Application No: O/2002/7137 KL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bewley Homes
C/O Charles Planning Associates
39 Locks Heath District Centre
Locks Heath
Southampton
Hants
SO31 6DX

Application Number: O/2002/7137

Parish: **SHINFIELD**

Location: **Land Between Woodcock Lane, Basingstoke Road & Grazeley Road, Three Mile Cross, Reading.**

Proposal: **Outline application for residential development of approximately 270 units, new vehicular accesses, provision of public open space, footpath links and cycleways.**

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 reasons for which are specified hereunder.

Reason
1. The site is not allocated for development in the Deposit Draft Local Plan as it primarily lies outside of a defined settlement. Consequently, residential development on the site would be contrary to Berkshire Structure Plan Policies C2, C5 & H5 and Policies WOS2, WCC1 & WCC2 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. Whilst there is a deficit in housing land supply at April 2002, if all the sites recommended for residential development by the Inspector were released, a significant over provision would result, exceeding the requirements of Structure Plan Policy H2. This could lead to the development of greenfield land in advance of previously developed land, contrary to the advice in Planning Policy Guidance Note 3. Therefore, the release of this site is premature pending the consideration of the Inspector's report.

Reason
3. The proposed development would generate additional traffic onto the main road network which is congested, particularly at peak times. A number of improvements are proposed for this area to ease congestion, improve road safety and also to encourage more walking, cycling and use of public transport. However, there is no guarantee that the schemes at Junction 11, Mereoak roundabout and the Mereoak Park and Ride would all be completed within the timescale of this planning application. Accordingly, it is considered that the proposed development is contrary to Policies OS1, LD5 & LD6 of the

Berkshire Structure Plan and Policies WOS1, WOS3 & WOS4 of the Wokingham District Local Plan (Deposit Draft).

Reason
4. Insufficient information has been submitted in respect of the proposed access arrangements and extent of off-site works to be carried out as part of the proposed development. Clarification has been sought with regard to the position and type of the proposed westernmost access to Grazeley Road, visibility splays, bus, pedestrian & cycling facilities, proposed junction improvements and traffic calming. In the absence of such matters being satisfactorily addressed, it is considered that the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and Policies WT2, WT7, & WT11 of the Wokingham District Local Plan (Deposit Draft).

Reason
5. In the absence of the provision of a newt survey it is not possible for the Local Planning Authority to determine whether the proposal will have an adverse impact upon the newts within the area. As such it is considered that the proposal is contrary to Policy EN8 of the Berkshire Structure Plan and Policy WNC3 of the Wokingham District Local Plan (Deposit Draft).

Reason
6. In the absence of an archaeological survey the Planning Authority is unable to determine the possible effect of the development upon any potential archaeological remnants. As such the proposal is considered contrary to Policy EN6 of the Berkshire Structure Plan and Policy LBE22 of the Loddon Area Local Plan.

Reason
7. The proposal is likely to involve the loss of a significant hedgerow on the site. No mitigation has been suggested for the loss of this hedgerow. As such the proposal is considered contrary to Policy EN8 of the Berkshire Structure Plan, Policy LC10 of the Loddon Area Local Plan and Policy WNC5 of the Wokingham District Local Plan (Deposit Draft).

Reason
8. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the proposal would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore considered contrary to Policies LD6 and R5 of the Berkshire Structure Plan, Policy LPS1 of the Loddon Area Local Plan and Policies WOS4 and WR7 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 C2, C5, H5, H9, LD5, LD6, OS1, EN8, EN6 and R5.
Loddon Area Local Plan Policies LH8, LBE2, LBE22, LPS1, LR2 and LC10.
Deposit Draft Wokingham District Local Plan Policies WH6, WOS1, WOS2, WOS3, WOS4, WT2, WT7, WT11, WCC1, WCC2, WBE1, WNC3, WNC5 and WR7.

Application No: O/2002/7137 KL

T. G Watson

Trevor Watson
Development Control Manager
Date: 23/10/2002

Notice checked by: CHurBV

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.

