Basia Polnik
Subject: RE: F/2002/7309/10/11 Linden Homes - Oak tree @ 39 Watmore Lane

Dear Mr Ball

Thank you for your email. Unfortunately, as you are aware, Neil Etherington is on sick-leave at present so he is obviously not in a postion to answer your query.

I know that Neil has been in consultation with Basia Polnik - Case Officer, over this issue and I have copied your email to her to see whether she can provide you with any information in the meantime.

Neil is not expected to return before Monday 14th October, but he will obviously try and contact you on his return as soon as he is able to.

Yours sincerely

Jonathan Matthews

-----Original Message-----
From: David Ball [SMTP:ball_david@msn.com]
Sent: Tuesday, October 08, 2002 10:00 AM
To: Jon.Matthews@wokingham.gov.uk
Subject: Fw: F/2002/7309/10/11 Linden Homes - Oak tree @ 39 Watmore Lane

Dear Jon

The below note to Neil was sent some 4 weeks ago to which I've had no reply. I have undertaken to report to the Parish Council tonight (Tuesday) and my e-mails to Neil this week have been unanswered bar an out-of-office reply received today.

Any chance you could answer the question for me today?

Thanks

David Ball
Member for Winnersh

----- Original Message -----
From: David Ball <mailto:ball_david@msn.com>
To: neil.etherington@wokingham.gov.uk <mailto:neil.etherington@wokingham.gov.uk>
Cc: Liz Siggery <mailto:liz@siggery99.freeserve.co.uk>
Sent: Friday, September 13, 2002 5:33 PM
Subject: F/2002/7309/10/11 Linden Homes

Dear Neil,

I believe Basia Polnik has put a question to you on my behalf - but I do need an answer as soon as possible because of pressure from residents.

Basia has advised me that the road width into the proposed estate of 18 houses at 41 Watmore Lane needs to be 5.5m wide at Watmore Lane. The developer is proposing 4.8m width because there is a line of sight problem caused by the Ancient Oak at 39 Watmore Lane.

Can you confirm that this tree will be retained in all circumstances and that the planning conditions willbe influenced by your recommendation as to the protection of such roots as may be sited in number 41?

I have photographs of the Ancient Oak taken in the 1920s and the present day from the same location and the branch constellation is visibly identical.

Kind regards

David Ball
Member for Winnersh

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/7309

YOUR REF:

TO: Basia Polnik- Planning

DATE: 08/10/02

PLANNING APPLICATION NO. F/2002/7309
PROPOSED ERECTION OF 18 DWELLINGS WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41, WATMORE LANE, WINNERSH

Basia,

The highway authority require revised plans to address the following points (DRG NO. 1363/11/K):

1. Visibility splays of 2.4 metres by 60 metres are required in both directions from the proposed access road onto Watmore Lane, as per the inspectors decision (ref:APP/X0360/A/01/1065004)

2. Insufficient turning for plot 5.

3. Single garages to be a minimum of 3-metres wide (internal). Double garages to be min 5.5-metres wide. To accommodate cycles otherwise provision of secure cycle storage is required.

4. Plots 1, 2 & 3 – Parking/Turning is substandard (spaces at rear of parking area).

5. Pedestrian visibility splays of 2.4m by 2.4m need to be shown at all driveways.

6. Forward visibility splay across the corner of plot 19 is sub-standard. It needs to be a minimum of 20 metres.

7. The footway to be extended to as far as plot 15.

8. Tree roots may be affected by the access road. Protection of these roots needs to be agreed with the arboriculturist.

Adam Coggins
Eng Tech (Highway Development Control)

Tel. No. 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 8th October 2002.

Your ref.

My ref. SNA/NK/HD/Planning P14 [20028460]

Mr. & Mrs. R. E. Friend,
37 Watmore Lane,
Winnersh,
Wokingham, Berkshire.
RG41 5JS

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr. & Mrs. Friend,

PLANNING APPLICATIONS F/2002/7309, 7310, 7311

I refer to your letter dated 2nd October regarding the above planning applications.

I note your comments and, as previously expressed, assure you that these views will be taken into account prior to any recommendations being made.

Yours sincerely,

S. N. AUTON
Senior Assistant Engineer

cc Mrs. B. Polnik
Mr. N. Etherington

Tel. No. 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 5th April 2002

Your ref.

My ref. SA/JEG/P14 [20019676]

RECEIVED - 8 APR

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr K Smith
Linden Homes South-East Limited
Linden House, Guards' Avenue
The Village, Caterham-on-the-Hill
Surrey CR3 5ZB

Dear Mr Smith

DEVELOPMENT OFF WATMORE LANE, WINNERSH BY LINDEN HOMES

I refer to our recent conversations and more especially to your letter and enclosure dated 28th March 2002 regarding the junction of your new development with Watmore Lane.

Without prejudice to the normal requirement, in this instance I will accept the reduced visibility as indicated on your Plan.

If I can be of any further assistance please contact me on the above direct dial telephone number.

Yours sincerely

Steve Auton -
Senior Assistant Engineer

Direct dial: 01883 334400

27th March 2002

Steve Auton
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Steve

Re: Proposed Development at Watmore Lane, Winnersh

With reference to our telephone conversation this morning regarding the vision splays to our proposed entrance from Watmore Lane.

Enclosed herewith is an A3 extract of the survey plan. The 2.4 x 60m vision splay goes through the hedge of no. 47. Although the splay stays within highway land the work required to this hedge would be quite substantial.

As discussed on the telephone could you consider reducing this side of the vision splay to 50m as it is not the oncoming traffic side and this would reduce the amount of trimming required to the hedge of no. 47.

Your comments would be appreciated.

Yours sincerely

Ken Smith

Enc.

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2002/7309, F/2002/7310 & F/2002/7311
CASE OFFICER: BASIA POLNIK

APPLICANT: LINDEN HOMES LTD
LOCATION: LAND ADJ WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE, WINNERSH
PROPOSAL: F/2002/7309: DEMOLITION OF 41 WATMORE LANE, PROVISION OF ACCESS AND ERECTION OF 18 DWELLINGS
F/2002/7310 & 7311: DEMOLITION OF 41 WATMORE LANE, PROVISION OF ACCESS AND ERECTION OF 19 DWELLINGS

This site is located south of Winnersh Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. A previous application (F/2001/3458), for 18 dwellings with access from 39 Watmore Lane was refused at Committee on the grounds of unacceptable loss of recreational open space. This was subseqently allowed at appeal in October 2001. The main difference between these current applications and the appeal application is the location of the access, housing mix and that previously the red line of the site included the area of open land to the east. Both F/2002/7310 and 7311 are also for 19 dwellings as opposed to 18. The principle of development and level of contributions have therefore been established.

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/7309	F/2002/7310 & 7311
2 bed x 8 (45%)	2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 4 (22%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 2 (11%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 18 units	Total 19 units

The main issues for the SAI Panel are to consider the level of contribution required for the following:

- Off-site recreational provision (£80,000 was previously requested and accepted by the appeal Inspector for off-site recreational provision. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific)

- Education (£25,516 for the primary school sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings)

On the previous application £40,000 was also requested for safer routes to school but was not included in the unilateral agreement put forward at the appeal.

BP/18.9.02

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 29 October 2002
My ref. BP/F/2002/7309, 7310 and 7311

Mr Dunlop
Lennon Planning Ltd.
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

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

WITHOUT PREJUDICE

Dear Mr Dunlop

RE: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH

Further to my letter dated 15 October 2002, I have now received confirmation of the contribution being sought in respect of recreation towards off-site provision. This is £80,000 for all 3 planning applications and is the same sum as that requested on the previous planning application F/2001/3458.

I am intending to report all 3 applications to the Development Control Committee on 13 November 2002 and would therefore appreciate confirmation in writing as to whether you are agreeable to the above contribution and the education contribution referred to in my letter dated 15 October 2002.

I await your reply.

Finally, I have just received your letter dated 28th October 2002 enclosing an extract of the survey drawing and the proposed access road and would appreciate if you could confirm the scale of this drawing.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Basia Polnik

From: Neil Etherington
Sent: 18 October 2002 12:16
To: Basia Polnik
Cc: Trevor Watson; Steve Auton
Subject: 41 WATMORE LANE/ WINNESH PRIMARY SCHOOL

Basia

Attached are my draft comments on the above application. I am happy to support refusing planning permission due to the impact on the oak tree and to defend this position on any subsequent appeal. I have discussed the access road with Steve Auton and consider there are sufficient differences between this and the previous application to justify this decision and hopefully avoid a claim for costs. This may be something we wish to discuss further with Legal before making a recommendation to Development Control Committee. I am available on the 13th November if you want me to attend Committee.

If there is any thing you need clarification or further details on please let me know and I will amend before printing of a final version.

Thanks and regards

Neil



41 watmore lane winnersh prima...

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date October 15, 2002
My ref. BP/F/2002/7309, 7310 and 7311.

Mr Dunlop
Lennon Planning Ltd.
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

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

WITHOUT PREJUDICE

Dear Mr Dunlop

RE: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH

I refer to your letter dated 26th September 2002 and our subsequent meeting on 11th October at which I requested the following:

Proposed site area: Size of site (in hectares) needs to be confirmed.

Proposed Site Plan 1363 11K and 1363 11J

1. The position of the boundary between 37 and 39 Watmore Lane is shown in the wrong position. This needs to be corrected.

2. The width of the access is shown to be 13.5 metres on the plan at its junction with Watmore Lane and in fact it is approximately 12 metres in width on-site. This needs to be corrected.

3. The trunk and canopy of the oak tree at 39 Watmore Lane needs to be shown correctly.

4. I enclose copies of the Highway Officer's comments on these applications who requests for various revisions to the layout.

Contributions to Education

The following contributions are requested in respect of educational provision:

F/2002/7309 (18 dwellings)

Primary School Sector	£55,868
Secondary School Sector	£33,110
	£88,978

Mr Dunlop

October 15, 2002

F/2002/7310 and 7311 (19 dwellings)

Primary School Sector	£59,154
Secondary School Sector	£35,057
	£94,211

As you are aware, on the previous application for 18 dwellings a total of £48,149 was requested for education. Since the last application a number of changes have affected Education contributions which include the following:

1. In January 2002 Committee adopted new child rates which are used for the Education calculations. These are significantly higher than previous rates and were based on a joint housing survey review commissioned by the Education departments of the 6 Berkshire Unitary Authorities. The new rates are fully outlined in the Supplementary Planning Guidance.

2. Each financial year the Education department adopts the DfES cost multiplier figures for this authority which are used to determine the per pupil cost of providing additional school accommodation. Again these increased significantly this year.

3. Each year the Council produces a School Organisation Plan which indicates the current surplus capacity in school which in turn is used to inform the developer contribution calculations. The new figures are adopted in the developer contribution calculations at the end of the public consultation on the plan, but prior to adoption by Council. This tends to fall in the developers favour as we are slowly building surplus capacity into our schools in line with audit recommendations. The surplus figures tend to get updated at the end of July.

Should you require further information in respect of Education contributions I would recommend that you contact Helen Rowlay (School Planning Officer) directly on telephone number 0118 974 6156.

I look forward to receiving revised plans addressing the above issues in due course.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Enclosure: Copies of Highway Officer's comments.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/7309

YOUR REF:

TO: Basia Polnik- Planning

DATE: 08/10/02

PLANNING APPLICATION NO. F/2002/7310&7311
PROPOSED ERECTION OF 19 DWELLINGS WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41, WATMORE LANE, WINNERSH

Basia,

The highway authority require revised plans to address the following points (DRG NO. 1363/11/K):

1. Visibility splays of 2.4 metres by 60 metres are required in both directions from the proposed access road onto Watmore Lane, as per the inspectors decision (ref:APP/X0360/A/01/1065004)

2. Single garages to be a minimum of 3-metres wide (internal). Double garages to be min 5.5-metres wide. To accommodate cycles otherwise provision of secure cycle storage is required.

3. Plots 1, 2 & 3 – Parking/Turning is substandard (spaces at rear of parking area).

4. Pedestrian visibility splays of 2.4m by 2.4m need to be shown at all driveways.

5. Forward visibility splay across the corner of plot 19 is sub-standard. It needs to be a minimum of 20 metres.

6. The footway to be extended to as far as plot 15.

7. Tree roots may be affected by the access road. Protection of these roots needs to be agreed with the arboriculturist.

Adam Coggins
Eng Tech (Highway Development Control)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

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MY REF: AC/7309

YOUR REF:

TO: Basia Polnik- Planning

DATE: 08/10/02

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PROPOSED ERECTION OF 18 DWELLINGS WITH NEW ACCESS AND DEMOLITION OF 41 WATMORE LANE
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Adam Coggins
Eng Tech (Highway Development Control)

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 11th November 2002
My ref: BP/F/2002/7309, 7310 & 7311

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

RE: PROPOSED RESIDENTIAL DEVLOPMENT ON ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, REAR OF WATMORE LANE, WINNERSH

I refer to the above-mentioned planning application which is due to be considered at the next Development Control Committee on 13th November 2001 and write to notify you that the following contributions have been sought and agreed by the applicant:

F/2002/7309 (for 18 dwellings):
- £55,868 towards primary school sector and £33,110 towards secondary school sector
- £80,000 towards off-site recreational provision

F/2002/7310 & 7311 (for 19 dwellings):
- £59,154 towards primary school sector and £35,057 towards secondary school sector
- £80,000 towards off-site recreational provision

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 11th November 2002
My ref: BP/F/2002/7309, 7310 & 7311

Councillor D Ball
C/o Civic Offices
Shute End
Wokingham

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
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Councillor P Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Winnersh

Application No. F/2001/3458 **Received 06.03.01**

Applicant: **Linden Homes (SE) Ltd.**
Location : **Land adjacent to Winnersh Primary School, Greenwood Grove and 37/39 Watmore Lane, Winnersh.**
Proposal : **Demolition of 39 Watmore Lane and erection of 18 dwellings with associated access.**

1. **Introduction** – The site is located south of Winnersh County Primary School, west of the public footpath linking Astor Close/Grovelands Road and Poplar Lane, east of dwellings in Watmore Lane and north of Astor Close.

The area within the red line of the planning application comprises the following:

(i) 37 and 39 Watmore Lane: 2 chalet style (3 bedroomed) dwellings with associated gardens.

(ii) An area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjoining primary school, but has been declared surplus to the school by Berkshire County Council.

(iii) The northern part of the site currently forms part of the school's wildlife area and the garden area of the caretaker's bungalow, known as 'Four Acres'.

In 1998 an application (97/66894/F) to develop an area of open space for 24 dwellings with access from Poplar Lane was refused on grounds of substandard access, loss of open space and no on-site provision of public open space and adverse impact on the character of the area. An appeal against this refusal is currently in abeyance.

A subsequent application, F/2000/2561, for the demolition of 39 Watmore Lane and erection of 16 dwellings has not yet been determined as the red line of the application site is shown as being incorrect. A further application (F/2001/3250) also for the erection of 16 dwellings was withdrawn in March 2001.

The site was also included in the 1996 consultation for housing as a priority site. However, it was then later removed from the list of proposed housing sites as further information had been received identifying the recreational importance of the site (refer to paragraph 3.06 of report to Committee on 19.11.96).

2. **Proposal** – Demolition of 39 Watmore Lane and erection of 18 dwellings on part of the open space area to the rear. The remaining part of the open space would be retained in the ownership of the Council and would be available for public use or the school if required. The housing mix would be as follows:

2 bed x 8 (45%)
3 bed x 6 (33%)
5 bed x 4 (22%)
18

Access would be from Watmore Lane and part of the access incorporates a strip of land which currently forms part of the garden area of 37 Watmore Lane. The large oak to the front of 39 Watmore Lane is shown to be retained.

3. **Consultations** -
   - ***Highway Authority :*** request revisions to layout to ensure adequate forward visibility and revisions to traffic calming measures. Also request £40,000 contribution for safe routes to school.
   - ***Arboriculturalist :*** further information requested relating to road construction and levels.
   - ***Environmental Health :*** recommend conditions regarding landfill gas risk assessment, details of an acoustic barrier rear of plots 1-4 to protect the amenities of future occupiers from noise from the open area and hours of construction.
   - ***Archaeologist :*** awaiting reply.
   - ***Ecologist :*** awaiting reply regarding newt survey.
   - ***Recreation :*** contribution of £80,000 requested towards off-site recreational provision.
   - ***Education :*** contributions of £25,516 requested towards the primary school sector and £22,633 towards secondary schools.
   - ***Environment Agency :*** No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (Officer comment: it is proposed that the condition relating to soakaways be in the form of an informative as opposed to condition).
   - ***Crime Prevention Officer (Thames Valley Police) :*** object to the pedestrian link through the site and position of parking spaces on plots 6 and 7.
   - ***Sport England :*** As it would appear that the land was last used as a playing field and still is so on an informal basis Sport England object to the application Sport England policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan.
   - ***Parish Council :*** refer to attached
   - ***Letters of representation :*** 20 letters received.
     Objections/comments can be summarised as follows:
     - loss of land for school to expand
     - loss of dwelling fronting Watmore Lane
     - problems of parking would be exacerbated
     - detrimental to character of area
     - increased traffic
     - impact on highway safety, including pedestrians
     - lack of visibility
     - impact on flora and fauna
     - loss of playing field
     - loss of amenity for dog walkers
     - increased pressure on infrastructure
     - loss of safe route to school
     - increased noise and air pollution

- increased light pollution by virtue of position of street lamps
- no provision of public open space
- previous comments on application for this location should be taken into
- account
- impact on trees
- sequential test in PPG3 has not been applied
- increased crime with increase of population

In addition to the above, previous applications on the site have raised the following concerns:

- development you mean less sporting activities in school
- reduce ability of school to cope with rising demand
- government policy of not using school fields
- will lead to a reduction of the areas available for children to play on
- destruction of habitats in the area
- loss of wildlife
- increased congestion
- risk of increased flooding
- increase in crime
- lack of local infrastructure
- trees on site
- right of way along the eastern boundary
- loss of plant-life
- lead to further development in the area
- loss of playing fields
- increase in pollution, air, noise and light
- the site is not a brown field
- increase in road accidents
- drop in pedestrian safety
- use of tax money on this enquiry
- increased parking in the area

Petitions were also received in respect of 97/66894/F with 184 signatures and F/2001/3252 with 425 signatures objecting to the development.

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

A. Principle of residential development in this location: Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft).

B. Principle of loss of open space: PPG17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (Deposit Draft).

C. Impact of proposal on character and visual amenity of area: policies EN1 of the Berkshire Structure Plan; LBE1/2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

D. Impact on amenities of neighbouring occupiers: Policies EN1 of the Berkshire Structure Plan; LBE1/2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

E. Housing mix and density: PPG3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft).

F. Highways issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Services, Amenities and Infrastructure requirements: Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

H. Ecological issues: PPG9 , EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft).

I. Archaeological Issues: PPG16: Policies LBE22/23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (Deposit Draft).

J. Sport England Objection: Circular 9/98

K. Concerns of Parish Council and residents.

A. Principle of residential development in this location

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. Principle of loss of open space

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

The current application differs to 97/66894/F in that only part of the land within the application would be developed.

Whilst it is an area of open space used informally by the public for dog walking etc. by virtue of the lack of secure boundary treatment it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The proposal would result in only part of the site being developed for housing (0.74 ha.) and 0.42 ha. would be retained. Although the size of area would be smaller than existing the remaining part of the site would be retained in ownership of the Council for use by the public or if required by the school. Contributions have also been secured (refer to paragraph G) to enhance recreational facilities in the area. In the light of this, the loss of part of the site to development is considered acceptable.

Wokingham District Council will also be consulting the DfEE, in its role as the Education Authority, to obtain consent to sell the land although this in itself is not a planning matter.

C. Impact on character and visual amenity of the area
The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposal by virtue of its design and layout would not adversely affect the character or visual amenity of the area. Although it would result in the loss of some trees, the large oak tree to the front of 39 Watmore Lane which contributes to the street scene would be retained.

D. Impact on amenities of neighbouring occupiers
The nearest dwellings to the proposed development would be those located in Astor Close. The distance between the side elevation of plot 10 and side elevation of 5 Astor Close would be 2.25m. The side elevation of plot 9 would be a minimum of 13.5m from the rear of 6 Astor Close. Both dwelling types on these plots (plots 9 and 10) contain bathroom/ensuite windows at first floor level. A condition is proposed to ensure that these are obscure glazed and that no additional windows are inserted without consent. The distances to existing dwellings in Watmore Lane would be in excess of 50m. In view of the above, the relationship between proposed dwellings and existing dwellings is considered acceptable.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is considered that the amenities of neighbouring occupiers would be so adverse as to warrant refusal.

E. Housing density and mix
The proposed mix of houses, 2-bed, 45%; 3-bed, 33% and 4-bed+, 22%; is considered to be acceptable as adequate provision is also being made for smaller units.

In terms of density the proposal would result in a development of 24 dwellings per hectare which in this location is considered acceptable in light of the need to retain an area of open space and taking into account the character of the surrounding area.

F. Highway issues
Adequate on-site parking would be provided in accordance with adopted standards.

A contribution of £40,000 has also been sought towards safe routes to school to improve facilities in the area.

G. Services, amenities and infrastructure
Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

In this instance the proposal would result in a net increase of 17 dwellings. In lieu of on-site provision a contribution of £80,000 has been sought for off-site provision.

A contribution of £25,516 has also been sought towards primary school sector and £22,633 towards secondary schools. Both these are considered appropriate and acceptable.

At the time of writing the report the applicants agreement in respect of contributions had not yet been given and this will be reported verbally at the committee.

Highway infrastructure is dealt with under paragraph F.

It is not considered that a requirement for affordable housing applies as the site to be developed is less than 1 ha. and development is for less than 25 dwellings.

H. Ecological issues:
As part of the application site is close to a wildlife pond located within the grounds of the school the applicant has been requested to undertake a survey to check if great crested newts, a protected species, are present. At the time of writing of the report the survey had not revealed the presence of this species although other types of newts have been found.

I. Archaeological Issues:
Although the site is not in an area of archaelogical importance remains have been found in the area and therefore the Consultant Archaeologist has requested that trenching be carried out to evaluate the archaeological potential of the site. Normally this is done by trenching and works were commenced prior to completion of the newt survey. The applicant's archaeological consultant was requested to cease works until a more appropriate methodology of investigation had been agreed which would reduce the impact on any terrestrial habitat should any great crested newts be found. In view of the proximity of the site to a possible terrestrial habitat of a protected species it is recommended that these works be completed after completion of the newt survey as the outcome of this would influence the possible methodology.

J. Sport England Objection:
In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission the local authority is required to notify the Secretary of

State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee resolve to grant planning permission the Secretary of State will be notified.

K. Concerns of Parish Council and residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above.

With regard to the Crime Prevention Officers comments relating to the footpath link on balance it is considered that it is important that the area of open space is accessible and the link provides permeability through the site encouraging people to walk .

5. **Conclusion** – It is considered that the previous reasons for refusal in relation to access, impact on watercourse (which is being retained), issues of loss of open space and off-site provision have been overcome. Since 1998 when this application was refused, Central Government advice in PPG3 is to make better use of brownfield land and as such backland development is often now an acceptable form of development. It is not considered that the proposed design and layout of the development would so adversely affect the character of the area and amenities of neighbouring occupiers as to warrant refusal.

6. **Recommendation** – GRANT planning permission subject to S106 agreement to secure contributions and the following conditions:

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

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

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

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

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within

a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

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

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

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

8. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

10. The first floor windows in the side elevations of Plots 1,4 facing Winnersh Primary School, 5, 6, 7, 8, 9 facing 6 Astor Close,10, 11, 12 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top opening fan light if required and shall be so maintained thereafter.

11. Surface water source control measures shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall I be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

13. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

14. The access road serving the development shall be constructed in accordance with the layout plan submitted, 1363/11F, prior to construction of dwellings on-site.

15. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays of 2.5m x 60m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

16. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

17. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

18. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development

commences. The measures approved shall be installed before the use hereby approved commences and shall thereafter be maintained.

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

20. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Reasons

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

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

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

4. & 5. In the interests of visual amenity.

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

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

9. & 10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. To prevent the increased risk of flooding and to improve water quality.

12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

13. & 14. In the interests of highway safety.

15.-17. In the interests of highway safety and convenience.

18. To protect the safety of existing/proposed occupants of the application site from landfill gas.

19. To protect the amenity of neighbouring properties from noise.

20. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

Informatives

1. You are advised, in compliance with *The Town & 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 EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan policies LTV1, LH8, LPS1, LBE1, LBE2 and LR4.
   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WR2 and density policy.

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for the discharge of sewage or trade effluent onto or into ground and for surface water runoff into ground water. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

3. You are advised that no soakaways should be constructed such that they penetrate the water table and they shall not exceed 3m in depth below existing ground level.

4. The applicant is advised that should great crested newts or bats be found on-site that all works shall cease immediately and that English Nature be contacted.

Basia Polnik
28.03.01

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 7 April, 2003
My ref: BP/O/2002/8206

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

RE: PROPOSED RESIDENTIAL DEVLOPMENT OF 24 DWELLINGS ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, REAR OF WATMORE LANE, WINNERSH

I refer to the above-mentioned planning application which is due to be considered at the next Development Control Committee on 9th April 2003 and write to notify you that the following contributions have been sought :

Education:
£75,585 towards primary school sector and £44,795 towards secondary school sector.

Recreation:
£100,000 towards off-site recreational provision.

Affordable Housing:
6 x 2 bed units for shared ownership, transferred to an RSL (Registered Social Landlord) partner at a price not exceeding 90% of the Housing Corporation's total cost indicators, and built to Housing Corporation scheme development standards.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

File 8154 Rec'd by BP after Ctee

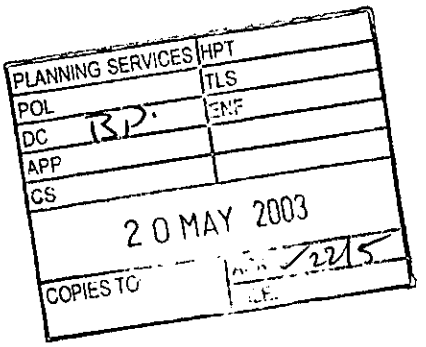
0135.

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

Tel: 0118 978 0366

18th May 2003

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



Dear Mrs Polnik

Planning Application Number O/2002/8154

We are writing to comment on the revised plans for plots 1, 2, 3, 12 and 13.

Externally, the houses on these plots show little change. Internally, an en-suite bathroom has been removed and the lounge-diner has been designated an additional bedroom, presumably so that they now fall within the definition of affordable housing. This infers multiple occupancy, leading to even greater pressure on the already severely limited parking space.

As far as we are aware, no details have been submitted regarding domestic services access. Gas, fresh water, foul water and telecommunications will enter the site underground. The access road via 41 Watmore Lane is the obvious route, but the required trenching would cut through the roots of the protected Oak tree, making this route not viable. Planning consent must not be given until the question of site service access is resolved

The Planning Inspectorate and Linden Homes have acknowledged the existence of an access route across the playing field to the rear entrance to the school .This route has been used for in excess of 20 years, and as such should be established as a right of way. The proposed development will obstruct this route and an alternative must be provided.