Development Control Ref No:	Received	Parish
O/2002/7137	15.07.2002	Shinfield

Applicant: Bewley Homes
Location: Land Between Woodcock Lane, Basingstoke Road and Grazeley Road
Proposal: Outline application for residential development of approximately 270 units, new vehicular accesses, provision of public open space, footpath links and cycleways.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Kerrin Lithgow

SUMMARY:

Proposal -

The proposal is in outline with only the means of access to be determined. The indicative layout plan shows 7 x 5 bedroom dwellings, 72 x 4 bedroom dwellings, 71 x 3 bedroom dwellings, 89 x 2 bedroom dwellings, and 31 x 1 bedroom dwellings, of which 25% are to be affordable housing units.

RECOMMENDATION:

TO ESTABLISH WHAT DECISION MEMBERS WOULD HAVE MADE HAD THE APPEAL AGAINST THE NON-DETERMINATION OF THE APPLICATION NOT BEEN LODGED.

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

History – This is a 9.24 hectare triangular shaped site currently in agricultural use. There are existing residential properties to the east and southern sides of the site. The A33 and Woodcock Lane run along the northern boundary of the site.

There has been a previous outline application on the site for 150 dwellings. This application was applied for in 1998 and was also the subject of an appeal against non-determination. The appeal was withdrawn.

This application was submitted on the 15th of July 2002 and was submitted by Charles Planning Associates on behalf of Bewley Homes. A decision on the application was due on the 9th of September 2002, and appeal against non-determination was lodged with the Planning Inspectorate on that day. The Public Inquiry for the appeal is set to start on the 18th of March 2003.

Consultations –

- ***Shinfield Parish Council:*** Objects to the development, on the grounds of prematurity, both in relation to the designation of the land involved, and in relation to the traffic issues within the area. Objection in relation to the lack of services and its location within an unsustainable location. Objection in that the application refers to a housing shortfall in the district, which until the Urban Capacity study is published is not correct. Objection on the grounds of the massive disruption that this development would have when considered in conjunction with the transport improvements in the area (Mereoak Roundabout and Junction 11 of the M4).
- ***Sport England:*** Application and accompanying material provides no indication of whether any contribution will be made to the provision of new or improved sporting facilities on and/or off the site, as required by Sport Englands Policies, and as required by Wokingham District Council policies, and as required by *PPG17: 'Planning for Open Spaces, Sport and Recreation'.* Sport England therefore registers its objection to the proposal.
- ***Policy and Plans:*** Objects to the application. Proposal is considered to be premature to the council's deliberations on the Local Plan Inspector's Report. Any approval could undermine a sustainable development approach and conflict with the Inspectors recommended overall strategy as outlined in policy WH1 of the WDLP.
- ***Access and Movement:*** Clarification is sought in relation to a number of technical highway aspects in respect of this planning application. Requests permission is refused on the basis that the development is premature pending completion of the improvement works at M4 Junction 11, A33 Mereoak Lane and possibly the Mereoak Park and Ride scheme.
- ***Berkshire Unitary Authorities Joint Strategic Planning Unit:*** Objection on transport grounds. Insufficient evidence to demonstrate that the development conmplies with Policies LD5 of the BSP and T1 and T5 of the DDBSP.
- ***Reading Borough Council:***
  - A holding objection is made on transport grounds until: assessment of the implications of the development on the wider transport network have been assessed and appropriate measures, works and, if necessary, contributions

have been agreed and secured by a legal agreement with WDC, in accordance with Policies LD5, H4, T1, and T4 of the Berkshire Structure Plan.
- The percentage of affordable housing should be increased to reflect the need in Reading; and
- The application is considered to be premature pending the modifications to the Wokingham District Local Plan (WDLP)

- ***103 letters of objection received on the following grounds :***
  - The existing shortage of school places
  - Existing excessive traffic problems
  - Loss of green space
  - Light pollution
  - Inadequate/nonexistent public transport
  - Inadequate facilities (GP surgery and dentists)
  - Area provides an essential gap between Reading and villages to the south of the M4.
  - Three storey dwellings not appropriate for the area
  - Loss of attractive countryside
  - Noise from the bypass makes site unsuitable for housing
  - Flooding concerns
  - Lack of amenities ie shops