A copy of these comments will be sent to the Rights of Way officer.

Yours sincerely

John Grimson

D. Grimson.

Denise Grimson

Tel. 0118 974 6443 (Direct Line)

Date. 27 May, 2003

My ref. CD/DN2003/0333(8154)

Linden Homes
Linden House
Guards Avenue
The Village
CATERHAM-ON-THE-HILL
Surrey
CR3 5ZB

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 Sirs,

41 WATMORE LANE, WINNERSH

I have been informed by Building Control that you have submitted a Demolition Notice for the above property.

Planning application F/2002/8154 relating to Winnersh Primary School and 41 Watmore Lane was refused at the Planning Committee On 21 May. Therefore demolition should not take place until Planning Permission is given. Any unauthorised demolition work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443 or Mrs B Polnik on 0118 974 6450,I, the Planning Officer dealing with your application.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Linden Homes SE Ltd
C/O Lennon Planning
4 King Street Lane
Winnersh
Berks
RG41 5AS

Application Number: F/2002/8154

Parish:	**WINNERSH**
Location:	**Land Adjacent To Winnersh Primary School, Greenwood Grove, & 41 Watmore Lane, Winnersh, Wokingham.**
Proposal:	**Proposed residential development consisting of 19 dwellings, new access road and demolition of 41 Watmore Lane.**

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

Reasons

1. It has not been demonstrated sufficiently that construction of the access road would not have an adverse effect on the veteran oak tree outside 39 Watmore Lane that is subject to a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (as proposed to be modified).

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/05/2003

Notice checked by: _____

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Date: 19 March 2003

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

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

Case Officer: Mrs B Polnik

The new plans show the following: Detailed information relating to method of construction of the access road. Report from Denis Wilson Partneship dated 06.03.03.

Comments are required by 29/03/2003.

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



(RING ONE)

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

App. No. F/2002/8154, O/2002/8206 + O/2003/8620 Date Rec. 7.3.03

Location: LAND ADJ. WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41 WATMORE LANE Parish: Winnersh

Applicant:

Description of attached plans: Detailed information relating to method of construction of the access road

Drawing No's: Report from Denis Wilson Partnership dated 6.3.03

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 Ne	✓
Urb. Design & Conservation	
Highways SA	✓
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

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 BP.

Consultations Sent by Admin. on 19.03.03.

Yellow - Case Officer Copy
Green - Part One Copy

ADDITIONAL INFORMATION

8154
8206
8620

Denis Wilson Partnership

Windsor House
37 Windsor Street
Chertsey
Surrey, KT16 8AT
Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

PLANNING SERVICES | HPT 66905
POL
DC
APP
CS
07 MAR 2003
COPIES TO | FILE

Ms B Polnik
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Our Ref: GEB/me/2003-032

07 March 2003

Dear Ms Polnik

41 WATMORE LANE, WINNERSH

Further to my telephone call yesterday, I enclose as requested 9 copies of our package of detailed information relating to the proposed method of construction of the access road to serve the site in the immediate vicinity of the T.P.O tree.

The principle of this design was agreed at a site meeting held on 14 February 2003 (copy of the meeting record notes enclosed for your attention) subject to the provision of further details.

I have also forwarded a copy of the detailed package to Neil Etherington and Steve Auton and we will be endeavouring to arrange a meeting early next week to discuss the submission in detail.

I trust that the enclosures are satisfactory for your purposes, and should you have any queries please do not hesitate to call.

Yours sincerely

Graham Bignell

Graham Bignell
for THE DENIS WILSON PARTNERSHIP LIMITED

Encl.

Copy to:

S Russell	Linden Homes
D Dunlop	Lennon Planning Ltd
R D Grainger	TMC Limited
N Etherington	Wokingham District Council
S Auton	Wokingham District Council
M Wilford	Price Myers Limited

ADDITIONAL INFORMATION

8154-4
8206
8602

Denis Wilson Partnership

MEETING RECORD

Job No: 2003-032 **Job Name: Watmore Lane, Winnersh** **Date: 17 February 2003**

Location: **On Site on Friday, 14 February 2003**

Circulation	
Initials	Date

Attendees:

N Etherington	Wokingham District Council	(WDC)
S Auton	Wokingham District Council	(WDC)
R Granger	Tree Management Consulting	(TMC)
G Bignell	Denis Wilson Partnership	DWP)

REF	ITEM	ACTION
	The purpose of the meeting was to discuss in detail the Council's position in relation to the existing mature oak tree located in the front garden of No 39 Watmore Lane and the proposed access road through the adjacent property No 41 Watmore Lane. DWP tabled Drg 2003-032/01A showing the layout of the proposed access road in relation to the existing tree and the proposed method of construction of the first part of access road ie a reinforced concrete slab supported on a piled foundation. DWP sought confirmation that the proposed junction layout was acceptable in geometric terms ie radi, road width, sight lines etc and WDC (S. Auton) confirmed that this had been previously agreed and was indeed acceptable. TMC/DWP outlined in further detail the proposed method of construction and a general discussion ensued in relation to the protection measures needed to ensure the continued health and viability of the tree. TMC indicated they had previous experience of root protection measures undertaken on similar mature trees adjacent to access roads and that the trees were flourishing 5 or more years after the works had been completed. The principal of the proposed construction method was accepted by both officers from WDC, albeit they required full details of the construction (structural calculations, reinforcement, piling details, full construction method statement, etc). DWP agreed to arrange for these to be undertaken and forwarded to WDC. WDC (N Etherington) stressed that the excavation and piling would need to be undertaken in a controlled manner to ensure loading of the existing area was kept to an absolute minimum and that they may wish to discuss this further with other experts in the field.	

REF	ITEM	ACTION
	WDC raised two issues which required to be addressed in detail: • Aeration tubes to be placed through the concrete slab to provide the necessary ventilation of the ground below. • The proposed 1 in 12 ramp was too steep and should be designed to be as close as possible to a 1 in 20 gradient. DWP/TMC agreed to report back to their Client and would forward the necessary information indicated at the meeting as soon as possible.	

Date: 09 May 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

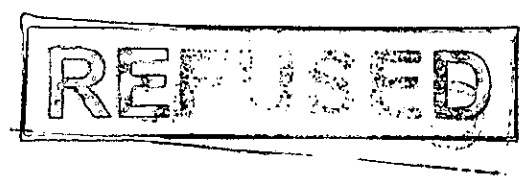
Applicant: Linden Homes SE Ltd C/O Lennon Planning.

Case Officer: Mrs B Polnik

The new plans show the following: Change in house type on plots 1, 2, 3, 12 & 13. Drawing nos: 1363/11P, 1363/50, 1363/51 and 1363/52.

Comments are required by 20/05/2003.

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



(RING ONE)

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

App. No. F/2002/8154 Date Rec. 8.5.03

Location: LAND ADJ. WINNERSH PRIMARY SCHOOL

Parish: WINNERSH

Applicant: LINDEN HOMES

Description of attached plans: Change in house type on plots 1, 2, 3, 12 + 13

Drawing No's: 1363/111P, 1363/50, 1363/51 and 1363/52

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)

Sarah Holamby

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

only those immediately affected ie.

NEIGHBOURS: 5, 6, 7 Aston Close

35 – 51 Watmore Lane (odd numbers)

Date for Responses 20.5.2003

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 BP.

Consultations Sent by Admin. on 09.05.PS.

Yellow - Case Officer Copy
Green - Part One Copy

DC Ofte 21.5.03

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

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

REVISED PLAN
8154

1363/JI

07 May 2003

For the attention of B Polnik

Watmore Lane Winnersh

Dear Sirs

Further to your meeting with Steve Russell from Linden Homes and Des Dunlop from Lennon Planning, please find enclosed six copies of the following drawings for substitution in the current detailed application for 19 units.

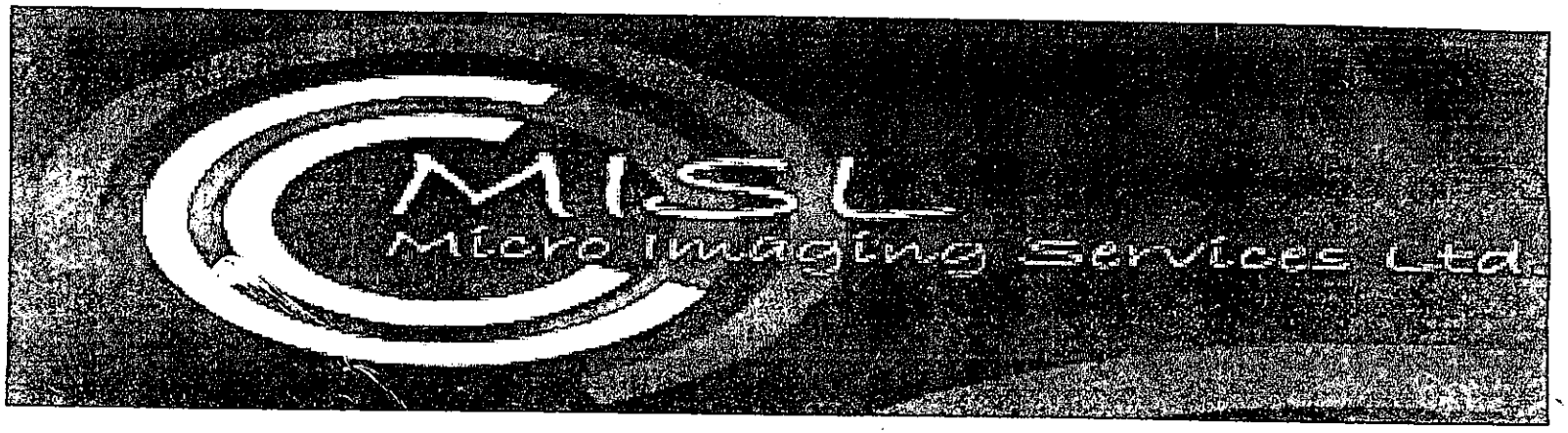
Dwgs 1363/11P
1363/50
1363/51
1363/52

Yours sincerely

John Irish

CC Linden Homes (Encs)
Lennon Planning (Encs)

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

WINNERSH PRIMARY SCHOOL, WOKINGHAM – SURVEY FOR GREAT CRESTED NEWTS AND BATS

1.0 Introduction

1.1 A newt survey of the single pond at Winnersh Primary School, Winnersh, Wokingham, was undertaken by CPM on behalf of Linden Homes (South East) Limited. The survey consisted of 3 overnight visits to the site between 23 March and 4 April 2001. The survey was undertaken under English Nature great crested newt licence number 20000806. A survey for evidence of bat roost activity within a house on site (39 Watmore Lane) was also conducted on 3 April 2001 (English Nature bat licence number 20010010).

1.2 The pond lies to the edge of the school site, within a fenced off nature area of low grassland and developing scrub. The pond is of man-made construction with a plastic liner having been used in its creation. The pond is very approximately 7-9m long and 3-5m wide. The pond is dominated by bulrush (*Typha latifolia*) with some patches of rush (*Juncus* sp) also present.

2.0 Survey Method

2.1 Griffiths, Raper and Brady (1996)[1] identified a newt survey method by which the relative importance of a population may be estimated, using standard survey techniques. The following survey methodology is based on their recommendations and recommendations contained within the Herpetofauna Worker's Manual[2]. The survey procedure was repeated three times on the 23/34 March, 29/30 March and 3/4 April 2001.

2.2 The survey methodology consists of four elements: a funnel/bottle trapping exercise to catch newts, torch light searches of the water, sweep netting within the water and newt egg searching.

2.3 Normally, bottle traps are set in the early evening at intervals of at least every 2m around the pond's edge. Their design follows that of the bottle traps specified in Griffiths (1985)[3]. In this case traps were set at approximately 1m intervals with 20 traps used in total. These traps were then checked early the following morning.

2.4 After dark, when the newts start to become active, the water is scanned within all the accessible shoreline in 2m sections with the beam from a Petzl 'Mega' headset, equipped with a halogen bulb. Each newt seen is recorded.

2.5 Some additional netting sweeps were also made of the pond to try to catch newts present within the more densely vegetated areas and those hidden at the bottom under decaying plant matter.

[1] Griffiths RA, Raper SJ and Brady LD. 1996 Evaluation of a standard method for surveying common frogs (*Rana temporaria*) and newts (*Triturus cristatus*, *T. helveticus* and *T. vulgaris*). JNCC Report No 259 Joint Nature Conservation Committee, Peterborough.
[2] Cam T and Gibson S (1998) Herpetofauna Workers' Manual. Joint Nature Conservation Committee, Peterborough.
[3] Griffiths RA. 1985 A simple funnel trap for studying newt populations and an evaluation of trap behaviour in smooth and palmate newts, *Triturus vulgaris and T. helveticus*. Herpetological Journal, Vol 1 pp 5 - 10.

REFUSED

cpm

2.6 The final newt survey element is to check soft leaves around the margins for newt eggs.

2.7 The bat survey involved assessing the single house for potential roost opportunities and looking for evidence, such as droppings (which often collect around roost entrances). A heterodyne bat detector was also carried during the evening newt survey, to obtain an idea of bat activity levels over the site at this time.

3.0 Results

3.1 Smooth newts were found within the pond on all three survey nights, but no great crested newts or their eggs were recorded.

3.2 The weather can influence the success of newt surveys; cold weather reduces activity and may therefore reduce the chances of encountering newts, thus cold evenings were avoided. The weather conditions on all three survey nights were considered appropriate for newt surveying and the activity seen supports this.

3.3 The following smooth newt numbers were recorded for the three survey nights:

Survey Date	No. Smooth Newts Encountered		
	Netting	Torching	Bottle Trapping
23/24 March	1 male	10 (gender not recorded)	14 male 11 female
29/30 March	1 male 1 female	8 (gender not recorded)	6 male 5 female
03/04 April	3 male 7 female	20 (gender not recorded)	7 male 7 female

3.4 The bat survey revealed little potential and no evidence of bat roosts at the house. The building comprises a dormer bungalow where the attic space has been converted for use as bedrooms. No masonry cracks suitable for bat access were seen, and the attic conversion leaves almost no potential for roosts in the roof void. No access to any remaining small areas of roof space were present. The other rooms in the house are in excellent condition and contain no opportunities for bat entry or bat use.

3.5 No bat ultrasound (used in echolocation for feeding and commuting) was picked up by the bat detector, suggesting little bat activity in this area at this time. The evidence suggests that bats are very unlikely to be present within the structure of the house and thus should not be affected by its demolition. However, it is recognised that bats frequently move roosts and can quickly establish new colonies, and so a quick summer resurvey on the outside of the house, using bat detectors, would be recommended as a precautionary measure prior to demolition.

Conclusions

4.1 After completion of the standard three newt survey nights, no great crested newts have been recorded within this pond. Whilst absence cannot be proved with the same certainty as presence, following the completion of this newt survey, CPM considers that great crested newts are absent from this pond.

4.2 The presence of smooth newts, which do not receive legal protection, has no bearing on planning related issues connected to the adjacent land. It is therefore our conclusion that no newt related issues exist that should constrain the proposed development of this immediate area.

4.3 Similarly, no evidence of bat roosts was found at 39 Watmore Lane. Therefore, bats are not considered to pose any constraint to the proposed development. However, since bats can quickly establish new roosts it is recommended that bat activity around the outside of the building is reassessed in the summer prior to demolition, as a precautionary measure.

068

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

23 DEC 2002

COPIES TO ✓ 9/01/03

Mrs. B. Polnik,
Development Control Officer
Evironmental Services Dept.
P.O. Box 157
Shute End, Wokingham,
RG40 1WR

43, Watmore Lane,
Winnersh, RG41 5 JS

December 21st, 2002

Application number F/2002/8154

Dear Mrs. Polnik,

I enclose a copy of my comments on the new application by Linden Homes SE Ltd. to carry out the Watmore Lane development.

Yours sincerely,

J.M.Harrison

J.M.Harrison

Comments on Application F/2002/8154

I have no objection to the building of 19 houses on the site. My objections relate to the proposed access road.

1. The access road will inevitably damage and probably kill one of the few remaining ancient oak trees of the old Windsor forest. I believe this tree is more than 400 years old and its large canopy supports a diverse variety of insect species which are an essential part of the natural food chain. The tree is also a noted Winnersh landmark and is the subject of a preservation order.

2. The proposed road is 24 inches (61 cm) from the front corner of my house and this distance reduces to just over 19 inches (50 cm) along the side of the house. Anyone walking down the road would be able to see directly into my main downstairs bedroom. The erection of a fence to confer privacy would result in loss of light.

3. The exit from the proposed road into Watmore Lane is very sharp and a driver's view is very limited in both directions but especially to the right because of the oak tree. Given the nearness of the Primary School, I believe a serious traffic hazard would be created.

4. The proposed road, according to the plan, is a long, narrow, featureless alley without trees or bushes. It is quite out of keeping with the local environment and hence contrary to the stated policy of Wokingham District Council.

J.M.Harrison, 43, Watmore Lane, Winnersh, Berks. RG41 5JS

SUPPORT

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8154. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES DEPT	
PCL	FCS
DC	CNF
APP	
CC	

24 DEC 2002

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

✓ 9/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8154

YOUR NAME: MR SHARP.

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
53 WATMORE LANE
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

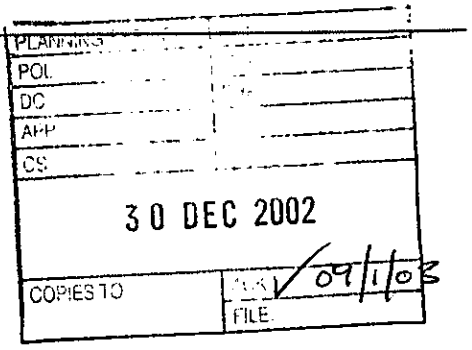
I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

0838

Carol Hurst



From: Charles Crane [c.crane@virgin.net]
Sent: 23 December 2002 15:26
To: Development.Control@wokingham.gov.uk
Subject: Planning Application ref F/2002/8154 - OBJECTION
Importance: High

West Barn
The Old Farmhouse
Robinhood Way
Winnersh
Wokingham
Berks RG41 5JJ

23rd December 2002

BY E-MAIL

Mrs. B. Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Sirs,

Planning Application ref F/2002/8154
Winnersh Primary School, residential development

I wish to register an objection to the above application on the following grounds:

(1) I am concerned that a number of new houses have already been built at the end of Robinhood Way.

(2) This application opens up the way for further development using this new site as the access, particularly should Messrs. Bromley's sell their substantial plot in the future for building purposes. An earlier proposal for the development of the land behind the proposed site was rejected in 1988.

(3) This development will result in greater traffic congestion, especially in Watmore Lane and Robinhood Way which is simply not built to handle it. This will in itself bring greater risk of traffic injury to pedestrians and particularly children using the school entrance on a 90 degree bend

(4) The proposal will add to the already considerable traffic congestion at Winnersh Crossroads unless access is re-established to the main A329 road via the currently blocked access from the end of Watmore Lane into Woodward Close. This new routing would avoid adding to the current problems and would also route the new traffic flows away from the school entrance, making it safer for the children. I note there is no such proposal included in the plans. If approval is to be granted, then I propose that approval should be made conditional on this improvement to avoid the strain on existing rural roads which are completely unsuitable for further traffic loading

(5) The government in its manifesto said that they would oppose the sale and development of school playing fields and recreational areas. There will be loss to recreational facilities in the area as a result of this development and the nearest alternative recreational area is over a mile away.

(6) I have a vested interest in traffic pollution as an asthmatic, particularly when it is proposed to route a large number of extra vehicles past my gate

I would be grateful if you would please advise me of the decision

Yours Faithfully



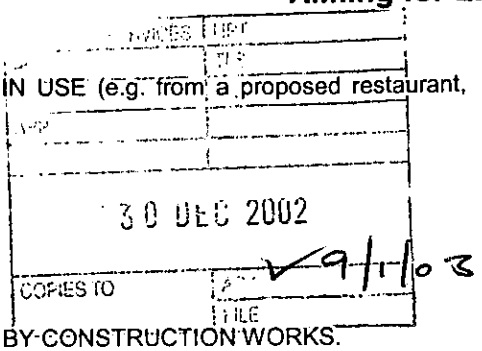
.....
C.L.Crane

24/12/2002

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8154. (Case Officer:Mrs B Polnik)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8154

YOUR NAME: MR A TITCOMBE & MISS H BRIDGES

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
12 MEADOW VIEW
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
WE FEEL IT WILL INCREASE TRAFFIC & REDUCE ~~[illegible]~~ RURAL LAND SCAPE SURROUNDING OUR HOME.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8154. (Case Officer:Mrs B Polnik)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

30 DEC 2002

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
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MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
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(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8154

YOUR NAME: MRS JULIE HEYES

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
9 CLARENDON CLOSE
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

(1) I OBJECT ON THE GROUNDS OF HIGHWAY SAFETY AS THE PROPOSED ACCESS ROAD INTO WATMORE LANE WILL BE DANGEROUS TO THE CHILDREN WALKING TO AND FROM WINNERSH PRIMARY SCHOOL. THEY WILL HAVE TO CROSS THIS ROAD WHICH WILL ATTRACT A LOT OF CARS, BOTH PARKING AND USING IT TO TURN AT SCHOOL OPENING AND CLOSING TIMES. ALSO THE PAVEMENT IS ALREADY NARROW HERE AND PEOPLE OFTEN HAVE TO STEP INTO THE ROAD.

Continue over the page if more room required

(2) P.T.O.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

② I ALSO OBJECT TO THE LAND BEING LOST TO THE PUBLIC AS AN AMENITY AREA FOR PLAYING AND ALSO DOG WALKERS WHO USE IT.

J Hayes -

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8154. (Case Officer:Mrs B Polnik)
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WOKINGHAM UNITARY
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

2002

9/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8154

YOUR NAME: MRS JP HUGHES

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 WATMORE LANE
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I object to this proposed development on the following grounds

1) Highway Safety (2) Residential Amenity. (3) Design Appearance & layout.

Continue over the page if more room required

PL
TPL
DC | ENF
APP
CS
06 JAN 2002
COPIES TO | ACK: 9/1/03
FILE

Sheila Viner

From: Neil Pomphrey - v [neil.pomphrey@virgin.net]
Sent: 05 January 2003 13:01
To: Development.Control@wokingham.gov.uk
Subject: Comment on Application F/2002/8154
Importance: High

To: Mrs B Polnik
From: Mr Neil Pomphrey
Address:
17 Meadow View
Winnersh
Berkshire
RG41 5PD

I wish to **object** to the application **F/2002/8154**

Comments:

1) **INFRA-STRUCTURE ...Congestion, Highway Safety & School places.** The traffic in our neighbourhood is already extremely heavy, I would have thought that the last thing local residents and the council need is more cars on the road in the surrounding area.

On a school day both Robinhood way and Watmore lane are heavily congested with traffic as parents try and get their children to school - parking is at a premium and it is already difficult to navigate past all the badly parked cars and those parents who seem to have forgotten how to cross the road safely.

To drive into Wokingham/Reading, or to the A329M/M4, residents/commuters need to negotiate the crossroads/traffic lights at the Reading Road/Robin Hood LN intersection. This again is over-congested (and prone to flooding!!), especially in the mornings and evenings when parents and children amass to get to and from the local secondary schools. Parents are parked up on the kerbs and children cross the road with limited regard to oncoming traffic.

On the premise that when people move into the area they bring one or more cars and, or at a later stage, children, it seems folly to build houses in an area that was not designed to take so much traffic and schools that can't provide spaces for new children or the safe parking to deliver and collect those they have currently under their care.

2) **Flooding**. Parts of Wokingham and Winnersh seem to be very susceptible to flooding (Flood signs were up again yesterday 4/01/03), so is the council confident that these proposed homes will be safe from flooding? And that the drainage/sewer system is adequate?

3) **Health and Quality of Life**. It is apparent that this building plan would mean the loss of the playing field for the pupils at Winnersh Primary School. In an era when we are being warned that childhood obesity leading to chronic health problems and decreased life expectancy is rapidly increasing, it seems highly undesirable to take away the main recreational and sporting premises from the school.

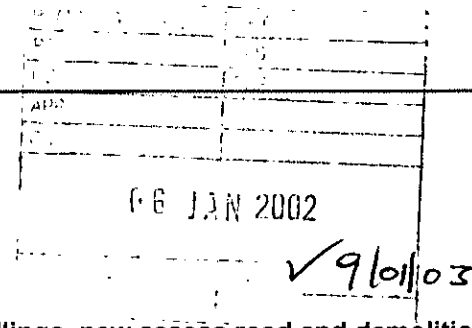
4) **Residential Amenity**. I also strongly object to removing a green area in the neighbourhood, and as such, an area of natural beauty.

I would like to congratulate the council for rejecting the initial application and hope they will turn down the appeal.

Yours faithfully,

Neil Pomphrey
Owner Occupier

OBR



Sheila Viner

From: RICHARD MAY [rpmay3@tiscali.co.uk]
Sent: 05 January 2003 13:19
To: Development.Control@wokingham.gov.uk
Subject: Planning Application Number F/2002/8154

Proposal: Residential development consisting of 19 dwellings, new access road and demolition of 41 Watmore Lane, Winnersh

Our comments are the same as the last time this application was submitted and are as follows:

1. At the last Planning Meeting this development was refused on the grounds that no road could be within 50 metres of the 400 year old Oak Tree!
2. Loss of the field for school and local community use, the government wants children to take more exercise not less.
3. This development is for family homes. The children living in these homes will need to go to school, and as Winnersh Primary School is already over-subscribed, where will the children be found a school place?
4. Cars turning out of the proposed new road will not have a clear sight line either left or right as Watmore Lane is not straight in either direction and to the right is the 400 year old tree with a Preservation Order on it. At the start and end of the school day cars are already parked along Watmore Lane further than where this new junction is proposed, thus creating a further hazard. Surely walking to school is to be encouraged.
5. The proposed access road will be in very close proximity to the existing houses on either side of it.
6. Car headlights leaving the proposed road will shine directly into the bedrooms of 26 & 28 Watmore Lane.
7. The majority of people living in Watmore Lane bought their properties because they wanted gardens with some space and to live in a quiet and peaceful road.

From: Mr & Mrs R P May
28 Watmore Lane
Winnersh
Berks RG41 5JT

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8154. (Case Officer:Mrs B Polnik)
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WOKINGHAM UNITARY
Aiming for Excellence

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DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
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NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

2002
9/1/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8154

YOUR NAME: _____

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
37 WATMORE LANE
WINNERSH
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

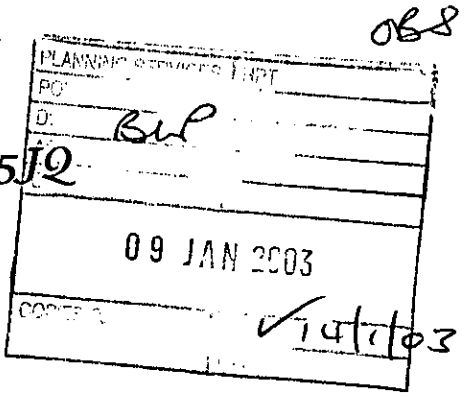
Comments: This application is identical to the application which was refused by the Council's Development Control Committee on 13/11/02. (application No. F/2002/7309 7311c 7311) The Access through No 41 Watmore Lane will destroy the 400 year's old oak Tree in the frontage of No 39 Watmore Lane.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

1 Priory Court
WINNERSH
Berkshire RG41 5JQ

088



Your ref: Mrs B Polnik

09 January 2003

Dear Mrs Polnik

Proposed Residential Development on Land adjacent to Winnersh Primary School
Application Number F/2002/8154

We would like to object to the above planning proposal on the following grounds:

1 In principle we object to planning permission being granted on school land or any open space which should be enjoyed by the community. Granting permission for this development to take place would remove one of the few remaining green spaces in this area.

2 We object to the demolition of an existing home and conversion to an access road because:-

a) It will affect the established street scene.

b) Mature trees, including an ancient Oak (subject to a Tree Preservation Order), and therefore the general environment, will be put under threat.

c) Neighbouring properties to those which the developer is attempting to acquire will suffer a loss of environmental amenity. Disturbance from increased traffic will be unacceptable.

3 Robin Hood Way and Watmore Lane are very busy roads, particularly during school arrival and departure times. We consider that the roads are already dangerous, particularly for school children.

4 Additional housing in this location will add to the already unacceptable levels of noise and other pollution in the area.

5 Additional houses at any point in Robin Hood Way, Watmore Lane and other roads served by Robin Hood Way will add to the congestion at its junction with Robin Hood Lane and also add to the existing traffic problems at Winnersh Crossroads.

6 Additional pressures will be placed on pupil numbers at Winnersh Primary School.

We are happy for our comments to be passed on to any Councillor or Coordinator acting on behalf of local residents.

Yours sincerely

T G & A C Williams

0838

BLP

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

Ref: Mrs B Polnik

9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

14/1/03

8th January 2003

Application Number: F/2002/8154

Dear Mrs Polnik,

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

You will appreciate that most of the people who use this field are school children and are unlikely to write to you. The older children used to do cross-country around the field most weeks on Tuesdays (the upper team have approximately 105 children), and the rest of the school sometimes had games lessons there. How is it envisaged that the school children will get to the remaining part of the field for their games lessons? There is no provision for this on the plans. The children will need access, as will the council if they are to own and maintain this piece of land. The usual access for the mower being the back entrance to the school, which is lost.

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

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

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

Evidently one of the political parties had asked the council to declare the land no longer surplus, but the council were reluctant even to look into this. The

Inspector in his appeal decision stated, at the end of paragraph 15: "Such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists." One feels that the Council has acted in the recent past, knowing the terms of the original contract, as if they expected the field to be sold. Thus protecting the reduced area of the school grounds with a substantial fence with anti-climb paint and bright yellow notices. Unfortunately this gave the impression to the Inspector that the field was vacant land and not wanted for school use, being outside of what appeared to be the boundary. He did however recognise that the gate onto the land from the footpath near Astor Close was of the same type as those elsewhere around the school curtilage.

Should / have the parents of the pupils at Winnersh County Primary School, been sent notification of this new application. The parents should be informed as a successful planning application would affect all of the children due to the loss of a games area and also part of the school nature reserve. The increase in traffic will cause more pollution and parking problems. They should also be aware that the new development would cause more children to be added to the already large classes.

There is a tree preservation order on the large oak tree in the front garden of 39 Watmore Lane. Regardless of how the access road is constructed it will have an adverse impact on the tree. The tree will impair vision for drivers exiting the proposed development, especially at peak hour delivery and collection of children at Winnersh Primary School, when there are many cars parked in the road. The change of access, the tree being on the right when leaving the development, is more dangerous than previous applications, when it was on the left. An example of this is the exit from Grovelands Avenue on to Watmore Lane, (also a big oak tree), where I have seen many near misses and a few accidents in the four years I have lived here. I would not be surprised if the problems at this junction had come up with regard to other planning applications in this area.

The local narrowing of the carriageway from 6m to 5.5m and the change in the kerbline will not help the already congested road at school pick up / drop off times, bearing in mind that the road is not straight and that there are many parked cars at these times. The traffic / road congestion in Watmore Lane and Greenwood Grove at school drop off / pick up times is bad. Emergency Services access is already difficult. The police have handed out traffic warnings - so this is not just a matter of local objection. The new development would cause more traffic as well as the possible increase in car use by the parents of the children who at present walk across the field and enter by the back gate.

Often after discussing the proposed development on the field with residents and parents, the conversation moves on to traffic in the Watmore Road area and then invariably the problems at the Winnersh Crossroads - long queues of traffic extending past the normal rush-hour times, which increases everyone's

journey times and must also cause pollution. Of course, more houses = more car movements = more problems at the crossroads!

There would be noise disturbance and air pollution to properties either side of the proposed access road. The windows of the properties may be very close to the road and the occupants adversely affected by the streetlights and their privacy violated.

I understand that the Natural History of the field has been looked at as part of the planning procedure. There is a possible ancient hedgerow along the footpath. Bats feed regularly over the field. A hurried survey was undertaken between 23 March and 4 April 2001 - local residents with ponds and newts were not visited even though their addresses had been requested. I would expect that the bats were in hibernation at the time of the survey. A further survey for evidence of bat roost activity should be carried out on the new access, 41 Watmore Lane, before the proposed demolition.

It is a disgrace how this field has been allowed to go wild, since the archaeologists were allowed to do their excavations, whilst still in the ownership of Wokingham District Council. We were assured that the field would be reinstated. If this application is successful, the council must restore (it is still unsafe) and tend the retained open space. The Astor Close residents who back on to the field and others in the area, had rats in their gardens last summer and have had to have this dealt with for fear of having rats in their houses. (This is the first time since I have lived here - nearly four years.) **Rats will not be acceptable on a brand new development!**

Thames Water removed a section of hedgerow between the school field and the public footpath in order to lay some pipes a short distance into the school field. (25th October 2002). I consider these works rather premature, especially as planning permission had not been granted for the housing development at the opposite end of the playing field and the land was still owned by Wokingham District Council.

So now we are left with a gap in the hedgerow which may affect its status or its length. Surely the council should ensure that this part of the hedgerow is replaced, especially as no permission was requested or given to remove it. I believe it would come under the Hedgerows Regulations 1997 (SI No 1160). Bearing in mind that the letter from Thames Water received by the residents assured us that <u>all the arrangements</u> had the agreement of Wokingham District Council.

Also, the Council should allocate the remaining half of the land as public open space or seek to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value as in Policy LWE4.

The proposal would result in the loss of recreational open space, detrimental to the character of the area and amenity of local residents, which they have enjoyed for many years. The site is primarily a children's playing field, which has served the local children for over 25 years, with organised games by the

school and also on an informal basis. It is close to many of their homes, and away from the traffic. There are no other play areas nearby. The area to be left as open space would in no way fulfil the same purposes since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing houses around the field are sufficiently far away for this not to be a problem.

Clearing and building on this area will have an adverse effect on the children's nature area - the species count would go down. Part of the school's nature area appears to be included in one of the plots. When the contract with the developers was made **the field was considered to be "surplus land."** How can parts of the school's nature reserve be included within the boundaries of the new development? Surely taking the field for development is bad enough!

There have been various surveys taken on the field. On Friday 24th November 2000 core samples of soil were taken from different parts of the field. In discussion with one of the gentlemen my husband was told that there is evidence of a river and it would be unsuitable for building on. (I am not surprised at this, if one looks at the geology / geography of the area.) There was a piggery on part of the site in the past - these were small low buildings, not large houses as in the proposed development. Also as you should be aware pigs were buried in lime on the field at one time - environmental health may need to be advised. Landfill gas should be investigated and any subsequent measures taken.

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

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

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

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

Yours faithfully,

R.E.F. Ramsdale.

Mrs R.E.F. Ramsdale.

From Mr R.H. Ramsdale.

As a homeowner whose property backs onto the school sportsfield on which the proposed development would take place, I am concerned about the effects of such a development on the wildlife of the area.

If this application is allowed, the contiguous lines of wildlife corridor will be split into fewer, smaller, disconnected portions which, of course, will result in the loss of species.

The first 30m of the hedgerow which runs along the footpath from Astor Close meets the classification 'Important Hedgerow' (Species count, next to footpath, having a mound). Species include oak, hawthorn, rowan, sycamore, elder, blackthorn, elm and wild rose. It becomes less species rich as one walks towards Poplar Lane. Of course Thames Water taking a gap out of it makes it worse.

Along the edge of the school nature reserve there is a hedgerow that if it were older would again meet the requirements for an Important Hedgerow (Species count - ash, oak, rowan, blackthorn, hawthorn, field maple, hornbeam and several species I couldn't identify during the winter).

Between the end of the above and the hedgerow adjacent to the public footpath, the combination of the old apple trees and bramble scrub containing elder, oak and blackthorn; along the caretaker's fence make a wildlife corridor which connects these two areas of hedgerow together.

From a wildlife impact point of view the destruction of the bramble thicket, at the end of the field backing on to Watmore Lane's gardens, could not have been reinstated quickly as it takes about eight years to develop its full structure. Without its full structure it could not support all the wildlife that was there.

Ceasing to mow the field has resulted in excessive growth of rank grasses which have largely choked the wildflowers that had previously been supported by the sympathetic mowing regime, which resulted in a football surface in the centre, and areas of medium to longer grasses around the edges. The wild flowers used to include: chickweed, dock, goosegrass, several species of umbellifer, bindweed, dasies, cat's ear, lesser stitchwort, dandelion, cranesbill, both red and white clovers, perforate St John's wort, mugwort, ragwort, creeping thistle, lady's smock, broad leaved plantain and other species.

I am opposed to this application due to its adverse effect on wildlife.

R.H. Ramsdale

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

Tel: 0118 978 0366

BNS

CC
AP
CS

28 JAN 2003

24th January

COPIES TO

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

Dear Mrs Polnik

Planning Application Number F/2002/8154

We wrote to you on 30th December to register our objections to the above planning application, and have had no acknowledgement of receipt of the letter. In view of the number of letters of objection which appear to become "lost in the system", please could you confirm receipt of the letter.

Yours sincerely

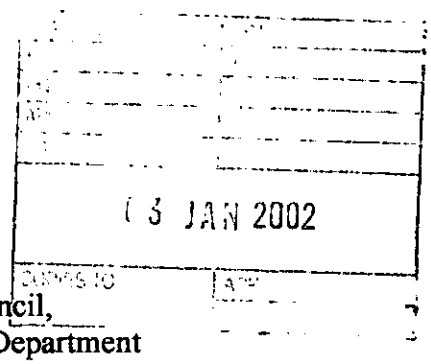
John Grimson

D. Grimson

Denise Grimson

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

Tel: 0118 978 0366



30th December 2002

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

Dear Mrs Polnik

Planning Application Number F/2002/8154

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

This application does not appear to differ in any material way from applications F/2002/7309, 7310 and 7311 by the same applicant recently rejected by the Planning authority, and should therefore be similarly rejected.

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

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

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

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

4. The playing field, which is enclosed by old, mature hedges, has become a haven for wildlife. A wide variety of birds nest here, and it is home to foxes, hedgehogs, frogs, toads, lizards, slow-worms and many small mammals. It is also a breeding area for moths and butterflies. Rare newts have been found locally, and we would urge the Council to sponsor an independent detailed survey of the flora and fauna to establish exactly what is at risk. The development would destroy the habitat, and all that lives in it.

The proposed developers have already demonstrated their willingness to destroy the hedgerow vegetation, including the deliberate uprooting of an Oak tree, estimated to be fifty years old.

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

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

7. The 1:500 site plan indicates that the construction of the proposed new access road would involve narrowing Watmore Lane by 0.5m. This part of Watmore Lane becomes heavily congested at the start and finish of the school day as parents transport their children to and from the school. During construction work the passage of site vehicles would create a significant additional safety hazard to the school's pupils, and the reduced road width would provide an ongoing congestion and safety hazard. The Oak tree on the front boundary of 39 Watmore Lane when in leaf will present a sight line barrier to the drivers of large construction vehicles.

8. The 1:500 site plan carries a note to the effect that "Minor trimming back of existing hedge" is required at the front of our property, presumably to achieve the required sight line. We have not been approached for permission to do this, and we would not give that permission.

9. The proposed new houses have windows overlooking our property and will deprive us of the privacy that we currently enjoy.

10. The Oak tree on the front boundary of 39 Watmore Lane is considered to be a local landmark and amenity, and is the subject of a confirmed Tree Preservation Order. The construction of an access road through 41 Watmore Lane would result in severe damage to the root system of this ancient Oak tree, probably leading to its demise. The TPO was established to protect the tree, and it should be incumbent upon the developer to establish his access route within the existing constraints, not to seek to damage the local environment even more than his submitted plans already seek to do.

Yours sincerely

John Grimson

D. Grimson.

Denise Grimson

DEVELOPERS UP TO THEIR OLD TRICKS AGAIN!

400 YEAR OLD TREE UNDER RENEWED THREAT!

WHAT?

- **Linden Homes have submitted another planning application, identical to the one previously refused by the Council in November 2002, to build on the school playing field with access through no 41 Watmore Lane**
- **At the same time Linden Homes have appealed to the Planning Inspectorate against the Council's refusal**

WHY?

- **They are trying to force through their identical application by pressurising the Council to grant permission 2nd time round rather than risk bearing the high costs of the appeal**

WHAT ABOUT THE TREE?

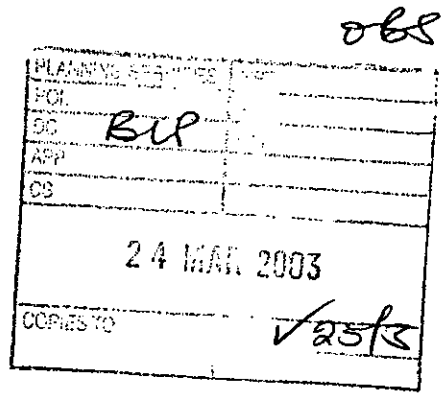
- **If the application is successful the 400 year old tree in the frontage of 39 Watmore Lane will be destroyed!**
- **Despite the protective TPO and the Council's refusal of their planning application on 13 November, Linden Homes sent an engineer to the site on 15 November without the Council's knowledge and permission and for over an hour drilled into the roots of the tree, jeopardising its life!**

WHAT CAN YOU DO?

- **Write and object to the planning officer, Mrs B Polnik quoting ref F/2002/8154 at Wokingham District Council or e mail her at development.control@wokingham.gov.uk BY 11 JANUARY 2003**
- **SAVE THE TREE !**
- **STOP THE DEVELOPMENT THRO' 41 WATMORE LANE**

HOW MUCH IS THE TREE WORTH?

- **Linden Homes already have an approved access through 2 properties, nos 37/39 Watmore Lane and yet they are greedily trying to make more money by forcing through an identical application with access through a single property at 41 Watmore Lane at the price of this precious, ancient and irreplaceable oak tree.**



43 Welby Crescent
Winnersh
Wokingham
RG41 5SW

20.3.03

Ref F/2002/8154, 0/2002/8206, 0/2003/8620

Dear Madam, I am writing to object to the above applications regarding the building of dwellings on Winnersh Primary School Field, by Linden Homes.
Winnersh is being slowly destroyed as a village. There are numerous proposals for development on our green fields. There is inadequate infrastructure to support all this new housing. The A329 into Wokingham and Reading is gradually grinding to a halt. The policing of the local area is already causing concern, with burglaries and car crime a problem. The schools are full to capacity, as are the doctors and dentists. My deepest concern is for the 400 year old oak tree on the site. This must be protected at all costs. I understand that a ramp has been included in the plans to provide access to the site. However I am concerned that the roots will be disturbed when services are laid to the site, and if homes are built, that there could be a problem in the future when repairs are carried out to underground services. If a ramp is included in the construction who will be responsible for its maintenance?
Linden Homes need to provide some form of statement as to how they will continue to ensure the life of this beautiful tree.

Yours sincerely

W Short

Wendy Short

OBJ

Sheila Viner

From: CRESSWELL,HELEN (HP-UnitedKingdom,ex1) [helen_cresswell@bra.exch.hp.com]
Sent: 25 March 2003 11:18
To: 'Sheila Viner'
Subject: RE: Objection re:planning reference - 0/2002/8206, 0/2002/8154,0/ 2003 /8620

APP BLP
CS
25 MAR 2003
ACKD ✓ 2513

thanks for your response. My full address is:

16 Birchmead, Winnersh, Berks RG41 5TW.

kind regards,

Helen

-----Original Message-----
From: Sheila Viner [mailto:Sheila.Viner@wokingham.gov.uk]
Sent: 25 March 2003 07:55
To: 'CRESSWELL,HELEN (HP-UnitedKingdom,ex1)'
Subject: RE: Objection re:planning reference - 0/2002/8206, 0/2002/8154,0/ 2003 /8620

Dear Mrs Cresswell

Thank you for your observations, however we need your full postal address to include you in our mailing to keep you up-to-date with progress on this case. Please let us have this at your earliest convenience.

Many thanks.
Yours sincerely
Sheila Viner
Clerical Assistant to the Planning & Development Team
Wokingham Unitary.
email: Sheila.viner@wokingham.gov.uk

-----Original Message-----
From: CRESSWELL,HELEN (HP-UnitedKingdom,ex1)
[mailto:helen_cresswell@bra.exch.hp.com]
Sent: 24 March 2003 20:42
To: 'development.control@wokingham.gov.uk'
Subject: Objection re:planning reference - 0/2002/8206,
0/2002/8154,0/2003 /8620

Dear Mrs Polink and Mr Etherington,

as a Winnersh resident and parent of two Winnersh Primary students I wish to register my objection to the Linden Homes planning submissions, as above.

Our district is grossly overpopulated already so to have a previously refused plan re-submitted to appeal is, I believe, obscene.

The primary school is full to bursting with an intake into reception this Summer term of 29 children vs past intakes of 10/15.

The plans include demolition of local flora, inevitably leading to a detrimental affect to local fauna also.
The traffic congestion created as a result of this planning being approved would reduce Winnersh to total gridlock between 8am & 9.30am and 5pm & 7pm. As it is all local residents have to endure a 15 MINUTE wait at the crossroads each morning, sometimes with a10 minute wait simply pulling out of Danywern Drive onto Robin Hood Way - a major problem for professionals such as myself attempting to arrive at work on time every morning.

The request made by Linden Homes is inconsiderate, commercial greed in the extreme and would create unacceptable stress in the living conditions and community environment not only of present residents but of those persuaded to purchase the new properties.

I strongly object to the planning submission and appeal to your sense of reason to refuse this request.

yours sincerely,

Helen Cresswell
RG41 5TW

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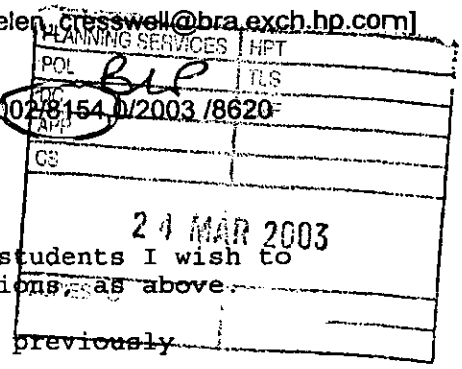
OBS

Address requested

Sheila Viner

From: CRESSWELL,HELEN (HP-UnitedKingdom,ex1) [helen_cresswell@bra.exch.hp.com]
Sent: 24 March 2003 20:42
To: 'development.control@wokingham.gov.uk'
Subject: Objection re:planning reference - 0/2002/8206, 0/2002/8154, 0/2003 /8620



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I strongly object to the planning submission and appeal to your sense of reason to refuse this request.

yours sincerely,

Helen Cresswell
RG41 5TW

full address requested OBS

Sheila Viner

PLANNING	
PC	
DC	
AP	BLP
CS	

25 MAR 2003

COPIES TO	
	FILE:

From: Jones, Karen [kjones19@harris.com]
Sent: 25 March 2003 13:45
To: 'development.control@wokingham.gov.uk'
Subject: O/2002/8206 & O/2002/8154 & O/2003/8260

Dear Mrs. Polink/Mr. Etherington

I have just received notification that Lindens Homes are yet again submitting an application to add more houses to their original plans.

I should like to register my appeal against this permission being granted as not only is it taking away more of our local Primary School's playing field, forcing access through no 41 Watmore Lane but also will result in the destruction of a 400 year old tree in the process.

For one thing there is far too much traffic going through Winnersh at the moment, evident in the morning rush hour when it can take up to forty minutes to get to work from Birchmead to Winnersh Triangle. The crossroads at Winnersh cannot cope with the amount of traffic we currently have without adding to it. Also I think it is wrong to actually be taking away the playing field from children, where else are they to play. I am sure that eventually Winnersh will be left with no green fields and children will never know the joy of playing free, away from the dangers of cars.

As the application has been refused in the past I do not see why or how they can be granted permission now.

My postcode is RG41 5TW

Regards.

Karen Jones

028

PLANNING SERVICES	HPT
POL	TLS
DC BLP	ENF
APP	
CS	
25 MAR 2003	
COPIES TO	ACK: 1/26/03
	FILE:

Sheila Viner

From: Jones, Karen [kjones19@harris.com]
Sent: 25 March 2003 14:01
To: 'Sheila Viner'
Subject: RE: O/2002/8206 & 0/2002/8154 & 0/2003/8260

Hello Sheila,

My full address is:

Mrs. K. Jones
3 Birchmead,
Winnersh,
Wokingham,
Berkshire,RG41 5TW

Karen

-----Original Message-----
From: Sheila Viner [mailto:Sheila.Viner@wokingham.gov.uk]
Sent: 25 March 2003 13:55
To: 'Jones, Karen'
Subject: RE: O/2002/8206 & 0/2002/8154 & 0/2003/8260

Dear Karen Jones

Thank you for your observations but we need your full ostal address to include you on the mailing list to keep you updated on the progress of this case. Please forward this info at your earlies convenience.

Many thanks
Yours sincerely
Sheila Viner
Clerical Assistant to the Planning and Development Team
Wokingham Unitary.

-----Original Message-----
From: Jones, Karen [mailto:kjones19@harris.com]
Sent: 25 March 2003 13:45
To: 'development.control@wokingham.gov.uk'
Subject: O/2002/8206 & 0/2002/8154 & 0/2003/8260

Dear Mrs. Polink/Mr. Etherington

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My postcode is RG41 5TW

Regards.

Karen Jones

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8206 (8154) 8620
OBS 15 Burchmead

BLP Wokingham

RG41 5TU

✓26/3

Dear Sir/Madam

I object most strongly about losing more playing fields from Winnersh Primary School's playing field also the destruction of 400 year old trees.

You of the Council must do right by the local peoples wishes.

yours faithfully

Mrs Thelma Barker

STOP THIS GREEDY DEVELOPER

Lindens Homes:

- **is taking more of our Winnersh Primary School's playing field by adding more houses to their original plan**
- **is forcing its access through no 41 Watmore Lane**
- **has submitted their refused applications for the second time round**
- **and are appealing against the Council's previous refusal**

What can be done?

SAVE our school playing field !
SAVE our 400 years old tree adjacent to their new access !
OBJECT to their access through no 41 Watmore Lane as it will destroy the ancient oak tree.

HURRY! Your objection letters should reach the council not later than Wednesday 26/03/2003

WRITE TO:

Mrs B Polink (planning officer)
and Neil Etherington (regarding the tree)
Quoting ref : O/2002/8206 & O/2002/8154 &O/2003/8620
Wokingham District Council
P.O. Box 157
Shute End, Wokingham, RG40 1WR

Or e mail both at development.control@wokingham.gov.uk
(do not forget to include your postal address in your e mail)

082

MAPPING SEARCH	SCT
SOL	NLS
DT BWP	DMC
APP	
OS	

26 MAR 2003

28/3

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Carol Hurst

From: DEBORAHGADD@aol.com
Sent: 26 March 2003 09:52
To: development.control@wokingham.gov.uk
Subject: Housing on Winnersh Primary School field

WOKINGHAM UNITARY
Aiming for Excellence

Attn Mrs B Polink Ref 0/2002/8206/ 0/2002/8154 0/2003/8620

Having lived at 2 Maidensfield Winnersh for the past 16 years I am now at my wits end with the serious traffic problem at Winnersh crossroads.

Where is the extra traffic going to go from the houses being built on this land?

Today for example it has taken me from 7.50am to 8.46 am to take my two children, one to catch the train at Wokingham station to school and the other to Holt School. The return journey taken via Hurst!!!!!!!!! This is now a problem daily especially with Arbor Lane being closed.

Perhaps you should try living and attempting to get to work and school from this area. Our new Council Tax bill is £160 per month perhaps this would be better used by reducing the traffic problem not adding to it. I think residents in my area deserve a reduction in the council tax to pay for the extra petrol used sitting in traffic and having to take an extended route to get to and from home.

OBS

Sheila Viner 8154

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 MAR 2003	
COPIES TO	ACK: ✓ 26/3
	FILE:

From: RICHARD MAY [rpmay3@tiscali.co.uk]

Sent: 25 March 2003 17:33

To: development.control@wokingham.gov.uk

Subject: Application Nos: O/2002/8206 & O/2002/8154 & O/2003/8620

From: Mr & Mrs R P May
28 Watmore Lane
Winnersh
Berks
RG41 5JT

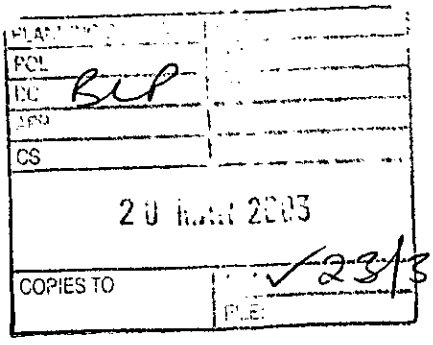
25th March 2003

Dear Mrs Polnik

Our objections to the above application are, in essence, much the same as they were for the last Planning Application:

1. At the last Planning Meeting this development was refused on the grounds that no road could be within 50 metres of the 400 year old Oak tree in the garden of No. 39 Watmore Lane. Since nothing has changed as far as the tree is concerned there cannot be any kind of bridge or ramp constructed that could possibly gain access to No. 41. To remove the Tree Preservation Order would make a farce of having it in the first place.
2. Cars turning out of the proposed new access road will not have a clear sight line either to the left or right as Watmore Lane is not straight and the tree to the right will hamper a driver's vision to such an extent as to make this a seriously dangerous junction, especially as there is a Primary School very close by, this would be an accident waiting to happen.
3. This development is for family homes. The children living in these homes will need to go to school, this will be a problem as Winnersh Primary School is already over-subscribed, and the loss of the school field will mean that it will be almost impossible to increase the size of the school to any extent.
4. The loss of the field will also mean that the local community, as well as the school children will lose a facility that just might have encouraged them to take more exercise.
5. The proposed access road will be in very close proximity to the existing houses on either side of it.
6. Car headlights leaving the proposed access road will shine directly into the bedrooms of 26 & 28 Watmore Lane, upstairs and downstairs if Linden Homes create the bridge or ramp that they would like.
7. For the most part, people living in Watmore Lane bought their houses because they wanted a good sized garden in a quiet road. We have already had houses built in Alderney Gardens, please consider the established residents, this will be another step in destroying the character of Watmore Lane.