  One letter of support
  - Application provides a good standard of design and presentation and incorporates open space. Council should be able to bring forward the park and ride scheme with this application.
- ***Babtie – Councils archaeological consultant:*** Application has potential archaeological implications. The site has the potential to contain prehistoric and medieval remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.
- ***Environment Agency:*** No objection in principle to the development, provided that conditions are imposed on any planning permission granted.
- ***Environmental Health Officer:*** The Environmental Health Officer has requested that a scheme for protecting the proposed dwellings from noise and road traffic adjacent to the development be submitted prior to any development.
- **Countryside Officer:** Concerns about several aspects, including newts, bats, the retention of the hedgerow, the proposed swale, and the semi-improved grassland. These are addressed in item E below.
- ***Landscape Architect:*** In principle no objections to the application as it is in outline only with means of access to be determined. Some concerns that the hedgerow in the centre of the site (which has been identified as worthy of protection) be retained, that the layout includes strategic planting especially along the access roads, that the location of proposed properties is carefully considered so as not to cause a future maintenance problem (especially the case with plots 37-39 on the indicative site plan where an existing large mature tree will significantly over-shadow the properties rear gardens).
- ***Thames Water:*** No objection
- ***Drainage:*** No objection subject to conditions.
- ***Public Rights of Way Officer:*** No objection

- ***Brigade Water Officer:*** There is a requirement for hydrant provision on the site. It is likely that five hydrants would be required. The positions would be determined in consultation with the water company when the layout of the mains network is known. Would be seeking a developers contribution to the scheme.

Appraisal – Main issues:

A. Principle of the development. Policy C2, C5 and H5 of the Berkshire Structure Plan; policies WOS2, WCC1, WCC2, WH6 and the Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Density and housing mix. Berkshire Structure Plan policy H9; Loddon Area Local Plan policy LH8; Wokingham District Local Plan (Deposit Draft) policy WH6; Planning Policy Guidance Note No. 3.

C. Effect on neighbouring properties. Loddon Area Local Plan policy LBE2; Wokingham District Local Plan (Deposit Draft) policy WBE1.

D. Access and Movement. Berkshire Structure Plan policies LD5, LD6 and OS1; Wokingham District Local Plan (Deposit Draft) policies WOS1, WOS3, WOS4, WT2, WT7, and WT11; Planning Policy Guidance Note No. 13.

E. Ecological Issues. Berkshire Structure Plan policy EN8 Loddon Area Local Plan LC10, Wokingham District Local Plan (Deposit Draft) WNC3 WNC5

F. Archeological Issues. Berkshire Structure Plan policies EN6; Loddon Area Local Plan LBE22.

G. Services, Amenity and Infrastrusture Requirements. Berkshire Structure Plan policies LD6 and R5; Loddon Area Local Plan policies LPS1 and LR2; Wokingham District Local Plan policies WOS4 and WR7.

H. Flooding Issues.

I. Comments of the Parish Council and local residents.

A. Principle of the Development

The site is located outside of the settlement boundary and within the Green Gap adjoining Three Mile Cross.

The Local Plan Inspector has recommended that the application site be allocated for housing in the Local Plan. Consequently, the impact of the development on the countryside, green gap and proposed Area of Special Character (within Three Mile Cross) would have been considered by the Inspector in reaching his decision that the site should be allocated for housing.

It is considered, in relation to policies within the WDLP, that the application is premature to the Council's deliberations on the Local Plan Inspector's Report. It is currently anticipated that the Council will formally consider the Inspector's Report on the 4th of December 2002.

At April 2002 the housing land deficit in the district was 1,142 (or 1,314 using the Inspector's method). This compares to a potential supply of around 2,300 dwellings from the sites recommended by the Local Plan Inspector. Therefore, the potential supply from the Inspector's recommended sites significantly exceed the current deficit. Furthermore, this excludes any allowance for supply from brownfield sites as detailed in the Council's Urban Capacity Study (to be published concurrently with the Council's considerations on the Inspector's Report).