8154



Paul Truckle,
27 Greenwood Grove,
Winnersh,
Wokingham.
Berkshire.
RG41 5LH.

Date : 20/03/03.

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

Ref : APP/X0360/A/03/1111120

Winnersh Primary School Field

Dear Sir or Madam,

I am writing to protest and object in the strongest terms to the planning applications made by Linden Homes. I refer to applications F/2002/7309, 7310 and 7311 and also applications F/2002/8154, 0/2002/8206, 0/2003/8620.

I have recently moved to this area (Nov 2002) and would be extremely disappointed to see such new development in the area. As you may be aware, traffic congestion in the area has already reached it's peak result in extreme time delays for commuter traffic.

I would therefore be grateful if you would consider my point of view and register my objection as required.

Yours faithfully,

Paul Truckle.

from :- Mrs. D. S. Broadmore,
59, Chatsworth Ave.,
Winnersh,
Wokingham,
BERKS. R.G.41. 5EU

OBS

CFS	HPT
	TLS
DC BLF	ENF
APP	
CS	
21 MAR 2003	
COPIES TO	ACK 21/3/03
	FILE

March 21st. 2003

Reference F/2002/8150 — O/2002/8206.

I wish to object to the above application on the following grounds:-

1. Lack of method statement regarding the ancient oak tree at the access point.
2. Unsuitable access road
3. Loss of open space and play area for Winnersh Primary school.
4. Development will preclude the extension of the adjacent school.
5. Drainage problems
6. Lack of infrastructure.

D S Broadmore

OBS

PLANNING SERVICES	HPT
POL	TLS
DC	BMF
APP	
CS	

08 APR 2003

COPIES TO	FILE:

28 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH
21st March 2003

Dear Mrs Polink,

ref;O/2002/8206&O/2002/8154&O2003/8620

I write yet again on this dreadful situation regarding Linden Homes continual appeals for planning consent for housing on the Winnersh Primary Schools playing field despite their applications having been rejected by the Council.

Surely once rejected and with overwhelming public objection to their various schemes that should be an end to the matter why should Councils and the residents have to put up with their (Linden's)continual profiteering attempts to build on what is A SCHOOL PLAYING FIELD.

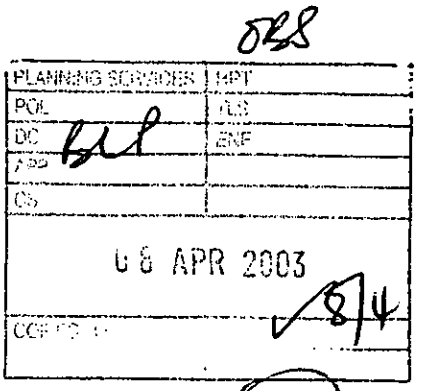
The effect on both environment and quite specifically the TREE that will surely die if the proposed access to the field via 41 Watmore lane was allowed is horrific.The tree is as you are aware circa400 years old.

Linden Homes could not care less about Winnersh,its residents,and more importantly the Children and their playing field.

I urge you to reject once and for all the applications for planning submitted by Linden Homes.

Councils are elected by the residents to represent their interests and the well being of both adults and children alike. This sheme if allowed would be a direct violation of the residents of Winnersh wishes.

Yours sincerely,
David Allan
Gillian Allan



4 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH

April 4 2003

Reference: Planning Applications F/2002/8154, O/2002/8206, O/2003/8620 by Linden Homes South - East Ltd.

To: Basia Polnik, Planning Officer
Wokingham District Council

Dear Planning Officer,

We object to these applications on the following grounds:

1. Loss of public open space. This is almost the last space open to the public in Winnersh this side of the A329. The loss of recreational space, particularly for use by Winnersh children and youth, will have damaging social consequences

2. Loss of expansion room for Winnersh Primary School. Population growth forecast for Winnersh with or without this development will, sooner or later, require expansion of this school. This is the only space available for such expansion, and if the space must eventually be lost then it should at least be for the expansion of some public service

3. Traffic congestion. This development will add to two specific traffic problems:

   a). Congestion of traffic caused by the school run for the Primary School near the proposed entrance to the development in Watmore Lane, which represents a hazard to both locals and school children.

   b). Additions to the already intolerable traffic that backs up in Robin Hood Lane from the traffic lights, particularly during the rush hour. Without a viable plan to relieve the traffic congestion in Winnersh, much of which is motorway traffic going to and from Wokingham, (e.g. re-open the A329M Ashridge interchange), we believe there should be no further growth on this side of Winnersh.

Your faithfully,

Michael Green and Nancy Nichols

PS: Please send me a copy of the decision when available

BLP OBS

Ref NO ~~F/2002/8154~~ 0/2002/8206 AND 0/2003/8620

07 APR 2003
COPIES TO

8. Astor Close.
Winnersh.
Berks.
RG41 5JZ
3rd April 2003

Dear Basia Polnik.

I am once again writing to yourselves to oppose the Building by Linden Homes on this land. Ref above. There has been great opposition by local residents, along with your planning office to not allow the Building on this field. you yourselves turn down the application. only to be overruled by the Inspectorate. who gave permission for 18 dwelling to be built.

We do not want any Building on this field. But if we cannot have. Surely they should keep to what they were given permission for the 18 dwelling leaving so field left for the School children along with local children to play on, as this is the only Space. North of 329 that the children can play Ball games on. (they cannot play ball games at Sindon pastures) with Safty and new there homes not having to cross any Busy roads.

Linden Homes have got one foot in the door with the 18 dwelling and We feel they are just being greedy, when will this Stop. We have massive Building going on within Winnersh, and the people of Winnersh have had enough, everywhere you look within Winnersh there is Building going on, Its like a Building Site. We think this is totally wrong to take this Site to build on at all. but to be greedy and want to be even more than the 18 dwelling is disgusting. if the 24 dwelling are allowed there will not be any room for the children to play foot Ball, there will be complaints from the House because of Ball going into there gardens. which in turn creates unpleasantness. between children and Adults I really

Cont:

Ref NO F/2002/8154, O/2002/8206 and O/2003/8620.

do feel this really hasn't been thought out very well. But then London Homes doesn't worry about that because it won't be their problem once they be built.
I would like you to turn down the planning for these Houses completely, but if this cannot be done due to permission being given of the 18 dwelling then surely that's what it should be just the 18 dwelling. and no more. to be allowed.
There is the very old oak tree that will be damaged if the plans and suggestions of cement being poured around the tree roots this would kill the tree not protect it. Please see our points of view, and leave the land for the children. Thanking you in anticipation

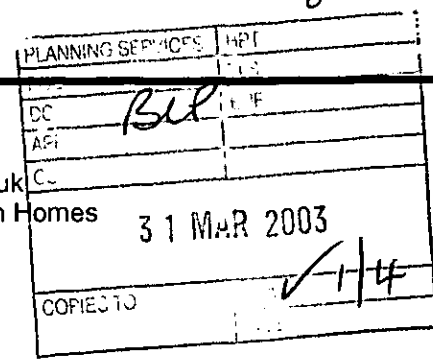
Yours Sincerly

J D Lang J.D LANG.

D F Kersey D.F KERSEY

A B Lang A B LANG.

JRS



Ian Jordan

From: CBrown0601@aol.com
Sent: 31 March 2003 18:04
To: development.control@wokingham.gov.uk
Subject: Planning Application Objections- Linden Homes

Dear Sir/Madam

Ref F/2002/8154 O/2002/8206 O/2003/8620 LINDEN HOMES

As residents of Winnersh, living close to Winnersh Primary School, we write to object to the above planning applications from Linden Homes.

Our reasons are as follows:

1. ENVIRONMENTAL DAMAGE - The Oak Tree at number 41 Watmore Lane will be damaged/destroyed to create access. This tree is part of our history. It is 400 years old.

2. RESIDENTIAL AMENITY- The school playing field should not be given over to development. It should remain part of the school and for use & ENJOYMENT by the local community

3.HIGHWAY SAFETY - Watmore Lane is already over busy with traffic and associated hazards which are especially acute at school times. The additional access and vehicle useage for the proposed development will increase the casualty risks to road users.

4. LOCAL SERVICES - Schools in the area are already over subscribed. The proposed residential development will place further strain on the education system.

Yours faithfully

Mr C D and Mrs A M Brown
25 Greenwood Grove
Winnersh
RG41 5LH

OBS

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

Tel: 0118 978 0366

23rd March 2003

PLANNING SERVICES	HPT
POL	TLS
DC	BNF
APP	
CS	
25 MAR 2003	
COPIES TO	

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

Dear Mrs Polnik

Planning Application Number F/2002/8154 – Revised Plans

We are writing to comment on the method statement intended to protect the Oak Tree in the garden of 39 Watmore Lane. We understand that this method statement would also be deemed to apply to other similar applications from the same developer including O/2002/8206.

1. The method statement for construction of a bridge over the Oak tree root system may or may not protect the roots from physical damage, but it will prevent rainwater reaching the roots over a wide area and so will deprive the tree of a major proportion of its water supply leading to long term damage. In the long term, this structure will need to be maintained and there can be no guarantee of protection from later damage to the tree root structure during maintenance activities. The penalties that would be incurred should the developer choose to proceed in such a way as to damage or destroy the tree are negligible in comparison to the gains that he stands to make, and so he must not be allowed to proceed in a way that relies on his attention to a protection methodology.

2. There is a danger that the construction of this bridge could impede the drainage of surface water from Watmore Lane leading to puddling and localized flooding.

3. None of the plans available to us indicate the proposed access route for mains gas, electricity, fresh and foul water, and telecommunications services. If it is intended to bring these services in from Watmore Lane then this will require trenching through the Oak tree roots, again inflicting severs damage on the tree. Equally, the service providers would require long term access to the service infrastructure for maintenance purposes, which would involve further trenching and damage to the tree root system

Yours sincerely

John Grimson

D. Grimson

Denise Grimson

OBJ

PLANNING SERVICES | HPT
POL | ZLS
DC | SHF
APP |
CS |
24 MAR 2003
N.E. | FILE
25/3 email

Sheila Viner

From: Richard Grimes [richardg@nation.uk.com]
Sent: 22 March 2003 20:25
To: development.control@wokingham.gov.uk
Subject: Application - Linden Homes - Ref: O/2002?8206, O/2002/8154, O/2003/8620

TO:

WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

ATTENTION:

MRS. B. POLINK – Planning Officer
Mr. NEIL ETHERINGTON – Tree Conservation

Ref: O/2002/8206, O/2002/8154, O/2003/8620

Dear Madam, Sir,

I write to object to the continued application by Linden Homes for Planning Permission with regards to building houses at Winnersh Primary Schools Playing Fields – with access through No. 41 Watmore Lane.

I have lost count of the number of planning applications and refusals that have been made over the last 8-10 years and only shudder to imagine the cost to myself and other local resident Council Tax payers as to what this whole process has cost us! Considering the recent 12% increase in Council Tax for 2003/4, I trust you can confirm that Linden Homes are making a full refund to cover your on-going costs of repeated applications, refusals, objections and appeals!

I object on the following grounds:

1. Increased traffic in an already busy area – especially at start and end of the school day
2. Associated danger to young children entering and leaving the school
3. Danger of possible damage to ancient trees on adjacent land
4. Destruction of ancient oak tree at No. 41 Watmore Lane
5. Loss of school playing fields for healthy recreation of future generations
6. Higher density housing than originally applied for

My name is: R V GRIMES
I live at: 5 THE PRIORY
My postcode is: RG41 5DE

Yours faithfully

Richard Grimes

24/03/2003

OBL .

Sheila Viner

PLANNING SERVICES | NPT
FOL | TCS
DC BLL | ENF
APP |
21 MAR 2003
2513 email

From: stuart.rowlinson@rokgroup.com
Sent: 24 March 2003 13:37
To: development.control@wokingham.gov.uk
Subject: Lindens Homes - Winnersh Primary School

FOA : Mrs B Polink and Mr Neil Etherington

Dear Sir and Madam,

I write to you today to voice my concern over the proposed planning application for housing on the Winnersh Primary School playing field (references O/2002/8205 & O/2002/8154 & O/2003/8620) for the following reasons.

Winnersh can not sustain any more housing with the current infrastructure in place. Have you ever tried to get on to the Wokingham/Reading road from the Hurst side of Winnersh in the mornings? If so you will know what i mean, if not then let me tell you that a 20 minute wait is not uncommon and this often increases during the winter months when the alternative access route to the moterways is flooded (Sandford lane).

I have a child who is currently 2 & 1/2 years old and will be attending the primary school soon. It would be nice if there was some open space for him and his friends to run around and play sport in.

Who has the moral right to destroy (or grant permission to destroy) a tree that is 400 years old for the sake of making some money?

Finally i wish to point out my confusion over the Governments housing policies. I am under the impression that 'brown field' sites were to be encouraged and 'greenfield' developments would be discouraged. I don't think you will find a more appropriate site to be classified under the 'greenfield' heading.

I urge you to refuse this latest planning application because enough is enough!

Stuart Rowlinson

2 Harefield Close

Winnersh

Wokingham

RG41 5NP

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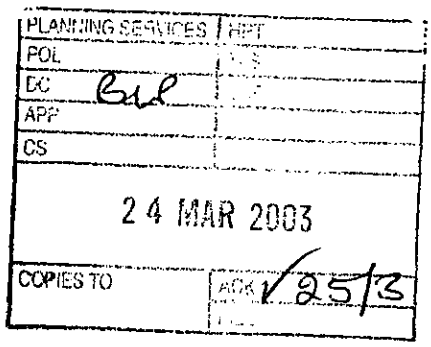
OBS



17 Eden Way
Winnersh
Wokingham
RG41 5PQ
20.3.03

Ref F/2002/8154, 0/2002/8206, 0/2003/8620

Dear Madam, I am writing with my concerns about the proposal to build homes on the land at Winnersh Primary School. I have lived in the village of Winnersh for over forty years and am greatly concerned that we are losing all our green open spaces. There is a 400 year old oak tree that stands on the site that will be subject to disturbance if Linden Homes get permission to build here. If the proposed ramp is put in place to provide access to the site, how will it be maintained in the future and repairs carried out to the underground services without causing distress to the tree roots.

There are many developments planned for this area which is suffering from a lack of policing, over-crowded roads, schools and doctors surgeries.

Yours sincerely,

M. Allen.

Molly Allen

Basia Polnik

From: The Clerk [Clerk@Winnersh.gov.uk]
Sent: 12 May 2003 10:47
To: Basia.Polnik@wokingham.gov.uk
Subject: Application F/2002/8154

Dear Basia

Just to advise that I have today received the revised plans for the above application. Unfortunately, the next WPC Planning Committee meeting is not until 20th May which is the date that comments are required by and therefore I will forward any comments to you on 21st May.

If there is any problem with this please let me know.

Regards

Janet Harlin
Clerk to the Council

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

PLANNING SERVICES REC'D 66050
FO
BLP
CS
13 FEB 2003
COPIES TO

Our Ref: DSD/1598/ljw

12 February 2003

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

F.A.O. Mrs B Polnik

8206
ADDITIONAL PLAN
REVISED PLAN
8154

Dear Madam

Proposed residential development – land adjoining Winnersh Primary School, Greenwood Grove with access via 41 Watmore Lane, Winnersh

I acknowledge receipt of your letter dated 31st January concerning the above site and the current applications. I deal with your queries as follows:-

F/2002/8154 (proposal for 19 dwellings)
The site area is 0.64 ha

0/2002/8206 (proposal for 24 dwellings)
I attach 5 copies of Plan No. 1363/11N which amends the proposal as follows:-

The forward visibility splay to Plot 19 has been agreed by the previous Highway Officer and is the same as the previous site plans.
The carriageway extension to Plot 6 has been deleted.
The visibility splay is the same as the scheme for 18 and 19 dwellings. As you are aware this visibility splay has been previously agreed with Mr Auton and copy correspondence was submitted.

F/2002/8154 & 0/2002/8206
Discussions have taken place between the applicant's consultants and Neil Etherington concerning the effect of the access road on the oak tree. I attach 5 copies of Plan No. 2003-032/01 which indicates the proposed construction of the access road together with a Description and Method Statement for the construction of the concrete slabs. I can also advise that a further meeting is scheduled to take place with Neil Etherington on Friday 14th February.

As you are aware I am confident that the proposed access road can be constructed without affecting the oak tree and I am of the opinion that these plans demonstrate a satisfactory solution.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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ROMANS

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Archaeology

I am advised that the remains found were bovine rather than human but am seeking further information. In any event you will be aware that the previous Inspector considered that the matter could be adequately dealt with by means of a condition.

Finally, can I again confirm that the applicant's have no objections in principle to entering into a Section 106 Agreement concerning financial contributions for education and open space. I would obviously be grateful for an indication of the level of contributions in respect of the 24 dwellings scheme.

I will give you a call to discuss progress.

Yours faithfully

pp. **Des Dunlop**

Enc.

ADDITIONAL INFORMATION

8206
8154

41 Watmore Lane, Winnersh
2003-032
February 2003

DESCRIPTION AND METHOD STATEMENT FOR THE CONSTRUCTION OF THE CONCRETE SLAB

A new access will be constructed to form a junction with Watmore Lane. A ramped entry treatment will be built from the east side channel of Watmore Lane to a point along the new access road, 18 metres from the centre line of Watmore Lane. The entry treatment will comprise a ramp with a gradient of 1:12 with a flat top formed by a concrete slab. The surface of the concrete slab will form the road surface and will be coloured and will have a block work patterned imprint.

The works are as shown on drawings No. 2003-032/01 Rev. A

General

The slab will be constructed from reinforced concrete and will be supported on piles positioned in lines radiating out from the tree trunk and being parallel to the spread of roots. The slab will be designed to bear the full load of traffic crossing it so that no traffic loading is transferred onto the underlying ground.

The description of the works may be subject to minor variations following completion of the detailed design of the slab by a Structural Engineer.

Method

1. Resurface / Overlay the south bound lane of Watmore Lane to raise the level of the channel by reducing the cross fall from 5%to 2.5%.
2. Hand dig trial holes to confirm locations where piles can be driven without damaging roots.
3. Structural Engineer to confirm that design will work where changes to locations are required.
4. Lay geotextile on soft area and lay a 150 mm thick stone for the piling rig.
5. Auger down to underlying strata using casing if required.
6. Place piles, reinforcement and concrete extracting casing where used.
7. Lay the polystyrene board at ground level after the topsoil has been stripped back and beneath where the slab will be constructed.
8. Place the steel reinforcement on top of the polystyrene boards and construct the shutters and pour the concrete and apply finish.
9. Lay a drop kerb along the channel of Watmore Lane with a 20mm up stand. Construct a 1: 12 gradient ramp from the back of the kerb to the top of the slab from macadam.
10. A similar ramp with a 1:12 gradient will be constructed at the other end of the slab to tie in with the proposed road alignment.

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BE

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

68821

PU

BLP

CD2

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

1363/JI

07 May 2003

For the attention of B Polnik

Watmore Lane Winnersh

Dear Sirs

Further to your meeting with Steve Russell from Linden Homes and Des Dunlop from Lennon Planning, please find enclosed six copies of the following drawings for substitution in the current detailed application for 19 units.

Dwgs 1363/11P
1363/50
1363/51
1363/52

Yours sincerely

John Irish

CC Linden Homes (Encs)
Lennon Planning (Encs)

Date: 13 May 2003

Your Ref:

My Ref: **Mrs B Polnik - F/2002/8154**

Linden Homes SE Ltd
C/O Lennon Planning
4
King Street Lane
Winnersh
Berks
RG41 5AS

WOKINGHAM UNITARY
Aiming for Excellence
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

Application Number: F/2002/8154

Site Address: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21/05/03 and will start at 7.00pm. 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 Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 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

It has not been demonstrated sufficiently that construction of the access road would not have an adverse effect on the veteran oak tree outside 39 Watmore Lane that is subject to a Tree Preservation Order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to polices EN1 of the Structure Plan, LBE1 & LBE2 of the Loddon Area Local Plan and WOS3, WBE1 or WBE11 of the Wokingham District Local Plan, (as proposed to be modified).

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/8154

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

Location : Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal : Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Site Notice Displayed ? :

YES	NO	DATE
✓		21.1.03 Greensn.

Date of Neighbour Notifications : .....

Date of Site Visit : 21.1.03

Date Registered : 17/12/2002

Earliest Date for Decision : 11/01/2003

Latest Consultation Date/Site Notice Expiry Date : 11/01/2003

This application will have expired on: 11/02/2003. 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 :

PLANS

SITE LAYOUT 1363 11L

Planning Issues :

Application Number: F/2002/8154

Appraisal :

Refer to 21.5.03 Ctte

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

Application Number F/2002/8154
Conditions/Reasons for Refusal

Refused by Ctte 21.5.03

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2002/8154

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 21.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Green SN on telegraph pole o/s 43-45 Watmore Lane

2. DESCRIPTION OF SURROUNDINGS

Predominantly res.

3. DESCRIPTION OF SITE/BUILDING

open field to side of school + 41 Watmore Lane dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES — TPO oak tree 39 Watmore Lane

ACCESS/PARKING — refer to plan

LEVELS

BOUNDARY TREATMENT

OTHERS

Site Address: Land adj Winnersh Primary School and 41 Watmore Lane
Application No:F/2002/8154 Pages 180 - 260.

The appeal relating to O/2002/8206 has now been withdrawn. A copy of the minutes from Development Control Committee on the 9th April 2003, when this application was considered, are attached for information. The outstanding appeals are against applications F/2002/7309 and F/2002/7311. The applicant will be appending the additional information relating to the construction of the road to these appeals. Therefore confirmation is required from this Committee that the information submitted provides sufficient details to overcome the previous reason for refusal and that any remaining detailed matters are dealt with by condition. This was the view of the original appeal Inspector.

As an objection has been received from Sport England to this application should Members resolve to grant planning permission, in accordance with Circular 9/98 Town & Country Planning (Playing Fields) (England) Direction 1998, the application would need to be referred GOSE.

Additional comments have been received from Winnersh Parish Council in respect of revised plan showing change in house type for plots 1, 2, 3, 12 & 13. The Parish Council reiterate previous comments on this application.

In order to ensure adequate on-site supervision it is recommended that the following sentence be added to condition 6 after the first sentence:

'This should include details of how works will be supervised during construction.'

Site Address: Castle House Research Centre, Willow Drive, Twyford.
Application No: F/2003/8399, Pages 279-286.

The applicant has written accepting the service, amenity and infrastructure contributions as set out on page 266 of the agenda.

Site Address: The Bird In Hand Public House
Application No: F/2003/8652, Pages 309-319.

The Access and Movement comments on page 311 should be deleted and the following inserted:
The existing car park provided to the front of the premises is considered adequate to accommodate any extra vehicles as a result of the proposed development.

Site Address: 84 Malone Road, Woodley
Application No:F/2003/9013, Pages 326 - 331.

Page 327, section A refers to a conservatory twice, these should both read extension.

Page 328, in the conclusion also refers to a conservatory, and this should also read extension.

Development Control Ref No:	Received	Parish
F/2002/8154	17.12.2002	Winnersh

Applicant: Linden Homes (SE) Ltd.
Location: Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
Proposal: Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik

SUMMARY:

Proposal -
Full application for demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings on part of the open space to the rear. Site area is 0.64ha. The proposal as originally submitted was a duplicate of F/2002/7310 and F/2002/7311.

RECOMMENDATION: **GRANT PERMISSION** subject to conditions and S106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

BACKGROUND

1. **HISTORY** - This site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of the planning application comprises the following:

   (i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
   (ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but was declared surplus to the school requirements by Berkshire County Council.
   (iii) The north east corner of the site currently forms part of the school's wildlife area.

   The large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41 is covered by a Tree Preservation Order (TPO/1018/2001).

   The area of open space has been the subject of a number of planning applications these can be summarised as follows:

Application No	Proposal	Decision	Appeal
97/66894/F	24 dwellings with access via Poplar Lane	Refused 3.98	Appeal in abeyance
F/2000/2561	16 dwellings with access via 39 Watmore Lane	Not determined	
F/2001/3252	16 dwellings with access via 39 Watmore Lane	Withdrawn	
F/2001/3458	18 dwellings with access via 39 Watmore Lane	Refused	Allowed 10.01
F/2002/7309	18 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/7310	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	
F/2002/7311	19 dwellings with access via 41 Watmore Lane *	Refused 11.02	Appeal due to be heard 24.6.03
F/2002/8154	19 dwellings with access via 41 Watmore Lane (duplicate of F/2002/7310 & 7311)	Subject of this report	
O/2003/8620	24 dwellings with access via 41 Watmore Lane (duplicate of O/2002/8206)	Withdrawn	
O/2002/8206	24 dwellings with access via 41 Watmore Lane (duplicate of O/2003/8620)	Appeal against non-determination	Appeal due to be heard 24.6.03
O/2003/9037	24 dwellings with access via 41 Watmore Lane	Not yet determined	

* Copy of previous report and minutes attached.

2. CONSULTATIONS:

Access and Movement Officer : Recommend approval. Conditions as previously recommended by Inspector on appeal F/2001/3458.

Arboricultural Officer : Access road appears to be in the same position as on applications F/2002/7309, 7310 and 7311 which were refused planning permission. However the proposed access road has now been designed not to adversely affect the Oak tree growing at 39 Watmore Lane. It will be constructed using reinforced concrete supported on piles and as such will not bear directly on the ground. Limited excavation will need to be carried out for the first 3m in to the site. Hand dug trial excavations (carried out on 27 March) have confirmed that no visible roots from the Oak tree are growing in this area. Therefore this will not have an adverse effect on the tree. Excavations in the vicinity of the tree should be by hand and this can be controlled by condition.

Independent advice has been obtained from the Veteran Tree Forum and the Arboricultural Advisory and Information Service who have confirmed that the principals of the scheme are acceptable in relation to the tree.

Policy & Plans : Principle of development was established when permission for 18 dwellings was allowed at appeal (F/2001/3458). Since this appeal, proposed modifications to the Wokingham District Local Plan have been agreed. All applications determined after this date should comply with modified policies. As such proposal needs to comply with policy WH7 (as modified) requiring up to 26% of all new dwellings to be affordable. In this instance this would equate to 5 dwellings.

Property : Developer has a contract to purchase the whole of the playing field at the rear of the school entered into by the former County Council. It has been agreed that a new contract will be entered into restricting the sale (and development) to approximately half of the land as shown on this application. The new arrangement is subject to the developer gaining planning permission.

Libraries : Request contribution of £960.

Education : Based on a net gain of 18 dwellings, the following contributions are sought: £59,153 for primary school sector and £35,057 for secondary school sector.

Housing : 26% of the units should be affordable, built to Housing Corporation Scheme Development Standards and transferred to an RSL (Registered Social Landlord) partner at no cost not exceeding 90% of the Housing Corporation's Total Cost Indicator, alternatively 26% of the land could be transferred at nil cost to RSL's in the form of serviced plots to an RSL partner.