The Inspector recognised that the capacity of the sites he recommended could exceed the Council's deficit in housing land supply (paragraph 5.984). He consequently indicated (paragraph 5.984) that the Council could place sites on a reserve list. Any site on a reserve list could be used to either overcome a deficit arising from a delay in bringing forward one of the sites identified in Policy WH2, or could form a reserve for the next Plan period (paragraphs 5.94 and 5.95). As explained in the paragraph above, the size of the shortfall to be addressed by the sites recommended by the Inspector at April 2002 is significantly lower than that which was anticipated in 1999 (which was circa 1600 as opposed to the 1,142 identified today). It is therefore likely that not all the Inspector's recommended sites would be identified as priority sites.

To assist the Council's assessment of his recommended sites, the Inspector has proposed a policy for selecting housing sites (Policy WH1) in paragraph 5.118. This recommended policy states:

> *"The Council will identify new housing allocations based on a sequential approach starting with the re-use of previously developed land and buildings within urban areas. If insufficient land is available from that source, then sites that form urban extensions and then new developments around centres which are served by good public transport corridors will be selected. All allocations will be subject to the council's objective of creating sustainable forms of development and an assessment based on highway, infrastructure and environmental criteria."*

With regard to the application site, it is noted that out of those sites within the Spencers Wood/Three Mile Cross area, it is the furthest from the defined Local Shopping Centre in Spencers Wood, and other local facilities (health, education, community facilities). In addition, it is recognised that significant additional infrastructure and services are either planned or need to be provided in this area. These include improvements to Junction 11 of the M4 together with the Mereoak roundabout on the A33 and a new/relocated primary school to serve Spencers Wood. Advice in PPG3 (paragraph 33) indicates that there is a need to ensure that new infrastructure is co-ordinated with housing. This also indicates that the level of development recommended by the Inspector in this area may not be appropriate, particularly as the highway improvements are unlikely to be completed until late 2005/early 2006. With such a delay in the provision of the necessary infrastructure, any residential development in this area may only be acceptable once this has been provided. Consequently, if the Council were to apply the Inspector's recommended policy (WH1) to the recommended sites in the Spencers Wood/Three Mile Cross, it is unlikely that this site would appear at the top of the Council's list, particularly in comparison with other sites across the

district, and might therefore be identified as a reserve site in accordance with the Inspectors recommendation at paragraph 5.986 of his report.

Therefore, given that there will be at least a 1,000 dwelling oversupply from the Inspector's list of recommended sites (compared with the size of the deficit which also excludes the Council's Urban Capacity Study), to grant permission for this site at this stage would have adverse implications for the provision of sustainable development in the district.

Consequently, until the Council has formally considered the Inspector's Report, this proposal is considered to be premature and should be refused on the basis of principle, as any approval could undermine a sustainable development approach and conflict with the Inspector's recommended overall strategy as outlined in policy WH1.

B. Density and Housing Mix

The density of the proposed development (as shown on the illustrative layout) would be 29.2 dwellings per hectare, just below the minimum density of 30 dwellings per ha. recommended by PPG3. This number of dwellings was arrived at following the inspectors recommendation for 270 dwellings for the site.

The density is somewhat higher towards the centre of the site, with apartments focused around a central courtyard. It is considered that these higher density dwellings would not be out of character with the area as they are remote from existing development, and would be integrated within the new development proposals. It is considered that in this case the aims of PPG3 in relation to density would be met by these illustrative proposals.

The proposed housing mix is as follows:

No. of bedrooms	**Proposed development**	**%**	**Mix required by Policy WH6**
1	31	11	At least 45% 1 and 2 b/r
2	89	33	*(44% provided)*
3	71	26	30% *(26% provided)*
4	72	27	Not more than 25% 4 and 5 b/r
5	7	3	*(30% provided)*
Total	270	100%	

The proposed dwelling mix is considered acceptable under Policy WH6 as it largely meets with the requirements as set out above.

C. Effect on Neighbouring Properties

The proposed layout plan is illustrative only, but nevertheless shows how the proposed number and dwelling size mix could be accommodated on the site, and the information given below is based on the illustrative plan.