Archaeologist : The archaeological evaluation carried out in early 2002 discovered human remains in the form of a child's skull fragments. Still awaiting interim report to confirm age of these remains. Further archaeological works will need to be carried out across the entire site.

Environmental Health : No Environmental Health objection subject to a condition restricting the hours of construction and landfill gas risk assessment.

Drainage Engineer : Recommends 3 conditions relating to surface water sewerage works, surface water balancing works and foul sewerage works.

Rights of Way Officer : No objection.

Ecologist :Requires a bat survey. Satisfied that the development is unlikely to adversely affect the local great crested newt population.

Environment Agency : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).

Thames Water : No objection.

Sport England : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan unless specific circumstances apply.

Parish Council : Object. Refer to attached.

Letters of representation : 28 letters received. Objections/comments from the letters received can be summarised as follows:

- loss of land for school to expand
- loss of another dwelling in Watmore Lane
- problems of parking would be exacerbated
- inappropriate in design, appearance and layout
- increased traffic
- impact on highway safety, including pedestrians
- lack of adequate visibility
- impact on flora and fauna, including a possible ancient hedgerow
- loss of playing field/recreational facility
- loss of amenity for dog walkers
- increased pressure on infrastructure
- loss of safe route to school
- increased noise and air pollution
- increased disturbance due to car headlamps
- loss of access point to school
- remaining land should be allocated as public open space
- landfill gas needs to be investigated
- loss of light and privacy
- impact on TPO'd tree
- increased crime with increase of population
- parents and local community not informed of application
- development would set a precedent
- field needs to be reinstated
- increased risk of flooding/surface water runoff
- routes for services, etc. need to be indicated
- possible problems of drainage.

3. APPRAISAL - The main issues are:

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (as proposed to be modified)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (as proposed to be modified)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (as proposed to be modified)].

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be modified)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and WH3A of the Wokingham District Local Plan (as proposed to be modified)].

F. Affordable Housing: [Policies H7 of the Berkshire Structure Plan; LH7 of the Loddon Area Local Plan; and WH7 of the Wokingham District Local Plan (as proposed to be modified)].

G. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (as proposed to be modified)].

H. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (as proposed to be modified)].

I. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (as proposed to be modified)].

J. Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (as proposed to be modified)].

K. Sport England Objection: Circular 9/98 and PPG17.

L. Flooding Issues.

M. Concerns of Parish Council and residents.

A. <u>Principle of residential development in this location</u>
The principle of residential development in this location has been established by the previous appeal, F/2001/3458 for 18 dwellings, allowed in October 2001. The Inspector's comments are material in consideration of this planning application.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. <u>Principle of loss of open space</u>
The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of this application is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical on F/2002/8154. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph H) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council, in its role as the Education Authority, have carried out a public consultation on the options and have consulted the DfEE. In July 2002 consent was obtained to sell the land within the application site of F/2002/8154, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 19 dwellings by virtue of the design and layout would not adversely affect the character of the area.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

The position of the access road is identical to that shown on applications F/2002/7309, 7310, 7311 and O/2002/8206. The first three applications were all refused on the grounds of adverse impact on this tree. With regard to application O/2002/8206, this is subject to an appeal against non-determination which is due to be heard on 24 June 2003. It was considered by the Development Control Committee on 9 April 2003 and an additional deemed reason for refusal was added relating to the tree in addition to holding reasons for refusal relating to affordable housing and contributions.

Assessing the impact of the proposal on the oak tree:

(i) Roots

Tree roots grow predominantly near the soil surface – over 90% of all roots, and virtually all the large supporting roots, are in the upper 600mm of soil. Roots taper rapidly until at 2-3 metres distance they are usually only 20-50mm in diameter. Beyond this distance they will extend for many metres typically maintaining a diameter of 10-20mm.

Roots branching from the upper side of laterals grow upwards and divide profusely in the surface soil, which is usually well aerated, to form fans of thousands of find (<2mm) non-woody 'absorbing' or 'feeder' roots. These fine roots have a life span ranging from a few days to several years – on average surviving for 1-2 years. A healthy tree will readily generate new fine roots to replace those which die or are severed. Roots branching from the lower side of laterals usually occur within a few metres of the stem. They are usually 10-20mm in diameter, grow downwards and divide at their extremities into fine non-woody roots.

Soil conditions and other factors will determine where roots are able to grow. The precise root growth of trees in impossible to predict without investigation.

(ii) Trial Excavation

On 27 March 2003 a linear trench was excavated by hand, parallel to the northeast edge of the proposed access road. The trench extended from the back edge of the public footway to some 3.5 metres into the garden of 41 Watmore Lane. The trench was some 0.3 metres in width by 0.4 metres in depth, which is greater than the depth of excavation required to form the proposed access road. No Oak tree roots were present in the open trench. The only roots identified were those of a Leyland cypress hedge that runs parallel to Watmore Lane. The position of this excavation and edge of the proposed access road is 5-5.5 metres from the centre of the Oak tree's trunk.

On this basis it was considered that proposed excavation for the access road would be unlikely to require the severance of any Oak tree roots and would therefore not be detrimental to the health or safe life expectancy of this tree. However, the area of proposed excavation for the access road, which extends for some 3.5 metres from the existing public highway, should be excavated carefully by hand and if any roots were to be encountered arboricultural advice sought immediately. This could be controlled by condition if planning permission were granted. Beyond this 3.5 metres distance the only excavations required would be for the piles. At the distance these piles would be from the tree it is highly unlikely that any roots greater than 10-20mm diameter would be found. The upper 700mm for each pile would be dug by hand and if any roots over this size were found the position of the pile could be altered by up to 300mm.

There will be 3 rows of piles at 2.1 metres spacing. Each pile will require an excavation of 220mm diameter. It is not considered that excavations for the piling will result in the loss of woody roots over 20mm diameter. The localised nature of the excavation will not result in a significant loss of non-woody roots. If a pile could not be constructed due to the presence of woody-roots over 20mm in diameter then the scheme would need to be

modified before would could continue. This could be required by condition if planning permission were granted.

(iii) Appeal Decision

In 2001 an appeal was made by Linden Homes (South East) Limited against Wokingham District Council's failure to give notice within the prescribed period of a decision on an application for planning permission. The appeal was allowed and planning permission granted for 18 dwellings subject to conditions.

The access road allowed as part of this scheme would go through the front garden of 39 Watmore Lane and would be 5 metres from the centre of the tree. The Inspector in his appeal decision noted: 'The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation'.

The proposed access road is no closer than that shown on the appeal scheme, albeit on the other side. The applicants have carried out extensive investigation into how the road can be constructed without causing damage to the tree and these principles could be applied to the appeal scheme. Subject to site investigation at 39 Watmore Lane the information provided would be sufficient to allow the condition on the appeal scheme to be discharged.

(iv) Summary

The proposed access road has been designed to ensure that the health and longevity of the Oak is not compromised. Site investigations have demonstrated that it is unlikely that woody roots will be cut. Conditions should be imposed to ensure that if any roots are found during construction that the scheme is modified so that they are not damaged.

The applicants have also agreed to provide examples of where similar techniques have been successfully used on less resilient trees. This information will be reported to Committee.

Planning permission exists for a road to go 5 metres from this tree subject to the imposition of a condition over its design and construction. Therefore, this approach has already been accepted on appeal.

D. Impact on amenities of neighbouring occupiers

The layout of the site is similar to the previously proposed under F/2001/3458 in terms of its relationship with the area of open space and the nearest properties being those in Astor Close adjoining the site and as such it is considered that the amenities of adjoining occupiers would not be adversely affected subject to conditions requiring first floor windows in side elevations to be obscure glazed and no additional windows to be inserted without consent, similar to those imposed at appeal. Some of the house types being proposed contain accommodation at second floor level within the roofspace although heights are similar to those previously approved.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is not considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/8154
2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 19 units

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

As the site is less than 1 ha. in size The Town & Country Planning (Residential Density) (London & South East England) Direction 2002 which came into force on 2nd December 2002, does not apply. Whilst Policy WH3A states that the Council will refuse planning permission for proposals that make inefficient use of land and schemes will be expected to achieve between 30-50 dwellings per hectare, the Inspector on the previous appeal commented that the density of the development would be above that of immediate neighbouring housing and that it would not cause harm to the character and appearance of the area (paragraph 21) and that it would be acceptable in terms of efficient use of land (paragraph 12). The density of development, which would be 29.67 dwellings per ha. is considered to be acceptable.

F. Affordable Housing

Since the last applications were considered (F/2002/7309, 7310 and 7311), proposed modifications to the Wokingham District Local Plan were agreed in December 2002. These include policy WH7 relating to affordable housing. The threshold has now been changed and the requirement for affordable housing would now apply as the development exceeds 0.5 ha. in size and 15 dwellings. As such the Council is seeking up to 26% of affordable housing on site which would equate to 5 dwellings. The applicant has agreed to this provision and has revised the plans to incorporate house types which would be acceptable to a Housing Association in terms of size and layout.

G. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). It is considered that the addition of one dwelling would not adversely affect highway safety or congestion. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

Whilst a contribution of £40,000 was requested on the previous application, F/2002/3458, towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

H. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. A contribution of £80,000 for improvements to recreational provision is being sought.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. The current application would result in a net increase of 18 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. The education contributions currently being sought are £59,153 for primary schools and £35,057 for secondary schools. The applicant is agreeable to contributions for both recreation and education.

A contribution to libraries has not been requested before and as there has been no change in policy it would be unreasonable to request it on this planning application.

Highway infrastructure is dealt with under paragraph G and Affordable housing in paragraph F.

I. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great crested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found. The Ecologist is satisfied that the proposals would not adversely affect them. A bat survey was carried out for 39 Watmore Lane which did not reveal any evidence. A second survey would need to be carried out for 41 Watmore Lane although it is suggested that this is dealt with by condition.

J. Archaeological Issues

Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

K. Sport England Objection

The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

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

M. Concerns of Parish Council and Residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

4. CONCLUSION - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. The Arboricultural Officer is satisfied that the development would not adversely affect the oak tree and protection can be adequately dealt with by condition. The applicant is agreeable to providing contributions towards education, recreation and affordable housing. As such previous concerns have been overcome and there are no reasons to refuse the application.

5. RECOMMENDATION
GRANT planning permission subject to a S106 agreement to secure 5 units for affordable housing, £59,153 for primary school sector, £35,057 for the secondary school sector and £80,000 towards recreational provision, and 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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the external appearance of the building is satisfactory.

3. No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines, etc. indicating lines, manholes, supports, etc.). With the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.
Reason: In the interests of visual amenity.

5. All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of visual amenity.

6. No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the Local Planning Authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
   i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.
   ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10 metres of an area designated as being fenced off or otherwise protected in the approved scheme.
   iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the Local Planning Authority has been obtained.
Reason: In the interests of visual amenity.

7. No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the

Local Planning Authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: In the interests of visual amenity.

8. Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations, shall not take place other than between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1330 hours Saturdays and at no time on Sundays or Bank or Public Holidays.
Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

10. The first and second floor windows of the flank elevations of Plots 5 facing the primary school, Plots 11 and 12 facing No. 6 Astor Close and bathroom, en-suite and landing windows in the flank elevations of Plots 1, 2, 3, 4, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18 & 19 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

11. No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In order to ensure satisfactory provision is made.

12. The area shown on the permitted drawings for vehicle parking and/or garaging/ turning shall be provided and kept available for such use and no development whether permitted by The Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

13. No dwelling hereby permitted shall be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

14. The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11P, prior to the commencement of the construction of dwellings on site unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

15. No development shall take place until the access to Watmore Lane has been formed and visibility splays or 2.5 metres by 60 metres have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience.

16. Provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

17. Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.

18. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the investigation of, and subsequent measures to be taken in respect of landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.
Reason: To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

19. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.
Reason: To protect the amenity of neighbouring properties from noise.

20. No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.
Reason: To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

21. Before the existing dwelling on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been implemented in accordance with the approved details, and written approval to recommence demolition has been given b y the Local Planning Authority.
Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

Informatives

1. This application is in respect of OS location plan received by the Local Planning Authority on 17 December 2002 and drawing numbers 1363/11A, 1363/12A, 1363/13A, 1363/14A, 1363/16A, 1363/17, 1363/18A, and 1363/19 and drawing numbers 1363/11P, 1363/50, 1363/51 and 1363/52 received by the Local Planning Authority on 8th May 2003.

2. The applicant is advised that no soakaways shall be constructed such that they penetrate the water table, and they shall not exceed 3 metres in depth below existing ground level.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent into controlled waters (eg. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for the discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters that are not controlled waters. Such consent may be withheld.

4. 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 EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH3A, WH6, WH7, WBE11, WT7 and WR2.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

development was un-neighbourly and would result in loss of light for neighbouring properties. Concern was also expressed that the number of proposed parking spaces was insufficient, particularly in the light of the apparent conversion of the garage into living space. Members noted the comments of the Access and Movement Officer that as submitted the proposal for three spaces was feasible. However, the Access and Movement Officer commented that this judgment was a fine balance.

Other Members whilst sharing these concerns commented that it would be appropriate to defer the application to allow the applicant to reconsider their position.

After further debate it was;

RESOLVED: That Application No: 2002/7585 be refused on the grounds of the detrimental impact on neighbouring properties due to its overbearing impact and potential for loss of light.

173. APPLICATIONS NOS: 2002/7309, 2002/7310 & 2002/7311, 2002/7309: DEMOLITION OF 41 WATMORE LANE WINNERSH AND PROVISION OF 18 DWELLINGS, F/2002/7310 & 2002/7311 DEMOLITION OF 41 WATMORE LANE PROVISION OF ACCESS AND ERECTION OF 19 DWELLINGS, LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE WINNERSH, FOR: LINDEN HOMES (SE) LTD

The Committee considered a report about this application set out on Agenda pages 82 to 127.

In presenting the report to the Committee, Officers commented that a letter had been received from the applicant's agent requesting that all three applications be deferred to enable the submission of additional information to overcome the objection relating to an oak tree at 39 Watmore Lane.

Members were also updated that following the consultation on revised plans additional comments had been received from the Access and Movement Officer raising no objection subject to conditions and from Sport England making no further comments to those in the report. A total of four additional letters of objection had been received since the Agenda had been dispatched.

Officers also informed Members of an additional reason for refusal regarding infrastructure contributions if they were minded to refuse the application.

In response to a question from the Chairman, the Senior Arboricultural Officer commented that any additional information from the applicant concerning access would need to propose measures that would have no impact on the protected tree, whilst still complying with appropriate engineering standards. To date no solution that could combine those two objectives had been put forward.

Mrs. Ramsdale a local resident attended the meeting and spoke in opposition to the proposal.

Mr. D Dunlop representing the applicant attended the meeting and spoke in favour of the proposal.

Mrs. P Bray, Mrs. ELM Siggery and Mr. D Ball all local Members attended the meeting and spoke in opposition to the proposal.

In discussing the application Members expressed serious concern regarding the effect of the proposal on the oak tree outside 39 Watmore Lane. Whilst noting the request from the applicant for the deferral of the applications, Members commented that they were not satisfied that a further delay would result in an acceptable solution and that therefore it

was reasonable to make a decision at this stage.

The Development Control Manager clarified that no additional information had been received at that time. The decision on whether to accept the applicant's request for deferral was one of balance. A decision for deferral would provide a fallback position, but if the Committee was clear that in their opinion it would not be possible to provide a workable solution to the Tree Preservation issue, it was legitimate for them to reach a decision.

After further debate it was;

RESOLVED: That Application Nos: 2002/7309, 2002/7310 & 2002/7311 be refused on the grounds set out on Agenda page 90 with the following additional reason for refusal;

Reason Two

In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan.

Informative: In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.

174. APPLICATION NOS: 2002/7008 AND 2001/5268, OUTLINE APPLICATIONS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT OF 24 DWELLINGS, LAND AT GARDEN COTTAGE WARREN ROAD WOODLEY, FOR: CALA HOMES & LYPAR PROPERTIES

At this point Officers requested that the Committee consider Applications 2002/7008 & 2001/5268 jointly, as the issues relating to both applications were closely related. The Committee concurred with this request.

The Committee considered a report about Application 2002/7008 set out on Agenda pages 128 to 141 and a report about Application 2002/5268 set out on Agenda pages 142 to 155.

In presenting the reports, Officers first clarified the difference between the two applications under consideration. Application No: 2002/7008 & 2001/5268 contained proposals for an identical number of dwellings, (24) but the application site area of Application No: 2002/7008 had been reduced to 0.79 hectares, from the 1.63 hectares site application area of Application No: 2002/5268. The reduction of the site area was in order to meet the target housing density of 30 dwellings per hectare.

Both applications were before the Committee for consideration of the principle of development at the site and means of access only. The site layout plan included as part of Application No: 2001/5268, (Agenda page 155) was for illustrative purposes only and no site layout plan had been received in respect of Application No: 2002/7008. In other respects the applications were identical.

Officers continued and informed Members of a number of points of correction and additional information relating to both applications that had been received since the dispatch of the Agenda.

In relation to the distance between the access road and the side boundaries of the adjacent dwellings, Officers clarified that for both proposals, there would be a distance of 4.5m from the side of No. 14 Warren Road and 5 m from the side of No. 18 Warren Road.

Development Control Ref No:	Received	Parish
F/2002/7309, F/2002/7310 & F/2002/7311	30.08.2002	Winnersh

Applicant: Linden Homes (SE) Ltd.
Location: Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
Proposal: F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings.
F/2002/7310 & 7311: Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings.

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik

SUMMARY:

1. Proposal -
F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 4 x 3-bedroom, 2 x 4-bedroom and 4 x 5-bedroom dwellings.

F/2002/7310 and 7311 (Duplicate application): Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 6 x 3-bedroom, 3 x 4-bedroom and 2 x 5-bedroom dwellings.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

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

BACKGROUND

2. **Planning History** - This 0.64ha site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of all 3 planning applications comprises the following:

(i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
(ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but has been declared surplus to the school requirements by Berkshire County Council.
(iii) The north east corner of the site currently forms part of the school's wildlife area.

The area of open space has been the subject of a number of planning applications, the most recent, F/2001/3458, for 18 dwellings on the same site except with access via 39 Watmore Lane, was refused by the Development Control Committee on 2nd May 2001 on the grounds of unacceptable loss of recreational open space. This was subsequently allowed at appeal in October 2001. A copy of the appeal decision is attached.

The main differences between these 3 current applications and the appeal application are the location of the access, housing mix and that previously the red line of the site included the area of open land to the east.

Since the last planning application a Tree Preservation Order (TPO/1018/2001) has been placed on the large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41. Linden Homes Ltd. raised an objection to this Tree Preservation Order and a report was considered by the Development Control Committee at its last meeting on 23rd October 2002 and the Tree Preservation Order has now been confirmed.

3. **Consultations** F/2002/7309, 7310 and 7311:

- ***Access and Movement Officer***: Request revisions to layout to show adequate visibility splays and adequate parking and turning.
- ***Arboricultural Officer***: The oak tree to the front of 39 Watmore Lane, covered by TPO 1018/2001, is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. No works should be allowed within 12m of the tree in accordance with BS5837. Regardless of how the access road is constructed it will have an adverse impact on the tree and as such refusal is recommended.
- ***Environmental Health*** : No Environmental Health objection subject to a condition restricting the hours of construction.
- ***Housing Officer***: Applications fall below current affordable housing thresholds and therefore there are no affordable housing requirements.
- ***Drainage Engineer*** : Recommends 2 conditions relating to surface water sewerage works and surface water balancing works.
- ***Rights of Way Officer***: No objection.
- ***Ecologist*** :Require a bat survey.

- ***Education Officer*** : F/2002/7309 - request contributions of £55,868 towards the primary school sector and £33,110 towards the secondary school sector. F/2002/7310 & 7311 - request contributions of £59,154 towards the primary school sector and £35,057 towards the secondary school sector.
- ***Recreation Officer*** : Request £80,000 towards off-site recreational provision.
- ***Environment Agency*** : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).
- ***Thames Water*** : Recommend that applicant contacts Thames Water Utilities Ltd. to determine the ability of local sewers to dispose of foul or surface water. A condition is also recommended regarding approval of details relating to on and off-site drainage works.
- ***Sport England*** : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan.
- ***Ramblers Association*** : Opposed to sell-off of any school playing field. Site may well become more useful in the future as a 'green lung' in an increasingly built-up area.
- ***Parish Council*** : "The Committee objected to this application on the following grounds:
  Excess traffic would be generated onto an already busy, narrow road."
- ***Letters of representation*** : 33 letters received in respect of F/2002/7309 and 36 letters received in respect of F/2002/7310 and 7311. Objections/comments from the letters received can be summarised as follows:
  - loss of land for school to expand
  - loss of another dwelling in Watmore Lane
  - problems of parking would be exacerbated
  - inappropriate in design, appearance and layout
  - increased traffic
  - impact on highway safety, including pedestrians
  - lack of visibility
  - impact on flora and fauna
  - loss of playing field
  - loss of amenity for dog walkers
  - increased pressure on infrastructure
  - loss of safe route to school
  - increased noise and air pollution
  - increased disturbance due to car headlamps
  - loss of light and privacy
  - impact on TPO'd tree
  - increased crime with increase of population
  - width of 41 Watmore Lane shown incorrectly
  - position of boundary between 37/39 Watmore Lane incorrect
  - parents and local community not informed of application
  - traffic calming required
  - development would set a precedent
  - field needs to be reinstated

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

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (Deposit Draft)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft)].

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft)].

F. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (Deposit Draft)].

G. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft)].

H. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft)].

I Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (Deposit Draft)].

J. Sport England Objection: Circular 9/98 and PPG17.

K. Flooding Issues.

L. Concerns of Parish Council and residents.

A. Principle of residential development in this location

The principle of residential development in this location has been established by the previous appeal allowed in October 2001. The Inspector's comments are material in consideration of these 3 planning applications.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. Principle of loss of open space

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of the 3 applications is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph G) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council has consulted the DfEE, in its role as the Education Authority, and in July 2002 obtained consent to sell the land within the application site, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 18 or 19 dwellings by virtue of the design and layout would not adversely affect the character of the area, with the exception of the access road which would affect the large oak tree growing to the front of 39 Watmore Lane.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is

approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

In accordance with British Standard 5837: 'Trees in relation to construction' no works should be allowed within 12m of the tree, although it is accepted that this standard does not allow for adequate distances for veteran trees and is currently under review. Regardless of how the access road is constructed it is likely to have an adverse impact on the tree. Even if excavations can be avoided there will be a substantial area of hard surface within the protected zone affecting the soil, oxygen and water availability. Although the position of the road in the previous scheme was not dissimilar it differed in that the distance to the tree was greater and there was an existing area of hard standing close to the tree. Furthermore the Inspector imposed conditions requiring further details to be submitted and agreed.

Although an arboricultural method statement has been submitted (received 24.10.2002) it provides general guidance and is not specific to this tree. The hard surface detail also relates to the construction of a driveway and not an estate road serving 19 dwellings and it has not been demonstrated that such a road could be constructed without damaging the tree. The loss of this tree is considered to be unacceptable and would be detrimental to the visual amenity of the area.

D. Impact on amenities of neighbouring occupiers

The layout of the site is similar to the previously proposed under F/2001/3458 in terms of its relationship with the area of open space and the nearest properties being those in Astor Close adjoining the site and as such it is considered that the amenities of adjoining occupiers would not be adversely affected subject to conditions requiring first floor windows in side elevations to be obscure glazed and no additional windows to be inserted without consent, similar to those imposed at appeal. Some of the house types being proposed contain accommodation at second floor level within the roofspace although heights are similar to those previously approved.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

F/2001/3458 (Appeal application)	F/2002/7309	F/2002/7310 & 7311
2 bed x 8 (45%)	2 bed x 8 (45%)	2 bed x 8 (42%)
3 bed x 6 (33%)	3 bed x 4 (22%)	3 bed x 6 (32%)
4 bed x 0 (0%)	4 bed x 2 (11%)	4 bed x 3 (16%)
5 bed x 4 (22%)	5 bed x 4 (22%)	5 bed x 2 (10%)
Total 18 units	Total 18 units	Total 19 units

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

With regard to density the Inspector on the previous appeal commented that as the density of the development would be above that of immediate neighbouring housing, he did not consider that it would cause harm to the character and appearance of the area (paragraph 21) and would be acceptable in terms of efficient use of land (paragraph 12).

The increase in density on planning applications F/2002/7310 and 7311 is also considered acceptable and would not be detrimental to the character of the area.

F. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). This is still considered to be the case with the current applications. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

The addition of one dwelling on planning applications F/2002/7310 and 7311 resulting in a total of 19 dwellings would not adversely affect highway safety or congestion.

Whilst a contribution of £40,000 was requested on the previous application towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

G. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

In this instance the proposal would result in a net increase of 17 dwellings in the case of F/2002/7309 and 18 in the cases of F/2002/7310 and 7311.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. It is recommended that a contribution of £80,000 for improvements to recreational provision is included.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. As a result the following contributions which are considered to be reasonable and justified, are being sought:

F/2002/7309 (18 dwellings)

Primary School	:	£55,868
Secondary School	:	£33,110
Total	:	£88,978

F/2002/7310 and 7311 (19 dwellings)

Primary School	:	£59,154
Secondary School	:	£35,057
Total	:	£94,211

The agent has now confirmed in writing (letter dated 31.10.2002) that the applicant is prepared to accept the education and recreation contributions requested.

Highway infrastructure is dealt with under paragraph F.

It is not considered that a requirement for affordable housing applies to the applications as the site to be developed is less that 1 ha. and development is for less than 25 dwellings.

H. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great rested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found.

I. Archaeological Issues

Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

J. Sport England Objection

The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

K. Flooding Issues

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

L. Concerns of Parish Council and Residents

The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and

parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

5. **Conclusion** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. However it has not been demonstrated that the proposed access road would not adversely affect the oak tree the loss of which would be detrimental to the visual amenity of the area.

6. **Recommendation** - REFUSE planning permission for 3 planning applications, F/2002/7309, F/2002/7310 and F/2002/7311 on the following grounds:

   1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a tree preservation order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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 EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4, LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

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

The Planning Inspectorate
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Temple Quay House
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Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

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

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	5	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table, submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing

FROM: Mrs B Polnik

DATE: 18 December 2002

PLANNING SERVICES	
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09 JAN 2002

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WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8154

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Site Address: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

Your observations are required in respect of this application **by 11/01/2003** .

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

1 Excess traffic would be generated onto an already busy, narrow road

SIGNED: _____ DATE: 08.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our Ref: DSD/1598/ljw

15 May 2003

Mr J Feetham
Development Manager (Planning)
Sport England
South East Region
51a Church Street
Caversham
Reading
Berkshire RG4 8AL

Dear Mr Feetham

Residential Development consisting of 19 dwellings, new access road and demolition of 41 Watmore Lane
Land adjacent to Winnersh Primary School, Greenwood Gove & 41 Watmore Lane, Winnersh (F/2002/8184)

We are in receipt of a copy of your letter with regards the above application.