There would be ample distance from the rear of the existing dwellings on the north of Grazeley Road and the proposed plots 101-110. Distances of between 34 to 45 metres are indicated. To the west of the site, there is one dwelling north of the petrol station with a rear elevation that faces on to the proposed plot 251. The distance between these two dwellings is approximately 11m. It is considered that this may be a matter that would need addressing at any Reserved Matters stage, but is not of sufficient significance to be considered in detail now.

On the whole it is considered that these distances are acceptable, but it would be important to retain existing trees to assist privacy and outlook from existing properties, and equally important to ensure that any subsequent Reserved Matters submission includes landscaping plans to increase vegetation and privacy on site. The potential effect on existing properties is therefore considered acceptable.

D. Access and Movement

It is considered that the proposed development would generate additional traffic onto the main road network which is congested, particularly at peak times. A number of improvements are proposed for this area to ease congestion, improve road safety and also to encourage more walking, cycling and use of public transport. However, there is no guarantee that the schemes at Junction 11, Mereoak roundabout and the Mereoak Park and Ride would all be completed within the timescale of the development envisaged in this planning application.

In addition, insufficient information has been submitted in respect of the proposed access arrangements and extent of off-site works to be carried out as part of the proposed development. Clarification has been sought with regard to the position and type of the proposed western most access to Grazeley Road, visibility splays, bus, pedestrian & cycling facilities, proposed junction improvements and traffic calming.

Due to the above, it is considered that the application should be refused on these grounds.

E. Ecological Issues

The application has been considered by the Councils' Countryside Service, who have expressed concerns and seek clarification in relation to the following aspects.

- Newts: The supporting information accompanying the application included a survey of Great Crested Newts, which is not deemed sufficient because of the time of year in which the survey was undertaken. Planning approval cannot be considered prior to an appropriate survey, possible mitigation scheme and agreement with English Nature.

- Hedgerows: No mitigation is suggested for the destruction of a significant hedgerow, which is classified as an important hedgerow under the hedgerow regulations.

Further clarification and surveys of the site are therefore necessary. It is therefore considered that the application should be refused on the basis that the above two issues remain to be resolved.

F. Archaeological Issues

Comments have been received from Babtie, the Councils' archeological consultants, who have advised that the application has potential archaeological implications. The site has the potential to contain prehistoric and medieval remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present. The evaluation should be undertaken and reported by a registered archaeological contractor *before* determination of the application as per PPG16.

Further information is consequently required. It is therefore considered that the application should be refused on the basis that the above issue remains to be resolved.

G. Service, Amenity and Infrastructure requirements

Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development.

With regards to leisure and community services contributions, 3.4 hectares of open space on site are required, in addition to two equipped play areas and sports pitches off site. Provision has been made on-site in three separate areas, including a play area of 400m^2 to the north east of the site, an open play area of 3600m^2 along the northern boundary, and a play area of 400m^2 in the west of the site. A £100,000 contribution towards the improvement of community facilities in the area is also requested. As this has not yet been agreed with the applicants it is considered that the application may be contrary to Policies R5, SR2 and WR7.

Contributions towards education provision would also be required. The Local primary school (Lambs Lane) cannot be expanded and has no surplus places available, therefore making it difficult to provide for primary places for the scheme. However, if the proposal should proceed, £780,000 is required for primary school places, £372,000 for secondary school places, and £34,000 for sixth form places.

The applicants have as part of the scheme proposed 25% of affordable housing, which is in line with council's requirements.

Contributions towards local road safety measures and highways improvements would also be required as part of any S106 agreement to be reached.

As such, the proposal does not meet the requirements of LD6 and R5 of the Berkshire Structure Plan, Policy LPS1 of the Loddon Area Local Plan and policies WOS4 and WR7 of the Wokingham District Local Plan.

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

I. Comments of the Parish Council and Local Residents
These have been noted and addressed above.

Conclusion: The proposed development is considered unacceptable in principle as it involves development of a site which could well be unsustainable, particularly in light of the Urban Capacity Study figures which are to be released shortly. The application is also premature with regards to the significant transport works which are to be undertaken within the area within the next four to six years. Clarification is sought on various ecological, archaeological and open space issues. A reason for refusal on Services and Infrastructure should also be included.

Recommendation – To establish what decision Members would have made had the appeal against non-determination of the application not been lodged. The officers recommendation, based on the submitted information would have been for REFUSAL of planning permission based on the following grounds:

1. The site is not allocated for development in the Deposit Draft Local Plan as it primarily lies outside of a defined settlement. Consequently, residential development on the site would be contrary to Berkshire Structure Plan Policies C2, C5 & H5 and Policies WOS2, WCC1 & WCC2 of the Wokingham District Local Plan Deposit Draft.

2. Whilst there is a deficit in housing land supply at April 2002, if all the sites recommended for residential development by the Inspector were released, a significant over provision would result, exceeding the requirements of Structure Plan Policy H2. This could lead to the development of greenfield land in advance of previously developed land, contrary to the advice in PPG3. Therefore, the release of this site is premature pending the consideration of the Inspectors report.

3. The proposed development would generate additional traffic onto the main road network which is congested, particularly at peak times. A number of improvements are proposed for this area to ease congestion, improve road safety and also to encourage more walking, cycling and use of public transport. However, there is no guarantee that the schemes at Junction 11, Mereoak roundabout and the Mereoak Park and Ride would all be completed within the timescale of this planning application. Accordingly, it is considered that the proposed development is contrary to Policies OS1, LD5 & LD6 of the Berkshire Structure Plan, WOS1, WOS3 & WOS4 of the Wokingham District Local Plan Deposit Draft.

4. Insufficient information has been submitted in respect of the proposed access arrangements and extent of off-site works to be carried out as part of the proposed development. Clarification has been sought with regard to the position and type of the proposed westernmost access to Grazeley Road, visibility splays, bus, pedestrian & cycling facilities, proposed junction improvements and traffic calming. In the absence of such matters being satisfactorily addressed, it is considered that the proposal is contrary to Policy LD5, of the BSP and Policies WT2, WT7, & WT11 of the WDLPDD.

5. In the absence of the provision of a newt survey it is not possible for the local planning authority to determine whether the proposal will have an adverse impact upon the newts within the area. As such it considered that the proposal is contrary to policy EN8 of the Berkshire Structure Plan, and policy WNC3 of the Wokingham District Local Plan (Deposit Draft).