We are concerned that Sport England are seeking to maintain an objection to the development of this site for a number of reasons.

Firstly you are no doubt aware of the Public Inquiry that took place in 2001 and the subsequent decision that was issued in October 2002 (copy attached). Sport England at that time objected to the proposals. You will see that the Inspector allowed the appeal and planning permission exists for the erection of 18 dwellings on this site. This is clearly a highly material consideration and one which does not appear to have been given any consideration in your letter.

Furthermore, Sport England objected to those proposals, albeit did not present evidence at the Public Inquiry. We would draw your attention to paragraphs 17 & 18 of the appeal decision which states:-

> **"Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.**

Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements."

We would also advise that the District Council have now published their Proposed Modifications to the Local Plan and this site is allocated for residential development. We understand that Sport England have raised no objections to that Proposed Modifications.

Finally, we note that Sport England are willing to reconsider their objection if one of the criterion in the Policy are met. The applicants are again proposing a contribution of £80,000 towards replacement facilities, likely to be at Dinton Pastures. This is in line with discussions with the Local Planning Authority and that proposed at the previous Public Inquiry.

In view of the above we would request that this objection be withdrawn.

Yours sincerely

Lennon Planning Ltd

Lennon Planning Limited

Enc.

bcc: B Polnik, Wokingham District Council ✓
S Russell, Linden Homes South-East Ltd

LENNON
planning ltd

Basia Polnik

From: The Clerk [Clerk@Winnersh.gov.uk]
Sent: 16 May 2003 11:42
To: Basia Polnik
Subject: Re: Application F/2002/8154

Basia

All previous comments re-iterated for this application. For your information, Cllr Ian Harry would like to speak at Development Control next Wednesday on this application. I will inform Khalid Ahmed of this.

Janet

-----Original Message-----
From: Basia Polnik < Basia.Polnik@wokingham.gov.uk <mailto:Basia.Polnik@wokingham.gov.uk>>
To: 'The Clerk' < Clerk@Winnersh.gov.uk <mailto:Clerk@Winnersh.gov.uk>>
Date: 12 May 2003 17:02
Subject: RE: Application F/2002/8154

I would need to receive the comments on 21st May at the latest as the application is due to be considered at Development Control Ctteee on that evening (21.5.03) although I don't think the revised plans will affect your original comments.

Basia Polnik

-----Original Message-----
From: The Clerk [SMTP:Clerk@Winnersh.gov.uk]
Sent: 12 May 2003 10:47
To: Basia.Polnik@wokingham.gov.uk
Subject: Application F/2002/8154

Dear Basia

Just to advise that I have today received the revised plans for the above application. Unfortunately, the next WPC Planning Committee meeting is not until 20th May which is the date that comments are required by and therefore I will forward any comments to you on 21st May.

If there is any problem with this please let me know.

Regards

Janet Harlin
Clerk to the Council

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Para c. Winnersh Primary School

(i) Roots

Tree roots grow predominantly near the soil surface = over 90% of all roots, and virtually all the large supporting roots, are in the upper 600mm of soil.

Roots taper rapidly until at 2-3m distance they are usually only 20-50mm in diameter. Beyond this distance they will extend for many metres typically maintaining a diameter of 10-20mm.

Root branching from the upper side of laterals grow upwards and divide profusely in the surface soil, which is usually well aerated, to form flws of thousands of fine (<2mm) non-woody 'absorbing' or 'feeder' roots. These fine roots have a life span ranging from a few days to several years = on average ~~surving~~ surviving for 1-2 years. A healthy tree will readily generate new fine roots to replace those which die or are severed.

Roots branching from the lower side of laterals usually occur within a few metres of the stem. They are usually ~~[illegible]~~ 10-20mm in diameter, grow downwards and divide at their extremities into fine non-woody roots.

Soil conditions and other factors ~~such~~ will determine where roots are able to grow. The precise root growth of trees is impossible to

predict without investigation

iii) Trial Excavation

On the 27th March 2003 a linear trench was excavated by hand, parallel to the northeast edge of the proposed access road. The trench extended from the back edge of the public footway to some 3.5m into the garden of 41 Watmore Lane. The trench was some 0.3m in width by 0.4m in depth, which is greater than the depth of excavation required to form the proposed access road. No Oak tree roots were present in the open trench. The only roots identified were those of a Leyland cypress hedge that runs parallel to Watmore Lane. The position of this excavation, and edge of the proposed access road is 5-5.5m from the centre of the Oak trees trunk.

On this basis it was considered that proposed excavation for the access road would be unlikely to require the severance of any Oak tree roots and would therefore not be detrimental to the health or safe life expectancy of this tree. However, the area of proposed excavation for the access road, which extends for some 3.5m from the existing public highway, should be excavated carefully by hand and if any roots were to be encountered arboricultural advice sought immediately. This could be controlled by condition if planning permission were granted.

Beyond this 3.5m distance the only excavations required would be for the piles. ~~The nearest of these piles would be~~ At the distance these piles would be from the tree it is highly unlikely that any roots greater than 10-20mm diameter would be found. The upper 700mm for each pile would be dug by hand and if any roots over this size found the position of the pile could be altered by up to 300mm.

There will be 3 rows of piles at 2.1m spacing. Each pile will require an excavation ~~of~~ of 220 mm diameter.

If it not considered that excavations for the piling will result in the loss of woody roots over 20mm diameter. The localised nature of the excavations will not result in a significant loss of non-woody roots.

If a pile could not be constructed due to the presence of woody-roots over 20mm in diameter, then the scheme would need to be modified before work could continue. This could be required by condition if planning permission were granted.

iii) Appeal Decision

In 2001 an appeal was made by Linden Homes (South East) Limited against Wokingham District

Council's ~~decision to refuse planning per~~ Failure to give notice within the prescribed period of a decision on an application for planning permission. The appeal was allowed and planning permission granted for 18 dwellings, subject to conditions

~~This scheme~~ The access road allowed as part of this scheme would go through the front garden of 39 Watmore Lane and would be 5m from the centre of the tree. The Inspector in his appeal decision noted:

'The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation'.

The proposed access road is no closer than that shown on the appeal scheme, albeit on the other side. The applicants have carried out extensive investigation into how the road can be constructed without causing damage to the tree and these principles could be applied to the appeal scheme at 39 Watmore Lane. Subject to site investigation the information provided would be sufficient to allow the condition on the appeal scheme to be discharged.

Summary:

The proposed access road has been designed to ensure that the health and longevity of the Oak is not compromised. Site investigations have demonstrated that it is unlikely that woody roots will be cut. Condition should be imposed to ensure that if any roots are found during construction that the scheme is modified ~~[illegible]~~ so that they are not damaged.

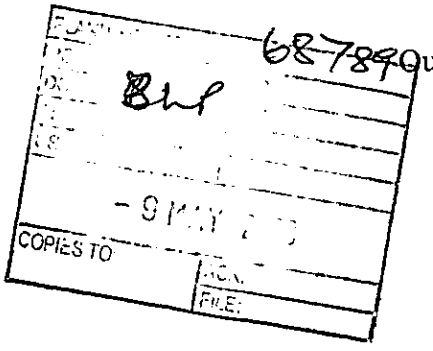
Planning permission exists for a road to go ~~[illegible]~~ 5m from this tree subject to the imposition of a condition over its design and construction. Therefore, this approach has already been accepted on appeal.

The applicants have ~~been requested~~ agreed to provide examples of where a similar techniques have been successfully used on less resilient trees. This information will be reported to Committee.

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS



Our Ref: DSD/1598/ljw

8 May 2003

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

F.A.O. Mrs B Polnik

Fax: 0118 974 6490

Dear Mrs Polnik

Land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

I refer to our recent meeting on Wednesday 7th May with yourself and Trevor Watson concerning the above site and the application for 19 dwellings.

I can reaffirm that the applicant wants the application to be considered by the Planning Committee on 21st May. I will provide you with additional information on the qualification and expertise of our two arboriculturists who concluded that the construction of the proposed access road will not harm the tree. I will also provide you with examples of where this technique has been successfully used on less resilient trees. Equally I would remind you that the previous appeal inspector considered that the imposition of a condition was satisfactory. This approach in my opinion should be brought to your members attention.

I specifically request that the Committee consider the application on 21st May in an attempt to avoid the Public Inquiry. This will save considerable time and resources on both sides. If the application is not considered at this meeting the applicant is not prepared to put the appeals in abeyance.

With regards to contribution and the provision of affordable housing, I can reaffirm the applicant's acceptance to the contributions for education and open space. I can also advise that 5 affordable dwellings will be provided in accordance with the requirements of your Housing Officer. A Planning Obligation is being prepared and I will provide this to you under separate cover shortly. If the Committee are minded to resolve to grant permission on 21st May, the applicant will not withdraw the appeal until the Notice of Approval is available.

If there is any further information required I would be grateful if you would telephone me and I will endeavour to provide it immediately.

I look forward to hearing from you.

Yours sincerely

Des Dunlop

0118+936+6667+

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our Ref: DSD/1598/ljw

8 May 2003

Director of Environmental Services
Wokingham District Council
Planning Services
PO Box 157
Shute End
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If there is any further information required I would be grateful if you would telephone me and I will endeavour to provide it immediately.

I look forward to hearing from you.

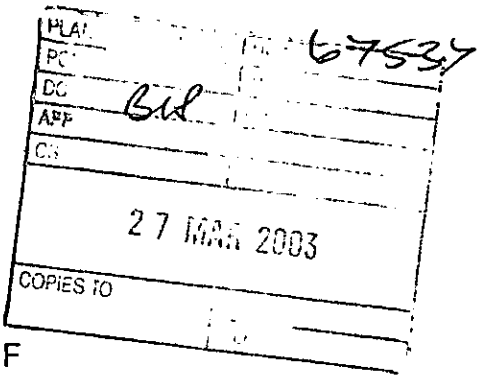
Yours sincerely

Des Dunlop

26 March 2003

SPORT ENGLAND

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

PROPOSAL: RESIDENTIAL DEVELOPMENT CONSISTING OF 19 DWELLINGS, NEW ACCESS ROAD AND DEMOLITION OF 41 WATMORE LANE (Revised/additional plans)
AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD DRIVE AND 41 WATMORE LANE, WINNERSH
REF: F/2002/8154

Thank you for consulting Sport England on the above revised/additional plans relating to the access road construction and the Method Statement for the above application.

It is Sport England's understanding that the further information submitted does not affect our previous position with regard to this application as outlined in our previous letter to your authority, dated 2 January 2003.

If you require any further assistance or advice please contact me at the address below. I would be grateful if you would advise me of the outcome of the application.

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

Yours sincerely

John Feetam

John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

64629

BLP

03 JAN 2002

COPIES TO

02 January 2003

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

PROPOSAL: RESIDENTIAL DEVELOPMENT CONSISTING OF 19 DWELLINGS, NEW ACCESS ROAD AND DEMOLITION OF 41 WATMORE LANE.
AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD DRIVE AND 41 WATMORE LANE, WINNERSH.
REF: F/2002/8154

Thank you for consulting Sport England on the above application.

I write further to Sport England's previous correspondence on applications for residential development on this site and with respect to the subsequent appeal decision, dated 30 October 2001. With regard to the above and in particular to the new PPG17 '*Planning for Open Space, Sport and Recreation*' Sport England wishes to maintain its previous position regarding proposed residential development on the land adjacent to Winnersh Primary School.

It is Sport England's understanding that the last formal use of the land was as part of the school's wider playing fields, until the school declared it surplus in 1996. Since then, it has continued to be used for sports use, albeit informally and not necessarily with a marked-out pitch. As such, I refer again, as was set out in previous correspondence relating to this site, to Sport England's policy position on playing fields. It states that:

> **" Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."**
>
> Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
T 0118 948 3311 F 0118 947 5935 www.sportengland.org

Chair: Trevor Brooking CBE Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dolman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social an economic well-being of the country.

From the information available therefore, it appears that the proposal would involve development upon land that was last used formerly as a playing field, and still is so on an informal basis. As such, the proposal is contrary to the policy stated above, and therefore Sport England wishes to register its ***objection*** to the application.

Sport England would be willing to reconsider its objection however, should one of a number of specific exceptional circumstances apply, again as set out in Sport England's policy. They are:

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

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

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

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

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

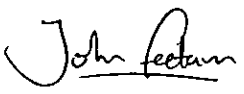
The new PPG17 endorses this stance with specific regard to the fact that open space and playing fields etc should not be regarded as previously developed land and that when a site becomes surplus, alternative uses within open space, sport and recreation should be looked at first before any alternative use is considered. For any alternative use to be acceptable it would need to be demonstrated that there was a clear over supply of such land in the vicinity, which it is clear is not the case.

As I'm sure you are aware the Town and Country Planning (Playing Fields) (England) Direction 1998 requires local planning authorities to notify the Secretary of State of planning applications which Sport England have raised an objection to but where the local planning authority are minded to grant planning permission. The direction applies to local authority owned playing fields; and all others which are currently used, or which have been used in the past five years, by educational institutions.

If you require any further assistance or advice please contact me at the address below. I would be grateful if you would advise me of the outcome of the application.

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

Yours sincerely



John Feetam
Development Manager (Planning)

Tel: 0118 946 5216
Fax: 0118 947 5935
E-mail: john.feetam@sportengland.org

PLANNING SERVICES DEPT
POL
DC
CS
20 MAR 2003
COPIES TO

Date: 05 March 2003

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

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

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing details of access road construction (2003-032/01) and Method Statement. Drawing no: 2003-032/01 amd Method Statement and 1363/11N.

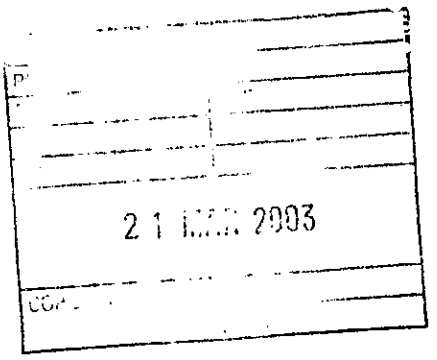
Comments are required by 26/03/2003.

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

All previous OBJECTIONS reiterated

19.03.03

Date: 19 March 2003



To: Winnersh Parish Council

We have received Additional Information for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

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

Case Officer: Mrs B Polnik

The new plans show the following: Detailed information relating to method of construction of the access road. Report from Denis Wilson Partneship dated 06.03.03.

Comments are required by 29/03/2003.

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

All previous OBJECTIONS repeated

20.03.03

PLANNING
POL
DC
21 MAR 2003

20094752

Dr Winn

Date: 05 March 2003

To: Roger Johnson - Drainage

We have received Revised Plans for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

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

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing details of access road construction (2003-032/01) and Method Statement. Drawing no: 2003-032/01

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 20/3/03

Basia Polnik

From: Andy Glencross
Sent: 14 March 2003 15:16
To: Basia Polnik
Subject: PA F/2002/8154 Land adjacent to Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh(2)

Hi Basia

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

Andy

Basia Polnik

From: Graham Ritchie
Sent: 17 March 2003 08:42
To: Basia Polnik
Subject: Application F/2002/8154 - land adjacent to Winnersh Primary School

Basia,
There are no further comments from planning policy with regard to the amended details (access road construction & method statement) on the above application.

Graham Ritchie
Senior Planning Officer
Policy and Plans
Environmental Services
Wokingham District Council

Tel: 0118 974 6457
Fax: 0118 974 6385
Email: graham.ritchie@wokingham.gov.uk
www.wokingham.gov.uk

11 MAR 2003

Date: 05 March 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

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

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing details of access road construction (2003-032/01) and Method Statement. Drawing no: 2003-032/01 amd Method Statement and 1363/11N.

Comments are required by 26/03/2003.

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

At the moment there are some aspects of the design of the access road which cause me concern. I have written to the Ancient Tree Forum for their view and hope to meet the applicants next week to see if it is possible to resolve matters.

Neil Ethorington
13/3/03

To:
LANDSCAPE AND TREES

From: Mrs B Polnik

Date: 18 December 2002

09.JAN.2003 8136

Application Number: F/2002/8154

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Site Address:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

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

The access road appears to be in the same position as on the applications which were recently refused planning permission. Therefore my previous concerns are still relevant.

Have we received any proposals demonstrating how the road can be constructed without causing damage to the Oak tree? If so please could I have copies of the proposals to comment on. If not, it may be worthwhile asking for details to be submitted.

Neil Etheridge
6/1/03.

656443
PLANNING SERVICES HOT
PCL
DC BLP
APP
CS
03 FEB 2003
COPIES TO:

ENVIRONMENT AGENCY

Our Ref : SP/2003/006893-1/1
Your Ref : F/2002/8154

Date : 30 January 2003

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

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT- 19 DWELLINGS AND ACCESS RD. LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH WOKINGHAM.

Thank you for your letter dated 18th December 2002, received on 23rd December 2003. Please quote the following reference in any correspondence: SU77SE/9/19 & 42. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in ccordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

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.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet

natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

Landfill

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

Grid reference	Distance from site	Landfill name
SU 787 708	80 metres	Clarendon Close, Winnersh

Due to the proximity of the above development to the landfill site it is anticipated that landfill gas may pose a risk to this proposal. It is therefore advised that a Landfill Gas Risk Assessment is submitted prior to development (see above condition).

ADVICE TO APPLICANT

Surface Water Drainage

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.

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

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.

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.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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.

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.

Household water Consumption

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.

DECISION NOTICE

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

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

If you have any further queries please do not hesitate to contact me on 01276 454509, quoting the reference cited at the beginning of this letter.

Yours faithfully



KATE RALLS
Planning Liaison Officer

CC: Lennon Planning Ltd

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 18 December 2002

Application Number: F/2002/8154

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Parish: WINNERSH PARISH

Site Address:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Conditions as per inspectors decision reference APP/X0360/A/01/1065004.

Signed: _____ **Print name:** AR 20/12/02

Appeal Decision

Inquiry held on 18 and 19 September 2001 20 DEC 2002

by S J Papworth DipArch(Glos) RIBA

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be:

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1998. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

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

   ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

   iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel

He called;

Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel

He called;

Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	6	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table. submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing

FROM: Mrs B Polnik

DATE: 18 December 2002

PLANNING SERVICES
POL
GP
09 JAN 2002
COPIES TO
ACK:
FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8154

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Site Address: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

Your observations are required in respect of this application **by 11/01/2003** .

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

1 Excess traffic would be generated onto an already busy, narrow road

SIGNED: _____ DATE: 08.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

Babtie Group

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

Babtie

Our ref Kgb02

Your ref As below

21st January 03

PLANNING SERVICES	REF 65248
POL	
CS 612	F
APL	
CS	
22 JAN 2003	
COPIES TO	ACK
	FILE

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

Dear Mrs Polnik

APPLICATION F/2002/8154
Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh

Please disregard my letter of the 7th inst. relating to the above planning application.

The archaeological evaluation carried out in early 2002 discovered human remains in the form of a child's skull fragments. I am still awaiting an interim report from the excavator to confirm the age of these remains.

In the event of these being of recent date the coroner will have to be called in and decide on a course of action.

In the event of the remains being of any age then further archaeological works will need to be carried out across the entire site. It is envisaged that theses works will take the form of a 'strip and record' in advance of any further works on the site.

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

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
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
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

To:
Drainage
Fao Roger Johnson

From: Mrs B Polnik

Date: 18 December 2002

Application Number: F/2002/8154

PLANNING SERVICES	HPT
POL	TLS
DC	EMS
APP	
CS	
08 JAN 2002	
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	FILE

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

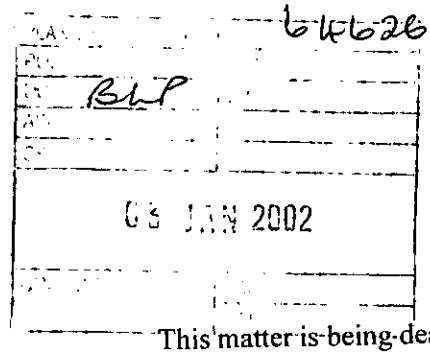
Site Address:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

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

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 8/1/03

Our Ref. **16003**
Your Ref. F/2002/8154
Date. 31 December 2002



FAO ~~Kerrin Lithgow~~
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULI

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Land adj. To Winnersh Primary School
Winnersh
Wokingham

I refer to your consultation received in this office on 18/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

~~To~~ FROM
Public Rights Of Way Officer
F A O Graham Barnwell
TO
~~From~~: ~~Mrs B Polnik~~

Date: 18 December 2002

Application Number: F/2002/8154

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Site Address:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

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

No objection to this application.

G. Barnwell

30/12/2002

HDIO/
20031742

Highways Consideration
DC
to planning application.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Mrs B Polnik, Development Control

From: John Mullaney, Environmental Health

Your Ref: F/2002/8154

My Ref: 4109

Date: 14/1/03

PROPOSED PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 19 DWELLINGS, NEW ACCESS ROAD AND DEMOLITION OF 41 WATMORE LANE

LAND ADJACENT TO WINNERSH PRIMARY SCHOOL & 41 WATMORE LANE

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name
SU 787 708	80M	CLARENDON CLOSE

A detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to the development commencing. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. I recommend the following conditions are imposed should the application be granted planning consent:

1. No development shall commence until a detailed investigation to determine the present and likely future impact of landfill gas on the site has been submitted to and approved in writing by the Local Planning Authority. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.
   Reason - To protect people on or close to the site from the risks associated with migrating landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Basia Polnik

From: Andy Glencross
Sent: 03 January 2003 14:11
To: Basia Polnik
Subject: PA F/2002/8154 Land adjacent to Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh

Hi Basia

I am satisfied that this development is unlikely to adversely affect the local great crested newt population.

However the bat survey submitted is of 39 Watmore Lane (the previous application) and not the 41 Watmore Lane the building to be demolished in this scheme. Consequently

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date	23/12/02
Case Officer	Basia Polnick
Location	Land adjacent to Winnersh Primary School
Proposal	Erection of 19 dwellings
Application Number	2002/8154

The principle of development on this site was established when permission for 18 dwellings was allowed at appeal (2001/3458). Please see previous policy comments with regards to the principle of development on this site.

Applications 2002/7309, 7310 and 7311 were refused planning permission on 13 November because the applicants had not demonstrated that the proposed access road (the location of which differed from that proposed in 2001/3458) would not adversely effect the oak tree (TPO 1018/2001), to the front of 39 Watmore Lane. The current application is for 19 dwellings to the rear of no's. 37 – 45 Watmore Lane, with access proposed via no. 41 Watmore Lane. The proposal should therefore be tested against WDLPDD Policies WBE11 to ensure that it does not result in the loss of the oak tree which would have a detrimental effect on the amenity of the area and would be contrary to Policies WOS3 and WBE1.

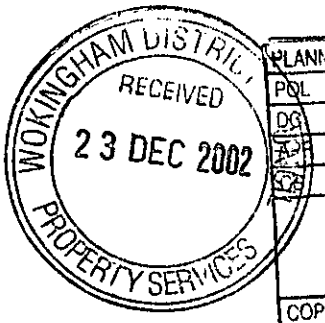
Since 2001/3458 was allowed at appeal the Executive (on 4 December) have agreed that the plan should be modified in accordance with the proposed modifications. All applications determined after this date should comply with the modified policies. Policy WH7 (as proposed to be modified) now requires up to 26% (25% under the Deposit Draft) of all new dwellings granted consent to be affordable, where the scheme is for 15 or more dwellings or of 0.5ha or more, in settlements with a population greater than 3,000. As this application is for full planning permission and has been received after the Consolidated Modified Plan has been agreed by Council it should comply with Policy WH7 (as modified), and make an affordable housing provision of 5 dwellings.

Debra Hammond

~~To:~~ from
Property Dept
TO
~~From:~~ Mrs B Polnik

Date: 18 December 2002

Application Number: F/2002/8154



PLANNING SERVICES	PPT
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24 DEC 2002	
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Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane..

Site Address:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

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

It is confirmed that the Developer has a contract to purchase the whole of the playing field at the rear of the School entered into by the former County Council.

It has been agreed that a new contract will be entered into restricting the sale (and development) to approximately half the land as shown on this application. The new arrangement is subject to the Developer gaining planning permission.

Mike Sexton

Corporate Asset Manager.

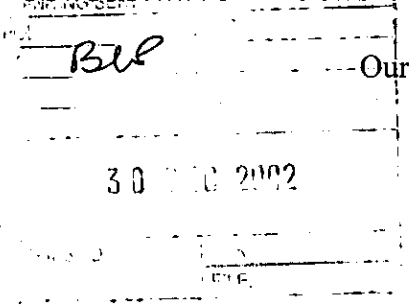
23/12/02

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

64579



Our Ref: DSD/1598/ljw

27 December 2002

Head of Planning Services
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik

Dear Madam

Application no. F/2002/8154
Land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh
Proposed residential development of 19 dwellings, new access road and demolition of 41 Watmore Lane

We refer to the above planning application and can advise that the additional supporting information in respect of how the proposed access will be constructed in order to safeguard the protected tree will be submitted by mid January.

Yours faithfully

pp **Des Dunlop**

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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ROMANS

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2002/8154

Proposal:
Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Location:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41 Watmore Lane Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 22/01/2003 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **12/02/2003**. Written comments submitted will become available for public inspection.

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

Date: 22/01/2003

Displayed by case officer on telegraph pole o/s 43/45 Watmore Lane 21.1.03

Application Number: F/2002/8154

Case Officer : BP.

Valid Date : 17.12.02	**Map No :**
	Site Area :
	Received Date: 09/12/2002

Level : Committee Item - No Date Set

Description : Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Location : Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 18.12.02 B.

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

Fee Required: £0 **Fee Received: £0** resubmission fee paid on 7310.

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	Front page only — no agric. holdings cert, no signature & date.	phoned 16/12 left message	✓
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Schedule of plans not quite correct — Plot 14 is not on drawing 11, but on drawing 19 (not shown on list)		

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Major dev.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services — Wendy Smith, Chris Hamilton, Gerard Kerslake, Dave Hooper

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures (Incl. copy of Newts & Bats Survey)

Drainage

Access officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Royal Berks Fire + Rescue

Thames Water

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

Ramblers Assoc

Open Spaces Society

CPRE

Wok. District Sports Council

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N + See map

+ pls notify all people who Commented on /7309, /7310 & /7311

+ 41 Walmore Lane (Site inside red line)

No pre-apps.