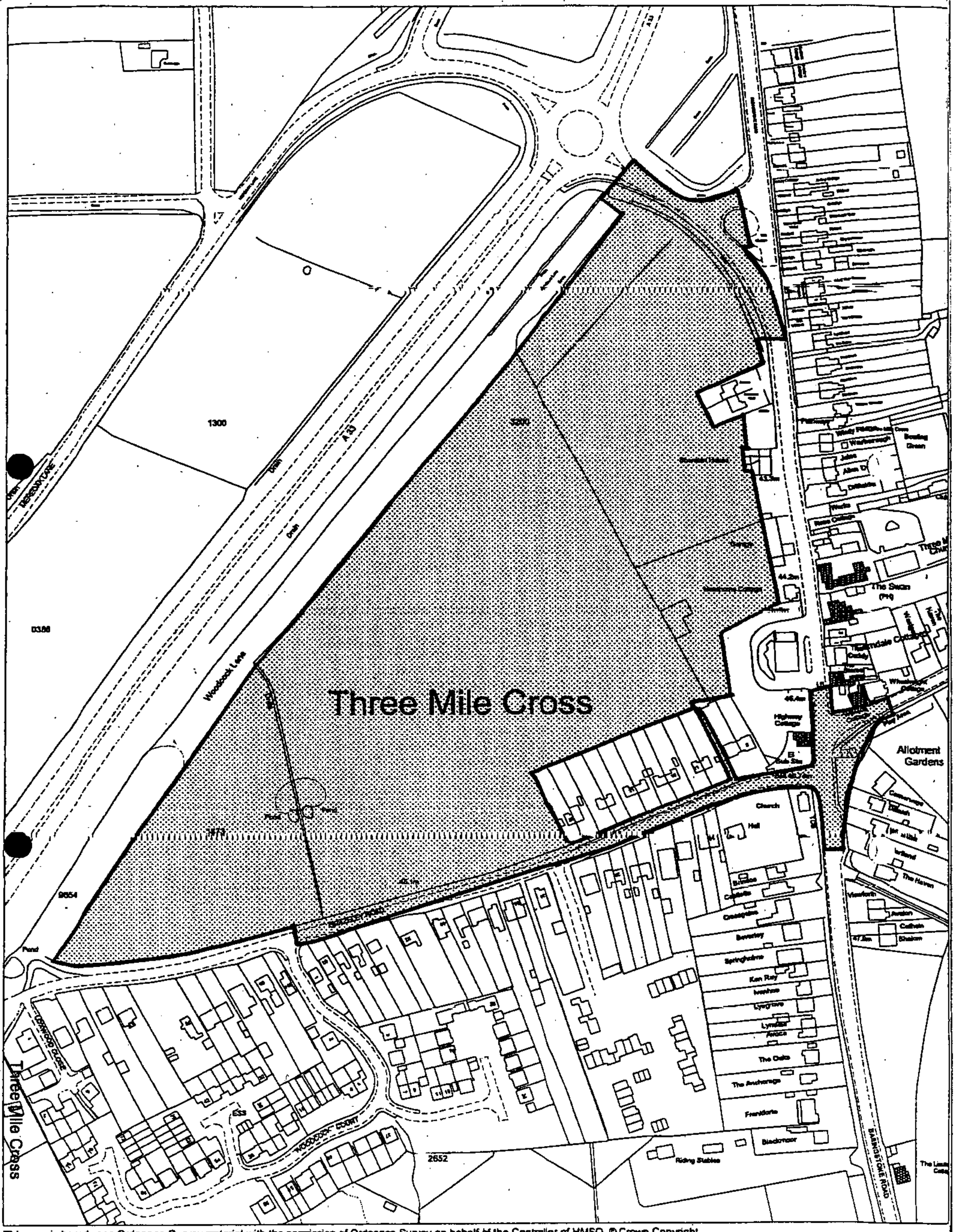
6. In the absence of an archaeological survey the planning authority is unable to determine the possible effect of the development upon any potential archaeological remnants. As such the proposal is considered contrary to policy EN6 of the Berkshire Structure Plan and policy LBE22 of the Loddon Area Local Plan.

7. The proposal is likely to involve the loss of a significant hedgerow on the site. No mitigation has been suggested for the loss of this hedgerow. As such the proposal is considered contrary to policy EN8 of the Berkshire Structure Plan, Policy LC10 of the Loddon Area Local Plan and policy WNC5 of the Wokingham District Local Plan (Deposit Draft).

8. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the proposal would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore considered contrary to policies LD6 and R5 of the Berkshire Structure Plan, Policy LPS1 of the Loddon Area Local Plan and policies WOS4 and WR7of the Wokingham District Local Plan.

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: C2, C5, H5, H9, LD5, LD6, OS1, EN8, EN6, R5
Loddon Area Local Plan: LH8, LBE2, LBE22, LPS1, LR2, LC10
Wokingham District Local Plan: WH6, WOS1, WOS2, WOS3, WOS4, WT2, WT7, WT11, WCC1, WCC2, WBE1, WNC3, WNC5 WR7



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Development Control Section, Environmental Services, Wokingham District Council.

30 July 2002

Scale: 1 : 3000

* * * TRANSMISSION RESULT REPORT (6.NOV.2002 11:20) * * *

TTI WDC PLAN&TRANSPORT

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M : MEMORY
D : DETAIL
P : POLLING
F : FINE
L : SEND LATER
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The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name: BEWLEY HOMES PLC

Address: INHURST HOUSE, BRIMPTON ROAD, BAUGHURST, HAMPSHIRE.

Postcode: RG26 5JJ

Daytime phone no: REFER TO AGENT

Fax no: REFER TO AGENT

E-mail address: REFER TO AGENT

B. AGENT DETAILS (if any)

Name: CHARLES PLANNING ASSOCIATES LIMITED

Address: 39 LOCKS HEATH DISTRICT CENTRE, LOCKS HEATH, SOUTHAMPTON, HAMPSHIRE.

Postcode: SO31 6DX

Your reference: HUW EDWARDS

Daytime phone no: 01489 577946

Fax no: 01489 577947

E-mail address: cpacda@aol.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA: WOKINGHAM DISTRICT COUNCIL

LPA's application reference no: O/2002/7137

Date of the planning application: 15 JULY 2002

Date of LPA's decision notice (if issued): N/A

D. APPEAL SITE ADDRESS

Address LAND NORTH OF GRAZELEY ROAD,

THREE MILE CROSS,

WOKINGHAM, BERKSHIRE

Postcode

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box. ☐

E. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 270 UNITS,

THE CREATION OF NEW VEHICULAR ACCESSES, PROVISION

OF PUBLIC OPEN SPACE, FOOTPATH LINKS AND CYCLEWAYS.

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **one** box only* ✔

1. Refuse planning permission for the development described in Section E. ☐
2. Grant planning permission for the development subject to conditions to which you object. ☐
3. Refuse approval of details required by a previous outline planning permission. ☐
4. Grant approval of details required by a previous outline planning permission subject to conditions to which you object. ☐
5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐

or

6. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) of an application for permission or approval. ☑

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

*Please tick **one** box only* ✔

1. WRITTEN REPRESENTATIONS ☐

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING ☐

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY ☑

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

H. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made; otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

THE APPEAL IS AGAINST THE FAILURE OF WOKINGHAM DISTRICT COUNCIL (AS LPA) TO DETERMINE THE APPLICATION WITHIN THE STATUTORY 8-WEEK PERIOD. THEREFORE THE APPEALLANT IS NOT PRESENTLY AWARE OF THE LPA'S REASONS FOR REFUSAL (OR APPROVAL) HAD IT DETERMINED THE APPLICATION.

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES. Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply: *Please tick **one** box only* ✔

CERTIFICATE A ☐

I certify that, on the day 21 days before the date of this appeal nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B ☑

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served
BISSETT TRUST &	COURT FARM, RAGHILL,	
JACOB TRUST	ALDERMARSTON, READING,	09 SEPTEMBER 2002
	BERKSHIRE.	

CERTIFICATES C and D ☐

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b) **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'.**

✔

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding; ☐

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below: ☑

Tenant's name	Address at which the notice was served	Date the notice was served
BISSETT TRUST &	COURT FARM, RAG HILL,	
JACOB TRUST	ALDERMARSTON, READING,	09 SEPTEMBER 2002
	BERKSHIRE.	

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, must be sent with your appeal form; 7–10 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **planning application** sent to the LPA. ☑
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☑
3. A copy of the **LPA's decision notice** (if issued). ☐
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☑
5. Copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☑
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes). ☑

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ☐

_____

_____

8. Any relevant **correspondence** with the LPA. (DOC 2) ☑
9. If the appeal is against the LPA's refusal or failure to grant permission for 'details' imposed on a grant of outline permission, please enclose:
   - (a) the relevant outline application; ☐
   - (b) all plans sent at outline application stage; ☐
   - (c) the original outline planning permission; ☐
10. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
11. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

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PLEASE TURN OVER AND SIGN THE FORM – UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not, your appeal will not normally be accepted).*
2. I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature _____ (on behalf of) BEWLEY HOMES PLC

Name (in capitals) CHARLES PLANNING ASSOCIATES LIMITED Date 09 SEPTEMBER 2002

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

- **1 COPY to us at:**
  The Planning Inspectorate
  Customer Support Section
  Temple Quay House
  2 The Square
  Temple Quay
  BRISTOL
  BS1 6PN

  We do not currently accept appeals by e-mail or fax.

- **1 COPY to the LPA**
  Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- **1 COPY for you to keep**

When we receive your appeal form, we will:

1) Tell you if it is valid and who is dealing with it.
2) Tell you and the LPA the procedure for your appeal.
3) Tell you the timetable for us receiving further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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