Received by Wokingham District Council

Application No: F/2002/8154

Proposal:
Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Location:
Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8154 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

18 December 2002

Organisation_Name	Building_Name	address1	Postcode
ROTARY ENGINEERING (READING) LT	UNIT A7-A8	UNIT A7-A8GROVELANDS AVENUE WORKSHOPSW(	RG41 5LB
D P E LTD	UNIT A1	UNIT A1GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
		53WATMORE LANEWOKINGHAM	RG41 5JS
		55WATMORE LANEWOKINGHAM	RG41 5JS
		57WATMORE LANEWOKINGHAM	RG41 5JS
		59WATMORE LANEWOKINGHAM	RG41 5JS
		61WATMORE LANEWOKINGHAM	RG41 5JS
		63WATMORE LANEWOKINGHAM	RG41 5JS
		65WATMORE LANEWOKINGHAM	RG41 5JS
		67WATMORE LANEWOKINGHAM	RG41 5JS
		69WATMORE LANEWOKINGHAM	RG41 5JS
		71WATMORE LANEWOKINGHAM	RG41 5JS
		73WATMORE LANEWOKINGHAM	RG41 5JS
		75WATMORE LANEWOKINGHAM	RG41 5JS
		77WATMORE LANEWOKINGHAM	RG41 5JS
		36WATMORE LANEWOKINGHAM	RG41 5JT
		38WATMORE LANEWOKINGHAM	RG41 5JT
		40WATMORE LANEWOKINGHAM	RG41 5JT
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		44WATMORE LANEWOKINGHAM	RG41 5JT
		50WATMORE LANEWOKINGHAM	RG41 5JT
		52WATMORE LANEWOKINGHAM	RG41 5JT
		54WATMORE LANEWOKINGHAM	RG41 5JT
		10GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		12GROVELANDS AVENUEWOKINGHAM	RG41 5JY
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		49WATMORE LANEWOKINGHAM	RG41 5JS
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		32WATMORE LANEWOKINGHAM	RG41 5JT
		34WATMORE LANEWOKINGHAM	RG41 5JT
		4WATMORE LANEWOKINGHAM	RG41 5JT

Organisation_Name	Building_Name	address1	Postcode
		6WATMORE LANEWOKINGHAM	RG41 5JT
		8WATMORE LANEWOKINGHAM	RG41 5JT
		22GROVELANDS AVENUEWOKINGHAM	RG41 5JY
		1ASTOR CLOSEWOKINGHAM	RG41 5JZ
		2ASTOR CLOSEWOKINGHAM	RG41 5JZ
		3ASTOR CLOSEWOKINGHAM	RG41 5JZ
		4ASTOR CLOSEWOKINGHAM	RG41 5JZ
		5ASTOR CLOSEWOKINGHAM	RG41 5JZ
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		7ASTOR CLOSEWOKINGHAM	RG41 5JZ
		8ASTOR CLOSEWOKINGHAM	RG41 5JZ
		9ASTOR CLOSEWOKINGHAM	RG41 5JZ
		1GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		2GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		3GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		4GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		5GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		6GROVELANDS CLOSEWOKINGHAM	RG41 5LA
		1GREENWOOD GROVEWOKINGHAM	RG41 5LH
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		8GREENWOOD GROVEWOKINGHAM	RG41 5LH
		9GREENWOOD GROVEWOKINGHAM	RG41 5LH
		1MEADOW VIEWWOKINGHAM	RG41 5PD
		10MEADOW VIEWWOKINGHAM	RG41 5PD
		11MEADOW VIEWWOKINGHAM	RG41 5PD
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Organisation_Name	Building_Name	address1	Postcode
		20MEADOW VIEWWOKINGHAM	RG41 5PD
		21MEADOW VIEWWOKINGHAM	RG41 5PD
		22MEADOW VIEWWOKINGHAM	RG41 5PD
		23MEADOW VIEWWOKINGHAM	RG41 5PD
		24MEADOW VIEWWOKINGHAM	RG41 5PD
		25MEADOW VIEWWOKINGHAM	RG41 5PD
		26MEADOW VIEWWOKINGHAM	RG41 5PD
		27MEADOW VIEWWOKINGHAM	RG41 5PD
		28MEADOW VIEWWOKINGHAM	RG41 5PD
		29MEADOW VIEWWOKINGHAM	RG41 5PD
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		31MEADOW VIEWWOKINGHAM	RG41 5PD
		33MEADOW VIEWWOKINGHAM	RG41 5PD
		35MEADOW VIEWWOKINGHAM	RG41 5PD
		4MEADOW VIEWWOKINGHAM	RG41 5PD
		5MEADOW VIEWWOKINGHAM	RG41 5PD
		6MEADOW VIEWWOKINGHAM	RG41 5PD
		7MEADOW VIEWWOKINGHAM	RG41 5PD
		8MEADOW VIEWWOKINGHAM	RG41 5PD
		9MEADOW VIEWWOKINGHAM	RG41 5PD
		1MAPLE CLOSEWOKINGHAM	RG41 5PE
		10MAPLE CLOSEWOKINGHAM	RG41 5PE
		11MAPLE CLOSEWOKINGHAM	RG41 5PE
		12MAPLE CLOSEWOKINGHAM	RG41 5PE
		14MAPLE CLOSEWOKINGHAM	RG41 5PE
		2MAPLE CLOSEWOKINGHAM	RG41 5PE
		3MAPLE CLOSEWOKINGHAM	RG41 5PE
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		6MAPLE CLOSEWOKINGHAM	RG41 5PE
		7MAPLE CLOSEWOKINGHAM	RG41 5PE
		8MAPLE CLOSEWOKINGHAM	RG41 5PE
		9MAPLE CLOSEWOKINGHAM	RG41 5PE
		68ROBINHOOD WAYWOKINGHAM	RG41 5JH
		70ROBINHOOD WAYWOKINGHAM	RG41 5JH
		72ROBINHOOD WAYWOKINGHAM	RG41 5JH
	EMMBRIDGE HOUSE	EMMBRIDGE HOUSEPOPLAR LANEWOKINGHAM	RG41 5JR
	THE FIRS	THE FIRSPOPLAR LANEWOKINGHAM	RG41 5JR
	TINKS COTTAGE	TINKS COTTAGEPOPLAR LANEWOKINGHAM	RG41 5JR
	WOODFORD	WOODFORDPOPLAR LANEWOKINGHAM	RG41 5JR
	13A	13AHAREFIELD CLOSEWOKINGHAM	RG41 5NP
	FOUR ACRES	FOUR ACRESPOPLAR LANEWOKINGHAM	RG41 5JR
	THE SMALL HOLDING	THE SMALL HOLDINGPOPLAR LANEWOKINGHAM	RG41 5JR
TYLER ENGINEERING LTD	UNIT A2	UNIT A2GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
LUXFOTO LTD	UNIT A3	UNIT A3GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
METAL GENERATION	UNIT A4	UNIT A4GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
	KUTIR	KUTIRPOPLAR LANEWOKINGHAM	RG41 5JR
	ILLETAS	ILLETASPOPLAR LANEWOKINGHAM	RG41 5JR
		10WATMORE LANEWOKINGHAM	RG41 5JT
		16WATMORE LANEWOKINGHAM	RG41 5JT
ROTARY MOTION	UNIT A5	UNIT A5GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
BROMLEYS GARAGE SERVICES			RG41 5JR
		31GREENWOOD GROVEWOKINGHAM	RG41 5LH
WINNERSH CP SCHOOL			RG41 5LH
FLEXIVEND	UNIT A6	UNIT A6GROVELANDS AVENUE WORKSHOPSWOKI	RG41 5LB
		48WATMORE LANEWOKINGHAM	RG41 5JT
		46WATMORE LANEWOKINGHAM	RG41 5JT
	THE OLD BARN	THE OLD BARNPOPLAR LANEWOKINGHAM	
Land adj Winnersh Primary School			
		1ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		3ALDERNEY GARDENSWOKINGHAM	RG41 5RH

Organisation_Name	Building_Name	address1	Postcode
		5ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		7ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		9ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		11ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		2ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		15ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		17ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		19ALDERNEY GARDENSWOKINGHAM	RG41 5RH
LAND REAR OF			
		13CHAREFIELD CLOSEREADING	
		13BHAREFIELD CLOSEREADING	
	PORTLAND	PORTLANDPOPLAR LANEWINNERSH	RG41 5JR
		21ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		23ALDERNEY GARDENSWOKINGHAM	RG41 5RH
	~~WILLOWS~~	~~WILLOWSPOPLAR LANEWINNERSH~~	RG41 5JR
	~~WILLOWS~~	~~WILLOWSPOPLAR LANEWINNERSH~~	RG41 5JR
	~~WILLOWS~~	~~WILLOWSPOPLAR LANEWINNERSH,~~	RG41 5JR
		21ALDERNEY GARDENSWOKINGHAM	RG41 5RH
		23ALDERNEY GARDENSWOKINGHAM	RG41 5RH
	WILLOWS	WILLOWSPOPLAR LANEWOKINGHAM	RG41 5JR

F+H Hughes. 10, BIRCHMEAD WINNERSH

R & D Grimes, 5 The Priory, Winnersh, Wokingham RG41 5DE

H Boyed, 54 Watmore Lane, Winnersh, Wokingham RG41 5JT

J St James, 38 Robinhood Lane, Winnersh, Wokingham RG41 5NG

Mr & Mrs Morgan, c/o Haslams 158 Friar St, Reading RG1 1HH

Mrs D Wymeersch, GOSE, East Bridge House, 1 Walnut Tree Grove, Guildford GU1 4GA

I & L Paine, 64 Watmore Lane, Winnersh, Wokingham RG41 5JT

Mr & Mrs Bacon, 2 Greenwood Grove, Winnersh, Wokingham RG41 5LH

Mr & Mrs Wotton, 58 Watmore Lane, Winnersh, Wokingham

And The Owner / Occupiers of the following addresses in Winnersh:

14 Constable Close; 3 ~~Greenwood Grove~~; ~~4 Merryhill Green Lane~~; ~~Merryhill Cottage, Merryhill Green Lane~~; ~~82~~, Robinhood Way;1, 2 & 4 Priory Court; 19, 29 & 31 Grovelands Ave; 13a ~~Harefield Close~~; 24 Allnatt Ave; 6 Windermere Close; West Barn, The Old Farmhouse, Robinhood Way; 5 Deerhurst Ave; 70 Robinhood Lane.

Mrs H HOPKINSON, 8 Sherwood Rd Winnersh RG41 5 NJ

Mrs S. Carlaw, 49 Sadlers Lane, Winnersh RG41 5HJ

PHILIP RICKETTS
7 Clarendon Close
Winnersh
Berks.

MR+MRS CAIRNS
8 Clarendon Close
Winnersh

P + J Heyes
9 Clarendon Close
Winnersh

Peter and Jackie Bignell
15 Grovelands Avenue
WINNERSH
Berkshire

Mrs A M Penrose
19 Grovelands Avenue
WINNERSH
Berkshire
Dr G Rice
21 Grovelands Avenue
WINNERSH
Berkshire
Mr and Mrs Sanchez
23 Grovelands Avenue
WINNERSH
Berkshire
Mr M Stead
27 Grovelands Avenue
WINNERSH
Berkshire
Ian and Aileen Sudan
29 Grovelands Avenue
WINNERSH
Berkshire

Mrs D Croxson
2 Clarendon Close
WINNERSH
Berkshire
Peter Gray
5 Clarendon Close
WINNERSH
Berkshire

R. CZASTKA
361 READING RD
WINNERSH

19

~~53~~ - 77 Watmore Lane. Odds ✓

10
~~36~~ - ~~64~~ " " Evens ✓

4 - 22 Grovelands Ave. Evens ✓

4 - 8 Watmore Lane Evens ✓

1 - 9 Astor Close All. ✓

6 Grovelands Close All. ✓

1 - 34 Greenwood Grove All. ✓

1 - 35 Meadow View All. ✓

1 - 14 Maple Close All. ✓

68 - 72 Robin hood Way Evens ✓

1 - 23 Alderney Gardens Odd. ✓

2~~7~~9 Clarendon Close ~~Odds~~ All. ✓

15 - 29 Grovelands Ave. Odds. ✓

17 DEC 02 8:54



To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Message taken by: _____ Time: _____

Date: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ. Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

643 13 DEC 2002 8154

Lennon Planning Ltd
4 King Street Lane
Winnersh, Berkshire, RG41 5AS

PLANNING
CAM
17 DEC 2002
COPIES TO

LENNON
planning ltd

Fax cover sheet

DATE: December 17, 2002 **TIME:** 9:37 AM

TO: Mrs Hurst **FAX:** 0118 974 6484

FROM: Des Dunlop **PHONE:** 0118 936 6664
FAX: 0118 936 6667

RE: **Winnersh Primary School (8154)**

Number of pages including cover sheet: 2

Message

Dear Mrs Hurst

Further to your recent telephone conversation, I attach the relevant Section 66 Certificate which was missing from the application.

I trust that the application can now be registered.

Kind regards

pp. **Des Dunlop**

Waiting call back.

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

17 DEC 2002 8154

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our Ref: DSD/1598/ljw

5 December 2002

Head of Planning Services
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BH

09 DEC 2002

F.A.O. Mrs B Polnik

Dear Madam

Proposed Residential Development on land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh

We have been instructed by Linden Homes South East Limited to submit a detailed application in respect of the above site for 19 dwellings.

Accordingly we enclose the following documentation:-

i) 6 copies of the completed planning application form
ii) A completed Certificate B
iii) 6 copies of a site plan edged in red
iv) 6 copies of the relevant layouts and elevations for the proposed dwellings
v) 6 copies of the survey of Great Crested Newts and Bats by CPM
vi) No cheque is required due to the proposed refusal of Application Nos F/2002/7310 & 7311.

As you are aware appeals have been lodged in respect of the proposed development for 18 and 19 dwellings respectively. This application has been submitted to deal with the Council's objections to the proposals.

At the outset we would reaffirm our client's agreement to enter into a Section 106 Agreement to cover matters such as open space and education contribution. This confirmation was provided in writing previously and the applicant entered into such an agreement in respect of the previous appeal proposals.

Turning to the second objection, i.e. the impact on the protected tree to the front of No. 39 Watmore Lane. The applicant's arboriculturist (Michael Honey) is preparing documentation to demonstrate how the proposed access will not adversely affect the tree. This information will be submitted shortly.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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ROMANS

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

17.DEC.2002 8154

We consider that the Council's objection can be resolved and as a result there will be no need to pursue the appeal. We would welcome the opportunity to discuss matters once the application has been registered.

If in the meantime you require any additional information do not hesitate to contact us.

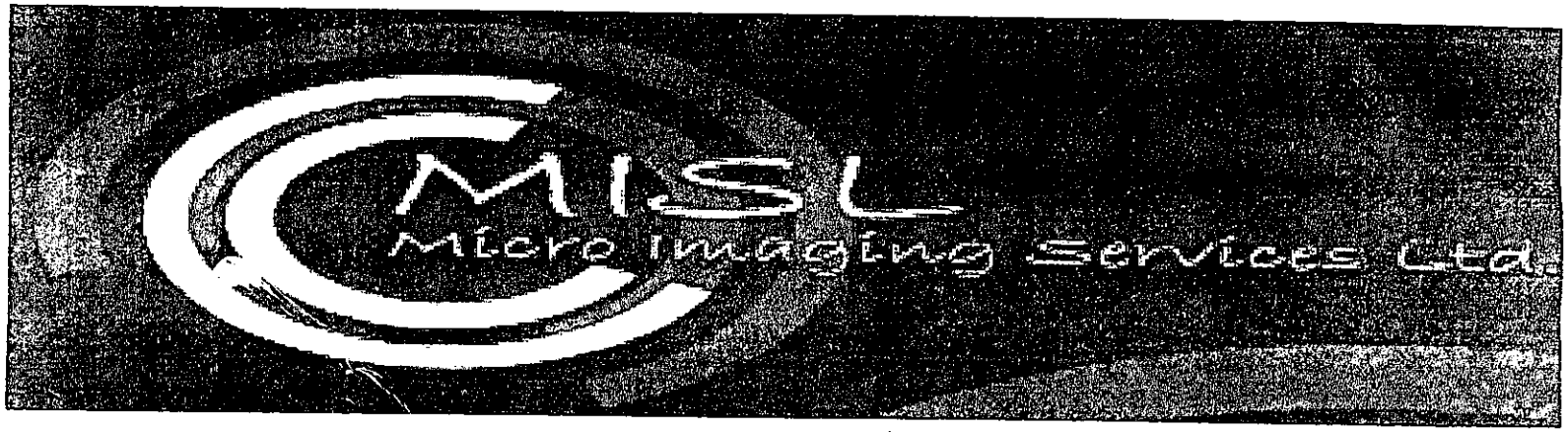
Yours faithfully

Lennon Planning Ltd

Lennon Planning Ltd

Enc.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

WINNERSH PRIMARY SCHOOL, WOKINGHAM – SURVEY FOR GREAT CRESTED NEWTS AND BATS

8154

1.0 Introduction

1.1 A newt survey of the single pond at Winnersh Primary School, Winnersh, Wokingham, was undertaken by CPM on behalf of Linden Homes (South East) Limited. The survey consisted of 3 overnight visits to the site between 23 March and 4 April 2001. The survey was undertaken under English Nature great crested newt licence number 20000806. A survey for evidence of bat roost activity within a house on site (39 Watmore Lane) was also conducted on 3 April 2001 (English Nature bat licence number 20010010).

1.2 The pond lies to the edge of the school site, within a fenced off nature area of low grassland and developing scrub. The pond is of man-made construction with a plastic liner having been used in its creation. The pond is very approximately 7-9m long and 3-5m wide. The pond is dominated by bulrush (*Typha latifolia*) with some patches of rush (*Juncus* sp) also present.

2.0 Survey Method

2.1 Griffiths, Raper and Brady (1996)[1] identified a newt survey method by which the relative importance of a population may be estimated, using standard survey techniques. The following survey methodology is based on their recommendations and recommendations contained within the Herpetofauna Worker's Manual[2]. The survey procedure was repeated three times on the 23/34 March, 29/30 March and 3/4 April 2001.

2.2 The survey methodology consists of four elements: a funnel/bottle trapping exercise to catch newts, torch light searches of the water, sweep netting within the water and newt egg searching.

2.3 Normally, bottle traps are set in the early evening at intervals of at least every 2m around the pond's edge. Their design follows that of the bottle traps specified in Griffiths (1985)[3]. In this case traps were set at approximately 1m intervals with 20 traps used in total. These traps were then checked early the following morning.

2.4 After dark, when the newts start to become active, the water is scanned within all the accessible shoreline in 2m sections with the beam from a Petzl 'Mega' headset, equipped with a halogen bulb. Each newt seen is recorded.

2.5 Some additional netting sweeps were also made of the pond to try to catch newts present within the more densely vegetated areas and those hidden at the bottom under decaying plant matter.

[1] Griffiths RA, Raper SJ and Brady LD. 1996 Evaluation of a standard method for surveying common frogs (*Rana temporia*) and newts (*Triturus cristatus, T. helveticus and T. vulgaris*). JNCC Report No 259 Joint Nature Conservation Committee, Peterborough.
[2] Gent T and Gibson S (1998) Herpetofauna Workers' Manual. Joint Nature Conservation Committee, Peterborough.
[3] Griffiths RA. 1985 A simple funnel trap for studying newt populations and an evaluation of trap behaviour in smooth and palmate newts, *Triturus vulgaris and T. helveticus*. Herpetological Journal, Vol 1 pp 5 - 10.

2.6 The final newt survey element is to check soft leaves around the margins for newt eggs.

2.7 The bat survey involved assessing the single house for potential roost opportunities and looking for evidence, such as droppings (which often collect around roost entrances). A heterodyne bat detector was also carried during the evening newt survey, to obtain an idea of bat activity levels over the site at this time.

3.0 Results

3.1 Smooth newts were found within the pond on all three survey nights, but no great crested newts or their eggs were recorded.

3.2 The weather can influence the success of newt surveys; cold weather reduces activity and may therefore reduce the chances of encountering newts, thus cold evenings were avoided. The weather conditions on all three survey nights were considered appropriate for newt surveying and the activity seen supports this.

3.3 The following smooth newt numbers were recorded for the three survey nights:

Survey Date	No. Smooth Newts Encountered		
	Netting	Torching	Bottle Trapping
23/24 March	1 male	10 (gender not recorded)	14 male 11 female
29/30 March	1 male 1 female	8 (gender not recorded)	6 male 5 female
03/04 April	3 male 7 female	20 (gender not recorded)	7 male 7 female

3.4 The bat survey revealed little potential and no evidence of bat roosts at the house. The building comprises a dormer bungalow where the attic space has been converted for use as bedrooms. No masonry cracks suitable for bat access were seen, and the attic conversion leaves almost no potential for roosts in the roof void. No access to any remaining small areas of roof space were present. The other rooms in the house are in excellent condition and contain no opportunities for bat entry or bat use.

3.5 No bat ultrasound (used in echolocation for feeding and commuting) was picked up by the bat detector, suggesting little bat activity in this area at this time. The evidence suggests that bats are very unlikely to be present within the structure of the house and thus should not be affected by its demolition. However, it is recognised that bats frequently move roosts and can quickly establish new colonies, and so a quick summer resurvey on the outside of the house, using bat detectors, would be recommended as a precautionary measure prior to demolition.

Conclusions

4.1 After completion of the standard three newt survey nights, no great crested newts have been recorded within this pond. Whilst absence cannot be proved with the same certainty as presence, following the completion of this newt survey, CPM considers that great crested newts are absent from this pond.

4.2 The presence of smooth newts, which do not receive legal protection, has no bearing on planning related issues connected to the adjacent land. It is therefore our conclusion that no newt related issues exist that should constrain the proposed development of this immediate area.

4.3 Similarly, no evidence of bat roosts was found at 39 Watmore Lane. Therefore, bats are not considered to pose any constraint to the proposed development. However, since bats can quickly establish new roosts it is recommended that bat activity around the outside of the building is reassessed in the summer prior to demolition, as a precautionary measure.

Appeal Decision

17 DEC 2002 8154

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

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

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

Appeal Ref: APP/X0360/A/01/1065004
Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

Main Issues

5. I consider the main issues in this appeal to be:

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

Planning Policy

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1999. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

Reasons

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

Other Considerations

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

Conditions

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

Conclusions

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

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

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Information

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr C Boyle	Of Counsel
He called;	
Mr D S Dunlop BA(Hons) MRTPI	Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton	Of Counsel
He called;	
Mr R Ford BA(Hons) MRTPI	Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council
Mr M Evans BA MA MPHIL DIPTP MRTPI	Enforcement Team Leader, Environmental Services Department, Wokingham District Council

INTERESTED PERSONS

Cllr Mrs Siggery	Ward Councillor, Wokingham District Council
Cllr Mrs Bray	Ward Councillor, Wokingham District Council
Mr D Ball	Chairman Winnersh Parish Council Winnersh Community Centre, New Road, Sindlesham, Wokingham.
Mr D Weston	21 Greenwood Grove, Winnersh, Wokingham.
Mr Friend	37 Watmore Lane, Winnersh, Wokingham.
Mrs R Thompson	24 Watmore Lane Winnersh, Wokingham.
Mrs R Ramsdale	9 Astor Close, Winnersh, Wokingham.

DOCUMENTS

Document	1	List of persons present at the Inquiry, 18 and 19 September 2001
Document	2	Notification letters dated 25 May and 12 July 2001 and list of those notified
Document	3	16 Letters in reply objecting to the proposal
Document	4	Agreed statement of common ground submitted by appellant
Document	5	Appendices 1 to 26 to Mr Dunlops' evidence
Document	5	Appendices 1 to 3 to Mr Ford's evidence
Document	7	Appendices 1 to 6 to Mr Evans' evidence
Document	8	Wokingham District Local Plan Housing Round Table. submitted by Council
Document	9	Primary School Headteacher's letter submitted by Council
Document	10	Loddon Area Local Plan Policy LWE4 submitted by appellant

Document	11	Statement submitted by Cllr Mrs P Bray
Document	12	List of sites removed from UCS in sift 4, submitted by Council
Document	13	Various political newsletters and handbills submitted by Mr Friend
Document	14	Completed unilateral undertaking pursuant to S106 submitted by appellant

PLANS

Plan	A	Application drawing Location plan
Plan	B	Application drawing 1363/11F site plan
Plan	C	Application drawing 1363/12A Plots 1, 2 & 3 plans elevations
Plan	D	Application drawing 1363/13A Plot 4 plans elevations
Plan	E	Application drawing 1363/14A Plots 5 & 6 plans elevations
Plan	F	Application drawing 1363/16B Plot 9 plans elevations
Plan	G	Application drawing 1363/18B Plot 12 plans elevations
Plan	H	Application drawing 1363/19B Plot 13 plans elevations
Plan	I	Application drawing 1363/20B Plots 14, 15 & 16 plans elevations
Plan	J	Application drawing 1363/21B Plots 17 & 18 plans elevations
Plan	K	Application drawing 1363/22D Detached garages plans elevations
Plan	L	Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council
Plan	M	Application drawing 1363/24 Plots 7, & 8 plans elevations
Plan	N	1363/23A superseded drawing

TOWN AND COUNTRY PLANNING ACT 1990 17 DEC 2002 8154

Notice under Section 66 of application for planning permission Notice No.1

Proposed development at (insert site address): .....

.....

TAKE NOTICE that application is being made to Wokingham District Council by (insert applicant's name): .....

for planning permission to (insert details of proposal): .....

.....

.....

If you wish to make representation about the application, you should do so in writing within 20 days of the date of service of this notice to the District Planning Officer, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berks RG40 1WR.

Signed: ..... On behalf of: .....
(delete if not applicable)

Date: .....

TOWN AND COUNTRY PLANNING ACT 1990

Notice under Section 66 of application for planning permission **Notice No.2**

Proposed development at (insert site address): LAND AT WINNERSH PRIMARY SCHOOL INCLUDING No 41 WATMORE LANE

NOTICE is hereby given that application is being made to Wokingham District Council by (insert applicant's name): LINDEN HOMES SOUTH-EAST LIMITED

for planning permission to (insert details of proposal): RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF 41 WATMORE LANE (19 DWELLINGS)

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 10 years under a tenancy) who wishes to make representation about the application, should do so in writing within 20 days of the date of publication of this notice to the District Planning Officer, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berks RG40 1WR.

Signed: Lawson Planning Limited On behalf of: LINDEN HOMES SOUTH-EAST LIMITED
(delete if not applicable)

Date: 5 DECEMBER 2002

"Statement of owner's rights - The grant of policy does not affect owner's rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
17 DEC 2002 8154
09 DEC 2002

1.	APPLICANT'S NAME	LINDEN HOMES SOUTH-EAST LIMITED
	ADDRESS	LINDEN HOUSE, GUARDS' AVENUE, THE VILLAGE
		CATERHAM-ON-THE-HILL, SURREY
	POST CODE	CR3 5ZB PHONE 01883 334400
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	LENNON PLANNING LIMITED
	ADDRESS	4 KING STREET LANE, WINNERSH
		BERKSHIRE
	POST CODE	RG41 5AS PHONE 0118 936 6666
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING No 41 WATMORE LANE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF No 41 WATMORE LANE
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

SITING
EXTERNAL APPEARANCE
DESIGN
MEANS OF ACCESS
LANDSCAPING

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

SURPLUS PART OF SCHOOL SITE
PART RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICKWORK AND TILES AS INDICATED ON DETAILED DRAWINGS
COLOURS AND SPECIFICATIONS

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

SEE SUBMITTED PLANS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO
If no, please give details

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

SEE SUBMITTED PLANS

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	19	*		*	1	*
BUNGALOW		*		*		*
FLAT/MAISONETTE		*		*		
OTHER		*		*		*

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

* STATE No. OF HABITABLE ROOMS

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

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

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

SIGNED (Linden Homes Limited) ON BEHALF OF LINDEN HOMES SOUTH-EAST LIMITED DATE 5 DECEMBER 2002

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

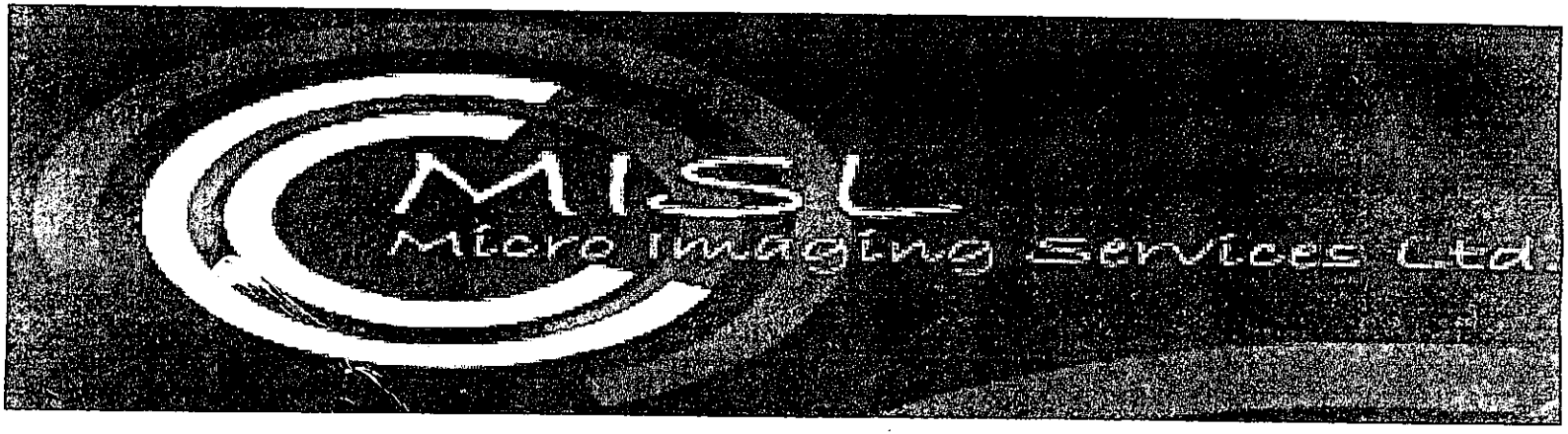
DATA PROTECTION ACT 1984

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

SCHEDULE OF PLANS
FOR 19 DWELLINGS

Plan No.	
1363/11J	Proposed Site Plan
1363/10	Cranmore Plots 1, 2 & 3 Plans & Elevations
1363/11	Durham Plots 4, 6, 7, & 14 Plans & Elevations
1363/12	Lynmouth Plot 5 Plans & Elevations
1363/13	Delamere & Chartwell Plots 9 & 10 Plans & Elevations
1363/14	Lynmouth Plot 11 Plans & Elevations
1363/15	Cranmore Plots 12 & 13 Plans & Elevations
1363/16	Cherwell Plots 15, 16 & 17 Plans & Elevations
1363/17	Durham Plots 18 & 19 Plans & Elevations
1363/18	Durham Plot 8 Plans & Elevations

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

① ~~MERRYHILL GREEN PRIMARY SCHOOL~~ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/40/61	Mrs. E.N.D. Hargreave	Outline {Residential Dept.	3.3.61	N/A. Refuse
O/166/65	Dr. P. Hargreave & Mr. E. Gander	" "	12.7.65	N/A. Refus
S/10/68	Director of Education Shire Hall.	Site for Primary School	5.6.68	N/A. cl/A
S/16/69	Royal County of Berks	4 Class. Primary Sch.	17.12.69	N/A. cl/A
874/71	"	Temporary Classroom	30.9.71	N/A. cl/A
286/72	"	Amended & app plan to include changing rooms	16-3-73	N/A C/A
1628/73	"	Outline Enlargement C.P. School	3.10.73	N/A C/A
0/646	Berkshire C.C.	Temp classrooms	28 11 74	N/A C/A BCC
88 3268	Winnersh Branch Boy Scouts Assn.	Erection of garage	18 8 75	App n/a
03274	" " "	HUT FOR MEETINGS	4.9.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923/1998 6.4.98

DRAINAGE

② WINNERSH COUNTY PRIMARY SCHOOL
ADDRESS GREENWOOD GROVE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06860	WINNERSH PRIMARY SCHOOL	COOKERY WAY	25.8.77	N/A C/A
17647	BCC	TEMP. CLASSROOM	14.7.82	N/A 31.7.97 TP
19963.	B.C.C.	"	12.9.83	N/A 31.7.9
25189	"	"	24.3.86	31.3.91
27507	"	RENEWAL	18.6.87	30.6.9
29089	"	"	16.12.87	TP
37311				
39206	"	RENEWAL BLDG. D	30.7.92	1.7.97
39682	"	" PLAYGROUP BLDG	13.8.92	31.7.97
39721	"	RENEWAL " B	13.8.92	31.8.97
40699	"	RPL. DBLE CLASSROOM	26.5.93	31.3.98
96/63183/K	"	DBLE. CLASSROOM WITH TOILETS	2.4.96	C/A

DATE OF COMPLETION

SPECIAL ORDERS

(3) ADDRESS Winnersh County Primary School, Greenwood Grove PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7871 G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63320/F				
96/64794/F	County property officer	CLASSROOM UNITS	4.2.97	C/A
96/64795/F	"	S/St. EXTENSIONS	3.2.97	C/A
97/65330/F	W/DR.			
FP97/6171	H.MASTER & GOVERNORS	NEW ENTRANCE, RECEPTION ETC.	3.4.97	C/APP
97/66894/F	LINDEN HOMES	24 DWELLINGS, ACCESS ROAD, DEV. & CAR PARKING AREAS (RES. DEV.)	12.3.98	REF
98/68849/F	Property Dept. - W.D.C.	S/St exts - new entrance & toilet block plus remove outside toilets	25.2.99	C/A
99/69541/F	"	s/st addn girls toilets to new entrance (amend. to app. 98/68849)	22/7/99	APP
FP99/8626	W.D.C.	2 No. mod. exts. - toilet accom.	21.4.99	APP
99/70431/F	W.D.C.	single storey classroom extension to school	08.11.99	C/A

SPECIAL ORDERS TPO No. 923/1998

091074

(4) 1933 WINNERSH COUNTY PRIMARY SCHOOL, GREENWOOD GROVE PARISH WINNERSH.

ADDRESS

PLOT No. ORD. SHEET No. SU 7871 G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70786/F	Property Services Wok. DC.	Temp. permission for access into Bdar Lane, contract only, 16 dwls	16.12.99	C/A
FP/1999/9306	"	2 s/st exts.	3.12.99	APP
F/2000/2561	Linden Homes L/adj	16 dwellings		
F/2001/3252	Land adj.	16 dwellings	withdrawn 1.3.0	
F/2001/3458	Linden Homes Land adj.	Dev of 18 dwells & dem of No 39.	02/05/01	Ref
F/2001/5116	WDC Property Dept.	Erect modular classroom unit link to school	30/1/02	C/A
F/2002/7102	Winnersh CP School	S/St/ext - school admin block		
F/2002/7309	Linden Homes land adj	18 dwells, access + dem 41 Watmore	13.11.02	Ref
F/2002/7310	" " "	19 " " " "	13.11.02	Ref
F/2002/7311	" " "	19 " " " "	13.11.02	Ref
F/2002/7356	S/St/fr ex + disable facilities + new pitched roof.			

MINISTRY DECISION 3458 - ALLOWED ON APPEAL - 30.10.2001.

SPECIAL ORDERS DD Eng - Yates - fence - 19/7/01 - (4)

TP/2002/7428 The Greenwood Grove Terrain [illegible] for the school & storage of equipment 13.11.02 C/A

1933 (5) WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2002/8	154	Linden Homes	Res Dev. -19 Dwellings			

MINISTRY DECISION:

SPECIAL ORDERS:

"DAVENANTS,"

ADDRESS 41 WATMORE LANE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 7571	Mr. & Mrs. Winterborne	Junction 150 Service Road in PARAGE	19.12.77	APP N/A
B(29) R81/88W	"		73.83	
F/2002/7309	Linden Homes	Erect 18 dwell access + dem of No 41	13.11.02	Ref
F/2002/7310	" "	Erect 19 dwell, access + dem of No 41	13.11.02	Ref
F/2002/7311	" "	" " " "	13.11.02	Ref
F/2002/8154	"	Res. dev - 19 Dwellings - Demolish House		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 1018/2001

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

17 DEC 2002 8154 09 DEC 20

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.

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
SEE ATTACHED LIST		5 DECEMBER 2002

+ See Note (a) to Certificate A

OR

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

(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).

- 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) .....

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

LIST OF OWNERS ON WHOM NOTICE
OF APPLICATION SERVED

Name of Owner	Address of Services	Date of Services
Wokingham District Council	PO Box 151 Civic Offices Shute End Wokingham Berks RG40 1WH	6 August 2002
Mr & Mrs Morgan	41 Watmore Lane Winnersh Berks RG41 5JS	6 August 2002

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . Lennon Planning Limited

On behalf of . . . LINDEN HOMES SOUTH-EAST LIMITED

Date . . . . 5 DECEMBER 2002

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

ADDITIONAL INFORMATION

8154
3206
3620

Denis Wilson Partnership

41 WATMORE LANE, WINNERSH

THE CONSTRUCTION OF A NEW ACCESS ROAD WITHIN THE PROTECTED ZONE OF AN EXISTING TREE.

6 March 2003

jnm / 2003-032

Windsor House, 37 Windsor Street, Chertsey, Surrey KT16 8AT
Tel: 01932 569566 Fax: 01932 569531 E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

FS 59565

Traffic and Transport Planning • Infrastructure Design and Planning • Accident Investigation

Denis Wilson Partnership

41 WATMORE LANE, WINNERSH

Document Status – For Approval

Produced by:	JNM	JNM	Date:	6/3/2003
Checked by:	SRT	SRT	Date:	6/3/2003
Approved by:	SRT	SRT	Date:	6/3/2003

FS 59565

Transportation Planning, Infrastructure Design and Highway Safety

PLANNING SERVICES	HPT
POL	TLS
DC	
AE	
CE	
07 MAR 2003	
CC	

CONTENTS

1 Introduction

2 General

Appendices

A Denis Wilson Partnership Drawing No. 2003-032/02

B Denis Wilson Partnership description and method statement for the construction of the concrete slab within the protected zone of the existing tree.

C Structural Engineer's (Price and Myers) method statement for the construction and excavation within the protected zone of the existing tree.

D Structural Engineer's (Price and Myers) design "Structural Slab on Pile Foundations".

1 Introduction

1.1 A new residential access will be constructed to form a junction with Watmore Lane.

1.2 The works lie within the proximity of an existing 400-year-old oak tree located in the garden of number 39 Watmore Lane. The tree is approximately 12 metres in height with a mean crown spread radius of 5.6 metres. We have been advised by our client's Arboriculturist that based on BS5837:1991 that there should be a 12 metre protected zone around the tree to protect the tree roots. The Standard advises that hard surface areas can be constructed within a tree's protected root area provided the roots are not severed and the soil is not compacted or contaminated within the prescribed protected root area. Therefore within this zone no damage shall be sustained to the roots by either construction activity or by traffic load bearing down on the roots and over-compacting the existing soil.

1.3 To increase the road levels in the protected zone and therefore minimise the disturbance to the existing ground a ramped entry treatment will be built from the east side channel of Watmore Lane to a point along the new access road, 20 metres from the centre line of Watmore Lane. The entry treatment will comprise a ramp with a maximum gradient of 1:20 leading to a "flat" top formed by a reinforced concrete slab suspended on piles.

2 General

2.1 In order to prevent damage to the tree roots by vehicles using the access road it is proposed to construct a reinforced concrete slab supported on piles installed across the area of the access road within the protected zone. The piles that will support the slab will be set out based on a 1.5 metre grid across the whole area of the slab in accordance with the Structural Engineer's design.

2.2 The surface of the concrete slab will form the new road surface for the full length and width of the flat top of the ramped entry treatment. The surface of the finished slab can either be a brushed concrete finish, or coloured and imprinted with a herringbone pattern to emulate block paving. The slab finish will be subject to the Highway Authorities approval. The slab is designed to bear full highway loading so that no traffic load is transferred to the underlying ground.

2.3 The works are shown on drawing No. 2003-032/02 in Appendix A and a method statement for the highway works is included in Appendix B.

2.4 The suspended concrete slab has been designed by the Structural Engineer, Price & Myers. Their design calculation report entitled "41 Watmore Lane, Winnersh – Structural Slab on Pile Foundations" is included in Appendix D and their method statement for the piling works within the protected zone of the tree is included in Appendix C.

APPENDICES

APPENDIX A

APPENDIX B

DESCRIPTION AND METHOD STATEMENT FOR THE CONSTRUCTION OF THE CONCRETE SLAB WITHIN THE PROTECTED ZONE OF THE EXISTING TREE.

1. Remove by hand existing hedge and planting within existing garden of 41 Watmore Lane.

2. Excavate existing topsoil and tarmac to a maximum depth of 150mm tipping directly into a dumper or lorry. No stockpiling to be permitted to avoid unnecessary surcharging.

3. The tree protection zone shall be pegged out and taped off and, except for when works within the protected zone are being carried out, shall be kept free from plant or stockpiled materials.

4. Hand dig trial holes to confirm locations where the piles can be driven without damaging roots in accordance with Structural Engineer's method statement. Eastings and Northings to be surveyed for each suitable location.

5. Arboriculturist advice shall be sought in the event that a root is discovered.

6. Structural Engineer to confirm that design will work where changes to the locations of piles are required.

7. Capping layer to be placed beneath area of slab to make up difference in level between existing ground and formation. Capping layer to be laid in one layer and compacted using roller without vibration.

8. Pile locations to be set out as referenced following hand dug trial holes.

9. Piling / concreting apparatus shall where possible be located on suitable load spreaders and outside the protected zone.

10. After piling operation is complete formation to be levelled to allow compressible board to be laid beneath the area where the slab will be constructed.

11. Place the steel reinforcement on top of the polystyrene boards and construct the shutters and pour the concrete and apply finish.

12. Lay a drop kerb along the channel of Watmore Lane with a 20mm up stand above finished road level. The kerb will form the bottom of the ramp, which will be constructed using flexible pavement construction, with a maximum gradient of 1:20 from the back of the kerb to the top of the slab.

13. Resurface / overlay the south bound lane of Watmore Lane to raise the level of the channel by reducing the cross fall from 3.6%to 2.5%. This will have allowed the level of the channel to be raised to allow the slab to be constructed at a higher level and reduce disturbance to the underlying ground containing tree roots.

14. A similar ramp with a 1:20 maximum gradient will be constructed at the other end of the slab to tie in with BDG's proposed road alignment.

15. Remaining kerb, footway and topsoiling works to be constructed as shown on Drawing no. 2003-032/02.

APPENDIX C

PRICE & MYERS
CONSULTING ENGINEERS

41 Watmore Lane, Winnersh

12831

5th March 2003

SUGGESTED METHOD STATEMENT FOR CONSTRUCTION AND EXCAVATION WITHIN THE PROTECTED ZONE OF THE EXISTING TREE.

1. Most tree roots will occur in the top 1.0m of ground. Excavate topsoil carefully by hand and to extent indicated on Price & Myers drawings to allow for new 250mm RC slab construction.

2. If any roots are exposed during the excavation work, cover with damp hessian and contact aboriculturalist for further advice. Do not cut any tree roots.

3. The top 700mm of all piles are to be dug by hand. Do not cut any tree roots. If roots are found in the first 700mm the pile should be terminated and re-located to another nearby position. Relocated piles should be not more than 300mm from original position

4. Install 50mm compressible board over extent of new piled RC road slab to form compressible membrane to limit loading onto existing roots and to ensure that loads are transferred to the piles.

5. Piling/concreting apparatus to be located on suitable load spreaders or away from the tree such that zero surcharge is applied to the protected zone. Where possible a raised deck should be used to minimise surcharge to the protected zone.

6. Storage of new material to be beyond the protected zone or on suitable load spreaders.

7. Final method statement to be provided by appointed Contractor and submitted for approval well in advance of any construction activities.

APPENDIX D

41 Watmore Lane
Winnersh

JOB NUMBER 12831

Structural Slab on Pile Foundations

February 2003

1.0 Introduction

1.1 Price & Myers are the Structural Engineers involved with the proposed concrete slab and pile foundations associated with the bell mouth access into the property known as 41 Watmore Lane, Winnersh, Berkshire.

1.2 The proposed access is in the close proximity of a 400 year old tree which has a tree preservation order. It is therefore paramount that the existing root of the tree are not damaged either during the construction of the proposed road or while the road is in use.

2.0 Proposed Reinforced Concrete Slab and Pile Foundations

2.1 In order protect the tree it was decided to use a reinforced concrete slab spanning across the tree roots and piple foundations to support the slab.

2.2 Structural Calculations were undertaken using the relevant British Standards. See Appendix A for details.

2.3 See Appendix B for design drawings.

3.0 Protection of the tree roots

3.1 Normal working practice for Piling Contractors is to hand dig the top 700mm for the piling before using the machine. This practice is to undertaken at this site in order to protect the tree roots.

3.2 In the design we have built in an extra safety factor so that if a root is found while hand digging then the pile can be moved slightly.

APPENDIX A

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Job No	Page	Rev
12831	1 of 7	—
Date: FEB 02	Eng.: SWI	Chd.: —
Job: 41 WATMORE LANE		

LOADING

BRITISH STANDARD (BS 5400 : Part 2 : 1978)

[3.2.9.3.1] - Carriageway width (m) 4.6 - 7.2 number of notional lanes 2

Proposed road 4.8m ⇒ Number of notional lanes 2

- Load factors

[4.4.1] Combination 1 : For highway and foot/cycle track bridges, the load to be considered are the permanent loads, together with the appropriate primary live loads.

Proposed road ⇒ Combination 1

[Table 1] ∴ Dead : Concrete ULS 1.15 ⇒ increase to 1.20
SLS 1.00

Highway bridges live loading

HA alone	ULS	1.50
	SLS	1.20
HA with HB or HB alone	ULS	1.30
	SLS	1.10

[6.2.1] - HA ⇒ $W = 151\left(\frac{1}{4}\right)^{0.475}$

Proposed road 12m long ⇒ $W = 151\left(\frac{1}{12}\right)^{0.475}$ ⇒ W = 46.4kN per linear metre per lane

[6.2.2] - Knife edge load (KEL)

The KEL per notional lane shall be taken as 120kN.

[6.2.5] - Single nominal wheel load alternative to UDL and KEL

One 100kN wheel placed on the carriageway and uniformly distributed over a square contact area assuming an effective pressure of 1.1N/mm²

[6.3] - HB LOADING

For all public highway bridges in Great Britian the minimum number of units of type HB loading shall normally be considered is 25, but this number may be increased up to 45 if so directed by the appropriate authority

Proposed road ⇒ 25 units

One unit shall be taken as equal to 10kN per axle (ie 2.5kN per wheel)

[6.3.1] Nominal HB wheel loads shall be assumed to be uniformly distributed over a square contact area, assuming an effective pressure of $1.1 N/mm^2$

DESIGN MANUAL FOR ROADS AND BRIDGES

Volume 1 - Highway Structures: Approval Procedures and General Design

Section 3 + General Design

Part 14 BD 37/01 Loading for Highway Bridges

[4.1] - HB LOADING

All road bridges shall be designed to carry HA loading. In addition, a minimum of 30 units of type HB loading shall be taken for all road bridges except for accommodation which shall be designed to HA loadings only.

Class of road carried by structure	Number of units of type HB
Proposed load ⇒ Other public roads	30

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Job No	Page	Rev
12831	3 of 7	-
Date: FEB 02	Eng. SWI	Chd. -
Job. 41 WATMORE LANE		

APPENDIX A - Composite Version of BS5400: Part 2

[3.2.9.3.1] - Carriageway width (m) 5-7.5 number of notional lanes 2
Proposed road 4-8 ⇒ Number of notional lanes 2.

Load Factors:

[4.4.1] Combination 1 - As BS5400 Part 2

[Table 1] As BS5400 Part 2

[6.2.1] - HA ⇒ $W = 336\left(\frac{1}{L}\right)^{0.67}$

Proposed road 12m long ⇒ $W = 336\left(\frac{1}{12}\right)^{0.67}$

⇒ W = 64kN per linear metre per lane.

[6.2.2] - Knife edge load (KEL)

The KEL per notional lane shall be taken as 120kN.

[6.2.5] - Single nominal wheel load alternative to UDL and KEL.

As per BS5400 Part 1.

[6.3] - HB LOADING

For all public highway bridges in Great Britain the minimum number of units of type HB loading that shall normally be considered is 30, but this number may be increased upto 45 if so directed by the appropriate authority.

Class of road carried by structure	Number of units of type HB
Proposed Road ⇒ Other public roads	30

[6.3.1] Nominal HB loading. Figure 12 shows the plan and axle arrangement for one unit of nominal HB loading

One unit shall be taken as equal to 10kN per axle (ie 2.5kN per wheel)

[6.3.2] Contact area. Nominal HB wheel loads shall be assumed to be uniformly distributed over a square contact area, effective pressure 1.1N/

As the slab is a two way slab spanning a 1·5m x 1·5m square grid, the worst case loading would be a HA live load of 100kN wheel placed on the carriageway and uniformly distributed over a square contact area assuming an effective pressure of $1·1 kN/m^2$ in the centre of the square grid

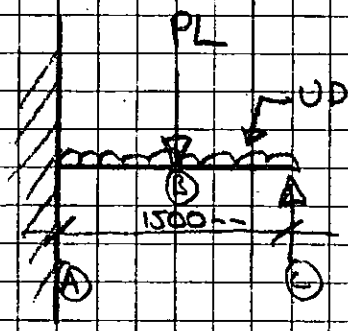
LOADING

Imposed Loading = 1·5 (factor) x 100 = 150kN (Point Load)

Dead Loading = 1.2 (factor) x 24 (concrete load) x 0.25 (thickness) = 7.2kN/m

In a grid arrangement the end bay is the worst case and can be assumed as a propped cantilever.

For simplicity assume a one way spanning slab.



PL = 150kN

UDL = 7.2 x 1 = 7.2kN/m

↑ assume a 1m strip

LARGEST MOMENT @ A

Moment $\Rightarrow$ $\frac{-WL}{8} - \frac{3PL}{16}$

↑ UDL ↑ PL

$\Rightarrow \frac{-7.2\times1.5^2}{8} - \frac{3\times150\times1.5}{16} = -44.2\text{kNm}$

$\therefore$ Max Moment $= -44.2\text{kNm}$

$K = \frac{M}{bd^2 f_{cu}} \Rightarrow \frac{44.2\times10^6}{1000\times167^2\times35}$ $K = 0.045 < 0.156$

$\therefore$ No compression reinforcement required

$b = 1000\text{mm}$ (1m strip)
$d = 250-75-8 = 167\text{mm}$
$f_{cu} = 35\text{N/mm}^2$

$z = d\left\{0.5+\sqrt{\left(0.25-\frac{K}{0.9}\right)}\right\}$

$z = 167\left\{0.5+\sqrt{\left(0.25-\frac{0.045}{0.9}\right)}\right\} \Rightarrow z = 158$

$A_s = \frac{M}{0.95 f_y z} \Rightarrow \frac{44.2\times10^6}{0.95\times460\times158}$

$A_s = 640\text{mm}^2$

$f_y = 460\text{N/mm}^2$

Using T16 bars SN0. $= 1010 > 640\text{mm}^2$ (per m width)

$\therefore$ ADOPT T16 BARS @200mm c/c

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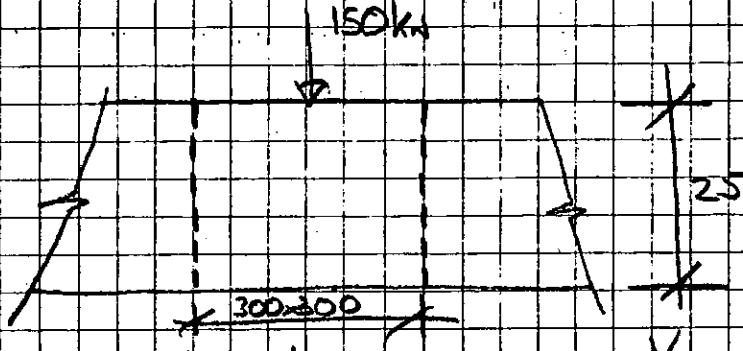
Job No	Page	Rev
12831	6 of 7	—
Date FEB 02	Eng. SWT	Chd. —

Job. 41 WATMORE LANE

CHECKING PUNCHING FAILURE (150kN Point Load)

- Concrete Slab - New 250mm THICK REINFORCED CONCRETE WITH T16 @ 200mm c/c TOP & BOTTOM IN BOTH DIRECTIONS.



The Maximum design shear stress $v_{max} = \frac{V}{U_o d}$

$\geq 0.8\sqrt{f_{cu}}$ or $5 N/mm^2$

V - design ultimate value of the concentrated load $\Rightarrow$ 150kN

U_o - effective length of the perimeter which touches the loaded area $\Rightarrow 4 \times 300 = 1200mm$

d - effective depth of the slab $\Rightarrow$ 167mm

f_{cu} - characteristic strength of concrete $\Rightarrow$ RC 35 $= 35 N/mm^2$

$\Rightarrow 0.8\sqrt{f_{cu}} \Rightarrow 0.8\sqrt{35} = 4.733 N/mm^2$

$\therefore \frac{150 \times 10^3}{1200 \times 167} = 0.75 \not> 4.73$ ✓

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Job No	Page	Rev
12831	7 of 7	—
Date: FEB 02	Eng.: SWI	Chd.: —
Job: 41 WATMORE LANE		

Calculation of design shear stress

The nominal design shear stress $v = \frac{V}{ud}$ $v < v_c$

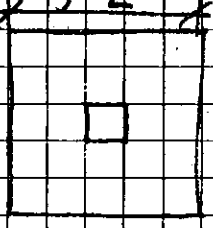
V = design ultimate value of the concentrated load $\Rightarrow 150kN$

u = effective length of the outer perimeter of the zone

d = effective depth of a slab $\Rightarrow 167mm$

Design Procedure

The shear capacity is checked first on a perimeter $1.5d$ from the face of the loaded area.



$1.5d \Rightarrow 1.5 \times 167 = 205.5mm$

$L = 2 \times 205.5 + 300 = 801mm$

$\therefore u = 801 \times 4 = 3204mm$

$$v = \frac{150 \times 10^3}{3204 \times 167} = 0.28 N/mm^2$$

$$v_c = \frac{100 A_s}{bvd} \qquad \left(\text{Design } \frac{100 A_s}{bvd} \leq \frac{0.15}{\text{Table 3.8}} \text{ from} \right)$$

$\therefore v_c = 0.43 > 0.28$ ✓ Therefore no shear reinforcement required

APPENDIX B